Mossdale Tract Enhanced Infrastructure Financing District Public Finance Authority

22 E. Weber Avenue, Room 301 | Stockton, CA 95202 | (209) 937-7900 |www.sjafca.org

BOARD OF DIRECTORS

City of Stockton
Kimberly Warmsley
Dan Wright

City of Manteca
Gary Singh
Charlie Halford

Public Members
Mike Morowit
Steve Dresser

San Joaquin County
Katherine M. Miller
Chuck Winn

City of Lathrop
Paul Akinjo
Diane Lazard

BOARD MEETING – In Person
Council Chamber – City Hall
425 N. El Dorado Street, Stockton

THURSDAY, APRIL 21, 2022
10:00 A.M.

Meeting to commence at 10:00 AM or immediately following the conclusion of the SJAFCA Board of Director's meeting

1. **CALL TO ORDER / ROLL CALL**

2. **PLEDGE TO FLAG**

3. **PUBLIC COMMENT**

4. **CONSENT ITEMS**
   4.1) Approval of Minutes from the March 17, 2022 PFA Board Meeting

5. **PUBLIC HEARING**
   5.1) Public Hearing regarding formation of the proposed Mossdale Tract Enhanced Infrastructure Financing District Pursuant to Government Code Section 53398.66(a)

6. **NEW BUSINESS**
   6.1) Approval of Resolution Memorializing the First Public Hearing of the Authority, Setting Forth the Schedule for the Second Public Hearing and Other Related Actions

7. **ORAL REPORT FROM EXECUTIVE DIRECTOR**

8. **BOARD QUESTIONS, COMMENTS, ACTIONS**

9. **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the Board's office at (209) 937-7900 or (209) 937-7115 (fax). Requests must be made one full business day before the start of the meeting.

Agenda Item 4.1

MINUTES
MOSSDALE TRACT ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCE AUTHORITY
BOARD MEETING OF MARCH 17, 2022

STOCKTON, CALIFORNIA

1. CALL TO ORDER / ROLL CALL 11:03 AM

Roll Call

Present:	Absent:
Director Akinjo	Director Warmsley
Director Dresser	
Director Halford	
Director Lazard	
Director Miller	
Director Morowit	
Director Singh	
Director Winn	
Director Wright	

2. PLEDGE TO FLAG 11:03 AM

3. CONSENT ITEMS 11:04 AM

3.1 Approval of Minutes from the March 2, 2022 PFA – EIFD Board Meeting

Motion: To approve Minutes from the March 2, 2022 PFA – EIFD Board Meeting
Moved by: Director Winn, Seconded by Director Halford
Vote: Motion carried 8-0
Yes: Director Dresser, Director Halford, Director Lazard, Director Miller, Director Morowit, Director Singh, Director Winn, Director Wright
Absent: Director Warmsley
Abstain: Director Akinjo

4. NEW BUSINESS 11:07 AM

4.1 Overview of the Mossdale Tract Enhanced Infrastructure Financing District (EIFD) Draft Infrastructure Financing Plan

4.2 Approval of Resolution memorializing the second meeting of the authority, setting forth the schedule for the first public hearing and other related actions

Motion: To approve resolution memorializing the second meeting of the authority, setting forth the schedule for the first public hearing and other related actions
Moved by: Director Lazard, Seconded by Director Wright
Vote: Motion carried 9-0
Yes: Director Akinjo, Director Dresser, Director Halford, Director Lazard, Director Miller, Director Morowit, Director Singh, Director Winn, Director Wright
Absent: Director Warmsley

5. **BRIEFINGS 11:50 AM**

NONE

6. **ORAL REPORT FROM EXECUTIVE DIRECTOR 11:50 AM**

NONE

7. **PUBLIC COMMENTS 11:50 AM**

NONE

8. **BOARD QUESTIONS, COMMENTS, ACTIONS 11:51 AM**

NONE

9. **ADJOURNMENT 11:52 AM**

The next meeting is scheduled for April 21, 2022 at 10:00 A.M.

In compliance with the Americans with Disabilities Act (ADA), the meeting room is wheelchair accessible and disabled parking is available. Requests from individuals who require special accommodations to access and/or participate in the San Joaquin Area Flood Control Agency Board meetings to please contact staff at (209) 937-8211, at least one full business day before the scheduled SJAFCA Board Meeting.

CHRIS ELIAS, Secretary
Public Financing Authority
of the Mossdale Tract Enhanced
Infrastructure District

March 17, 2022 EIFD – PFA Meeting Minutes

Agenda Item 5.1

April 21, 2022

TO: Mossdale Tract Enhanced Infrastructure Financing District (EIFD) Public Financing Authority (PFA) Board

FROM: Chris Elias, Executive Director
Seth Wurzel, LWA, SJAFCA Financial Consultant

SUBJECT: **First Public Hearing on the Proposed Mossdale Tract Enhanced Infrastructure Financing District (EIFD) Infrastructure Financing Plan**

RECOMMENDATION

Conduct a public hearing on the Proposed Enhanced Infrastructure Financing District Plan

DISCUSSION

At the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority ("PFA") Board meeting on March 17, 2022, Agency Staff and Consultants presented the Draft Enhanced Infrastructure Financing District Plan (IFP) (**Attachment 1**) to the Board and provided an overview of the forthcoming schedule based on Enhanced Infrastructure Financing District (EIFD) law and the prescribed process to form an EIFD. This process includes three public hearings as well as communication with landowners, residents, and taxing entities. EIFD law requires that at the first public hearing on the draft IFP there be provided an opportunity for interested parties to ask questions and provide comments. No action on the plan can be taken.

In accordance with EIFD law, staff provided a mailed notice regarding the EIFD plan and its availability to each landowner, resident and affected taxing entity at least 40 days prior to the public hearing; published a notice of this hearing in The Stockton Record once a week for four consecutive weeks beginning on March 21, 2022; and posted a notice of this hearing on the EIFD website.

It is recommended to hold the second public hearing on May 26, 2022 at 10:00 a.m. At the second public hearing the PFA will consider any additional written and oral comments on the IFP and will act to modify or reject the plan. Staff will ensure all noticing requirements are met for the second public hearing which includes publishing in the newspaper and posting on the EIFD website.

If the IFP is not rejected at the second public hearing, then the PFA will conduct a protest proceeding at a third public hearing tentatively scheduled for July 21, 2022. Assuming no protest exists, at the third public hearing, the PFA would adopt a resolution adopting the plan and forming the EIFD. Sandwiched between the second and third public hearings are meetings of the governing boards of the participating taxing entities in which the IFP will be presented to the respective governing boards for approval.

FISCAL IMPACT

The EIFD's funding of infrastructure costs will be limited to new incremental property tax revenue that is directly derived from development within the proposed EIFD boundary. This item and the public hearing is informational only and there is no Fiscal Impact to the PFA as a result of the Board's approval of staff's recommendation.

April 21, 2022

First Public Hearing Mossdale Tract EIFD Draft Infrastructure Financing Plan

ATTACHEMENTS

1. Draft Mossdale Tract EIFD Infrastructure Financing Plan

CHRIS ELIAS, Executive Director
Mossdale Tract Enhanced Infrastructure
Financing District Public Financing Authority

Draft Report

Mossdale Tract Enhanced Infrastructure Financing District— Infrastructure Financing Plan

The Economics of Land Use

Prepared for:
San Joaquin Area Flood Control Agency

Prepared by:
Economic & Planning Systems, Inc. (EPS)

February 23, 2022

EPS #192015

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Attachment B: Bond Proceed Analysis

Attachment C: Description of Facilities and Development to Be Financed

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Attachment I: San Joaquin County Fiscal Impact Analysis

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1. Introduction

Mossdale Tract Enhanced Infrastructure Financing District

Project Overview

State of California (State) Senate Bill 5 (2007) (SB 5), and related companion bills, created a new requirement for certain land use decisions made by cities and counties in the California Central Valley. Before approving discretionary land use decisions for nonresidential projects, and before approving ministerial land use decisions (building permits) for new residential buildings, land use agencies are required to make findings related to the provision of 200-year or Urban Level of Flood Protection (ULOP).

The Reclamation District (RD) 17 basin in the Central Valley, hereafter referred to as the Mossdale Tract Area, includes land in the Cities of Lathrop, Manteca, and Stockton, and the County of San Joaquin (County) (hereafter referred to as the Affected Taxing Entities [ATEs]). Existing RD 17 levees protecting the Mossdale Tract Area do not meet current State Department of Water Resources (DWR) Urban Levee Design Criteria (ULDC) standards adopted in May 2012 and are not certified to provide 200-year protection in accordance with SB 5 requirements.

In 2016 and 2017, the Cities of Lathrop and Manteca, as well as RD 17, comprised the Local Flood Management Agency (LFMA). Beginning in January 2018, the San Joaquin Area Flood Control Agency (SJAFCA) assumed the role of LFMA for the Mossdale Tract Area and is pursuing efforts to achieve an ULOP by the required deadline, 2028.[1]

SJAFCA's plan for flood protection through 2028 consists of two components: (1) RD 17's ongoing Phase 3 Levee Seepage Repair Project (LSRP) and (2) SJAFCA Levee Improvements to achieve ULDC 200-year requirements (Phase 4 SJAFCA Project).

RD 17 is advancing the completion of the LSRP with the formation of the RD 17 assessment and funding from the DWR's Early Implementation Projects (EIP) and Urban Flood Risk Reduction (UFRR) Programs. These revenue sources remain in place to fund the LSRP.

To fund the Phase 4 SJAFCA Project, the LFMA identified several funding sources for the design, environmental review, permitting, and construction of ULOP improvements. These sources comprise existing funding sources: (1) the RD 17 assessment and (2) a regional SJAFCA 200-Year Development Impact Fee (DIF). In addition, the LFMA identified two new funding sources: (1) a new special benefit Overlay Assessment District (OAD) and (2) a new Enhanced Infrastructure Financing District (EIFD). In addition, SJAFCA

[1] State Assembly Bill 838 (AB 838), signed into law on September 28, 2020, extended the ULOP deadline from 2025 to 2028.

anticipates that State grant revenues would be available from an existing UFRR Agreement with SJAFCA.

This report describes the details of the Mossdale Tract Area EIFD, which is proposed to be established to fund a portion of the improvements necessary to ensure ULOP. As described in further detail later in this document, requisite improvements include construction to strengthen and repair existing levees, as well as measures to ensure climate adaptability needs are being met to ensure 200-year flood protection.

Enhanced Infrastructure Financing District Formation and Public Financing Authority

California Government Code sections 53398.50–53398.88 (EIFD Law) enabled jurisdictions to consider formation of EIFDs as a means of using tax increment financing to fund a variety of eligible improvements with communitywide benefit. An EIFD may be formed by resolution of the governing body of an ATE proposing to dedicate all or a portion of its incremental property tax revenue to the EIFD.

Formation of an EIFD establishes a Public Financing Authority (PFA) that operates as the governing board of the district once the EIFD is formed. The PFA's membership shall consist of 2 members of the legislative body of each ATE and 2 members of the public chosen collectively by the legislative bodies of ATEs.[2] In the case of the proposed Mossdale Tract Area EIFD, the EIFD has 4 ATEs. Thus, the PFA will consist of 8 members from the respective ATEs and 2 public members, for a total of 10 members.

As described above, SJAFCA is the LFMA and in that capacity is anticipated to manage completion of the Phase 4 SJAFCA Project. At the discretion of the PFA, the PFA may enter into one or more agreements with SJAFCA to memorialize the use of EIFD funding towards the SJAFCA Phase 4 Project. In addition, should the PFA wish to use SJAFCA to provide support in regards to PFA administration, the details of that engagement would be subject to an agreement between the PFA and SJAFCA.

Infrastructure Financing Plan

This Infrastructure Financing Plan (IFP) for the Mossdale Tract Area EIFD has been prepared in accordance with EIFD Law. The Mossdale Tract Area EIFD will be an important tool for the LFMA to generate a portion of the funding necessary to implement 200-year levee improvements and to allow the ATEs, in the interim until 2028, to make findings related to Adequate Progress toward ULOP, and ultimately a finding of ULOP upon completion of the improvements in accordance with DWR's ULOP criteria and SB 5 requirements.

The Mossdale Tract Area EIFD will be funded from property tax increment revenues, which could be pledged, in conjunction with OAD revenues, to repay bonds issued to fund construction of the Phase 4 SJAFCA Project. The Mossdale Tract Area EIFD does not

[2] California Government Code Section 53398.51.1 (1).

impose any new tax on property owners. The ATEs will participate in and contribute property tax increment revenues to the Mossdale Tract Area EIFD. As required by Government Code Sections 53398.59–53398.74, this IFP contains the following information:

1. A map and detailed description of the proposed Mossdale Tract Area EIFD boundaries, as presented in **Attachment A**, respectively.

2. A description of the public facilities and other forms of development or financial assistance proposed in the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance from the Mossdale Tract Area EIFD, those to be financed with assistance from the proposed Mossdale Tract Area EIFD, and those to be provided jointly by a governmental entity and the private sector, as presented in **Chapter 2**.

3. A finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the Mossdale Tract Area EIFD. This information is presented in **Chapter 2**.

4. A financing section, containing these:

    a. A specification of the maximum portion of the incremental tax revenue of each ATE proposed to be committed to the Mossdale Tract Area EIFD each year during which the Mossdale Tract Area EIFD will receive incremental property tax revenue. It is important to note that no taxing entity other than the ATEs defined in this IFP will allocate tax increment revenues to the Mossdale Tract Area EIFD. During the ULOP project construction projected, through 2029 (Initial Years), the City of Lathrop and the County each commit to contribute a flat rate of 10 percent, the City of Manteca agrees to commit to 5 percent, and the City of Stockton agrees to commit 1 percent (Initial Base Rates). For the Initial Years, the County will contribute a total flat rate of 47 percent of property tax increment, composed of its Initial Base Rate of 10 percent, plus an additional 37 percent of property tax increment, with such additional amount defined as County Additional EIFD Contribution. ***Following the Initial Years, the maximum portion of the total property tax increment revenue allocation proposed to be apportioned from each ATE, subject to applicable law, to the EIFD will be 20 percent until such time as the cost of eligible EIFD facilities has been satisfied as described in Chapters 2 and 3.*** *Note: This IFP includes an estimate of EIFD revenues and fiscal impacts under the maximum tax rate of 20.0 percent for all years after the Initial Years (beginning FY ending 2030) (hereafter referred to as the Maximum Tax Rate Scenario). In addition, this IFP includes an estimate of EIFD revenues and fiscal impacts under a Variable Tax Rate Scenario, reflective of rates which vary over time estimated based on annual EIFD revenue requirements. The Variable Tax Rate Scenario reflects an allocation rate of 13.0 percent after beginning FY ending 2030, which decreases to 9.5 percent beginning FY ending 2033 and 4.5 percent beginning FY ending 2044. A*

description of tax rates included in this IFP are described in more detail in ***Chapter 3*** *and shown in* ***Table 3-2****.*

b. A projection of the amount of tax revenues expected to be received by the Mossdale Tract Area EIFD in each year during which the Mossdale Tract Area EIFD will receive tax revenues, including an estimate of the amount of tax revenues attributable to each ATE for each year. ***An annual projection of tax revenues to be allocated to the Mossdale Tract Area EIFD is contained in Chapter 3 of this IFP.*** The inputs and assumptions used in this IFP are based on information available as of preparation of this IFP about recent historic, current, and anticipated trends. These projections, which were provided by the ATEs, are considered reasonable for planning purposes, but actual results will differ from those estimates included in this IFP.

c. A plan for financing facilities, including a description of any intention to incur debt. ***The financing plan is presented in Chapter 3 of this IFP.*** The PFA, separately or in conjunction with the ATEs or SJAFCA, could participate in financing arrangements involving the issuance of debt secured by the Mossdale Tract Area EIFD tax increment revenues when it is financially prudent to do so. Based on the tax revenue projections contained in this IFP, it is estimated that a range of approximately **$114 million to $126 million** (2021 dollars) of net bond proceeds could be generated during the duration of the EIFD. This projection, which is included in **Attachment B**, is considered reasonable for planning purposes, but actual results will differ from those estimates included in this IFP.

d. A limit on the total number of dollars of property tax increment revenue that may be allocated to the Mossdale Tract Area EIFD pursuant to this IFP. ***The maximum number of dollars of tax revenue that may be allocated to the Mossdale Tract Area EIFD shall not exceed $560 million (as shown in Chapter 3), unless modified by the PFA. The maximum tax revenue that may be allocated to the Mossdale Tract Area EIFD estimate is based on Initial Year allocation rates and the maximum tax allocation rate of 20 percent in all later years.***

e. A date on which the Mossdale Tract Area EIFD will cease to exist, by which time, all tax revenue allocation to the Mossdale Tract Area EIFD will end. Pursuant to Government Code section 53398.63 et seq., the maximum duration of an EIFD is 45 years from the date on which the issuance of bonds is approved, pursuant to subdivision (a) of section 53398.81, or the issuance of a loan to the Mossdale Tract Area EIFD is approved by an ATE, pursuant to section 53398.87. ***Based on these requirements, the proposed Mossdale Tract Area EIFD termination date will be the earlier of (a) 45 years following the first bond issuance by the PFA or (b) 45 years after the ATE approves a loan to the Mossdale Tract Area EIFD***. ***The specific dates on which those actions may be taken for the Mossdale Tract Area EIFD are not known at this time. However, the Mossdale Tract Area EIFD will cease to exist by no later than June 30,***

2100. The financial projections are based on the assumption that the Mossdale Tract Area EIFD will be formed in Fiscal Year (FY) 2022-23 and will begin receiving tax revenues in FY 2023-24. The financial analysis in this IFP is based on the assumption that the PFA or SJAFCA would not seek approval for the issuance of bonds before FY 2023-24, and no ATE would provide a loan to the Mossdale Tract Area EIFD before that date, noting specifically that these assumptions do not preclude the PFA from taking alternative actions.

f. An analysis of the costs to each ATE of providing services to the Mossdale Tract Area EIFD during the time the area is being developed and after the area has been developed. **Appendix C in Attachments F through I of this IFP includes a projection of service costs during the time the Mossdale Tract Area EIFD area is being developed and after it has been developed for each of the four ATEs.** New development in the Mossdale Tract Area is anticipated to generate additional, annual municipal service costs for each jurisdiction, as shown on **Table 1-1** and described below:

- It is projected that development in the Mossdale Tract Area EIFD that is estimated to absorb beginning in July 2022 through December 2025 (referred to as the Initial Phase) will generate additional, annual municipal service costs ranging from $3.0 million to $4.2 million (2020$) to each ATE.
- Development in the Mossdale Tract Area EIFD that is estimated to absorb beginning in July 2022 through December 2060 (Buildout) will generate additional, annual municipal service costs ranging from $6.6 million to $17.8 million (2020$) annually to each jurisdiction.

Table 1-1. Estimated Costs of Municipal Service Provisions (2020$)

	Annual Municipal Service Costs	
Affected Taxing Entity	Initial Phase (through 2025)	Buildout (through 2060)
City of Lathrop	$4,092,000	$17,831,000
City of Manteca	$5,884,000	$14,204,000
City of Stockton	$2,988,000	$6,624,000
San Joaquin County	$4,169,000	$15,827,000

g. An analysis of the projected fiscal impact of the Mossdale Tract Area EIFD and the associated development on each affected taxing entity. Affected taxing entities are defined as any governmental taxing agency that levied or had levied on its behalf a property tax on all or a portion of the property located within the

boundaries of the Mossdale Tract Area EIFD in the fiscal year before the formation of the Mossdale Tract Area EIFD. **The Cities of Lathrop, Manteca, and Stockton and the County (the ATEs) will allocate tax increment revenues to the Mossdale Tract Area EIFD. No other taxing entities will be impacted by the formation of the Mossdale Tract Area EIFD. Accordingly, this IFP includes an analysis of the fiscal impacts of the Mossdale Tract Area EIFD on all ATEs (as defined in this document as the Cities of Lathrop, Manteca, and Stockton and the County). The fiscal impact analyses are provided as Attachments F through I of this IFP for each respective ATE.** *The net fiscal impact analysis results described below and shown in* ***Table 1-2****, are based on the assumption that the percentage of property tax increment generated by properties in the Mossdale Tract Area EIFD allocated to the Mossdale Tract Area EIFD based on the Initial Base Rates (including County Additional EIFD Contribution) ranging from 1 percent to 47 percent in the Initial Years (ending in the fiscal year ending 2029) and adjusting to the Maximum Tax Allocation Rate (20 percent) in the fiscal year ending 2030.*[3]

- At Buildout, development in the Mossdale Tract Area EIFD is anticipated to result in a net fiscal surplus to the County General Fund of approximately $21.7 million annually. For earlier periods (fiscal years ending 2025 through 2060), development is anticipated to result in a net fiscal surplus ranging from $3.5 million to $20.2 million annually.
- At Buildout, development in the Mossdale Tract Area EIFD is anticipated to result in a net fiscal deficit to the City of Lathrop General Fund of approximately $2.4 million annually. For earlier periods (fiscal years ending 2025 through 2060), development is anticipated to result in a net fiscal surplus ranging from $134,000 to $4.0 million annually.
- At Buildout, development in the Mossdale Tract Area EIFD is anticipated to result in a net fiscal surplus to the City of Manteca General Fund of approximately $4.1 million annually. For earlier periods (fiscal years ending 2025 through 2060), development is anticipated to result in a net fiscal impact ranging from a deficit of $1.1 million to a surplus of $3.7 million annually.
- At Buildout, development in the Mossdale Tract Area EIFD is anticipated to result in a net fiscal surplus to the City of Stockton General Fund of approximately $3.9 million annually. For earlier periods (fiscal years ending 2025 through 2060), development is anticipated to result in a net fiscal impact ranging from a deficit of $1.6 million to a surplus of $3.0 million annually.

[3] Fiscal Impact result under both the Maximum Tax Rate and Variable Tax Rate Scenarios are described later in this IFP and detailed in **Attachments F** through **I**.

Table 1-2. Estimated Net Fiscal Surplus/(Deficit) with Maximum Tax Rate EIFD Contribution (2020$)

Affected Taxing Entity	Annual Fiscal Surplus/(Deficit) with Maximum Tax Rate EIFD Contribution (Fiscal Year Ending)					
	2025	2030	2035	2040	2050	Buildout (2060)
City of Lathrop	$133,700	$2,774,200	$3,709,000	$4,038,900	$711,000	($2,417,400)
City of Manteca	($1,050,900)	$578,700	$2,282,000	$2,876,900	$3,697,100	$4,101,600
City of Stockton	($1,641,800)	($1,018,700)	($187,000)	$966,400	$3,006,400	$3,860,300
San Joaquin County	$3,495,900	$10,502,700	$14,835,700	$17,381,700	$20,165,400	$21,671,100

5. A plan for replacing dwelling units that are proposed to be removed or destroyed in the course of public works construction in the area of the district or private development in the area of the district that is subject to a written agreement with the district or that is financed in whole or in part by the district. **It is unknown if any dwelling units will be removed as a result of any project identified in this IFP. However, if the relocation of any dwelling units is deemed to be required in the future for a project financed by the district, the PFA will develop a plan that complies with the requirements of Government Code Section 53398.56 and other applicable requirements.**

6. The goals the district proposes to achieve for each project to be financed by the district. **The district's goals for each project to be financed by the Mossdale Tract Area EIFD are addressed in Chapter 2 of this IFP.**

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2. Mossdale Tract Area EIFD Overview and Description of Facilities

Description of Mossdale Tract Area EIFD

The Mossdale Tract Area EIFD is being considered to provide partial funding for construction of 200-year flood improvements. The estimated cost to design and construct the EIFD-eligible infrastructure is approximately $230.0 million (in 2021 dollars).

EIFD revenues would be limited to net-new incremental property tax revenue that is directly derived from development in the Mossdale Tract Area EIFD and incremental growth of assessed value in the Mossdale Tract EIFD of existing uses. The Mossdale Tract Area EIFD is proposed to be used with other funding sources to repay bonds issued to fund construction of the Phase 4 SJAFCA Project.

As described above, SJAFCA is the LFMA and in that capacity is anticipated to manage completion of the Phase 4 SJAFCA Project. At the discretion of the PFA, the PFA may enter into one or more agreements with SJAFCA to memorialize the use of EIFD funding towards the SJAFCA Phase 4 Project. In addition, should the PFA wish to use SJAFCA to provide PFA administration, the details of that engagement would be subject to an agreement between the PFA and SJAFCA.

Anticipated Future Development in EIFD

The Mossdale Tract Area EIFD includes approximately 5,125.5 developable acres. Approximately 11,200 new housing units and 33.1 million building square feet of new nonresidential uses are anticipated to be developed in the Mossdale Tract Area EIFD between the assumed Base Year of the EIFD (FY 2022-23) and buildout (2060). All new development is anticipated to occur within an existing city boundary or be annexed into the nearest city prior to development; no new development in the unincorporated portion of the County is assumed. **Table 2-1** shows assumed development by phase over the approximate 40-year period.

Although the financing section of this report is based on an assumed pace of development as informed by ATE community development staff, the actual timing of development may differ from those assumptions on which this analysis is based.

Subject to PFA approval (if deemed necessary under the EIFD Law) and in accordance with applicable law, this IFP incorporates all Local Area Formation Commission (LAFCO) conditions, amendments, and requirements as they may apply to this EIFD and to be imposed because of any annexation contemplated herein. LAFCO conditions, amendments, and requirements of said annexation(s) shall reflect this IFP to the extent necessary.

DRAFT

Table 2-1
Mossdale Tract Infrastructure Finance Plan
San Joaquin County Cumulative Land Use Projections

San Joaquin County

	Cumulative Dwelling Units/Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
Land Use	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
San Joaquin County Development Projections [2]												
Residential Land Uses [3]												
Low Density Residential	2,221	-	3,859	-	5,095	-	5,652	-	7,342	-	8,863	-
High Density Residential	956	-	1,716	-	2,094	-	2,287	-	2,287	-	2,287	-
Subtotal Residential	**3,177**	**-**	**5,575**	**-**	**7,189**	**-**	**7,939**	**-**	**9,629**	**-**	**11,150**	**-**
Nonresidential Land Uses												
Retail Commercial [4]	-	1,881,924	-	4,862,746	-	7,142,266	-	8,448,676	-	9,825,378	-	10,446,981
Office Commercial [4]	-	832,363	-	2,023,383	-	2,598,924	-	2,937,792	-	3,153,260	-	3,210,967
Industrial	-	6,853,240	-	11,328,609	-	15,489,223	-	18,351,368	-	19,407,593	-	19,407,593
Subtotal Nonresidential	**-**	**9,567,526**	**-**	**18,214,738**	**-**	**25,230,412**	**-**	**29,737,836**	**-**	**32,386,231**	**-**	**33,065,541**
Total All Land Uses	**3,177**	**9,567,526**	**5,575**	**18,214,738**	**7,189**	**25,230,412**	**7,939**	**29,737,836**	**9,629**	**32,386,231**	**11,150**	**33,065,541**

County LU

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

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] Development projections include development projections in incorporated cities as were provided by LWA based on land use data provided by the Cities of Lathrop, Manteca, and Stockton as of February, 2020.

[3] For purposes of this analysis, residential units were categorized as owner- or renter-occupied based on assumed density.

[4] Nonresidential commercial land use projections provided by the applicable City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in each City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

City of Lathrop

Of the 5,125.5 acres included in the Mossdale Tract Area EIFD, 2,303.6 acres are in the existing City of Lathrop city limits, with an additional 25.2 acres anticipated to annex into the City of Lathrop. Approximately 4,900 housing units and 14.5 million nonresidential building square feet are anticipated to develop in the City of Lathrop and an additional 275,000 nonresidential building square feet are anticipated to develop in the City of Lathrop's annexation area included in the Mossdale Tract Area EIFD. **Table 2-2** shows the assumed development in the City of Lathrop by phase over the approximate 40-year period. The detailed maps in **Attachment A** show the portion of the City of Lathrop to be included in the EIFD.

City of Manteca

The Mossdale Tract Area EIFD includes approximately 1,788.3 acres are in the existing City of Manteca city limits, with an additional 348.9 acres anticipated to annex into the City of Manteca, including the Oakwood Shores development. Approximately 4,297 housing units and 8.8 million nonresidential building square feet are anticipated to develop in the City of Manteca and an additional 860 housing units and 2.3 million nonresidential building square feet are anticipated to develop in the City of Manteca's annexation areas, for a total of 5,157 housing units and 11.1 million nonresidential building square feet developing in the portion of the City of Manteca included in the Mossdale Tract Area EIFD. **Table 2-3** shows the assumed development in the City of Manteca by phase over the approximate 40-year period. The detailed maps in **Attachment A** show the portion of the City of Manteca to be included in the EIFD.

City of Stockton

There are approximately 472.3 acres in the existing City of Stockton city limits, with an additional 187.12 acres anticipated to annex into the City of Stockton. Approximately 1,075 housing units and 4.8 million nonresidential building square feet are anticipated to develop in the City of Stockton and an additional 2.4 million nonresidential building square feet are anticipated to develop in the City of Stockton's annexation areas, for a total of 1,075 housing units and 7.2 million nonresidential building square feet developing in the portion of the City of Stockton included in the Mossdale Tract Area EIFD. **Table 2-4** shows the assumed development in the City of Stockton by phase over the approximate 40-year period. The detailed maps in **Attachment A** show the portion of the City of Stockton to be included in the EIFD.

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Table 2-2
Mossdale Tract Infrastructure Finance Plan
City of Lathrop Cumulative Land Use

City of Lathrop

Land Use	Cumulative Dwelling Units/Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Development Projections in Current City Limits [2]												
Residential Land Uses [4]												
Low Density Residential	702	-	802	-	878	-	1,047	-	2,737	-	4,258	-
High Density Residential	412	-	603	-	661	-	661	-	661	-	661	-
Subtotal Residential	**1,114**	**-**	**1,405**	**-**	**1,539**	**-**	**1,708**	**-**	**3,398**	**-**	**4,919**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	917,494	-	2,242,309	-	2,646,982	-	2,970,720	-	3,031,422	-	3,031,422
Office Commercial [5]	-	611,663	-	1,494,872	-	1,764,654	-	1,980,480	-	2,020,948	-	2,020,948
Industrial	-	3,227,631	-	7,330,420	-	9,067,930	-	9,415,432	-	9,415,432	-	9,415,432
Subtotal Nonresidential	**-**	**4,756,788**	**-**	**11,067,601**	**-**	**13,479,566**	**-**	**14,366,632**	**-**	**14,467,802**	**-**	**14,467,802**
Total All Land Uses	**1,114**	**4,756,788**	**1,405**	**11,067,601**	**1,539**	**13,479,566**	**1,708**	**14,366,632**	**3,398**	**14,467,802**	**4,919**	**14,467,802**
Development Projections in Annexation Area [3]												
Nonresidential Land Uses												
Retail Commercial [5]	-	27,453	-	164,718	-	274,530	-	274,530	-	274,530	-	274,530
Subtotal Nonresidential	**-**	**27,453**	**-**	**164,718**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**
Total All Land Uses	**-**	**27,453**	**-**	**164,718**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**
Total City of Lathrop Development Projections												
Residential Land Uses [4]												
Low Density Residential	702	-	802	-	878	-	1,047	-	2,737	-	4,258	-
High Density Residential	412	-	603	-	661	-	661	-	661	-	661	-
Subtotal Residential	**1,114**	**-**	**1,405**	**-**	**1,539**	**-**	**1,708**	**-**	**3,398**	**-**	**4,919**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	944,947	-	2,407,027	-	2,921,512	-	3,245,250	-	3,305,952	-	3,305,952
Office Commercial [5]	-	611,663	-	1,494,872	-	1,764,654	-	1,980,480	-	2,020,948	-	2,020,948
Industrial	-	3,227,631	-	7,330,420	-	9,067,930	-	9,415,432	-	9,415,432	-	9,415,432
Subtotal Nonresidential	**-**	**4,784,241**	**-**	**11,232,319**	**-**	**13,754,096**	**-**	**14,641,162**	**-**	**14,742,332**	**-**	**14,742,332**
Total All Land Uses	**1,114**	**4,784,241**	**1,405**	**11,232,319**	**1,539**	**13,754,096**	**1,708**	**14,641,162**	**3,398**	**14,742,332**	**4,919**	**14,742,332**

Lathrop LU

Source: City of Lathrop; LWA; EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.
[2] Development projections were provided by LWA and are based on land use data provided by the City as of February, 2020. Includes development projections in Central Lathrop, Mossdale Landing, South Lathrop, Lathrop Gateway, Crossroads, Historic/East Lathrop, and Sharpe Depot.
[3] Includes development projections in the South Lathrop Specific Plan.
[4] For the purpose of this analysis, low density residential is considered to be owner-occupied and high density residential is assumed to be renter-occupied.
[5] Nonresidential commercial land use projections provided by the City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in the City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

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Table 2-3
Mossdale Tract Infrastructure Finance Plan
City of Manteca Cumulative Land Use Projections

City of Manteca

	Cumulative Dwelling Units/Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
Land Use	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Development Projections in Current City Limits [2]												
Residential Land Uses [4]												
Low Density Residential	1,057	-	2,180	-	3,171	-	3,559	-	3,559	-	3,559	-
High Density Residential	469	-	738	-	738	-	738	-	738	-	738	-
Subtotal Residential	**1,526**	**-**	**2,918**	**-**	**3,909**	**-**	**4,297**	**-**	**4,297**	**-**	**4,297**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	622,825	-	1,704,068	-	2,777,102	-	3,119,274	-	3,519,274	-	3,715,722
Office Commercial [5]	-	155,706	-	426,017	-	694,276	-	779,819	-	879,819	-	928,931
Industrial	-	3,625,609	-	3,998,189	-	4,185,741	-	4,185,741	-	4,185,741	-	4,185,741
Subtotal Nonresidential	**-**	**4,404,141**	**-**	**6,128,274**	**-**	**7,657,119**	**-**	**8,084,834**	**-**	**8,584,834**	**-**	**8,830,394**
Total All Land Uses	**1,526**	**4,404,141**	**2,918**	**6,128,274**	**3,909**	**7,657,119**	**4,297**	**8,084,834**	**4,297**	**8,584,834**	**4,297**	**8,830,394**
Development Projections in Annexation Areas [3]												
Residential Land Uses [4]												
Low Density Residential	276	-	691	-	860	-	860	-	860	-	860	-
Subtotal Residential	**276**	**-**	**691**	**-**	**860**	**-**	**860**	**-**	**860**	**-**	**860**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	-	-	-	-	229,500	-	382,500	-	382,500	-	382,500
Industrial	-	-	-	-	-	1,131,402	-	1,885,670	-	1,885,670	-	1,885,670
Subtotal Nonresidential	**-**	**-**	**-**	**-**	**-**	**1,360,902**	**-**	**2,268,170**	**-**	**2,268,170**	**-**	**2,268,170**
Total All Land Uses	**276**	**-**	**691**	**-**	**860**	**1,360,902**	**860**	**2,268,170**	**860**	**2,268,170**	**860**	**2,268,170**
Total City of Manteca Development Projections												
Residential Land Uses [4]												
Low Density Residential	1,333	-	2,871	-	4,031	-	4,419	-	4,419	-	4,419	-
High Density Residential	469	-	738	-	738	-	738	-	738	-	738	-
Subtotal Residential	**1,802**	**-**	**3,609**	**-**	**4,769**	**-**	**5,157**	**-**	**5,157**	**-**	**5,157**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	622,825	-	1,704,068	-	3,006,602	-	3,501,774	-	3,901,774	-	4,098,222
Office Commercial [5]	-	155,706	-	426,017	-	694,276	-	779,819	-	879,819	-	928,931
Industrial	-	3,625,609	-	3,998,189	-	5,317,143	-	6,071,411	-	6,071,411	-	6,071,411
Subtotal Nonresidential	**-**	**4,404,141**	**-**	**6,128,274**	**-**	**9,018,021**	**-**	**10,353,004**	**-**	**10,853,004**	**-**	**11,098,564**
Total All Land Uses	**1,802**	**4,404,141**	**3,609**	**6,128,274**	**4,769**	**9,018,021**	**5,157**	**10,353,004**	**5,157**	**10,853,004**	**5,157**	**11,098,564**

lu manteca

Source: City of Manteca; LWA; EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] Development projections were provided by LWA and are based on land use data provided by the City as of February, 2020. Includes development projections in railroad Industrial Area, Center Point South, Telles and Willson, Villa Ticino West, Yosemite Greens, Kiper, Alma Apartments, Yosemite/Fishback, Family Entertainment Zone, Embarcadero, Airport/Daniels, Highway 120, Oakwood Trails, Denali, Sundance, The Trails of Manteca, Cerri, Terra Ranch, Wackerly, Lewis Estates, and Oleander.

[3] Includes development projections in the Manteca Annexation Area, and Oakwood Shores.

[4] For the purpose of this analysis, low density residential is considered to be owner-occupied and high density residential is assumed to be renter-occupied.

[5] Nonresidential commercial land use projections provided by the City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in the City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

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Table 2-4
Mossdale Tract Infrastructure Finance Plan
City of Stockton Cumulative Land Use Projections

City of Stockton

	Cumulative Dwelling Units/Building Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
Land Use	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Development Projections in Current City Limits [2]												
Residential Land Uses [4]												
Low Density Residential	187	-	187	-	187	-	187	-	187	-	187	-
High Density Residential	75	-	375	-	695	-	888	-	888	-	888	-
Subtotal Residential	**262**	**-**	**562**	**-**	**882**	**-**	**1,075**	**-**	**1,075**	**-**	**1,075**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	151,652	-	239,152	-	326,652	-	414,152	-	589,152	-	609,207
Office Commercial [5]	-	64,994	-	102,494	-	139,994	-	177,494	-	252,494	-	261,089
Industrial	-	-	-	-	-	1,104,150	-	2,864,525	-	3,920,750	-	3,920,750
Subtotal Nonresidential	**-**	**216,645**	**-**	**341,645**	**-**	**1,570,795**	**-**	**3,456,170**	**-**	**4,762,395**	**-**	**4,791,045**
Total All Land Uses	**262**	**216,645**	**562**	**341,645**	**882**	**1,570,795**	**1,075**	**3,456,170**	**1,075**	**4,762,395**	**1,075**	**4,791,045**
Development Projections in Annexation Areas [3]												
Nonresidential Land Uses												
Retail Commercial [5]	-	162,500	-	512,500	-	887,500	-	1,287,500	-	2,028,500	-	2,433,600
Subtotal Nonresidential	**-**	**162,500**	**-**	**512,500**	**-**	**887,500**	**-**	**1,287,500**	**-**	**2,028,500**	**-**	**2,433,600**
Total All Land Uses	**-**	**162,500**	**-**	**512,500**	**-**	**887,500**	**-**	**1,287,500**	**-**	**2,028,500**	**-**	**2,433,600**
Total City of Stockton Development Projections												
Residential Land Uses [4]												
Low Density Residential	187	-	187	-	187	-	187	-	187	-	187	-
High Density Residential	75	-	375	-	695	-	888	-	888	-	888	-
Subtotal Residential	**262**	**-**	**562**	**-**	**882**	**-**	**1,075**	**-**	**1,075**	**-**	**1,075**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	314,152	-	751,652	-	1,214,152	-	1,701,652	-	2,617,652	-	3,042,807
Office Commercial [5]	-	64,994	-	102,494	-	139,994	-	177,494	-	252,494	-	261,089
Industrial	-	-	-	-	-	1,104,150	-	2,864,525	-	3,920,750	-	3,920,750
Subtotal Nonresidential	**-**	**379,145**	**-**	**854,145**	**-**	**2,458,295**	**-**	**4,743,670**	**-**	**6,790,895**	**-**	**7,224,645**
Total All Land Uses	**262**	**379,145**	**562**	**854,145**	**882**	**2,458,295**	**1,075**	**4,743,670**	**1,075**	**6,790,895**	**1,075**	**7,224,645**

Stockton LU

Source: City of Stockton; LWA; EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.
[2] Development projections were provided by LWA and are based on land use data provided by the City as of February, 2020. Includes development projections in Weston Ranch and the South Airport Area.
[3] Includes development projections in the future Stockton Annexation Area.
[4] For the purpose of this analysis, low density residential is considered to be owner-occupied and high density residential is assumed to be renter-occupied.
[5] Nonresidential commercial land use projections provided by the City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in the City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

EIFD-Financed Facilities

The EIFD is authorized to finance the purchase, construction, expansion, improvement, or rehabilitation of the facilities described herein. These facilities have an estimated useful life of 15 years or longer and are projects of communitywide significance that provide significant benefits to the EIFD or the surrounding community. Any facilities located outside the boundaries of the EIFD have a tangible connection to the work of the EIFD. The EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these facilities. Facilities authorized to be financed by an EIFD pursuant to State law can include the following infrastructure projects:

- The ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the EIFD.
- Highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities.
- Sewage treatment and water reclamation plants and interceptor pipes.
- Facilities for the collection and treatment of water for urban uses.
- Flood control levees and dams, retention basins, and drainage channels.
- Parks, recreational facilities, and open space.
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles.
- The development of projects on a former military base, provided the projects are consistent with the military base authority reuse plan and are approved by the military base reuse authority, if applicable.
- Acquisition, construction, or repair of industrial structures for private use.

All EIFD-eligible infrastructure projects would need to be constructed according to applicable standards set by USACE, DWR and SJAFCA. Below are descriptions of the types of costs authorized to be Mossdale Tract Area EIFD-financed.

Description and Estimated Cost of EIFD Facilities

Cost estimates for EIFD facilities are derived from the SJAFCA Mossdale Tract Area ULDC Climate Change Adjustment Consolidated Cost Estimate, prepared by Kjeldsen Sinnock Neudeck Civil Engineers and Land Surveyors, dated January 29, 2021. Total estimated costs for Mossdale Tract Area EIFD facilities equal approximately $230.0 million (in 2021 dollars). The estimated costs are based on the following types of Mossdale Tract Area EIFD-eligible facilities: flood improvement facilities and incidental expenses, as described in the following sections.

Flood Improvement Facilities

The EIFD is authorized to finance the purchase, construction, expansion, improvement, or rehabilitation of the facilities described herein. These facilities have an estimated useful life of 15 years or longer and are public facilities of communitywide significance that provide significant benefits to the EIFD or the surrounding community. Any facilities located outside the boundaries of the EIFD shall have a tangible connection to the work of the EIFD. The EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these facilities. Facilities authorized to be financed by the EIFD include public flood control facilities, including but not limited to public flood risk reduction infrastructure associated with ensuring that the resulting levee system complies with the Urban Levee Design Criteria promulgated by the California DWR and SJAFCA Resolution No. 19-06 and SJAFCA's Adopted Policy for Adapting Design Standards for the Mossdale Tract Area of SJAFCA in light of Climate Change.

Incidental Expenses

In addition to the direct costs of the above facilities, other incidental expenses as authorized by EIFD Law include but are not limited to the cost of engineering, planning, and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the facilities; costs of project/construction management; costs (including the costs of legal services) associated with the creation of the EIFD; issuance of bonds or other debt; costs incurred by the ATEs or the EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; costs otherwise incurred to carry out the authorized purposes of the EIFD; and any other expenses incidental to the formation and implementation of the EIFD and to the construction, completion, inspection, and acquisition of the authorized facilities.

EIFD-Funded Facilities

The following sections required by EIFD Law describe how EIFD facilities may be constructed, whether privately or publicly. The EIFD and the IFP are flexible to fund public facilities that may be constructed entirely privately; jointly by the private sector and one or more public-sector agencies, including the PFA, SJAFCA, or the ATEs; or entirely constructed by a public-sector agency. At the time of EIFD formation, it is anticipated that the PFA will provide funding for development of EIFD-funded facilities with SJAFCA in charge of development of facilities.

Facilities to Be Provided by the Private Sector

Public facilities constructed by the private sector may be eligible for reimbursement from the PFA through funds generated by the EIFD, development impact fees, or land-secured financing districts, such as Mello-Roos Community Facilities Districts (CFDs) or Assessment Districts (ADs).

Facilities to Be Provided by the Public Sector Without Assistance from the EIFD

Separate from EIFD-funded facilities, specifically related to overall development of the Mossdale Tract Area, the PFA may use available funds to construct eligible public infrastructure, such as ATE-imposed development impact fees, or funds from other available sources. The provisions of this IFP do not preclude any public-sector entity from providing facilities without assistance from the EIFD.

Facilities Provided Jointly by Private Sector and Governmental Entities

It is possible that EIFD-funded facilities may be funded by some combination of private and governmental entity (PFA, SJAFCA, or ATE) effort. This IFP does not preclude this potential outcome.

Goals and Communitywide Benefits of EIFD-Funded Facilities

Policy Goals

The existing RD 17 levees protecting the Mossdale Tract Area and planned RD 17 improvements do not meet the updated DWR ULDC standards, and existing levees are not certified to provide 200-year flood protection. Accordingly, the goal of the Mossdale Tract Area EIFD is to fund facilities to achieve ULOP.

Each EIFD-funded infrastructure facility being financed is required to further the goal of achieving adequate flood protection. To achieve required ULOP, the primary goal in financing EIFD-eligible infrastructure is to improve regional infrastructure and prepare for climate change uncertainties.

Community Benefits

Investment in EIFD-funded public facilities is anticipated to leverage private investment in the development of improved flood protection facilities. The County and surrounding region would recognize one-time and ongoing economic benefits from these investments. Absent proper flood protection facilities, development in the region **would likely** come to a halt **and may result in a** decrease in overall property values for existing development, as well as a reduction in assessed value resulting from new development and reduced revenues for all ATEs. Adequate flood protection will allow ATEs to make findings related to the provision of 200-year or ULOP, which is required to approve discretionary land use decisions for nonresidential projects and ministerial land use decisions (building permits) for new residential buildings.

Consistency with General Plans

By adopting this IFP, the Mossdale Tract Area EIFD PFA finds and declares this IFP is consistent with the General Plans of each ATE, as required by EIFD Law.

Regional Significance

By adopting this IFP, the Mossdale Tract Area EIFD PFA finds and declares the facilities and development projects planned as of this date are of regional significance and provide significant benefits to the area comprising and greater than the area of the Mossdale Tract Area EIFD, as described above.

3. Financing Section

This chapter describes the financing of Mossdale Tract Area EIFD facilities and the maximum portion of property tax increment revenues that may be dedicated to the Mossdale Tract Area EIFD. Estimates of Mossdale Tract Area EIFD revenues are described in this chapter, as well as the estimated fiscal impacts of the proposed new development on the General Fund of each ATE.

Allocation of Revenues to EIFD

Contingent Nature of Annual Allocation of Tax Revenues by ATEs

The annual allocation of tax revenues to the Mossdale Tract Area EIFD by each ATE is contingent upon the Mossdale Tract Area EIFD PFA's use of such increment to pay for the costs (including debt service) of authorized facilities, projects, or services and to accomplish other authorized Mossdale Tract Area EIFD purposes. Each annual allocation of tax revenues to the Mossdale Tract Area EIFD under this IFP shall be subject to this condition (unless financial market considerations require otherwise).

Description of Tax Revenues Allocated by each ATE to the Mossdale Tract Area EIFD

Revenues shall be allocated to the Mossdale Tract Area EIFD in accordance with section 53398.75. More specifically, that portion of the property taxes levied on taxable property within the boundary of the Mossdale Tract Area EIFD after the effective date of the resolution adopted to establish the Mossdale Tract Area EIFD shall be allocated as follows:

(1) That portion of the taxes that would be produced by the rate on which the tax is levied each year by or for the ATE, as the only ATEs that have agreed to participate pursuant to Section 53398.68, on the total sum of the assessed value of the taxable property in the Mossdale Tract Area EIFD, located in each ATE as shown on the assessment roll used in connection with the taxation of the property by the ATE, last equalized before the effective date of the resolution adopted pursuant to Section 53398.69 to create the Mossdale Tract Area EIFD, shall be allocated to, and when collected shall be paid to, the ATE as taxes by or for the ATE on all other property are paid.

(2) That portion of the levied taxes each year specified in this IFP for the ATE, as the sole ATEs that have agreed to participate pursuant to Section 53398.68, in excess of the amount specified in paragraph (1) shall be allocated in part to, and when collected shall be paid into a special fund of, the Mossdale Tract Area EIFD for all lawful purposes of the Mossdale Tract Area EIFD, based on agreed upon allocation rates. Unless and until the total assessed valuation of the taxable property in the Mossdale Tract Area EIFD exceeds

the total assessed value of the taxable property in the Mossdale Tract Area EIFD as shown by the last equalized assessment roll referred to in paragraph (1), all of the taxes levied and collected on the taxable property in the Mossdale Tract Area EIFD shall be paid to the ATE. When the Mossdale Tract Area EIFD ceases to exist pursuant to this IFP, all moneys thereafter received from taxes on the taxable property in the Mossdale Tract Area EIFD shall be paid to the ATE as taxes on all other property are paid.

Notwithstanding the foregoing, because the Mossdale Tract Area EIFD's boundaries overlap with the boundaries of a former redevelopment project area, any debt or obligation of the Mossdale Tract Area EIFD shall be subordinate to any and all enforceable obligations of the former redevelopment agency, as approved by the Oversight Board and the Department of Finance. For the purposes hereof, the division of taxes allocated to the Mossdale Tract Area EIFD pursuant to the foregoing shall not include any taxes required to be deposited by the County auditor-controller into the Redevelopment Property Tax Trust Fund created pursuant to subdivision (b) of Section 34170.5 of the Health and Safety Code.

In addition, the net available revenue annually allocated to the ATE shall be allocated to, and, when collected shall be apportioned in part to, a special fund of the Mossdale Tract Area EIFD for all lawful purposes of the Mossdale Tract Area EIFD, based on agreed upon allocation rates. For the purposes of this IFP, "net available revenue" means periodic distributions to the ATE from the Redevelopment Property Tax Trust Fund, created pursuant to Section 34170.5 of the Health and Safety Code, that are available to the ATE after all preexisting legal commitments and statutory obligations funded from that revenue are made pursuant to Part 1.85 (commencing with Section 34170) of Division 24 of the Health and Safety Code. Net available revenue shall not include any funds deposited by the County auditor-controller into the Redevelopment Property Tax Trust Fund or funds remaining in the Redevelopment Property Tax Trust Fund before distribution and shall not include any moneys payable to a school district that maintains kindergarten and grades 1 to 12, inclusive, community college districts, County office of education, or to the Educational Revenue Augmentation Fund, pursuant to paragraph (4) of subdivision (a) of Section 34183 of the Health and Safety Code. The net available revenue is also sometimes referred to in this IFP as RPTTF revenue.

In addition, the Mossdale Tract Area EIFD shall not be prevented from using revenues from any of the sources set forth in EIFD Law or other applicable law to support its activities, provided the applicable voter approval has been obtained (if applicable).

Maximum Portion of Incremental Tax Revenue Committed to EIFD

The ATEs are only pledging incremental property tax revenues to the Mossdale Tract Area EIFD and are not pledging other sources of eligible revenues. As described in this Financing Section, incremental property tax revenues may only include property tax revenues. The maximum portion of incremental property tax revenues (as defined above)

the ATEs are proposed to commit to the EIFD varies in the Initial Years and the subsequent years (through buildout in 2060). During the Initial Years, the City of Lathrop and the County each commit to contribute a maximum base flat rate of 10 percent of their tax increment, the City of Manteca commits to a maximum rate of 5 percent, and the City of Stockton committed to a maximum rate of 1 percent. In addition, the County will contribute an 37 percent of additional tax increment in the Initial Years (defined previously as the County Additional EIFD Contribution), resulting in a maximum tax allocation of 47 percent for the County in the Initial Years. After the Initial Years (2030 and after), each jurisdiction agrees to provide a maximum allocation of 20 percent.

Based on annual EIFD revenue requirements accounting for anticipated EIFD expenditures and other revenue source, including but not limited to development fee revenue, and an additional 10 percent cost contingency factor, it is anticipated that the required rate of allocation for each ATE following the Initial Years would be lower than the maximum tax allocation. The Variable Tax Rate Scenario included in this IFP reflects a potential allocation scenario, based on current cost and development projections. As shown in **Table 3-1**, the EIFD contribution rates are consistent between both scenarios in the Initial Years. Under the Variable Tax Rate Scenario, beginning in FY ending 2030, the anticipated allocation rate adjusts to 13 percent for all ATEs and decreases to 9.5 percent in FY ending 2033 and 4.5 percent in FY ending 2044.

Table 3-1. EIFD Contribution Rates by Scenario

	EIFD Contribution Rate			
Affected Taxing Entity	Initial Years (2021-2029)	2030 - 2032	2033 - 2043	2044 -2061
Maximum Tax Rate Scenario				
City of Lathrop	10.0%	20.0%	20.0%	20.0%
City of Manteca	5.0%	20.0%	20.0%	20.0%
City of Stockton	1.0%	20.0%	20.0%	20.0%
San Joaquin County	47.3%	20.0%	20.0%	20.0%
Variable Tax Rate Scenario				
City of Lathrop	10.0%	13.0%	9.5%	4.5%
City of Manteca	5.0%	13.0%	9.5%	4.5%
City of Stockton	1.0%	13.0%	9.5%	4.5%
San Joaquin County	47.3%	13.0%	9.5%	4.5%

Tax Revenue Projections

Tax revenues available to the Mossdale Tract Area EIFD will be based on each ATE's share of property tax revenue attributable to the growth in taxable assessed value in the Mossdale Tract Area EIFD beginning FY 2022-23. Property tax revenue is collected by the County Tax Collector through a 1.0 percent general tax levy on the taxable assessed value of all real property. The 1.0 percent property tax levy is collected and distributed to agencies in the County's geographic area, including the County, cities, school districts, and special districts, in accordance with applicable State statutes.

This section describes anticipated Mossdale Tract Area EIFD revenues by year, with consideration to the statutory framework dictating the distribution of property tax revenues as that framework may change over time. **Tables 3-2** and **3-3** summarize the Mossdale Tract Area EIFD revenue projections by year under each tax rate scenario, and the following sections offer a detailed description of the analysis supporting the revenue projections. **Table 3-2** provides the revenue projections under the Maximum Tax Rate Scenario and **Table 3-3** provides the revenue projections under the Variable Tax Rate Scenario.

It is important to note that the amounts shown in **Tables 3-2** and **3-3** are based on the best information available regarding the amount, timing, and value of future development in the Mossdale Tract Area EIFD, as provided by the ATEs. However, because of uncertainty regarding the timing of Mossdale Tract Area EIFD development, the actual revenues will be different than the projections contained herein.

Under both scenarios, EIFD revenue estimates are based on the Initial Base Rates for all jurisdictions in the Initial Years, including the County Additional EIFD Contribution.

Following the Initial Years, the assumed allocation varies between scenarios as described in the previous section and shown on **Table 3-1**. **Figures 3-1** through **3-4** illustrate the Annual EIFD rates and revenues under both scenarios for each jurisdiction.

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Table 3-2
Mossdale Tract Infrastructure Finance Plan
Estimated Annual EIFD Revenues for Fiscal Years 2021-22 through 2060-61 (Real $)

Fiscal Year	Estimated EIFD Revenues - Maximum Tax Rate				
	Lathrop	Manteca	Stockton	County	Total
2021	$0	$0	$0	$0	$0
2022	$0	$0	$0	$0	$0
2023	$58,543	$19,577	$2,200	$824,980	$905,301
2024	$110,211	$53,516	$4,488	$1,830,667	$1,998,882
2025	$152,452	$80,855	$6,118	$2,645,921	$2,885,345
2026	$198,704	$117,093	$7,268	$3,587,088	$3,910,153
2027	$246,620	$145,464	$9,059	$4,480,487	$4,881,630
2028	$298,458	$170,849	$10,983	$5,384,239	$5,864,529
2029	$348,069	$196,197	$12,358	$6,243,715	$6,800,338
2030	$396,739	$223,603	$13,783	$7,129,499	$7,763,624
2031	$905,984	$1,008,331	$305,195	$3,529,660	$5,749,170
2032	$983,638	$1,128,010	$335,816	$3,903,751	$6,351,216
2033	$1,064,452	$1,252,569	$375,180	$4,303,609	$6,995,811
2034	$1,146,633	$1,386,011	$435,792	$4,753,615	$7,722,051
2035	$1,231,389	$1,525,845	$496,835	$5,220,212	$8,474,281
2036	$1,315,091	$1,647,858	$560,704	$5,663,343	$9,186,996
2037	$1,402,023	$1,761,436	$627,513	$6,106,713	$9,897,686
2038	$1,479,404	$1,862,013	$697,382	$6,522,908	$10,561,707
2039	$1,559,482	$1,952,431	$765,085	$6,896,526	$11,173,524
2040	$1,642,349	$2,046,328	$831,909	$7,279,868	$11,800,454
2041	$1,750,411	$2,140,733	$903,243	$7,717,436	$12,511,823
2042	$1,863,851	$2,220,605	$977,664	$8,149,306	$13,211,426
2043	$1,981,839	$2,303,073	$1,055,292	$8,598,077	$13,938,281
2044	$2,104,544	$2,388,220	$1,136,501	$9,065,367	$14,694,632
2045	$2,232,144	$2,476,134	$1,195,175	$9,513,091	$15,416,544
2046	$2,364,821	$2,566,902	$1,255,903	$9,977,456	$16,165,082
2047	$2,502,766	$2,660,619	$1,318,753	$10,459,056	$16,941,194
2048	$2,646,176	$2,757,378	$1,382,799	$10,954,502	$17,740,854
2049	$2,795,254	$2,857,278	$1,448,018	$11,464,050	$18,564,599
2050	$2,950,210	$2,960,420	$1,515,462	$11,992,248	$19,418,340
2051	$3,111,264	$3,066,909	$1,585,205	$12,539,755	$20,303,134
2052	$3,277,223	$3,176,853	$1,658,086	$13,105,822	$21,217,984
2053	$3,449,654	$3,290,364	$1,727,305	$13,684,918	$22,152,240
2054	$3,628,798	$3,407,556	$1,798,739	$14,284,900	$23,119,993
2055	$3,814,901	$3,528,548	$1,872,461	$14,906,501	$24,122,411
2056	$4,008,221	$3,652,570	$1,948,542	$15,549,237	$25,158,570
2057	$4,209,023	$3,771,148	$2,027,593	$16,204,094	$26,211,858
2058	$4,417,581	$3,893,283	$2,105,939	$16,869,187	$27,285,991
2059	$4,634,181	$4,019,083	$2,186,717	$17,557,538	$28,397,519
2060	$4,859,116	$4,148,657	$2,270,002	$18,269,943	$29,547,718
2061	$5,027,692	$4,282,117	$2,355,871	$18,898,650	$30,564,330
Total	**$82,169,913**	**$82,146,438**	**$39,222,938**	**$356,067,934**	**$559,607,223**

EIFD Rev

Source: EPS.

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Table 3-3
Mossdale Tract Infrastructure Finance Plan
Estimated Annual EIFD Revenues for Fiscal Years 2021-22 through 2060-61 (Real $)

Fiscal Year	Estimated EIFD Revenues - Variable Tax Rate				
	Lathrop	Manteca	Stockton	County	Total
2021	$0	$0	$0	$0	$0
2022	$0	$0	$0	$0	$0
2023	$58,543	$19,577	$2,200	$824,980	$905,301
2024	$110,211	$53,516	$4,488	$1,830,667	$1,998,882
2025	$152,452	$80,855	$6,118	$2,645,921	$2,885,345
2026	$198,704	$117,093	$7,268	$3,587,088	$3,910,153
2027	$246,620	$145,464	$9,059	$4,480,487	$4,881,630
2028	$298,458	$170,849	$10,983	$5,384,239	$5,864,529
2029	$348,069	$196,197	$12,358	$6,243,715	$6,800,338
2030	$396,739	$223,603	$13,783	$7,129,499	$7,763,624
2031	$588,890	$655,415	$198,377	$2,294,279	$3,736,961
2032	$639,365	$733,207	$218,281	$2,537,438	$4,128,290
2033	$691,894	$814,170	$243,867	$2,797,346	$4,547,277
2034	$544,651	$658,355	$207,001	$2,257,967	$3,667,974
2035	$584,910	$724,777	$235,997	$2,479,601	$4,025,284
2036	$624,668	$782,732	$266,334	$2,690,088	$4,363,823
2037	$665,961	$836,682	$298,069	$2,900,689	$4,701,401
2038	$702,717	$884,456	$331,256	$3,098,381	$5,016,811
2039	$740,754	$927,405	$363,415	$3,275,850	$5,307,424
2040	$780,116	$972,006	$395,157	$3,457,937	$5,605,216
2041	$831,445	$1,016,848	$429,041	$3,665,782	$5,943,116
2042	$885,329	$1,054,788	$464,390	$3,870,920	$6,275,427
2043	$941,373	$1,093,960	$501,264	$4,084,087	$6,620,684
2044	$999,658	$1,134,405	$539,838	$4,306,049	$6,979,950
2045	$502,232	$557,130	$268,914	$2,140,446	$3,468,722
2046	$532,085	$577,553	$282,578	$2,244,928	$3,637,143
2047	$563,122	$598,639	$296,719	$2,353,288	$3,811,769
2048	$595,390	$620,410	$311,130	$2,464,763	$3,991,692
2049	$628,932	$642,887	$325,804	$2,579,411	$4,177,035
2050	$663,797	$666,094	$340,979	$2,698,256	$4,369,126
2051	$700,034	$690,055	$356,671	$2,821,445	$4,568,205
2052	$737,375	$714,792	$373,069	$2,948,810	$4,774,046
2053	$776,172	$740,332	$388,644	$3,079,107	$4,984,254
2054	$816,479	$766,700	$404,716	$3,214,103	$5,201,998
2055	$858,353	$793,923	$421,304	$3,353,963	$5,427,542
2056	$901,850	$821,828	$438,422	$3,498,578	$5,660,678
2057	$947,030	$848,508	$456,208	$3,645,921	$5,897,668
2058	$993,956	$875,989	$473,836	$3,795,567	$6,139,348
2059	$1,042,691	$904,294	$492,011	$3,950,446	$6,389,442
2060	$1,093,301	$933,448	$510,750	$4,110,737	$6,648,236
2061	$1,131,231	$963,476	$530,071	$4,252,196	$6,876,974
Total	**$25,515,558**	**$26,012,419**	**$11,430,371**	**$128,994,973**	**$191,953,322**

EIFD Rev Var

Source: EPS.

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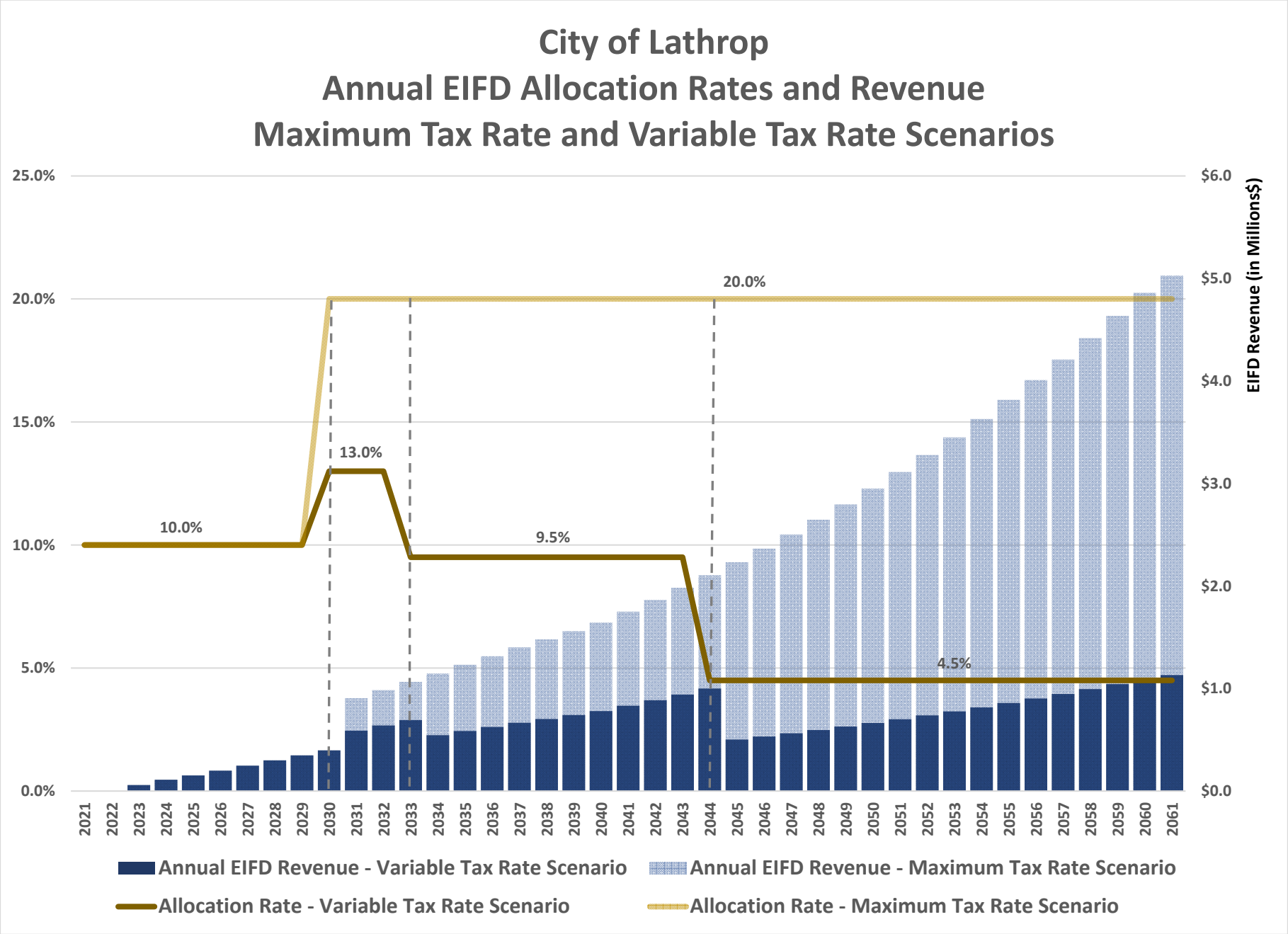
Figure 3-1



Prepared by EPS 2/18/2022

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Figure 3-2

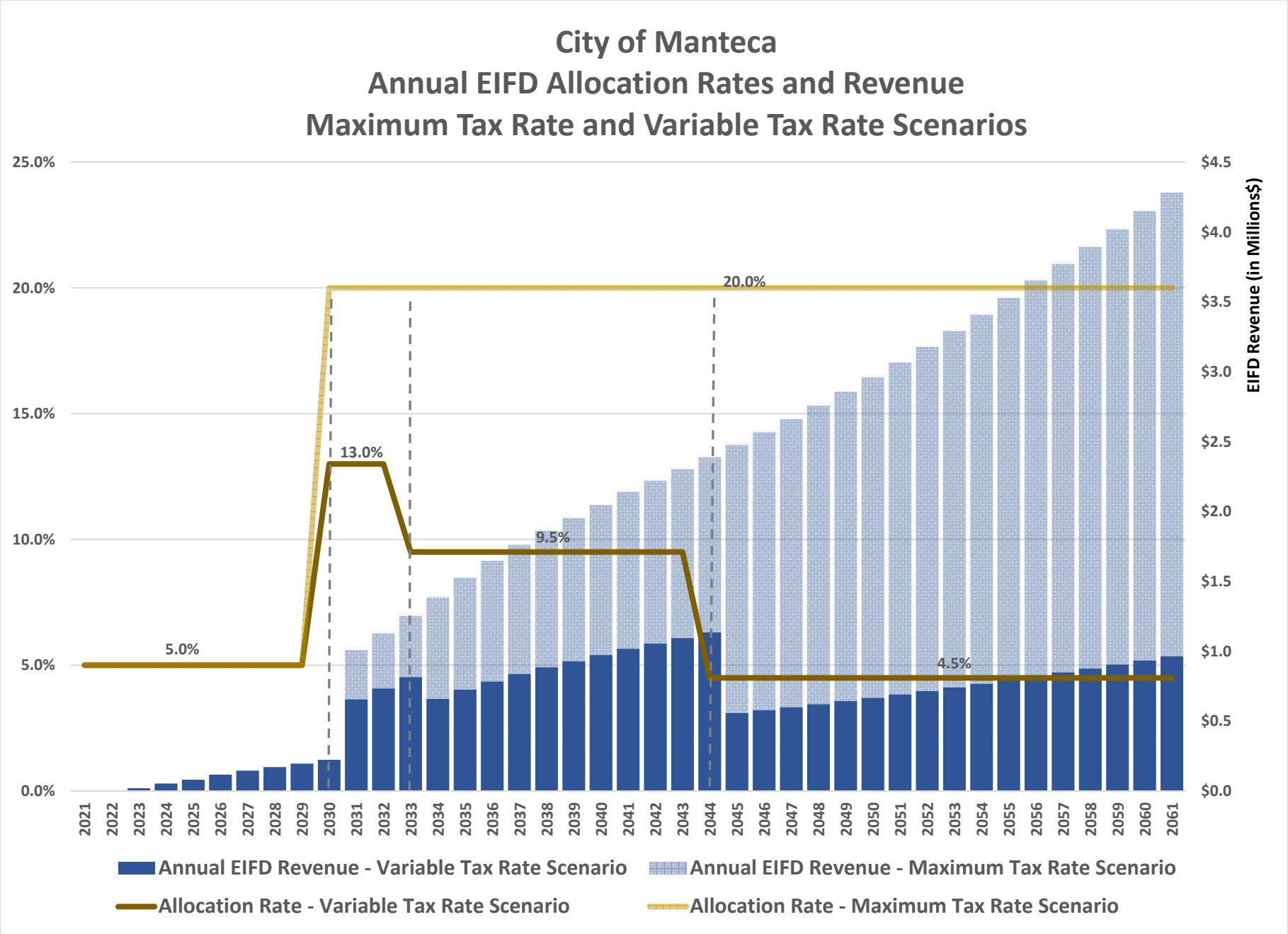

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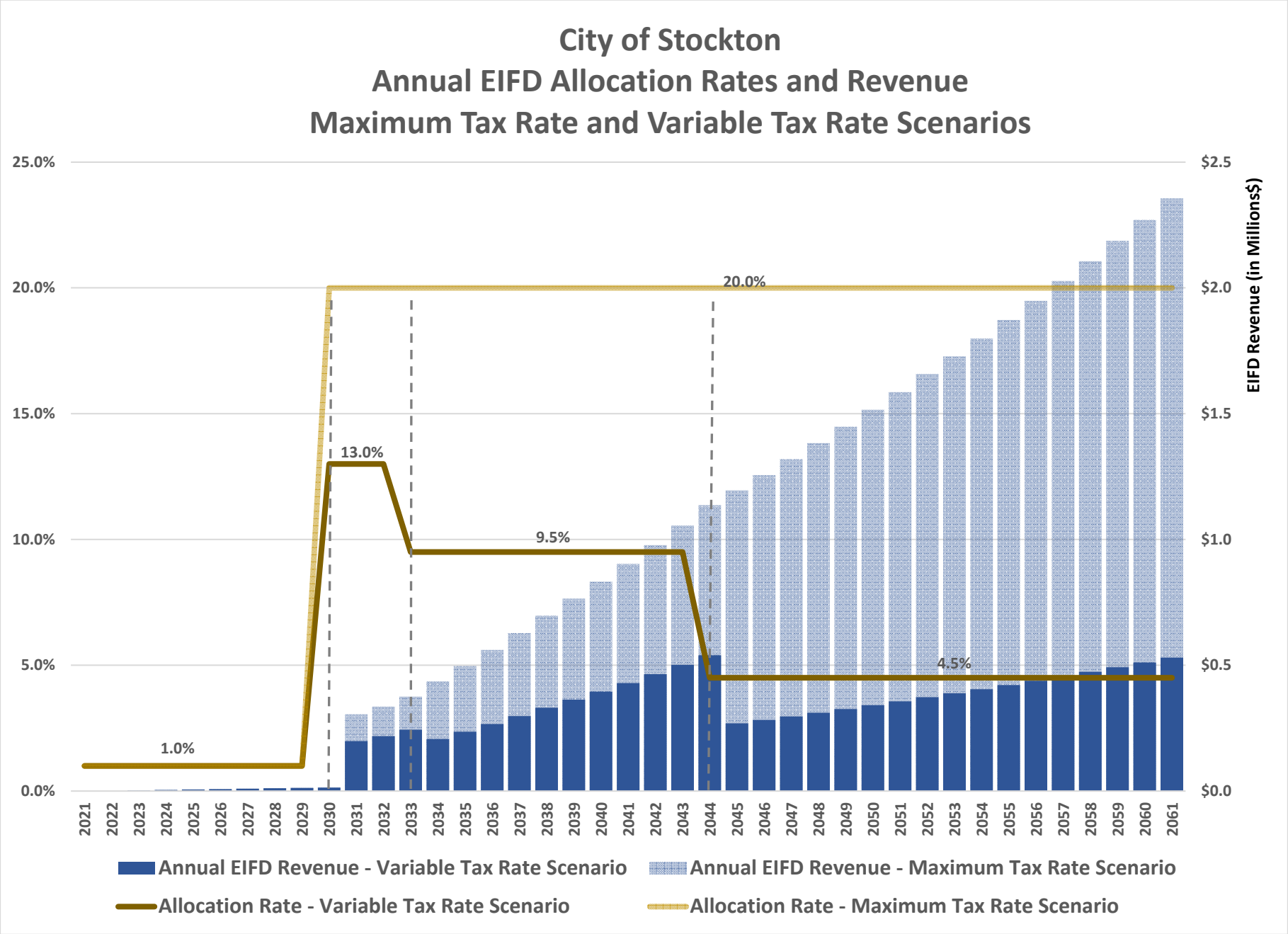
Figure 3-3



Prepared by EPS 2/18/2022

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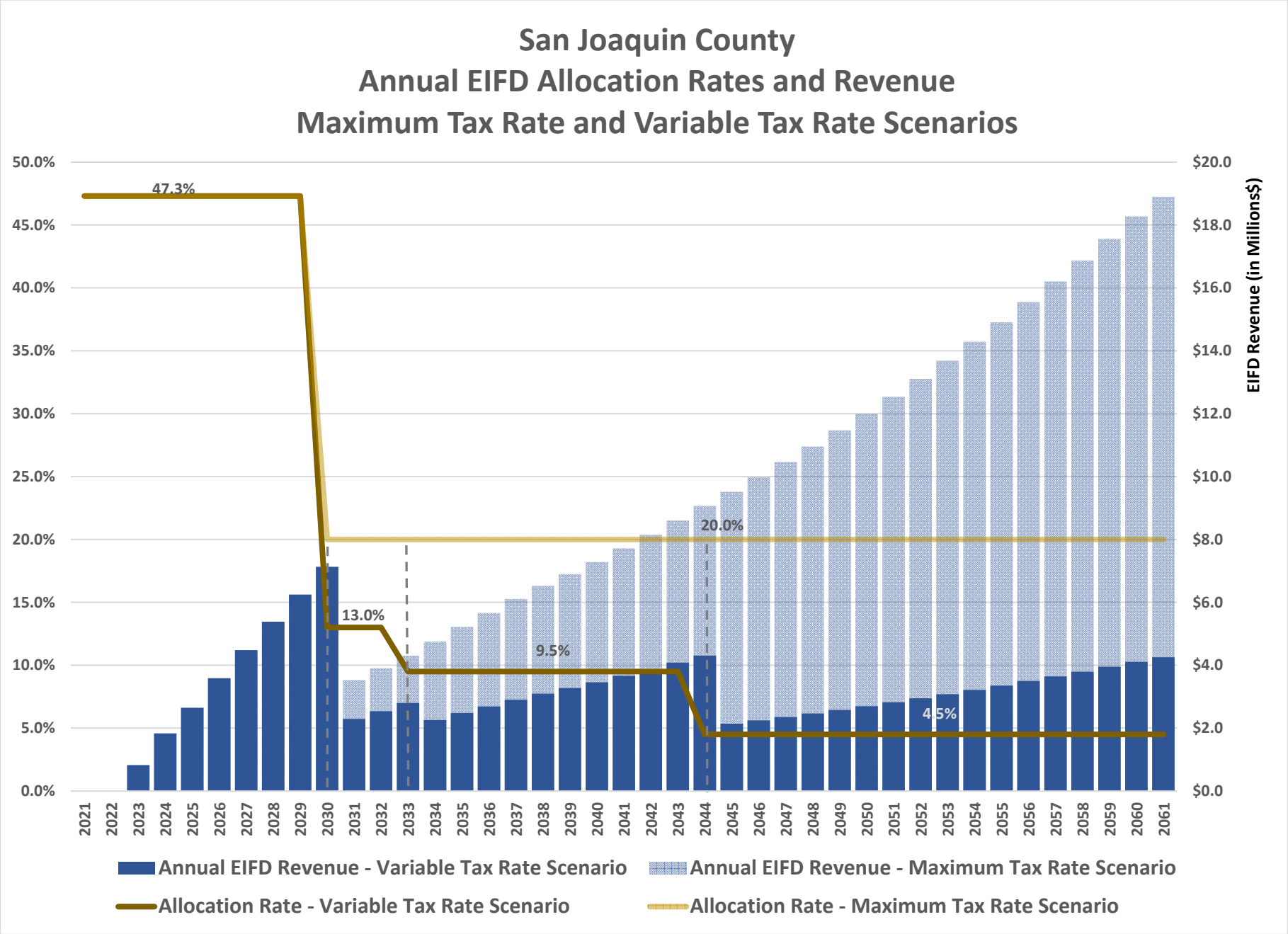
Figure 3-4



Prepared by EPS 2/18/2022

Financing Plan

At the time of EIFD formation, it is expected that all of the facilities will be publicly constructed. However, it is possible that a portion of the facilities could be privately constructed. The EIFD is just one of at least a few funding sources that will be used to construct or reimburse for the construction of the Phase 4 SJAFCA Project. The Financing Plan to fund the design, environmental review, permitting, and construction of ULOP improvements anticipates funding from at least the following sources:

- Existing RD 17 assessment.
- Existing Regional SJAFCA 200-Year DIF.
- New special benefit OAD.
- State grant revenues available from an existing UFRR Agreement with SJAFCA.
- Mossdale Tract Area EIFD.

For any EIFD-eligible improvements that may be privately constructed, the PFA anticipates developers would be responsible for securing financing and other funding sources needed to design and construct the improvements. Once completed and accepted by the appropriate public agency, the constructing entity may be eligible to be reimbursed by EIFD revenues subject to one or more reimbursement agreements executed between the constructing entity and the that appropriate public agency.

Limit on Total Taxes Allocated to the EIFD

The analysis in **Attachment D** informs the estimated number of dollars of tax revenue that may be allocated to the Mossdale Tract Area EIFD, which shall not exceed $559.6 million, unless modified by the PFA. The maximum tax allocation estimate provided assumes collection of EIFD revenues through 2060, as shown in **Attachment D**.

EIFD Termination Date

The specific date on which the Mossdale Tract Area EIFD will terminate is not known at this time. Pursuant to Government Code Section 53398.63 et seq., the maximum duration of the Mossdale Tract Area EIFD would be 45 years from the earlier date on which the issuance of bonds is approved pursuant to subdivision (a) of Government Code Section 53398.81, or the issuance of a loan to the Mossdale Tract Area EIFD is approved by an ATE pursuant to Government Code Section 53398.87. Based on these requirements, the proposed Mossdale Tract Area EIFD termination date will be the earlier of (a) 45 years following a successful bond election by the qualified electorate if an election is required or following the first bond issuance by the PFA if an election is no longer required or (b) 45 years after the ATE approves a loan to the Mossdale Tract Area EIFD. However, the Mossdale Tract Area EIFD will cease to exist by no later than June 30, 2100.

Fiscal Impact Analyses by ATE

In accordance with Government Code section 53398.63(d), this report includes an analysis of the costs of providing services, as well as the estimated fiscal impacts of incremental new development in the EIFD, on the operating budget (General Fund) of each participating ATE, during development and at buildout.

The fiscal impact analyses estimate taxes and other operating public revenues generated by new development, as well as the cost of public services required to serve new development. The analyses focus on fiscal impacts to each participating ATE in the EIFD: the County, the City of Lathrop, the City of Manteca, and the City of Stockton. The fiscal impact analyses do not address activities budgeted in other Governmental Funds or Enterprise Funds (e.g., Water Fund, Sewer Fund, Storm Sewer Fund).

The fiscal impact analysis model used for each individual fiscal impact analysis was developed by EPS with support from the staff of each ATE. EPS consulted each ATE's budget documents to develop forecasting methodologies for specific revenues and expenditures affected by new development. In addition, EPS consulted with staff to clarify budget data and review fiscal assumptions on which this analysis is based. The models are based on the FY 2020-21 Adopted Budget for each ATE and any midyear budget adjustments, 2020 countywide population figures for fiscal multipliers, and existing 2021 market conditions. All results are reported in 2020 dollars.

Key assumptions, provided and validated by the ATEs, underlying these fiscal impact analysis results are described below:

- **Incremental New Development and Population.** At buildout, incremental new land uses in the Mossdale Tract Area EIFD include about 11,200 residential units and 33.1 million building square feet of nonresidential space. This level of development translates into about 32,900 residents and 40,600 employees, resulting in a total persons-served generated by development in the Mossdale Tract Area EIFD of 53,100.
- **General Fund Property Tax Revenue.** Incremental new property tax revenue generated by new development in the EIFD is based on each city or County General Fund's share of the 1 percent property tax rate for all development located within existing city limits. For development located in the unincorporated portions of the County, it is assumed the projects will annex into the applicable adjacent city before development. The fiscal impact analyses reflect property tax-sharing agreements assuming the existing master tax-sharing agreement between the cities and the County remains in place. The analyses include estimates of the potential EIFD contribution for each ATE under two potential scenarios: a scenario reflecting the maximum tax rate for each ATE across all time periods, and the other, reflecting a variable tax rate, consistent with the rates used for the EIFD revenue estimates discussion in the prior section and summarized on **Table 3-2**. **Table 3-1** shows the EIFD contribution allocations for each jurisdiction under both scenarios.

- **General Fund Service Cost Assumptions.** New development in the Mossdale Tract Area would represent incremental growth in the County, adding approximately 32,900 residents and 40,600 employees to an existing population base of approximately 773,700 residents and 282,200 employees (including those residents and employees in the incorporated cities). This level of growth is anticipated to have an incremental impact on most County-provided services. A similar dynamic will be experienced by each city. As such, the fiscal impact analyses estimated projected incremental General Fund municipal service costs to each jurisdiction, primarily through the use of a multiplier method.

A summary of annual net fiscal impact analysis results for each ATE is described in the sections and shown in **Tables 3-4** through **3-7**.

City of Lathrop

The initial phase of development (ending 2025) results in a net fiscal surplus of $264,000 annually to the City of Lathrop before any contribution to the EIFD. This estimated surplus decreases to $134,000 following EIFD allocation under both scenarios. At buildout, development in the City of Lathrop is estimated to result in a net fiscal deficit of $1.4 million before EIFD contributions, based on anticipated revenues of approximately $16.5 million and expenditures of approximately $17.8 million. It is anticipated that EIFD contributions will decrease the estimated revenues at buildout by $233,000 to $1.0 million, resulting in a net fiscal deficit ranging from $1.6 million to $2.4 million under the Variable Tax Rate Scenario and Maximum Tax Rate Scenario, respectively.

In the interim years, the City of Lathrop is anticipated to experience a net fiscal surplus ranging from $1.6 million to $4.7 million annually, before EIFD contribution, reduced to surpluses ranging from $711,000 to $4.0 million under the Maximum Tax Rate Scenario and $1.4 million to $4.4 million under the Variable Tax Rate Scenario. **Table 3-4** summarizes the net fiscal impacts to the City of Lathrop. The fiscal impact analysis for the City of Lathrop is included as **Attachment F** of this document.

DRAFT

Table 3-4
Mossdale Tract Infrastructure Finance Plan
Summary of Annual Surplus/Deficits - City of Lathrop (2020$)

City of Lathrop

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact						
Prior to EIFD Allocation						
Annual General Fund Revenues	$4,356,000	$9,517,000	$11,412,000	$12,590,000	$14,715,000	$16,450,000
Annual General Fund Expenditures	$4,092,000	$6,241,000	$7,109,000	$7,899,000	$13,147,000	$17,831,000
Net General Fund Surplus/(Deficit)	**$264,000**	**$3,276,000**	**$4,303,000**	**$4,691,000**	**$1,568,000**	**($1,381,000)**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($130,300)	($501,800)	($594,000)	($652,100)	($857,000)	($1,036,400)
Net General Fund Surplus/(Deficit)	**$133,700**	**$2,774,200**	**$3,709,000**	**$4,038,900**	**$711,000**	**($2,417,400)**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($130,300)	($326,200)	($282,200)	($309,700)	($192,800)	($233,200)
Net General Fund Surplus/(Deficit)	**$133,700**	**$2,949,800**	**$4,020,800**	**$4,381,300**	**$1,375,200**	**($1,614,200)**

Fiscal Lathrop

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Allocation represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 of Attachment F for details.

City of Manteca

The initial phase of development (ending 2025) results in a net fiscal deficit of $962,000 annually to the City of Manteca before any contribution to the EIFD. This estimated deficit increases to $1.1 million following EIFD allocation under both scenarios. At buildout, development in the City of Manteca is estimated to result in a net fiscal surplus of $5.2 million before EIFD contributions, based on anticipated revenues of approximately $19.4 million and expenditures of approximately $14.2 million. It is anticipated that EIFD contributions will decrease the estimated revenues at buildout by $247,000 to $1.1 million, resulting in a net fiscal surplus ranging from $5.0 million to $4.1 million under the Variable Tax Rate Scenario and Maximum Tax Rate Scenario, respectively.

In the interim years, the City of Manteca is anticipated to experience a net fiscal surplus ranging from $1.2 million to $4.8 million annually, before EIFD contribution, reduced to surpluses ranging from $579,000 to $3.7 million under the Maximum Tax Rate Scenario and $812,000 to $4.5 million under the Variable Tax Rate Scenario. **Table 3-5** summarizes the net fiscal impacts to the City of Manteca. The fiscal impact analysis for the City of Manteca is included as **Attachment G** of this document.

City of Stockton

The initial phase of development (ending 2025) results in a net fiscal deficit of $1.6 million annually to the City of Stockton before any contribution to the EIFD. This estimated deficit remains consistent following EIFD allocation under both scenarios. At buildout, development in the City of Stockton is estimated to result in a net fiscal surplus of $4.2 million before EIFD contributions, based on anticipated revenues of approximately $11.2 million and expenditures of approximately $6.6 million. It is anticipated that EIFD contributions will decrease the estimated revenues at buildout by $85,000 to $378,000, resulting in a net fiscal surplus ranging from $4.2 million to $3.9 million under the Variable Tax Rate Scenario and Maximum Tax Allocation Scenario, respectively.

In the interim years, the City of Stockton is anticipated to experience net fiscal impacts ranging from a deficit of $920,000 to a surplus of $3.4 million annually, before EIFD contribution, reduced to a deficit of $1.0 million to a surplus of $3.0 million under the Maximum Tax Rate Scenario and a deficit of $984,000 to a surplus of $3.3 million under the Variable Tax Rate Scenario. **Table 3-6** summarizes the net fiscal impacts to the City of Stockton. The fiscal impact analysis for the City of Stockton is included as **Attachment H** of this document.

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Table 3-5
Mossdale Tract Infrastructure Finance Plan
Summary of Annual Surplus/Deficits - City of Manteca (2020$)

City of Manteca

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact						
Prior to EIFD Allocation						
Annual General Fund Revenues	$4,922,000	$10,196,000	$15,653,000	$17,714,000	$18,846,000	$19,403,000
Annual General Fund Expenditures	$5,884,000	$8,951,000	$12,428,000	$13,793,000	$14,069,000	$14,204,000
Net General Fund Surplus/(Deficit)	**($962,000)**	**$1,245,000**	**$3,225,000**	**$3,921,000**	**$4,777,000**	**$5,199,000**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($88,900)	($666,300)	($943,000)	($1,044,100)	($1,079,900)	($1,097,400)
Net General Fund Surplus/(Deficit)	**($1,050,900)**	**$578,700**	**$2,282,000**	**$2,876,900**	**$3,697,100**	**$4,101,600**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($88,900)	($433,100)	($447,900)	($496,000)	($243,000)	($246,900)
Net General Fund Surplus/(Deficit)	**($1,050,900)**	**$811,900**	**$2,777,100**	**$3,425,000**	**$4,534,000**	**$4,952,100**

fiscal manteca

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 of Attachment G for details.

DRAFT

Table 3-6
Mossdale Tract Infrastructure Finance Plan
Summary of Annual Surplus/Deficits - City of Stockton (2020$)

City of Stockton

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact						
Prior to EIFD Allocation						
Annual General Fund Revenues	$1,352,000	$2,886,000	$4,905,000	$7,103,000	$10,075,000	$11,239,000
Annual General Fund Expenditures	$2,988,000	$3,708,000	$4,730,000	$5,582,000	$6,348,000	$6,624,000
Net General Fund Surplus/(Deficit)	**($1,639,000)**	**($920,000)**	**($6,000)**	**$1,244,000**	**$3,367,000**	**$4,238,000**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($2,800)	($98,700)	($181,000)	($277,600)	($360,600)	($377,700)
Net General Fund Surplus/(Deficit)	**($1,641,800)**	**($1,018,700)**	**($187,000)**	**$966,400**	**$3,006,400**	**$3,860,300**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($2,800)	($64,200)	($86,000)	($131,900)	($81,100)	($85,000)
Net General Fund Surplus/(Deficit)	**($1,641,800)**	**($984,200)**	**($92,000)**	**$1,112,100**	**$3,285,900**	**$4,153,000**

fiscal stockton

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 of Attachment H for details.

San Joaquin County

The initial phase of development (ending 2025) results in a net fiscal surplus of $6.0 million annually to the County before any contribution to the EIFD. This estimated surplus is reduced to $3.5 million following EIFD allocation under both scenarios. At buildout, development in the County is estimated to result in a net fiscal surplus of $25.7 million before EIFD contributions, based on anticipated revenues of approximately $41.5 million and expenditures of approximately $15.8 million. It is anticipated that EIFD contributions will decrease the estimated revenues at buildout by $909,000 to $4.0 million, resulting in a net fiscal surplus ranging from $21.7 million to $24.8 million under the Variable Tax Rate Scenario and Maximum Tax Rate scenario, respectively.

In the interim years, the County is anticipated to experience net fiscal surpluses ranging from $12.5 million to $23.8 million annually, before EIFD contribution, reduced to $10.5 million to $20.2 million under the Maximum Tax Rate Scenario and $11.2 million to $23.0 million under the Variable Tax Rate Scenario. **Table 3-7** summarizes the net fiscal impacts to the County. The fiscal impact analysis for the County is included as **Attachment I** of this document.

Financing Reimbursement Costs

Because improvements being funded by EIFD revenues do not qualify for a Transit Priority Project Program, any permit and affordable housing expenses related to the project as described in Section 65470 would not be financed.

Dwelling Unit Replacement Plan

It is unknown if any housing units will be removed as a result of any project identified in this IFP. Therefore, a replacement plan is not included in this IFP. However, if any relocation of dwelling units is determined to be required in the future for a project financed by the Mossdale Tract Area EIFD, the PFA will develop a plan that complies with applicable relocation laws, including Government Code section 53398.56, the California Relocation Assistance Law, Government Code section 7260, et seq., and the implementing regulations set forth in California Code of Regulations, Title 25, Chapter 6, section 6000, et seq.

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Table 3-7
Mossdale Tract Infrastructure Finance Plan
Summary of Annual Surplus/Deficits - San Joaquin County (2020$)

San Joaquin County

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact						
Prior to EIFD Allocation						
Annual General Fund Revenues	$10,131,000	$20,394,000	$28,056,000	$32,359,000	$37,918,000	$41,536,000
Annual General Fund Expenditures	$4,169,000	$7,886,000	$10,502,000	$11,861,000	$14,093,000	$15,827,000
Net General Fund Surplus/(Deficit)	**$5,962,000**	**$12,508,000**	**$17,554,000**	**$20,498,000**	**$23,825,000**	**$25,709,000**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($2,466,100)	($2,005,300)	($2,718,300)	($3,116,300)	($3,659,600)	($4,037,900)
Net General Fund Surplus/(Deficit)	**$3,495,900**	**$10,502,700**	**$14,835,700**	**$17,381,700**	**$20,165,400**	**$21,671,100**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($2,466,100)	($1,303,400)	($1,291,200)	($1,480,200)	($823,400)	($908,500)
Net General Fund Surplus/(Deficit)	**$3,495,900**	**$11,204,600**	**$16,262,800**	**$19,017,800**	**$23,001,600**	**$24,800,500**

fiscal county

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Allocation represents the portion of County property tax revenues diverted to the EIFD. Refer to Table B-3 of Attachment I for details.

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ATTACHMENTS:

Attachment A: Mossdale Tract EIFD Maps and Detailed Descriptions

Attachment B: Bond Proceed Analysis

Attachment C: Description of Facilities and Development to Be Financed

Attachment D: Tax Increment Revenue Forecast—Maximum Tax Rate Scenario

Attachment E: Tax Increment Revenue Forecast—Variable Tax Rate Scenario

Attachment F: Lathrop Fiscal Impact Analysis

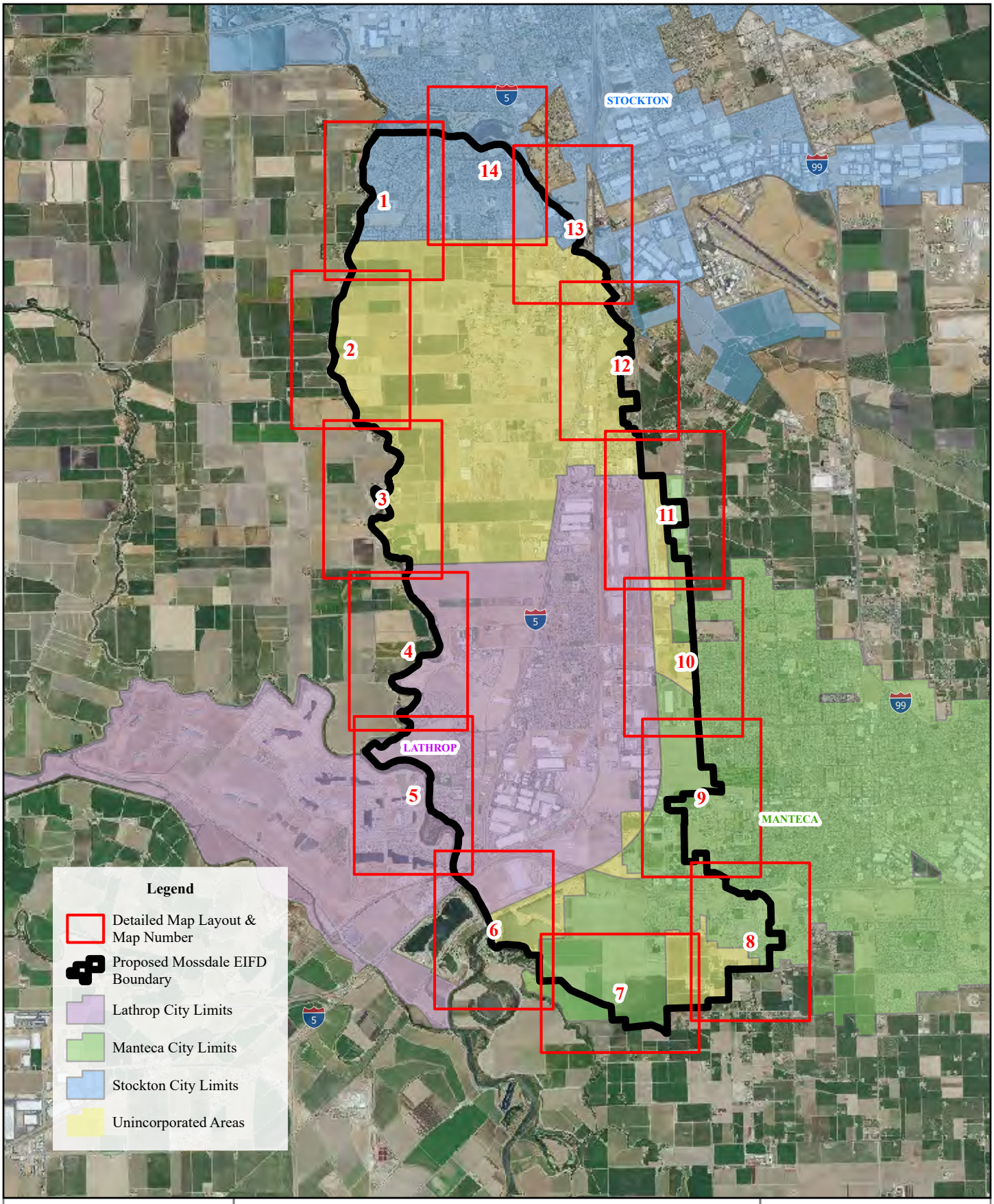
Attachment G: Manteca Fiscal Impact Analysis

Attachment H: Stockton Fiscal Impact Analysis

Attachment I: San Joaquin County Fiscal Impact Analysis

ATTACHMENT A:

Mossdale Tract EIFD Maps and Detailed Descriptions



Geospatial Clarity

Layout of Detailed Maps
Showing Proposed Boundary of Mossdale Tract
Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Basemap Aerial provided by USDA

Map produced on:1/31/2022

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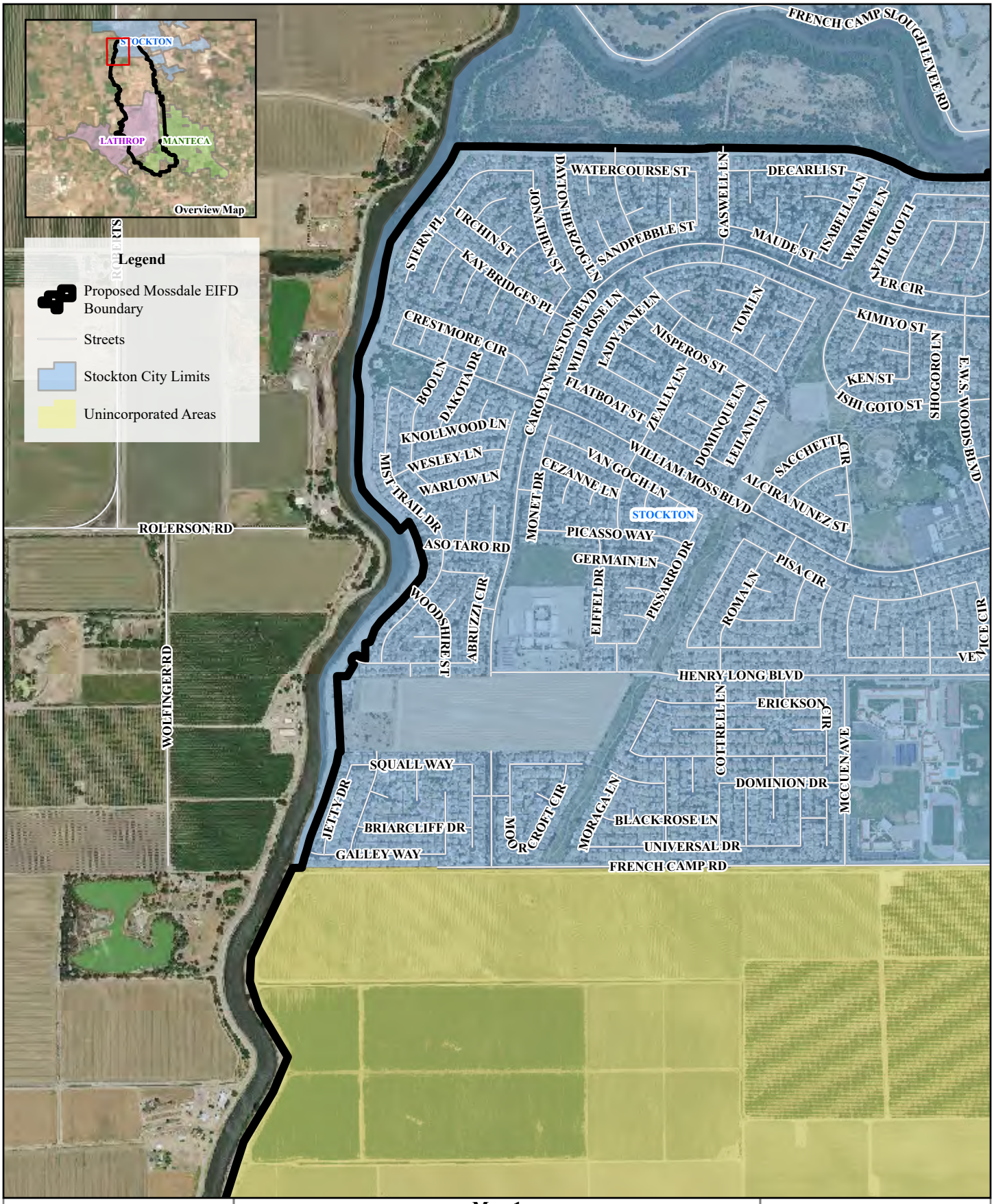

Map 1
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA

Map produced on:1/31/2022

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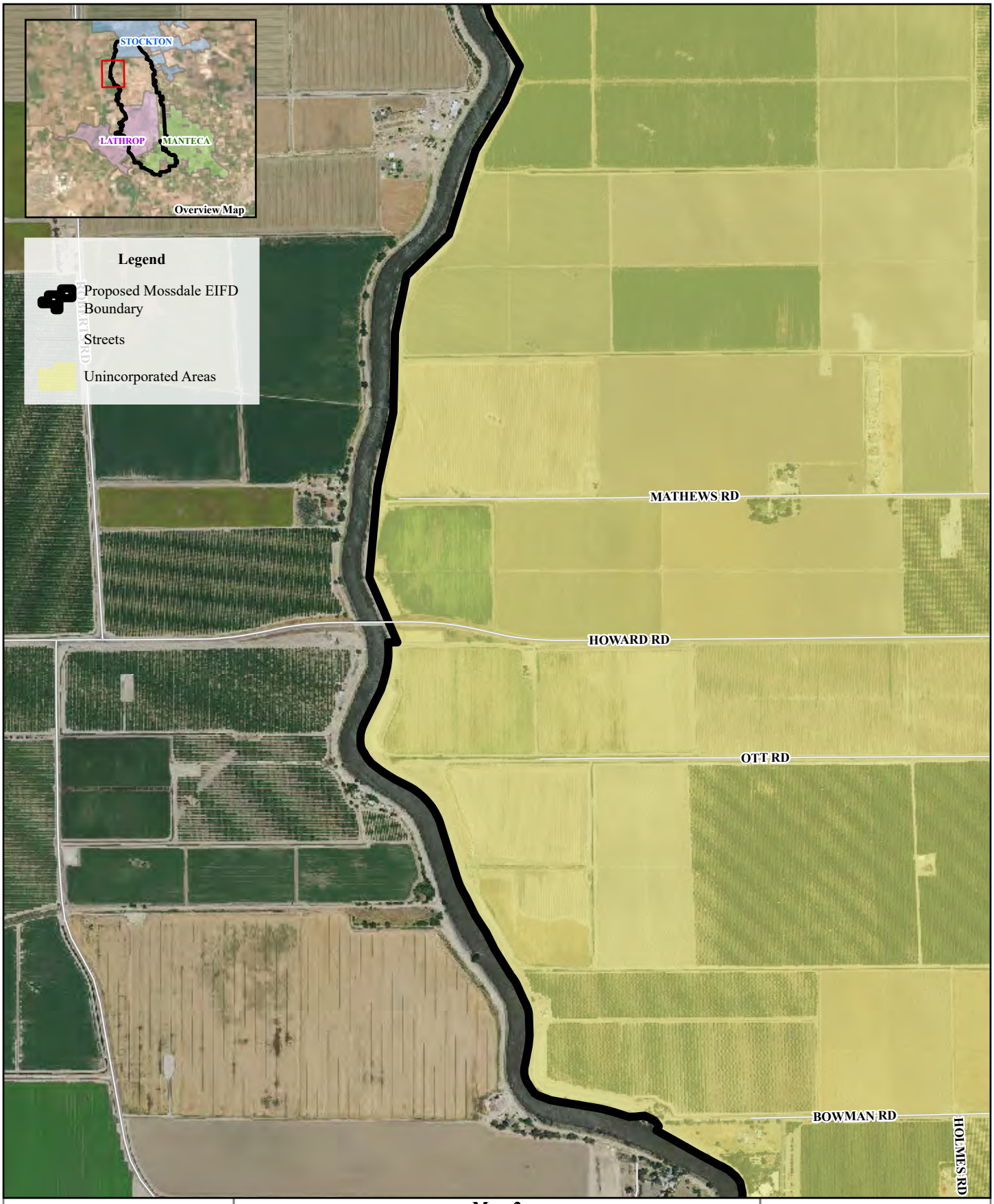

Geospatial Clarity

Map 2
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Basemap and Overview Aerials provided by ESRI and USDA

Map produced on:1/31/2022

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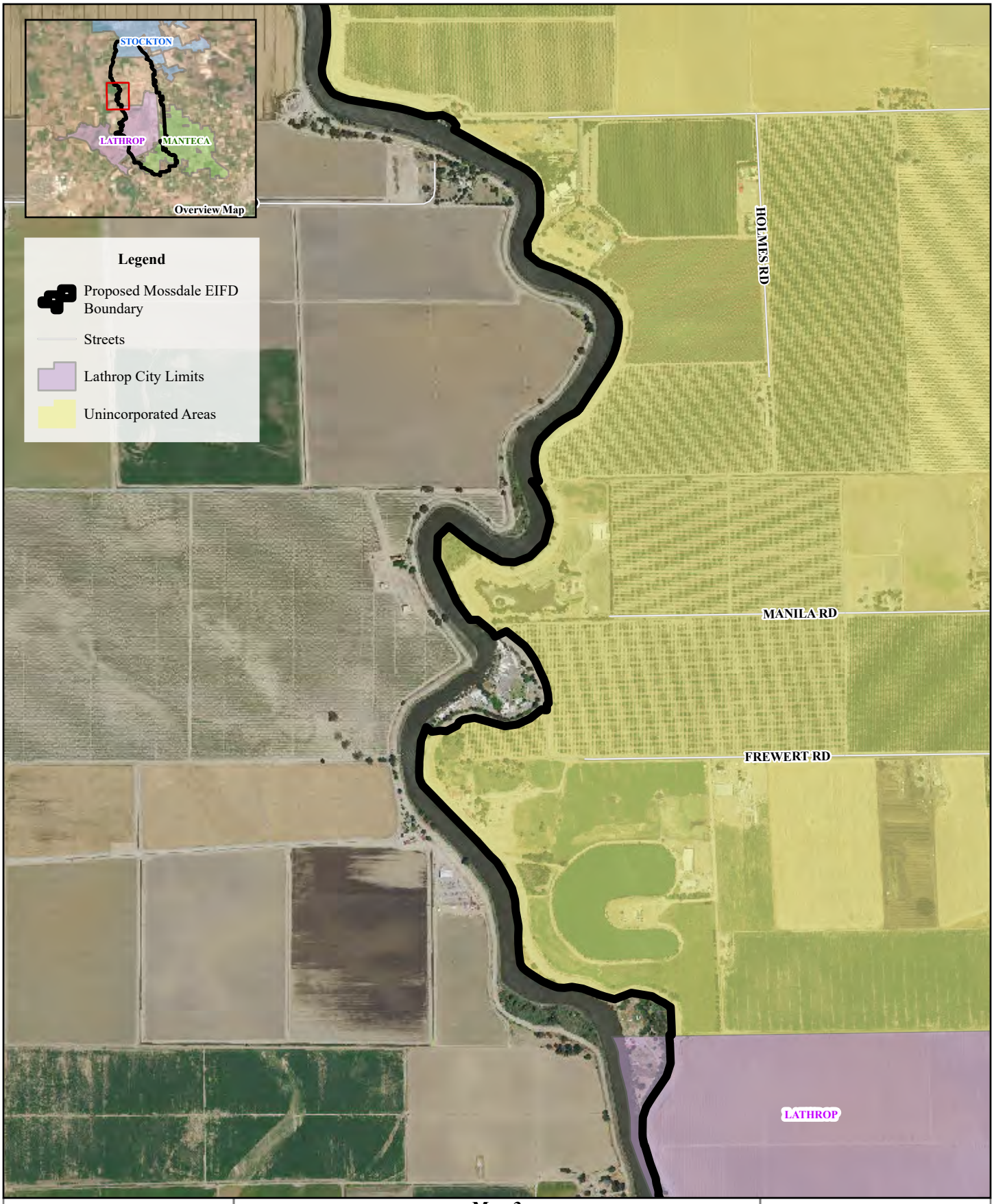

Geospatial Clarity

Map 3
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Basemap and Overview Aerials provided by ESRI and USDA

Map produced on:1/31/2022

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Geospatial Clarity

Map 4
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Basemap and Overview Aerials provided by ESRI and USDA

Map produced on:1/31/2022

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Map 5
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA

Map produced on:1/31/2022

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Geospatial Clarity

Map 6
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Basemap and Overview Aerials provided by ESRI and USDA

Map produced on:1/31/2022

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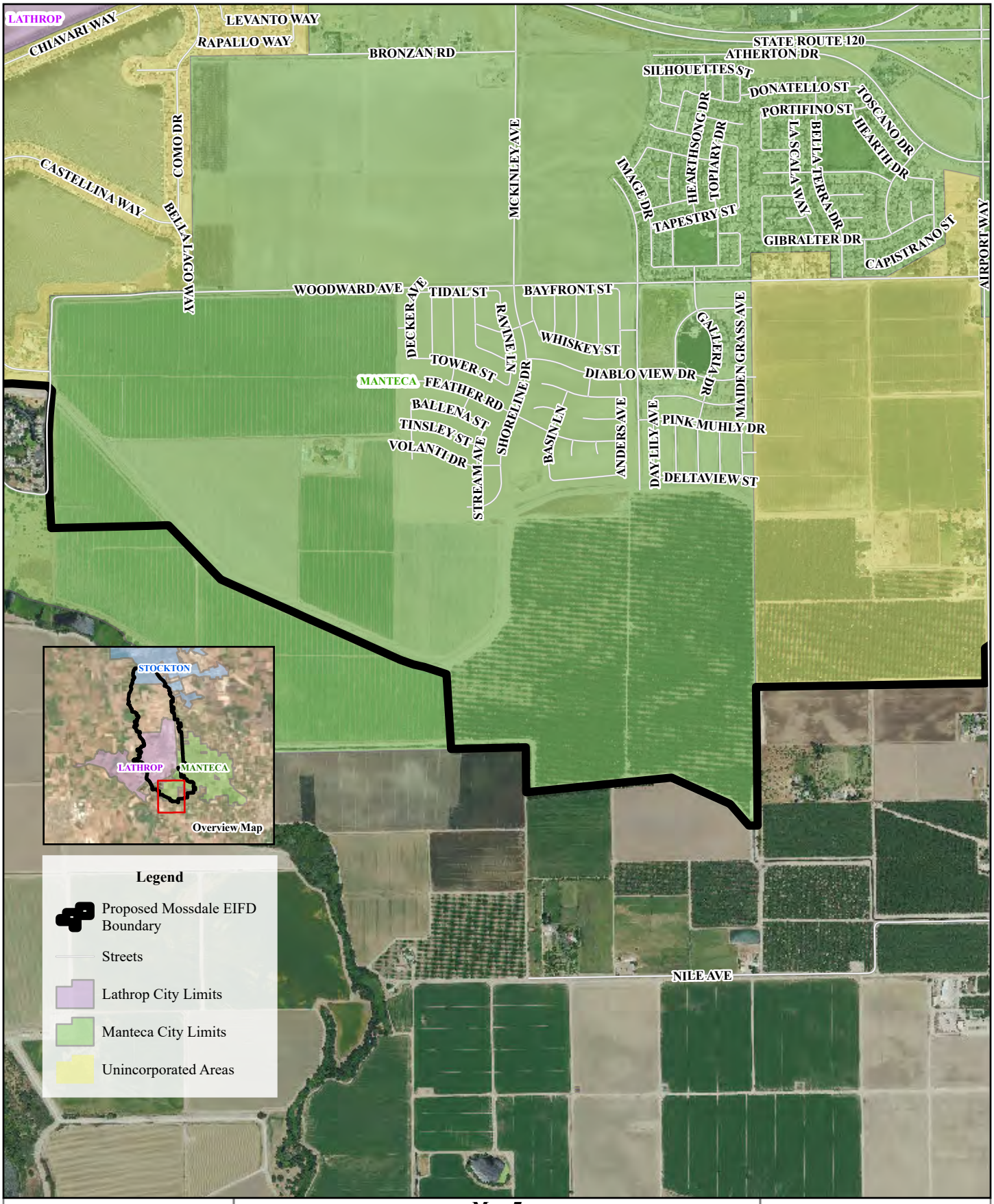

Geospatial Clarity

Map 7
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Basemap and Overview Aerials provided by ESRI and USDA

Map produced on:1/31/2022

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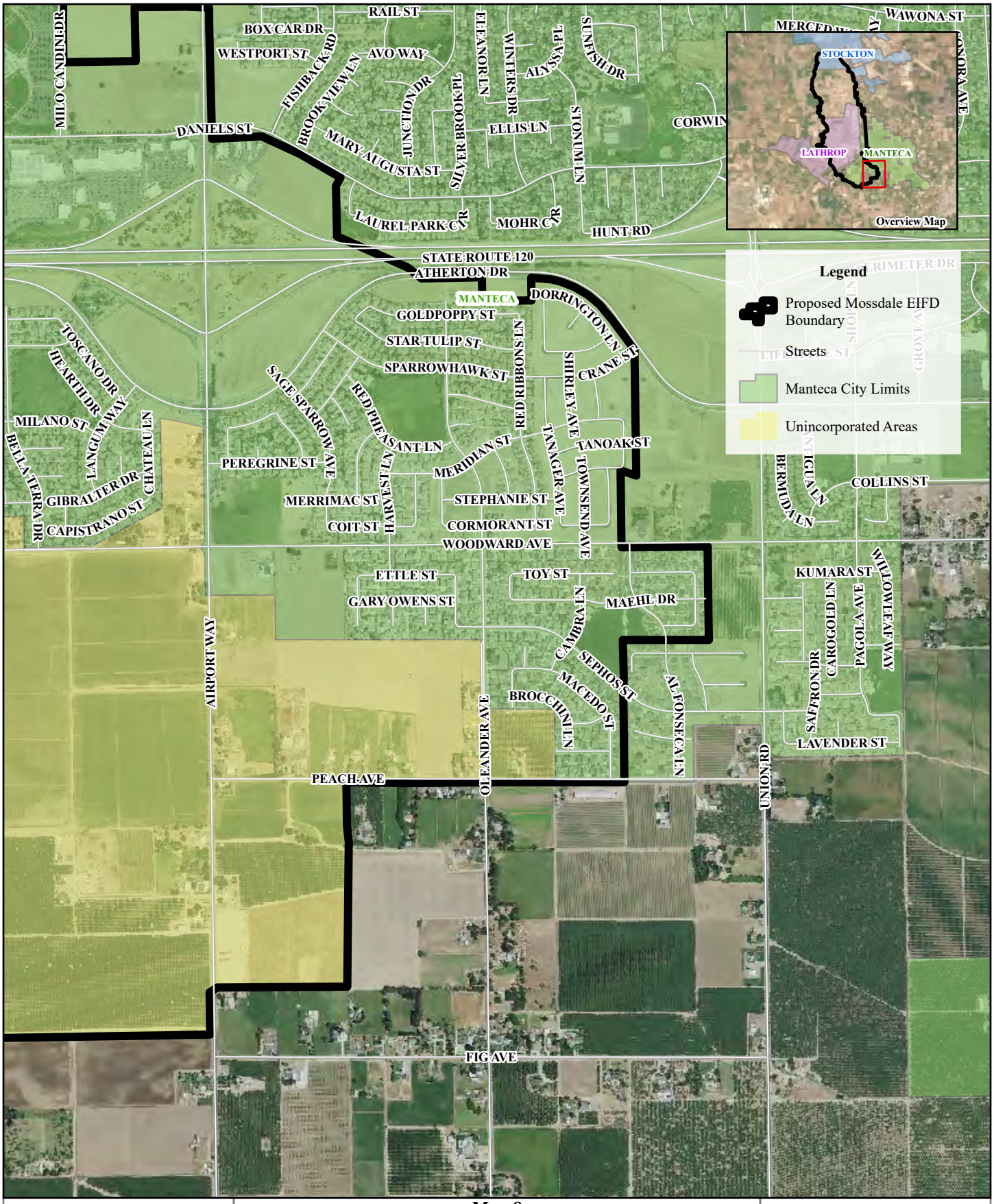

Map 8
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA

Map produced on:1/31/2022

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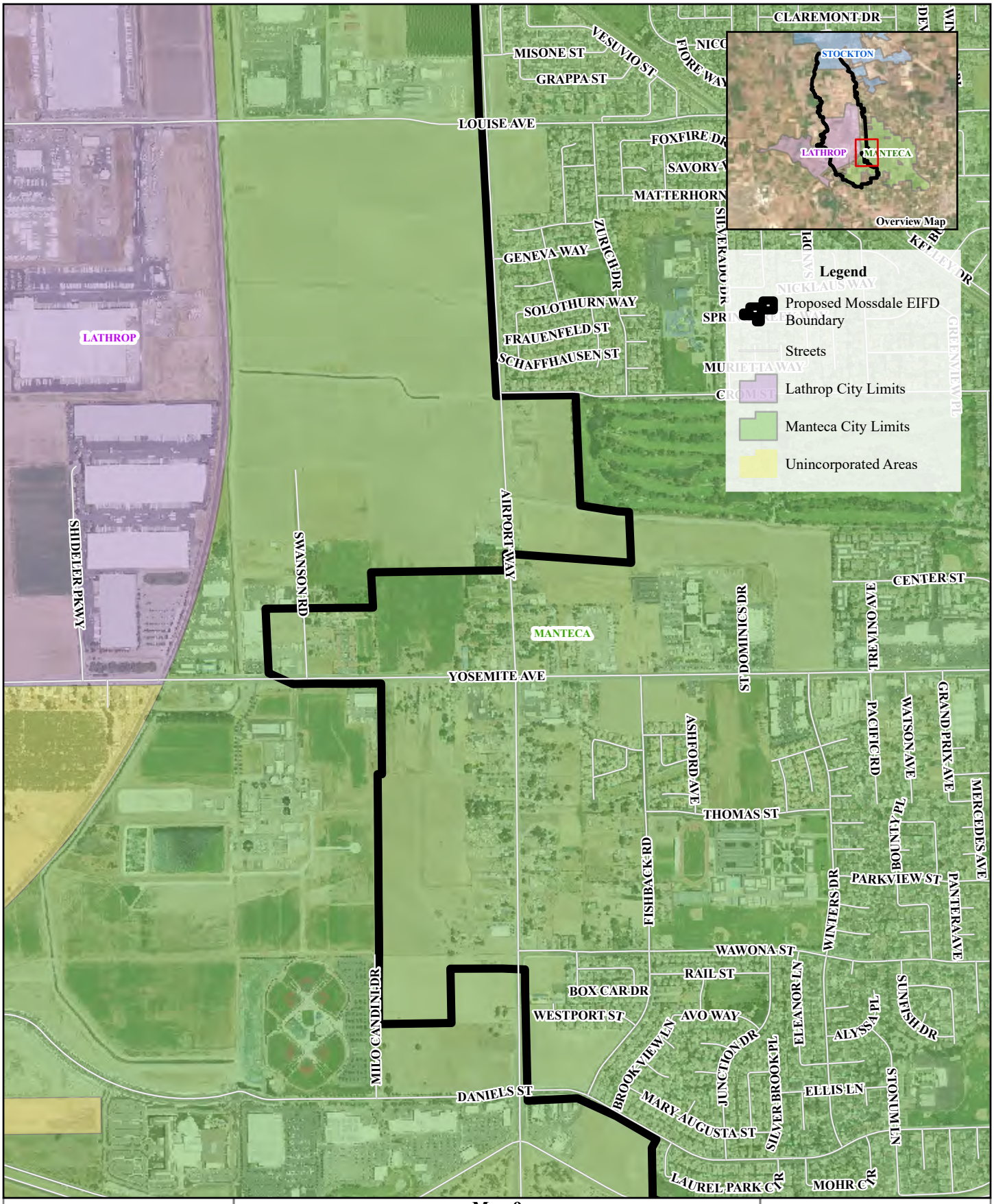
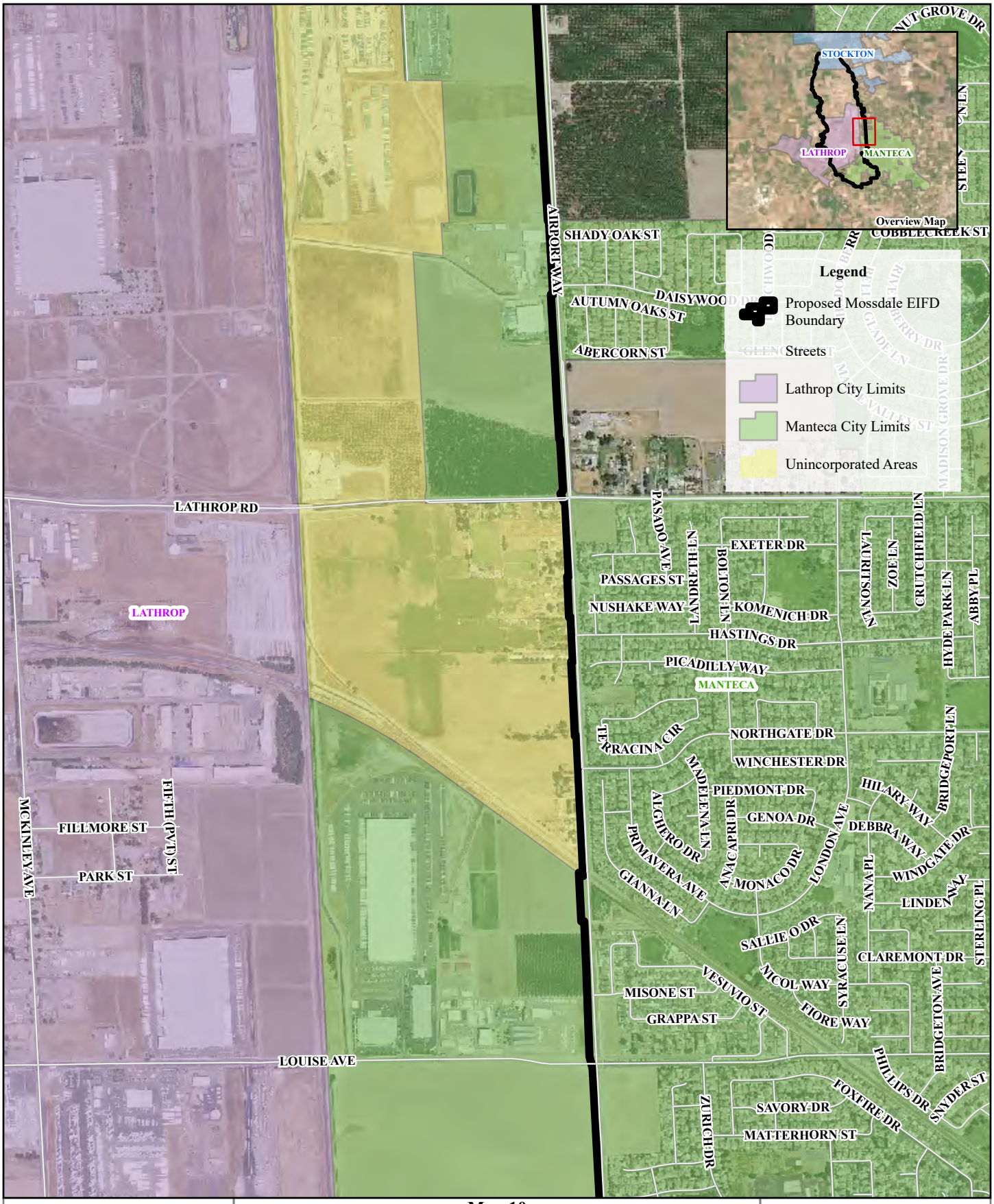


Geospatial Clarity

Map 9
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Basemap and Overview Aerials provided by ESRI and USDA

Map produced on:1/31/2022



Map 10
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA

Map produced on:1/31/2022

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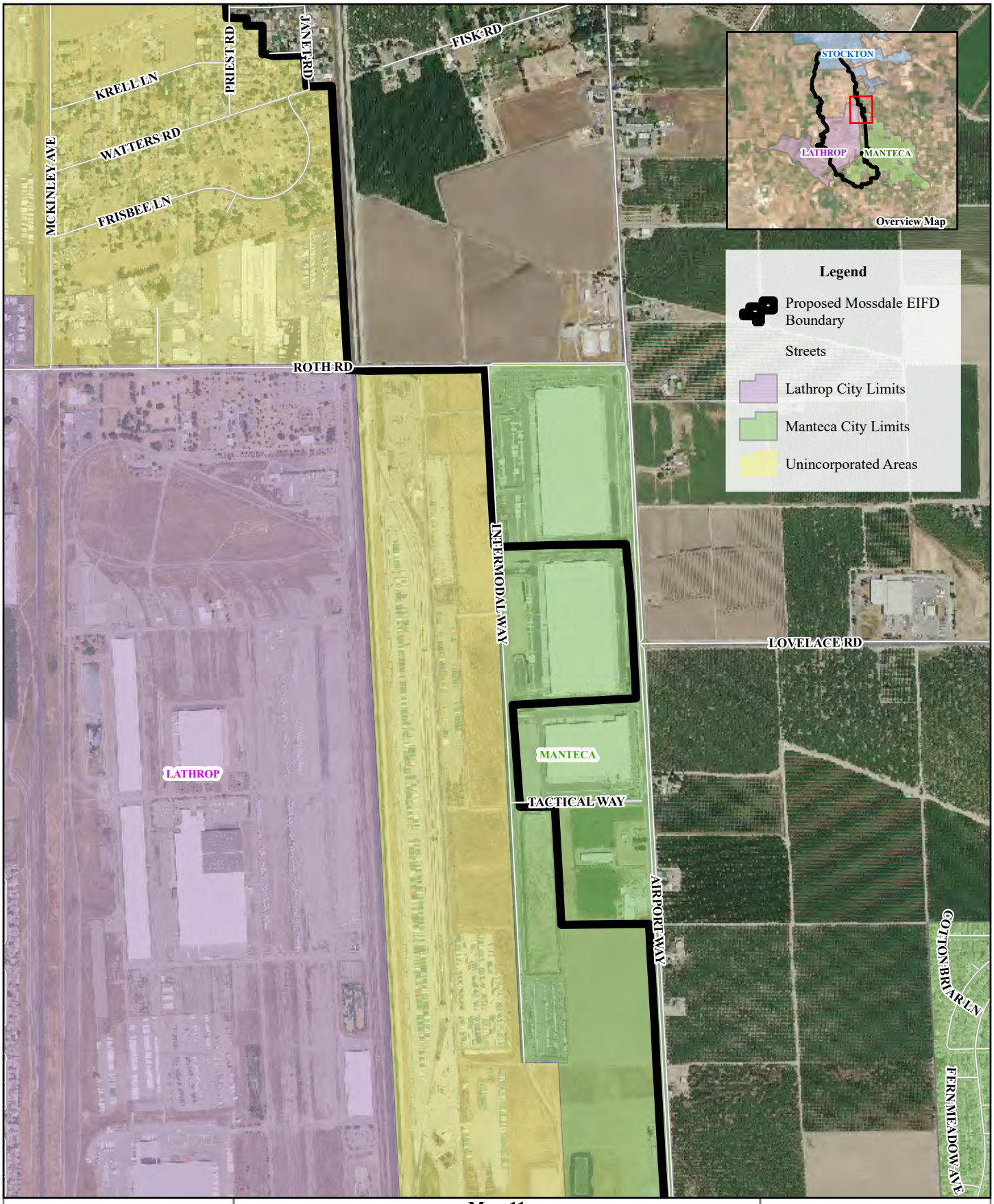

Geospatial Clarity

Map 11
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Basemap and Overview Aerials provided by ESRI and USDA

Map produced on:1/31/2022

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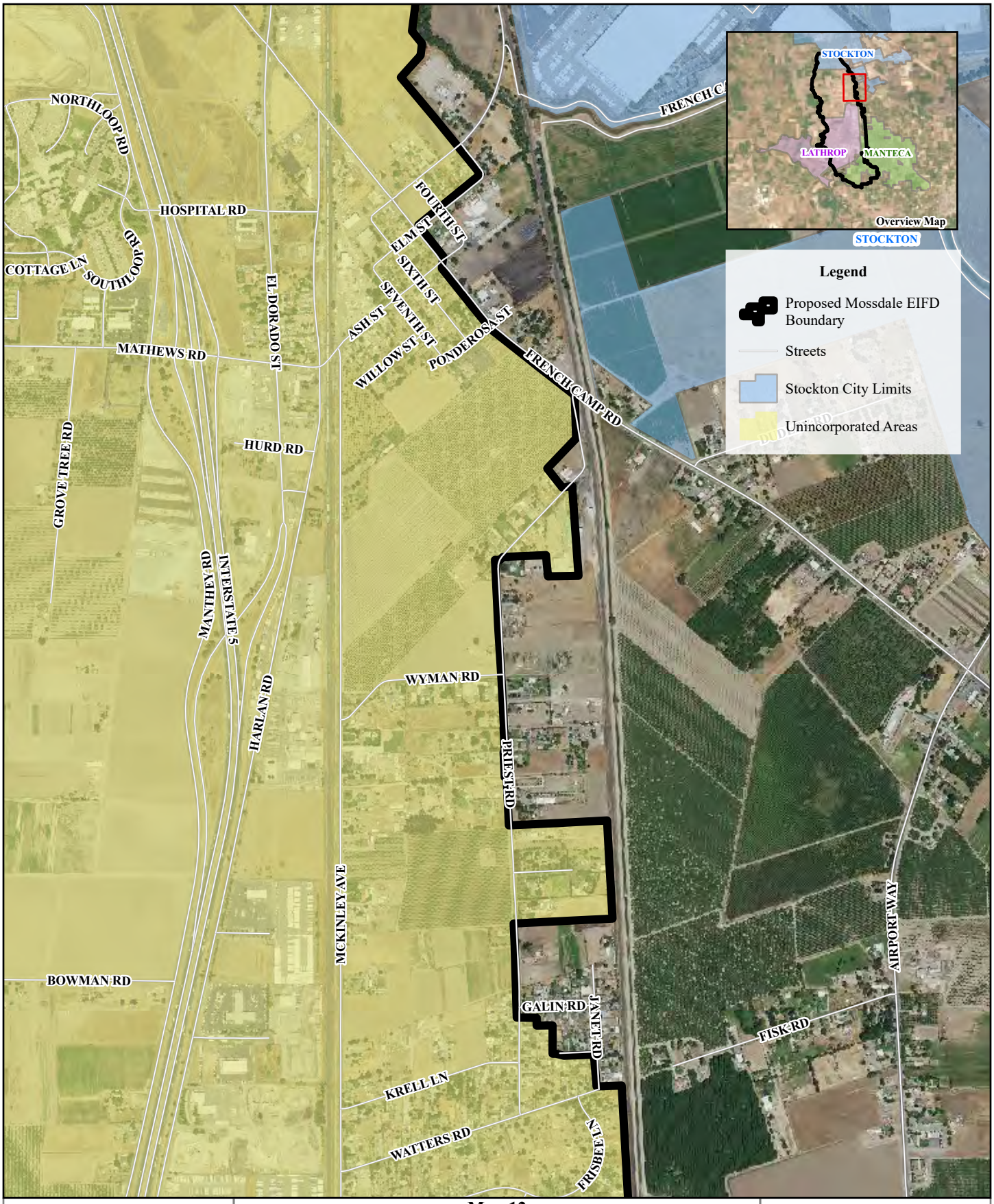

Geospatial Clarity

Map 12
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Basemap and Overview Aerials provided by ESRI and USDA

Map produced on:1/31/2022

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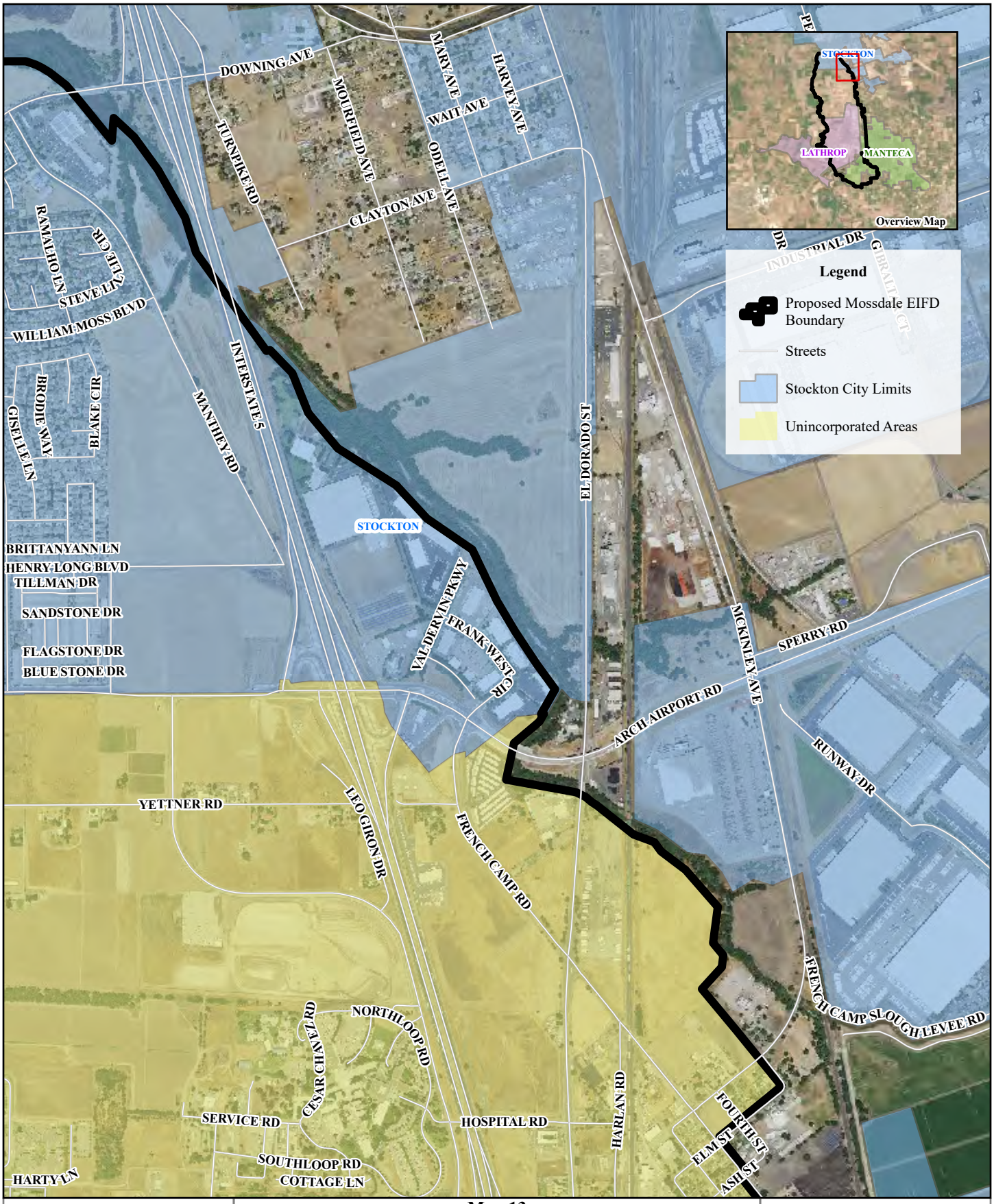

Geospatial Clarity

Map 13
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Basemap and Overview Aerials provided by ESRI and USDA

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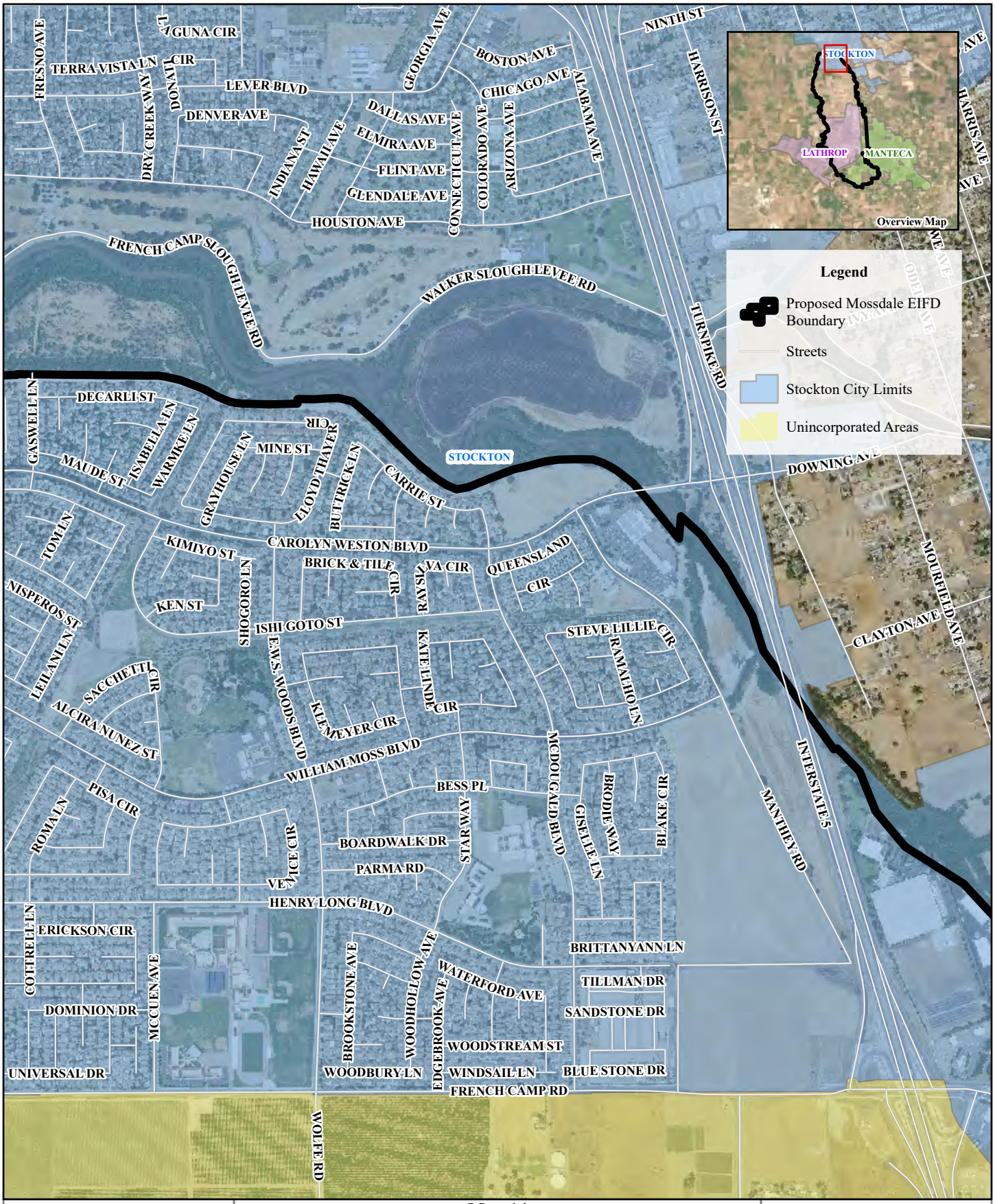

Map 14
Showing a Detailed Area of Proposed Boundary of Mossdale Tract Enhanced Infrastructure Financing District (EIFD)
County of San Joaquin, California

Geospatial Clarity

Basemap and Overview Aerials provided by ESRI and USDA

Map produced on:1/31/2022

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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
164-040-010-000	164-404-0460-000	164-405-0420-000	164-406-0220-000	164-407-0020-000	164-408-0090-000
164-404-0020-000	164-404-0470-000	164-405-0430-000	164-406-0230-000	164-407-0030-000	164-408-0100-000
164-404-0030-000	164-404-0480-000	164-405-0440-000	164-406-0240-000	164-407-0040-000	164-408-0110-000
164-404-0040-000	164-404-0490-000	164-405-0450-000	164-406-0250-000	164-407-0050-000	164-408-0120-000
164-404-0050-000	164-405-0010-000	164-405-0460-000	164-406-0260-000	164-407-0060-000	164-408-0130-000
164-404-0060-000	164-405-0020-000	164-405-0470-000	164-406-0270-000	164-407-0070-000	164-408-0140-000
164-404-0070-000	164-405-0030-000	164-405-0480-000	164-406-0280-000	164-407-0080-000	164-408-0150-000
164-404-0080-000	164-405-0040-000	164-405-0490-000	164-406-0290-000	164-407-0090-000	164-408-0160-000
164-404-0090-000	164-405-0050-000	164-405-0500-000	164-406-0300-000	164-407-0100-000	164-408-0170-000
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San Joaquin County EIFD Parcels List

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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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164-420-0460-000	164-422-0060-000	164-423-0310-000	164-423-0760-000	164-424-0380-000	164-425-0050-000
164-420-0470-000	164-422-0070-000	164-423-0320-000	164-423-0770-000	164-424-0390-000	164-425-0060-000
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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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164-425-0700-000	164-426-0310-000	164-426-0760-000	164-427-0270-000	164-428-0140-000	164-429-0070-000

San Joaquin County EIFD Parcels List

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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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164-434-0240-000	164-436-0050-000	164-437-0160-000	164-438-0100-000	164-438-0550-000	164-440-0040-000
164-434-0250-000	164-436-0060-000	164-437-0170-000	164-438-0110-000	164-438-0560-000	164-440-0050-000
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APN	APN	APN	APN	APN	APN
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San Joaquin County EIFD Parcels List

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166-634-0510-000	166-635-0420-000	166-636-0440-000	166-637-0440-000	166-638-0150-000	166-638-0600-000
166-634-0520-000	166-635-0430-000	166-636-0450-000	166-637-0450-000	166-638-0160-000	166-638-0610-000

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APN	APN	APN	APN	APN	APN
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166-639-0050-000	166-639-0500-000	166-640-0340-000	166-641-0020-000	166-641-0470-000	166-642-0310-000
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166-639-0080-000	166-639-0530-000	166-640-0370-000	166-641-0050-000	166-641-0500-000	166-642-0340-000
166-639-0090-000	166-639-0540-000	166-640-0380-000	166-641-0060-000	166-641-0510-000	166-642-0350-000
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166-639-0120-000	166-639-0570-000	166-640-0410-000	166-641-0090-000	166-641-0540-000	166-642-0380-000
166-639-0130-000	166-639-0580-000	166-640-0420-000	166-641-0100-000	166-641-0550-000	166-642-0390-000
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166-639-0440-000	166-640-0280-000	166-640-0730-000	166-641-0410-000	166-642-0250-000	166-642-0700-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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APN	APN	APN	APN	APN	APN
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166-649-0230-000	168-803-0240-000	168-804-0170-000	168-804-0620-000	168-805-0420-000	168-806-0390-000
166-649-0240-000	168-803-0250-000	168-804-0180-000	168-804-0630-000	168-805-0430-000	168-806-0400-000
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168-820-0140-000	168-822-0040-000	168-822-0490-000	168-823-0130-000	168-823-0580-000	168-824-0440-000
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San Joaquin County EIFD Parcels List

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191-126-0230-000	191-129-0010-000	191-135-0060-000	191-136-0450-000	191-137-0220-000	191-137-0670-000
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APN	APN	APN	APN	APN	APN
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191-139-0180-000	191-139-0630-000	191-140-0390-000	191-141-0270-000	191-142-0190-000	191-142-0640-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
191-142-0650-000	191-143-0440-000	191-144-0190-000	191-144-0640-000	191-145-0310-000	191-146-0330-000
191-142-0660-000	191-143-0450-000	191-144-0200-000	191-144-0650-000	191-145-0320-000	191-146-0340-000
191-143-0010-000	191-143-0460-000	191-144-0210-000	191-144-0660-000	191-145-0330-000	191-146-0350-000
191-143-0020-000	191-143-0470-000	191-144-0220-000	191-144-0670-000	191-145-0340-000	191-146-0360-000
191-143-0030-000	191-143-0480-000	191-144-0230-000	191-144-0680-000	191-145-0350-000	191-147-0010-000
191-143-0040-000	191-143-0490-000	191-144-0240-000	191-144-0690-000	191-145-0360-000	191-147-0020-000
191-143-0050-000	191-143-0500-000	191-144-0250-000	191-144-0700-000	191-145-0370-000	191-147-0030-000
191-143-0060-000	191-143-0510-000	191-144-0260-000	191-144-0710-000	191-145-0380-000	191-147-0040-000
191-143-0070-000	191-143-0520-000	191-144-0270-000	191-144-0720-000	191-145-0390-000	191-147-0050-000
191-143-0080-000	191-143-0530-000	191-144-0280-000	191-144-0730-000	191-145-0400-000	191-147-0060-000
191-143-0090-000	191-143-0540-000	191-144-0290-000	191-144-0740-000	191-145-0410-000	191-147-0070-000
191-143-0100-000	191-143-0550-000	191-144-0300-000	191-144-0750-000	191-145-0420-000	191-147-0080-000
191-143-0110-000	191-143-0560-000	191-144-0310-000	191-144-0760-000	191-145-0430-000	191-147-0090-000
191-143-0120-000	191-143-0570-000	191-144-0320-000	191-144-0770-000	191-146-0010-000	191-147-0100-000
191-143-0130-000	191-143-0580-000	191-144-0330-000	191-144-0780-000	191-146-0020-000	191-147-0110-000
191-143-0140-000	191-143-0590-000	191-144-0340-000	191-145-0010-000	191-146-0030-000	191-147-0120-000
191-143-0150-000	191-143-0600-000	191-144-0350-000	191-145-0020-000	191-146-0040-000	191-147-0130-000
191-143-0160-000	191-143-0610-000	191-144-0360-000	191-145-0030-000	191-146-0050-000	191-147-0140-000
191-143-0170-000	191-143-0620-000	191-144-0370-000	191-145-0040-000	191-146-0060-000	191-147-0150-000
191-143-0180-000	191-143-0630-000	191-144-0380-000	191-145-0050-000	191-146-0070-000	191-147-0160-000
191-143-0190-000	191-143-0640-000	191-144-0390-000	191-145-0060-000	191-146-0080-000	191-147-0170-000
191-143-0200-000	191-143-0650-000	191-144-0400-000	191-145-0070-000	191-146-0090-000	191-147-0180-000
191-143-0210-000	191-143-0660-000	191-144-0410-000	191-145-0080-000	191-146-0100-000	191-147-0190-000
191-143-0220-000	191-143-0670-000	191-144-0420-000	191-145-0090-000	191-146-0110-000	191-147-0200-000
191-143-0230-000	191-143-0680-000	191-144-0430-000	191-145-0100-000	191-146-0120-000	191-147-0210-000
191-143-0240-000	191-143-0690-000	191-144-0440-000	191-145-0110-000	191-146-0130-000	191-147-0220-000
191-143-0250-000	191-143-0700-000	191-144-0450-000	191-145-0120-000	191-146-0140-000	191-147-0230-000
191-143-0260-000	191-143-0710-000	191-144-0460-000	191-145-0130-000	191-146-0150-000	191-147-0240-000
191-143-0270-000	191-143-0720-000	191-144-0470-000	191-145-0140-000	191-146-0160-000	191-147-0250-000
191-143-0280-000	191-143-0730-000	191-144-0480-000	191-145-0150-000	191-146-0170-000	191-147-0260-000
191-143-0290-000	191-144-0010-000	191-144-0490-000	191-145-0160-000	191-146-0180-000	191-147-0270-000
191-143-0300-000	191-144-0020-000	191-144-0500-000	191-145-0170-000	191-146-0190-000	191-147-0280-000
191-143-0310-000	191-144-0030-000	191-144-0510-000	191-145-0180-000	191-146-0200-000	191-147-0290-000
191-143-0320-000	191-144-0040-000	191-144-0520-000	191-145-0190-000	191-146-0210-000	191-147-0300-000
191-143-0330-000	191-144-0050-000	191-144-0530-000	191-145-0200-000	191-146-0220-000	191-147-0310-000
191-143-0340-000	191-144-0060-000	191-144-0540-000	191-145-0210-000	191-146-0230-000	191-147-0320-000
191-143-0350-000	191-144-0070-000	191-144-0550-000	191-145-0220-000	191-146-0240-000	191-147-0330-000
191-143-0360-000	191-144-0110-000	191-144-0560-000	191-145-0230-000	191-146-0250-000	191-147-0340-000
191-143-0370-000	191-144-0120-000	191-144-0570-000	191-145-0240-000	191-146-0260-000	191-147-0350-000
191-143-0380-000	191-144-0130-000	191-144-0580-000	191-145-0250-000	191-146-0270-000	191-147-0360-000
191-143-0390-000	191-144-0140-000	191-144-0590-000	191-145-0260-000	191-146-0280-000	191-147-0370-000
191-143-0400-000	191-144-0150-000	191-144-0600-000	191-145-0270-000	191-146-0290-000	191-147-0380-000
191-143-0410-000	191-144-0160-000	191-144-0610-000	191-145-0280-000	191-146-0300-000	191-147-0390-000
191-143-0420-000	191-144-0170-000	191-144-0620-000	191-145-0290-000	191-146-0310-000	191-147-0400-000
191-143-0430-000	191-144-0180-000	191-144-0630-000	191-145-0300-000	191-146-0320-000	191-148-0010-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
191-148-0020-000	191-149-0050-000	191-149-0500-000	191-150-0380-000	191-151-0320-000	191-152-0310-000
191-148-0030-000	191-149-0060-000	191-149-0510-000	191-150-0390-000	191-151-0330-000	191-152-0320-000
191-148-0040-000	191-149-0070-000	191-149-0520-000	191-150-0400-000	191-151-0340-000	191-152-0330-000
191-148-0050-000	191-149-0080-000	191-149-0530-000	191-150-0410-000	191-151-0350-000	191-152-0340-000
191-148-0060-000	191-149-0090-000	191-149-0540-000	191-150-0420-000	191-151-0360-000	191-152-0350-000
191-148-0070-000	191-149-0100-000	191-149-0550-000	191-150-0430-000	191-151-0370-000	191-152-0360-000
191-148-0080-000	191-149-0110-000	191-149-0560-000	191-150-0440-000	191-151-0380-000	191-152-0370-000
191-148-0090-000	191-149-0120-000	191-149-0570-000	191-150-0450-000	191-151-0390-000	191-152-0380-000
191-148-0100-000	191-149-0130-000	191-150-0010-000	191-150-0460-000	191-151-0400-000	191-152-0390-000
191-148-0110-000	191-149-0140-000	191-150-0020-000	191-150-0470-000	191-151-0410-000	191-152-0400-000
191-148-0120-000	191-149-0150-000	191-150-0030-000	191-150-0480-000	191-151-0420-000	191-152-0410-000
191-148-0130-000	191-149-0160-000	191-150-0040-000	191-150-0490-000	191-151-0430-000	191-152-0420-000
191-148-0140-000	191-149-0170-000	191-150-0050-000	191-150-0500-000	191-151-0440-000	191-152-0430-000
191-148-0150-000	191-149-0180-000	191-150-0060-000	191-150-0510-000	191-151-0450-000	191-152-0440-000
191-148-0160-000	191-149-0190-000	191-150-0070-000	191-151-0010-000	191-151-0460-000	191-152-0450-000
191-148-0170-000	191-149-0200-000	191-150-0080-000	191-151-0020-000	191-152-0010-000	191-152-0460-000
191-148-0180-000	191-149-0210-000	191-150-0090-000	191-151-0030-000	191-152-0020-000	191-152-0470-000
191-148-0190-000	191-149-0220-000	191-150-0100-000	191-151-0040-000	191-152-0030-000	191-152-0480-000
191-148-0200-000	191-149-0230-000	191-150-0110-000	191-151-0050-000	191-152-0040-000	191-152-0490-000
191-148-0210-000	191-149-0240-000	191-150-0120-000	191-151-0060-000	191-152-0050-000	191-152-0500-000
191-148-0220-000	191-149-0250-000	191-150-0130-000	191-151-0070-000	191-152-0060-000	191-152-0510-000
191-148-0230-000	191-149-0260-000	191-150-0140-000	191-151-0080-000	191-152-0070-000	191-152-0520-000
191-148-0240-000	191-149-0270-000	191-150-0150-000	191-151-0090-000	191-152-0080-000	191-152-0530-000
191-148-0250-000	191-149-0280-000	191-150-0160-000	191-151-0100-000	191-152-0090-000	191-152-0540-000
191-148-0260-000	191-149-0290-000	191-150-0170-000	191-151-0110-000	191-152-0100-000	191-152-0550-000
191-148-0270-000	191-149-0300-000	191-150-0180-000	191-151-0120-000	191-152-0110-000	191-152-0560-000
191-148-0280-000	191-149-0310-000	191-150-0190-000	191-151-0130-000	191-152-0120-000	191-152-0570-000
191-148-0290-000	191-149-0320-000	191-150-0200-000	191-151-0140-000	191-152-0130-000	191-152-0580-000
191-148-0300-000	191-149-0330-000	191-150-0210-000	191-151-0150-000	191-152-0140-000	191-152-0590-000
191-148-0310-000	191-149-0340-000	191-150-0220-000	191-151-0160-000	191-152-0150-000	191-152-0600-000
191-148-0320-000	191-149-0350-000	191-150-0230-000	191-151-0170-000	191-152-0160-000	191-152-0610-000
191-148-0330-000	191-149-0360-000	191-150-0240-000	191-151-0180-000	191-152-0170-000	191-152-0620-000
191-148-0340-000	191-149-0370-000	191-150-0250-000	191-151-0190-000	191-152-0180-000	191-152-0630-000
191-148-0350-000	191-149-0380-000	191-150-0260-000	191-151-0200-000	191-152-0190-000	191-152-0640-000
191-148-0360-000	191-149-0390-000	191-150-0270-000	191-151-0210-000	191-152-0200-000	191-153-0010-000
191-148-0370-000	191-149-0400-000	191-150-0280-000	191-151-0220-000	191-152-0210-000	191-153-0020-000
191-148-0380-000	191-149-0410-000	191-150-0290-000	191-151-0230-000	191-152-0220-000	191-153-0030-000
191-148-0390-000	191-149-0420-000	191-150-0300-000	191-151-0240-000	191-152-0230-000	191-153-0040-000
191-148-0400-000	191-149-0430-000	191-150-0310-000	191-151-0250-000	191-152-0240-000	191-153-0050-000
191-148-0410-000	191-149-0440-000	191-150-0320-000	191-151-0260-000	191-152-0250-000	191-153-0060-000
191-148-0420-000	191-149-0450-000	191-150-0330-000	191-151-0270-000	191-152-0260-000	191-153-0070-000
191-149-0010-000	191-149-0460-000	191-150-0340-000	191-151-0280-000	191-152-0270-000	191-153-0080-000
191-149-0020-000	191-149-0470-000	191-150-0350-000	191-151-0290-000	191-152-0280-000	191-153-0090-000
191-149-0030-000	191-149-0480-000	191-150-0360-000	191-151-0300-000	191-152-0290-000	191-153-0100-000
191-149-0040-000	191-149-0490-000	191-150-0370-000	191-151-0310-000	191-152-0300-000	191-153-0110-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
191-153-0120-000	191-153-0570-000	191-154-0270-000	191-155-0110-000	191-155-0560-000	191-156-0280-000
191-153-0130-000	191-153-0580-000	191-154-0280-000	191-155-0120-000	191-155-0570-000	191-156-0290-000
191-153-0140-000	191-153-0590-000	191-154-0290-000	191-155-0130-000	191-155-0580-000	191-156-0300-000
191-153-0150-000	191-153-0600-000	191-154-0300-000	191-155-0140-000	191-155-0590-000	191-156-0310-000
191-153-0160-000	191-153-0610-000	191-154-0310-000	191-155-0150-000	191-155-0600-000	191-156-0320-000
191-153-0170-000	191-153-0620-000	191-154-0320-000	191-155-0160-000	191-155-0610-000	191-156-0330-000
191-153-0180-000	191-153-0630-000	191-154-0330-000	191-155-0170-000	191-155-0620-000	191-156-0340-000
191-153-0190-000	191-153-0640-000	191-154-0340-000	191-155-0180-000	191-155-0630-000	191-156-0350-000
191-153-0200-000	191-153-0650-000	191-154-0350-000	191-155-0190-000	191-155-0640-000	191-156-0360-000
191-153-0210-000	191-153-0660-000	191-154-0360-000	191-155-0200-000	191-155-0650-000	191-156-0370-000
191-153-0220-000	191-153-0670-000	191-154-0370-000	191-155-0210-000	191-155-0660-000	191-156-0380-000
191-153-0230-000	191-153-0680-000	191-154-0380-000	191-155-0220-000	191-155-0670-000	191-156-0390-000
191-153-0240-000	191-153-0690-000	191-154-0390-000	191-155-0230-000	191-155-0680-000	191-156-0400-000
191-153-0250-000	191-153-0700-000	191-154-0400-000	191-155-0240-000	191-155-0690-000	191-156-0410-000
191-153-0260-000	191-153-0710-000	191-154-0410-000	191-155-0250-000	191-155-0710-000	191-156-0420-000
191-153-0270-000	191-153-0720-000	191-154-0420-000	191-155-0260-000	191-155-0730-000	191-156-0430-000
191-153-0280-000	191-153-0730-000	191-154-0430-000	191-155-0270-000	191-155-0760-000	191-156-0440-000
191-153-0290-000	191-153-0740-000	191-154-0440-000	191-155-0280-000	191-155-0770-000	191-156-0450-000
191-153-0300-000	191-153-0750-000	191-154-0450-000	191-155-0290-000	191-156-0010-000	191-156-0460-000
191-153-0310-000	191-154-0010-000	191-154-0460-000	191-155-0300-000	191-156-0020-000	191-156-0470-000
191-153-0320-000	191-154-0020-000	191-154-0470-000	191-155-0310-000	191-156-0030-000	191-157-0010-000
191-153-0330-000	191-154-0030-000	191-154-0480-000	191-155-0320-000	191-156-0040-000	191-157-0020-000
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191-153-0450-000	191-154-0150-000	191-154-0600-000	191-155-0440-000	191-156-0160-000	191-157-0140-000
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191-153-0490-000	191-154-0190-000	191-155-0030-000	191-155-0480-000	191-156-0200-000	191-157-0180-000
191-153-0500-000	191-154-0200-000	191-155-0040-000	191-155-0490-000	191-156-0210-000	191-157-0190-000
191-153-0510-000	191-154-0210-000	191-155-0050-000	191-155-0500-000	191-156-0220-000	191-157-0200-000
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191-153-0530-000	191-154-0230-000	191-155-0070-000	191-155-0520-000	191-156-0240-000	191-157-0220-000
191-153-0540-000	191-154-0240-000	191-155-0080-000	191-155-0530-000	191-156-0250-000	191-157-0230-000
191-153-0550-000	191-154-0250-000	191-155-0090-000	191-155-0540-000	191-156-0260-000	191-157-0240-000
191-153-0560-000	191-154-0260-000	191-155-0100-000	191-155-0550-000	191-156-0270-000	191-157-0250-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
191-157-0260-000	191-158-0210-000	191-159-0300-000	191-160-0050-000	191-160-0580-000	191-161-0290-000
191-157-0270-000	191-158-0220-000	191-159-0310-000	191-160-0060-000	191-160-0590-000	191-161-0300-000
191-157-0280-000	191-158-0230-000	191-159-0320-000	191-160-0070-000	191-160-0600-000	191-161-0310-000
191-157-0290-000	191-158-0240-000	191-159-0330-000	191-160-0080-000	191-160-0610-000	191-161-0320-000
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191-157-0310-000	191-158-0260-000	191-159-0350-000	191-160-0100-000	191-160-0630-000	191-161-0340-000
191-157-0320-000	191-158-0270-000	191-159-0360-000	191-160-0110-000	191-160-0640-000	191-161-0350-000
191-157-0330-000	191-158-0280-000	191-159-0370-000	191-160-0120-000	191-160-0650-000	191-161-0360-000
191-157-0340-000	191-158-0290-000	191-159-0380-000	191-160-0130-000	191-160-0660-000	191-161-0370-000
191-157-0350-000	191-158-0300-000	191-159-0390-000	191-160-0140-000	191-160-0670-000	191-161-0380-000
191-157-0360-000	191-158-0310-000	191-159-0400-000	191-160-0150-000	191-160-0680-000	191-161-0390-000
191-157-0370-000	191-158-0320-000	191-159-0410-000	191-160-0160-000	191-160-0690-000	191-161-0400-000
191-157-0380-000	191-158-0330-000	191-159-0420-000	191-160-0170-000	191-160-0700-000	191-161-0410-000
191-157-0390-000	191-158-0340-000	191-159-0430-000	191-160-0180-000	191-160-0710-000	191-162-0010-000
191-157-0400-000	191-158-0350-000	191-159-0440-000	191-160-0190-000	191-160-0720-000	191-162-0020-000
191-157-0410-000	191-158-0360-000	191-159-0450-000	191-160-0200-000	191-160-0730-000	191-162-0030-000
191-157-0420-000	191-158-0370-000	191-159-0460-000	191-160-0210-000	191-160-0740-000	191-162-0040-000
191-157-0430-000	191-158-0380-000	191-159-0470-000	191-160-0220-000	191-160-0750-000	191-162-0050-000
191-157-0440-000	191-158-0390-000	191-159-0480-000	191-160-0230-000	191-161-0020-000	191-162-0060-000
191-157-0450-000	191-159-0010-000	191-159-0490-000	191-160-0240-000	191-161-0030-000	191-162-0070-000
191-157-0460-000	191-159-0020-000	191-159-0500-000	191-160-0250-000	191-161-0040-000	191-162-0130-000
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191-157-0500-000	191-159-0060-000	191-159-0540-000	191-160-0290-000	191-161-0080-000	191-162-0170-000
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191-158-0020-000	191-159-0080-000	191-159-0560-000	191-160-0340-000	191-161-0100-000	191-162-0190-000
191-158-0030-000	191-159-0090-000	191-159-0570-000	191-160-0350-000	191-161-0110-000	191-162-0200-000
191-158-0040-000	191-159-0100-000	191-159-0580-000	191-160-0360-000	191-161-0120-000	191-162-0210-000
191-158-0050-000	191-159-0110-000	191-159-0590-000	191-160-0370-000	191-161-0130-000	191-162-0220-000
191-158-0060-000	191-159-0120-000	191-159-0600-000	191-160-0380-000	191-161-0140-000	191-162-0230-000
191-158-0070-000	191-159-0130-000	191-159-0610-000	191-160-0390-000	191-161-0150-000	191-162-0250-000
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191-158-0090-000	191-159-0150-000	191-159-0630-000	191-160-0460-000	191-161-0170-000	191-162-0270-000
191-158-0100-000	191-159-0180-000	191-159-0640-000	191-160-0470-000	191-161-0180-000	191-162-0280-000
191-158-0110-000	191-159-0190-000	191-159-0650-000	191-160-0480-000	191-161-0190-000	191-162-0290-000
191-158-0120-000	191-159-0200-000	191-159-0660-000	191-160-0490-000	191-161-0200-000	191-162-0300-000
191-158-0130-000	191-159-0210-000	191-159-0670-000	191-160-0500-000	191-161-0210-000	191-162-0310-000
191-158-0140-000	191-159-0220-000	191-159-0680-000	191-160-0510-000	191-161-0220-000	191-162-0320-000
191-158-0150-000	191-159-0240-000	191-159-0690-000	191-160-0520-000	191-161-0230-000	191-162-0330-000
191-158-0160-000	191-159-0250-000	191-159-0700-000	191-160-0530-000	191-161-0240-000	191-162-0340-000
191-158-0170-000	191-159-0260-000	191-160-0010-000	191-160-0540-000	191-161-0250-000	191-162-0350-000
191-158-0180-000	191-159-0270-000	191-160-0020-000	191-160-0550-000	191-161-0260-000	191-162-0360-000
191-158-0190-000	191-159-0280-000	191-160-0030-000	191-160-0560-000	191-161-0270-000	191-162-0370-000
191-158-0200-000	191-159-0290-000	191-160-0040-000	191-160-0570-000	191-161-0280-000	191-162-0380-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
191-162-0390-000	191-163-0280-000	191-164-0230-000	191-165-0030-000	191-166-0030-000	191-167-0050-000
191-162-0400-000	191-163-0290-000	191-164-0240-000	191-165-0040-000	191-166-0040-000	191-167-0060-000
191-162-0410-000	191-163-0320-000	191-164-0250-000	191-165-0050-000	191-166-0050-000	191-167-0070-000
191-162-0420-000	191-163-0330-000	191-164-0260-000	191-165-0060-000	191-166-0060-000	191-167-0080-000
191-162-0430-000	191-163-0340-000	191-164-0270-000	191-165-0070-000	191-166-0070-000	191-167-0090-000
191-162-0440-000	191-163-0350-000	191-164-0280-000	191-165-0080-000	191-166-0080-000	191-167-0100-000
191-162-0450-000	191-163-0360-000	191-164-0290-000	191-165-0090-000	191-166-0090-000	191-167-0110-000
191-162-0460-000	191-163-0370-000	191-164-0300-000	191-165-0100-000	191-166-0100-000	191-167-0120-000
191-162-0470-000	191-163-0380-000	191-164-0310-000	191-165-0110-000	191-166-0110-000	191-167-0130-000
191-162-0480-000	191-163-0390-000	191-164-0320-000	191-165-0120-000	191-166-0120-000	191-167-0140-000
191-162-0500-000	191-163-0400-000	191-164-0330-000	191-165-0130-000	191-166-0130-000	191-167-0150-000
191-162-0520-000	191-163-0410-000	191-164-0340-000	191-165-0140-000	191-166-0140-000	191-167-0160-000
191-162-0530-000	191-163-0420-000	191-164-0350-000	191-165-0150-000	191-166-0150-000	191-167-0170-000
191-162-0540-000	191-163-0430-000	191-164-0360-000	191-165-0160-000	191-166-0160-000	191-167-0180-000
191-162-0550-000	191-163-0440-000	191-164-0370-000	191-165-0170-000	191-166-0170-000	191-167-0190-000
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191-162-0570-000	191-163-0460-000	191-164-0390-000	191-165-0190-000	191-166-0190-000	191-167-0210-000
191-162-0580-000	191-163-0470-000	191-164-0400-000	191-165-0200-000	191-166-0200-000	191-167-0220-000
191-162-0590-000	191-163-0480-000	191-164-0410-000	191-165-0210-000	191-166-0210-000	191-167-0230-000
191-163-0010-000	191-163-0490-000	191-164-0420-000	191-165-0220-000	191-166-0220-000	191-167-0240-000
191-163-0020-000	191-163-0500-000	191-164-0430-000	191-165-0230-000	191-166-0230-000	191-167-0250-000
191-163-0030-000	191-163-0510-000	191-164-0440-000	191-165-0240-000	191-166-0240-000	191-167-0260-000
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191-163-0060-000	191-164-0020-000	191-164-0470-000	191-165-0270-000	191-166-0270-000	191-167-0290-000
191-163-0070-000	191-164-0030-000	191-164-0480-000	191-165-0280-000	191-166-0280-000	191-167-0300-000
191-163-0080-000	191-164-0040-000	191-164-0490-000	191-165-0290-000	191-166-0290-000	191-167-0310-000
191-163-0090-000	191-164-0050-000	191-164-0500-000	191-165-0300-000	191-166-0300-000	191-167-0320-000
191-163-0100-000	191-164-0060-000	191-164-0510-000	191-165-0310-000	191-166-0310-000	191-167-0330-000
191-163-0110-000	191-164-0070-000	191-164-0520-000	191-165-0320-000	191-166-0320-000	191-167-0340-000
191-163-0120-000	191-164-0080-000	191-164-0530-000	191-165-0330-000	191-166-0330-000	191-167-0350-000
191-163-0130-000	191-164-0090-000	191-164-0540-000	191-165-0340-000	191-166-0340-000	191-167-0360-000
191-163-0140-000	191-164-0100-000	191-164-0550-000	191-165-0350-000	191-166-0350-000	191-167-0370-000
191-163-0150-000	191-164-0110-000	191-164-0560-000	191-165-0360-000	191-166-0360-000	191-167-0380-000
191-163-0170-000	191-164-0120-000	191-164-0570-000	191-165-0370-000	191-166-0370-000	191-167-0390-000
191-163-0180-000	191-164-0130-000	191-164-0580-000	191-165-0380-000	191-166-0380-000	191-167-0400-000
191-163-0190-000	191-164-0140-000	191-164-0590-000	191-165-0390-000	191-166-0390-000	191-167-0410-000
191-163-0200-000	191-164-0150-000	191-164-0600-000	191-165-0400-000	191-166-0400-000	191-167-0420-000
191-163-0210-000	191-164-0160-000	191-164-0610-000	191-165-0410-000	191-166-0410-000	191-167-0430-000
191-163-0220-000	191-164-0170-000	191-164-0620-000	191-165-0420-000	191-166-0420-000	191-167-0440-000
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191-163-0240-000	191-164-0190-000	191-164-0640-000	191-165-0440-000	191-167-0010-000	191-167-0460-000
191-163-0250-000	191-164-0200-000	191-164-0650-000	191-165-0450-000	191-167-0020-000	191-167-0470-000
191-163-0260-000	191-164-0210-000	191-165-0010-000	191-166-0010-000	191-167-0030-000	191-167-0480-000
191-163-0270-000	191-164-0220-000	191-165-0020-000	191-166-0020-000	191-167-0040-000	191-167-0490-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
191-167-0500-000	191-168-0430-000	191-169-0390-000	191-173-0260-000	191-174-0150-000	191-175-0130-000
191-167-0510-000	191-168-0440-000	191-169-0400-000	191-173-0270-000	191-174-0160-000	191-175-0140-000
191-167-0520-000	191-168-0450-000	191-169-0410-000	191-173-0280-000	191-174-0170-000	191-175-0150-000
191-168-0010-000	191-168-0460-000	191-169-0420-000	191-173-0290-000	191-174-0180-000	191-175-0160-000
191-168-0020-000	191-168-0470-000	191-169-0430-000	191-173-0300-000	191-174-0190-000	191-175-0170-000
191-168-0030-000	191-168-0480-000	191-169-0440-000	191-173-0310-000	191-174-0200-000	191-175-0180-000
191-168-0040-000	191-168-0490-000	191-169-0450-000	191-173-0320-000	191-174-0210-000	191-175-0190-000
191-168-0050-000	191-168-0500-000	191-169-0460-000	191-173-0330-000	191-174-0220-000	191-175-0200-000
191-168-0060-000	191-168-0510-000	191-169-0470-000	191-173-0340-000	191-174-0230-000	191-175-0210-000
191-168-0070-000	191-168-0520-000	191-169-0480-000	191-173-0350-000	191-174-0240-000	191-175-0220-000
191-168-0080-000	191-169-0010-000	191-169-0490-000	191-173-0360-000	191-174-0250-000	191-175-0230-000
191-168-0090-000	191-169-0020-000	191-169-0500-000	191-173-0370-000	191-174-0260-000	191-175-0240-000
191-168-0100-000	191-169-0030-000	191-169-0510-000	191-173-0380-000	191-174-0270-000	191-175-0250-000
191-168-0110-000	191-169-0040-000	191-169-0520-000	191-173-0390-000	191-174-0280-000	191-175-0260-000
191-168-0120-000	191-169-0050-000	191-169-0530-000	191-173-0400-000	191-174-0290-000	191-175-0270-000
191-168-0130-000	191-169-0060-000	191-169-0540-000	191-173-0410-000	191-174-0300-000	191-175-0280-000
191-168-0140-000	191-169-0070-000	191-170-0070-000	191-173-0420-000	191-174-0310-000	191-175-0290-000
191-168-0150-000	191-169-0080-000	191-170-0080-000	191-173-0430-000	191-174-0320-000	191-175-0300-000
191-168-0160-000	191-169-0120-000	191-170-0140-000	191-173-0440-000	191-174-0330-000	191-175-0310-000
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191-168-0180-000	191-169-0140-000	191-173-0010-000	191-173-0460-000	191-174-0350-000	191-175-0330-000
191-168-0190-000	191-169-0150-000	191-173-0020-000	191-173-0470-000	191-174-0360-000	191-175-0340-000
191-168-0200-000	191-169-0160-000	191-173-0030-000	191-173-0480-000	191-174-0370-000	191-175-0350-000
191-168-0210-000	191-169-0170-000	191-173-0040-000	191-173-0490-000	191-174-0380-000	191-175-0360-000
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191-168-0240-000	191-169-0200-000	191-173-0070-000	191-173-0520-000	191-174-0410-000	191-175-0390-000
191-168-0250-000	191-169-0210-000	191-173-0080-000	191-173-0530-000	191-174-0420-000	191-175-0400-000
191-168-0260-000	191-169-0220-000	191-173-0090-000	191-173-0540-000	191-174-0430-000	191-175-0410-000
191-168-0270-000	191-169-0230-000	191-173-0100-000	191-173-0550-000	191-174-0440-000	191-175-0420-000
191-168-0280-000	191-169-0240-000	191-173-0110-000	191-173-0560-000	191-174-0450-000	191-175-0430-000
191-168-0290-000	191-169-0250-000	191-173-0120-000	191-174-0010-000	191-174-0460-000	191-175-0440-000
191-168-0300-000	191-169-0260-000	191-173-0130-000	191-174-0020-000	191-174-0470-000	191-175-0450-000
191-168-0310-000	191-169-0270-000	191-173-0140-000	191-174-0030-000	191-175-0010-000	191-175-0460-000
191-168-0320-000	191-169-0280-000	191-173-0150-000	191-174-0040-000	191-175-0020-000	191-175-0470-000
191-168-0330-000	191-169-0290-000	191-173-0160-000	191-174-0050-000	191-175-0030-000	191-175-0480-000
191-168-0340-000	191-169-0300-000	191-173-0170-000	191-174-0060-000	191-175-0040-000	191-175-0490-000
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191-168-0400-000	191-169-0360-000	191-173-0230-000	191-174-0120-000	191-175-0100-000	191-176-0030-000
191-168-0410-000	191-169-0370-000	191-173-0240-000	191-174-0130-000	191-175-0110-000	191-176-0040-000
191-168-0420-000	191-169-0380-000	191-173-0250-000	191-174-0140-000	191-175-0120-000	191-176-0050-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
191-176-0060-000	192-202-0580-000	192-204-0350-000	192-205-0290-000	192-205-0740-000	192-206-0270-000
191-176-0070-000	192-202-0590-000	192-204-0410-000	192-205-0300-000	192-205-0750-000	192-206-0280-000
191-176-0080-000	192-202-0600-000	192-204-0420-000	192-205-0310-000	192-205-0760-000	192-206-0290-000
191-176-0090-000	192-202-0610-000	192-204-0430-000	192-205-0320-000	192-205-0770-000	192-206-0300-000
191-176-0100-000	192-202-0620-000	192-204-0440-000	192-205-0330-000	192-205-0780-000	192-206-0310-000
191-176-0110-000	192-202-0630-000	192-204-0460-000	192-205-0340-000	192-205-0790-000	192-206-0320-000
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191-176-0160-000	192-203-0070-000	192-204-0510-000	192-205-0390-000	192-205-0840-000	192-206-0370-000
191-176-0170-000	192-203-0080-000	192-204-0520-000	192-205-0400-000	192-205-0850-000	192-206-0380-000
191-176-0200-000	192-203-0090-000	192-204-0530-000	192-205-0410-000	192-205-0860-000	192-206-0390-000
191-176-0210-000	192-203-0100-000	192-204-0540-000	192-205-0420-000	192-205-0870-000	192-206-0400-000
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192-202-0160-000	192-203-0280-000	192-205-0030-000	192-205-0480-000	192-206-0010-000	192-206-0460-000
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192-202-0270-000	192-203-0430-000	192-205-0070-000	192-205-0520-000	192-206-0050-000	192-207-0020-000
192-202-0280-000	192-203-0440-000	192-205-0080-000	192-205-0530-000	192-206-0060-000	192-207-0030-000
192-202-0300-000	192-203-0450-000	192-205-0090-000	192-205-0540-000	192-206-0070-000	192-207-0040-000
192-202-0320-000	192-203-0460-000	192-205-0100-000	192-205-0550-000	192-206-0080-000	192-207-0050-000
192-202-0360-000	192-203-0510-000	192-205-0110-000	192-205-0560-000	192-206-0090-000	192-207-0060-000
192-202-0380-000	192-203-0540-000	192-205-0120-000	192-205-0570-000	192-206-0100-000	192-207-0070-000
192-202-0390-000	192-204-0040-000	192-205-0130-000	192-205-0580-000	192-206-0110-000	192-207-0080-000
192-202-0400-000	192-204-0080-000	192-205-0140-000	192-205-0590-000	192-206-0120-000	192-207-0090-000
192-202-0440-000	192-204-0100-000	192-205-0150-000	192-205-0600-000	192-206-0130-000	192-207-0100-000
192-202-0450-000	192-204-0110-000	192-205-0160-000	192-205-0610-000	192-206-0140-000	192-207-0110-000
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192-202-0470-000	192-204-0150-000	192-205-0180-000	192-205-0630-000	192-206-0160-000	192-207-0130-000
192-202-0480-000	192-204-0190-000	192-205-0190-000	192-205-0640-000	192-206-0170-000	192-207-0140-000
192-202-0490-000	192-204-0200-000	192-205-0200-000	192-205-0650-000	192-206-0180-000	192-207-0150-000
192-202-0500-000	192-204-0210-000	192-205-0210-000	192-205-0660-000	192-206-0190-000	192-207-0160-000
192-202-0510-000	192-204-0220-000	192-205-0220-000	192-205-0670-000	192-206-0200-000	192-207-0170-000
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192-202-0530-000	192-204-0240-000	192-205-0240-000	192-205-0690-000	192-206-0220-000	192-207-0190-000
192-202-0540-000	192-204-0250-000	192-205-0250-000	192-205-0700-000	192-206-0230-000	192-207-0200-000
192-202-0550-000	192-204-0310-000	192-205-0260-000	192-205-0710-000	192-206-0240-000	192-207-0210-000
192-202-0560-000	192-204-0320-000	192-205-0270-000	192-205-0720-000	192-206-0250-000	192-207-0220-000
192-202-0570-000	192-204-0330-000	192-205-0280-000	192-205-0730-000	192-206-0260-000	192-207-0230-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
192-207-0240-000	192-208-0210-000	192-208-0660-000	192-209-0350-000	192-210-0140-000	192-210-0590-000
192-207-0250-000	192-208-0220-000	192-208-0670-000	192-209-0360-000	192-210-0150-000	192-210-0600-000
192-207-0260-000	192-208-0230-000	192-208-0680-000	192-209-0370-000	192-210-0160-000	192-210-0610-000
192-207-0270-000	192-208-0240-000	192-208-0690-000	192-209-0380-000	192-210-0170-000	192-210-0620-000
192-207-0280-000	192-208-0250-000	192-208-0700-000	192-209-0390-000	192-210-0180-000	192-210-0630-000
192-207-0290-000	192-208-0260-000	192-208-0710-000	192-209-0400-000	192-210-0190-000	192-210-0640-000
192-207-0300-000	192-208-0270-000	192-208-0720-000	192-209-0410-000	192-210-0200-000	192-210-0650-000
192-207-0310-000	192-208-0280-000	192-208-0730-000	192-209-0420-000	192-210-0210-000	192-210-0660-000
192-207-0320-000	192-208-0290-000	192-208-0740-000	192-209-0430-000	192-210-0220-000	192-210-0670-000
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192-207-0340-000	192-208-0310-000	192-208-0760-000	192-209-0450-000	192-210-0240-000	192-210-0690-000
192-207-0350-000	192-208-0320-000	192-209-0010-000	192-209-0460-000	192-210-0250-000	192-210-0700-000
192-207-0360-000	192-208-0330-000	192-209-0020-000	192-209-0470-000	192-210-0260-000	192-210-0710-000
192-207-0370-000	192-208-0340-000	192-209-0030-000	192-209-0480-000	192-210-0270-000	192-210-0720-000
192-207-0380-000	192-208-0350-000	192-209-0040-000	192-209-0490-000	192-210-0280-000	192-210-0730-000
192-207-0390-000	192-208-0360-000	192-209-0050-000	192-209-0500-000	192-210-0290-000	192-210-0740-000
192-207-0400-000	192-208-0370-000	192-209-0060-000	192-209-0510-000	192-210-0300-000	192-210-0750-000
192-207-0410-000	192-208-0380-000	192-209-0070-000	192-209-0520-000	192-210-0310-000	192-210-0760-000
192-207-0420-000	192-208-0390-000	192-209-0080-000	192-209-0530-000	192-210-0320-000	192-210-0770-000
192-207-0430-000	192-208-0400-000	192-209-0090-000	192-209-0540-000	192-210-0330-000	192-210-0780-000
192-207-0440-000	192-208-0410-000	192-209-0100-000	192-209-0550-000	192-210-0340-000	192-210-0790-000
192-207-0450-000	192-208-0420-000	192-209-0110-000	192-209-0560-000	192-210-0350-000	192-210-0800-000
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192-207-0480-000	192-208-0450-000	192-209-0140-000	192-209-0590-000	192-210-0380-000	192-210-0830-000
192-208-0010-000	192-208-0460-000	192-209-0150-000	192-209-0600-000	192-210-0390-000	192-210-0840-000
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192-208-0030-000	192-208-0480-000	192-209-0170-000	192-209-0620-000	192-210-0410-000	192-210-0860-000
192-208-0040-000	192-208-0490-000	192-209-0180-000	192-209-0630-000	192-210-0420-000	192-210-0870-000
192-208-0050-000	192-208-0500-000	192-209-0190-000	192-209-0640-000	192-210-0430-000	192-210-0880-000
192-208-0060-000	192-208-0510-000	192-209-0200-000	192-209-0650-000	192-210-0440-000	192-210-0890-000
192-208-0070-000	192-208-0520-000	192-209-0210-000	192-209-0660-000	192-210-0450-000	192-210-0900-000
192-208-0080-000	192-208-0530-000	192-209-0220-000	192-210-0010-000	192-210-0460-000	192-211-0010-000
192-208-0090-000	192-208-0540-000	192-209-0230-000	192-210-0020-000	192-210-0470-000	192-211-0020-000
192-208-0100-000	192-208-0550-000	192-209-0240-000	192-210-0030-000	192-210-0480-000	192-211-0030-000
192-208-0110-000	192-208-0560-000	192-209-0250-000	192-210-0040-000	192-210-0490-000	192-211-0040-000
192-208-0120-000	192-208-0570-000	192-209-0260-000	192-210-0050-000	192-210-0500-000	192-211-0050-000
192-208-0130-000	192-208-0580-000	192-209-0270-000	192-210-0060-000	192-210-0510-000	192-211-0060-000
192-208-0140-000	192-208-0590-000	192-209-0280-000	192-210-0070-000	192-210-0520-000	192-211-0070-000
192-208-0150-000	192-208-0600-000	192-209-0290-000	192-210-0080-000	192-210-0530-000	192-211-0080-000
192-208-0160-000	192-208-0610-000	192-209-0300-000	192-210-0090-000	192-210-0540-000	192-211-0090-000
192-208-0170-000	192-208-0620-000	192-209-0310-000	192-210-0100-000	192-210-0550-000	192-211-0100-000
192-208-0180-000	192-208-0630-000	192-209-0320-000	192-210-0110-000	192-210-0560-000	192-211-0110-000
192-208-0190-000	192-208-0640-000	192-209-0330-000	192-210-0120-000	192-210-0570-000	192-211-0120-000
192-208-0200-000	192-208-0650-000	192-209-0340-000	192-210-0130-000	192-210-0580-000	192-211-0130-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
192-211-0140-000	192-211-0590-000	192-212-0410-000	192-213-0150-000	192-213-0600-000	192-214-0400-000
192-211-0150-000	192-211-0600-000	192-212-0420-000	192-213-0160-000	192-213-0610-000	192-214-0410-000
192-211-0160-000	192-211-0610-000	192-212-0430-000	192-213-0170-000	192-213-0620-000	192-214-0420-000
192-211-0170-000	192-211-0620-000	192-212-0440-000	192-213-0180-000	192-213-0630-000	192-214-0430-000
192-211-0180-000	192-211-0630-000	192-212-0450-000	192-213-0190-000	192-213-0640-000	192-214-0440-000
192-211-0190-000	192-212-0010-000	192-212-0460-000	192-213-0200-000	192-213-0650-000	192-214-0450-000
192-211-0200-000	192-212-0020-000	192-212-0470-000	192-213-0210-000	192-214-0010-000	192-214-0460-000
192-211-0210-000	192-212-0030-000	192-212-0480-000	192-213-0220-000	192-214-0020-000	192-214-0470-000
192-211-0220-000	192-212-0040-000	192-212-0490-000	192-213-0230-000	192-214-0030-000	192-214-0480-000
192-211-0230-000	192-212-0050-000	192-212-0500-000	192-213-0240-000	192-214-0040-000	192-214-0490-000
192-211-0240-000	192-212-0060-000	192-212-0510-000	192-213-0250-000	192-214-0050-000	192-214-0500-000
192-211-0250-000	192-212-0070-000	192-212-0520-000	192-213-0260-000	192-214-0060-000	192-214-0510-000
192-211-0260-000	192-212-0080-000	192-212-0530-000	192-213-0270-000	192-214-0070-000	192-214-0520-000
192-211-0270-000	192-212-0090-000	192-212-0540-000	192-213-0280-000	192-214-0080-000	192-214-0530-000
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192-211-0410-000	192-212-0230-000	192-212-0680-000	192-213-0420-000	192-214-0220-000	192-215-0130-000
192-211-0420-000	192-212-0240-000	192-212-0690-000	192-213-0430-000	192-214-0230-000	192-215-0140-000
192-211-0430-000	192-212-0250-000	192-212-0700-000	192-213-0440-000	192-214-0240-000	192-215-0150-000
192-211-0440-000	192-212-0260-000	192-212-0710-000	192-213-0450-000	192-214-0250-000	192-215-0160-000
192-211-0450-000	192-212-0270-000	192-213-0010-000	192-213-0460-000	192-214-0260-000	192-215-0170-000
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192-211-0470-000	192-212-0290-000	192-213-0030-000	192-213-0480-000	192-214-0280-000	192-215-0190-000
192-211-0480-000	192-212-0300-000	192-213-0040-000	192-213-0490-000	192-214-0290-000	192-215-0200-000
192-211-0490-000	192-212-0310-000	192-213-0050-000	192-213-0500-000	192-214-0300-000	192-215-0210-000
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192-211-0510-000	192-212-0330-000	192-213-0070-000	192-213-0520-000	192-214-0320-000	192-215-0230-000
192-211-0520-000	192-212-0340-000	192-213-0080-000	192-213-0530-000	192-214-0330-000	192-215-0240-000
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192-211-0540-000	192-212-0360-000	192-213-0100-000	192-213-0550-000	192-214-0350-000	192-215-0260-000
192-211-0550-000	192-212-0370-000	192-213-0110-000	192-213-0560-000	192-214-0360-000	192-215-0270-000
192-211-0560-000	192-212-0380-000	192-213-0120-000	192-213-0570-000	192-214-0370-000	192-215-0280-000
192-211-0570-000	192-212-0390-000	192-213-0130-000	192-213-0580-000	192-214-0380-000	192-215-0290-000
192-211-0580-000	192-212-0400-000	192-213-0140-000	192-213-0590-000	192-214-0390-000	192-215-0300-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
192-215-0310-000	192-216-0170-000	192-216-0620-000	192-217-0400-000	192-218-0120-000	192-218-0570-000
192-215-0320-000	192-216-0180-000	192-216-0630-000	192-217-0410-000	192-218-0130-000	192-218-0580-000
192-215-0330-000	192-216-0190-000	192-216-0640-000	192-217-0420-000	192-218-0140-000	192-218-0590-000
192-215-0340-000	192-216-0200-000	192-216-0650-000	192-217-0430-000	192-218-0150-000	192-218-0600-000
192-215-0350-000	192-216-0210-000	192-216-0660-000	192-217-0440-000	192-218-0160-000	192-218-0610-000
192-215-0360-000	192-216-0220-000	192-216-0670-000	192-217-0450-000	192-218-0170-000	192-218-0620-000
192-215-0370-000	192-216-0230-000	192-217-0010-000	192-217-0460-000	192-218-0180-000	192-218-0630-000
192-215-0380-000	192-216-0240-000	192-217-0020-000	192-217-0470-000	192-218-0190-000	192-218-0640-000
192-215-0390-000	192-216-0250-000	192-217-0030-000	192-217-0480-000	192-218-0200-000	192-218-0650-000
192-215-0400-000	192-216-0260-000	192-217-0040-000	192-217-0490-000	192-218-0210-000	192-218-0660-000
192-215-0410-000	192-216-0270-000	192-217-0050-000	192-217-0500-000	192-218-0220-000	192-218-0670-000
192-215-0420-000	192-216-0280-000	192-217-0060-000	192-217-0510-000	192-218-0230-000	192-218-0680-000
192-215-0430-000	192-216-0290-000	192-217-0070-000	192-217-0520-000	192-218-0240-000	192-218-0690-000
192-215-0440-000	192-216-0300-000	192-217-0080-000	192-217-0530-000	192-218-0250-000	192-218-0700-000
192-215-0450-000	192-216-0310-000	192-217-0090-000	192-217-0540-000	192-218-0260-000	192-218-0710-000
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192-215-0560-000	192-216-0420-000	192-217-0200-000	192-217-0650-000	192-218-0370-000	192-218-0820-000
192-215-0570-000	192-216-0430-000	192-217-0210-000	192-217-0660-000	192-218-0380-000	192-219-0010-000
192-215-0580-000	192-216-0440-000	192-217-0220-000	192-217-0670-000	192-218-0390-000	192-219-0020-000
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192-216-0020-000	192-216-0470-000	192-217-0250-000	192-217-0700-000	192-218-0420-000	192-219-0050-000
192-216-0030-000	192-216-0480-000	192-217-0260-000	192-217-0710-000	192-218-0430-000	192-219-0060-000
192-216-0040-000	192-216-0490-000	192-217-0270-000	192-217-0720-000	192-218-0440-000	192-219-0070-000
192-216-0050-000	192-216-0500-000	192-217-0280-000	192-217-0730-000	192-218-0450-000	192-219-0080-000
192-216-0060-000	192-216-0510-000	192-217-0290-000	192-218-0010-000	192-218-0460-000	192-219-0090-000
192-216-0070-000	192-216-0520-000	192-217-0300-000	192-218-0020-000	192-218-0470-000	192-219-0100-000
192-216-0080-000	192-216-0530-000	192-217-0310-000	192-218-0030-000	192-218-0480-000	192-219-0110-000
192-216-0090-000	192-216-0540-000	192-217-0320-000	192-218-0040-000	192-218-0490-000	192-219-0120-000
192-216-0100-000	192-216-0550-000	192-217-0330-000	192-218-0050-000	192-218-0500-000	192-219-0130-000
192-216-0110-000	192-216-0560-000	192-217-0340-000	192-218-0060-000	192-218-0510-000	192-219-0140-000
192-216-0120-000	192-216-0570-000	192-217-0350-000	192-218-0070-000	192-218-0520-000	192-219-0150-000
192-216-0130-000	192-216-0580-000	192-217-0360-000	192-218-0080-000	192-218-0530-000	192-219-0160-000
192-216-0140-000	192-216-0590-000	192-217-0370-000	192-218-0090-000	192-218-0540-000	192-219-0170-000
192-216-0150-000	192-216-0600-000	192-217-0380-000	192-218-0100-000	192-218-0550-000	192-219-0180-000
192-216-0160-000	192-216-0610-000	192-217-0390-000	192-218-0110-000	192-218-0560-000	192-219-0190-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
192-219-0200-000	192-219-0650-000	192-220-0380-000	192-221-0180-000	192-222-0160-000	192-223-0200-000
192-219-0210-000	192-219-0660-000	192-220-0390-000	192-221-0190-000	192-222-0170-000	192-223-0210-000
192-219-0220-000	192-219-0670-000	192-220-0400-000	192-221-0200-000	192-222-0180-000	192-223-0220-000
192-219-0230-000	192-219-0680-000	192-220-0410-000	192-221-0210-000	192-222-0190-000	192-223-0230-000
192-219-0240-000	192-219-0690-000	192-220-0420-000	192-221-0220-000	192-222-0200-000	192-223-0240-000
192-219-0250-000	192-219-0700-000	192-220-0430-000	192-221-0230-000	192-222-0210-000	192-223-0250-000
192-219-0260-000	192-219-0710-000	192-220-0440-000	192-221-0240-000	192-222-0220-000	192-223-0260-000
192-219-0270-000	192-219-0720-000	192-220-0450-000	192-221-0250-000	192-222-0230-000	192-223-0270-000
192-219-0280-000	192-220-0010-000	192-220-0460-000	192-221-0260-000	192-222-0240-000	192-223-0280-000
192-219-0290-000	192-220-0020-000	192-220-0470-000	192-221-0270-000	192-222-0250-000	192-223-0290-000
192-219-0300-000	192-220-0030-000	192-220-0480-000	192-221-0280-000	192-222-0260-000	192-223-0300-000
192-219-0310-000	192-220-0040-000	192-220-0490-000	192-221-0290-000	192-222-0270-000	192-223-0310-000
192-219-0320-000	192-220-0050-000	192-220-0500-000	192-221-0300-000	192-222-0280-000	192-223-0320-000
192-219-0330-000	192-220-0060-000	192-220-0510-000	192-221-0310-000	192-222-0290-000	192-223-0330-000
192-219-0340-000	192-220-0070-000	192-220-0520-000	192-221-0320-000	192-222-0300-000	192-223-0340-000
192-219-0350-000	192-220-0080-000	192-220-0530-000	192-221-0330-000	192-222-0310-000	192-223-0350-000
192-219-0360-000	192-220-0090-000	192-220-0540-000	192-221-0340-000	192-222-0320-000	192-223-0360-000
192-219-0370-000	192-220-0100-000	192-220-0550-000	192-221-0350-000	192-222-0330-000	192-223-0370-000
192-219-0380-000	192-220-0110-000	192-220-0560-000	192-221-0360-000	192-222-0340-000	192-223-0380-000
192-219-0390-000	192-220-0120-000	192-220-0570-000	192-221-0370-000	192-222-0350-000	192-223-0390-000
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192-219-0410-000	192-220-0140-000	192-220-0590-000	192-221-0390-000	192-222-0370-000	192-223-0410-000
192-219-0420-000	192-220-0150-000	192-220-0600-000	192-221-0400-000	192-222-0380-000	193-302-0020-000
192-219-0430-000	192-220-0160-000	192-220-0610-000	192-221-0410-000	192-222-0390-000	193-302-0030-000
192-219-0440-000	192-220-0170-000	192-220-0620-000	192-221-0420-000	192-222-0400-000	193-302-0160-000
192-219-0450-000	192-220-0180-000	192-220-0630-000	192-221-0430-000	192-222-0410-000	193-302-0170-000
192-219-0460-000	192-220-0190-000	192-220-0640-000	192-221-0440-000	192-223-0010-000	193-302-0200-000
192-219-0470-000	192-220-0200-000	192-220-0650-000	192-221-0450-000	192-223-0020-000	193-302-0290-000
192-219-0480-000	192-220-0210-000	192-221-0010-000	192-221-0460-000	192-223-0030-000	193-302-0330-000
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192-219-0500-000	192-220-0230-000	192-221-0030-000	192-222-0010-000	192-223-0050-000	193-302-0380-000
192-219-0510-000	192-220-0240-000	192-221-0040-000	192-222-0020-000	192-223-0060-000	193-302-0470-000
192-219-0520-000	192-220-0250-000	192-221-0050-000	192-222-0030-000	192-223-0070-000	193-302-0480-000
192-219-0530-000	192-220-0260-000	192-221-0060-000	192-222-0040-000	192-223-0080-000	193-302-0490-000
192-219-0540-000	192-220-0270-000	192-221-0070-000	192-222-0050-000	192-223-0090-000	193-302-0540-000
192-219-0550-000	192-220-0280-000	192-221-0080-000	192-222-0060-000	192-223-0100-000	193-302-0550-000
192-219-0560-000	192-220-0290-000	192-221-0090-000	192-222-0070-000	192-223-0110-000	193-302-0560-000
192-219-0570-000	192-220-0300-000	192-221-0100-000	192-222-0080-000	192-223-0120-000	193-302-0570-000
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192-219-0590-000	192-220-0320-000	192-221-0120-000	192-222-0100-000	192-223-0140-000	193-304-0080-000
192-219-0600-000	192-220-0330-000	192-221-0130-000	192-222-0110-000	192-223-0150-000	193-304-0150-000
192-219-0610-000	192-220-0340-000	192-221-0140-000	192-222-0120-000	192-223-0160-000	193-304-0210-000
192-219-0620-000	192-220-0350-000	192-221-0150-000	192-222-0130-000	192-223-0170-000	193-304-0280-000
192-219-0630-000	192-220-0360-000	192-221-0160-000	192-222-0140-000	192-223-0180-000	193-304-0300-000
192-219-0640-000	192-220-0370-000	192-221-0170-000	192-222-0150-000	192-223-0190-000	193-304-0310-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
193-304-0320-000	193-306-0380-000	193-310-0190-000	193-313-0230-000	193-315-0150-000	193-316-0310-000
193-304-0330-000	193-306-0410-000	193-310-0200-000	193-313-0240-000	193-315-0160-000	193-316-0320-000
193-304-0340-000	193-306-0450-000	193-310-0210-000	193-313-0250-000	193-315-0170-000	193-316-0330-000
193-304-0350-000	193-306-0470-000	193-310-0220-000	193-313-0260-000	193-315-0180-000	193-316-0340-000
193-305-0020-000	193-306-0480-000	193-310-0230-000	193-313-0270-000	193-315-0190-000	193-316-0350-000
193-305-0050-000	193-306-0490-000	193-310-0240-000	193-313-0280-000	193-315-0200-000	193-316-0360-000
193-305-0060-000	193-306-0500-000	193-310-0250-000	193-313-0330-000	193-315-0210-000	193-316-0370-000
193-305-0070-000	193-306-0510-000	193-310-0270-000	193-314-0010-000	193-315-0220-000	193-316-0380-000
193-305-0100-000	193-306-0520-000	193-310-0280-000	193-314-0020-000	193-315-0230-000	193-316-0400-000
193-305-0110-000	193-306-0530-000	193-310-0290-000	193-314-0030-000	193-315-0240-000	193-316-0410-000
193-305-0130-000	193-306-0540-000	193-310-0300-000	193-314-0040-000	193-315-0250-000	193-316-0420-000
193-305-0180-000	193-306-0550-000	193-310-0310-000	193-314-0050-000	193-315-0260-000	193-316-0490-000
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193-305-0220-000	193-306-0610-000	193-310-0350-000	193-314-0140-000	193-315-0300-000	193-316-0530-000
193-305-0230-000	193-306-0620-000	193-311-0020-000	193-314-0160-000	193-315-0310-000	193-317-0030-000
193-305-0240-000	193-307-0030-000	193-311-0050-000	193-314-0170-000	193-315-0320-000	193-317-0080-000
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193-305-0260-000	193-307-0070-000	193-311-0070-000	193-314-0190-000	193-315-0340-000	193-317-0100-000
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193-306-0160-000	193-308-0010-000	193-311-0200-000	193-314-0250-000	193-316-0080-000	193-317-0170-000
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193-306-0180-000	193-309-0010-000	193-313-0020-000	193-314-0280-000	193-316-0100-000	193-317-0190-000
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193-306-0210-000	193-309-0040-000	193-313-0070-000	193-314-0320-000	193-316-0130-000	193-317-0220-000
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193-306-0230-000	193-309-0060-000	193-313-0090-000	193-315-0010-000	193-316-0150-000	193-317-0240-000
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193-306-0260-000	193-309-0130-000	193-313-0120-000	193-315-0040-000	193-316-0180-000	193-317-0300-000
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193-306-0340-000	193-310-0080-000	193-313-0190-000	193-315-0110-000	193-316-0270-000	193-317-0410-000
193-306-0350-000	193-310-0090-000	193-313-0200-000	193-315-0120-000	193-316-0280-000	193-318-0020-000
193-306-0360-000	193-310-0170-000	193-313-0210-000	193-315-0130-000	193-316-0290-000	193-318-0030-000
193-306-0370-000	193-310-0180-000	193-313-0220-000	193-315-0140-000	193-316-0300-000	193-318-0040-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
193-318-0050-000	193-318-0700-000	193-322-0050-000	193-323-0080-000	193-324-0440-000	193-325-0230-000
193-318-0060-000	193-318-0720-000	193-322-0060-000	193-323-0090-000	193-324-0450-000	193-325-0240-000
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193-318-0090-000	193-318-0740-000	193-322-0190-000	193-323-0140-000	193-324-0470-000	193-325-0260-000
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193-318-0470-000	193-319-0140-000	193-322-0580-000	193-324-0280-000	193-325-0060-000	193-326-0150-000
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193-318-0610-000	193-321-0040-000	193-323-0010-000	193-324-0370-000	193-325-0170-000	193-326-0250-000
193-318-0650-000	193-321-0050-000	193-323-0030-000	193-324-0380-000	193-325-0180-000	193-326-0260-000
193-318-0660-000	193-321-0060-000	193-323-0040-000	193-324-0390-000	193-325-0190-000	193-326-0270-000
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193-318-0690-000	193-322-0040-000	193-323-0070-000	193-324-0430-000	193-325-0220-000	193-326-0300-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
193-326-0310-000	193-328-0310-000	193-330-0170-000	193-332-0080-000	193-334-0130-000	193-338-0040-000
193-326-0320-000	193-328-0320-000	193-330-0180-000	193-332-0120-000	193-334-0140-000	193-338-0050-000
193-326-0330-000	193-328-0330-000	193-330-0190-000	193-332-0130-000	193-334-0150-000	193-341-0010-000
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San Joaquin County EIFD Parcels List

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196-605-0410-000	196-607-0170-000	196-608-0450-000	196-609-0130-000	196-609-0580-000	196-610-0140-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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196-620-0020-000	196-620-0470-000	196-621-0150-000	196-622-0290-000	196-623-0430-000	196-624-0350-000
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San Joaquin County EIFD Parcels List

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196-625-0020-000	196-625-0500-000	196-626-0400-000	196-628-0300-000	196-629-0360-000	196-630-0210-000
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196-625-0080-000	196-625-0540-000	196-627-0010-000	196-628-0340-000	196-629-0400-000	196-630-0250-000
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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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San Joaquin County EIFD Parcels List

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San Joaquin County EIFD Parcels List

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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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196-653-0560-000	196-654-0420-000	196-656-0060-000	196-657-0330-000	196-658-0170-000	196-658-0620-000

San Joaquin County EIFD Parcels List

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San Joaquin County EIFD Parcels List

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196-663-0240-000	196-664-0030-000	196-664-0480-000	196-665-0430-000	196-666-0220-000	196-667-0150-000
196-663-0250-000	196-664-0040-000	196-664-0490-000	196-665-0440-000	196-666-0230-000	196-667-0160-000
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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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196-672-0220-000	196-673-0130-000	196-673-0580-000	196-676-0070-000	198-801-0260-000	198-804-0010-000
196-672-0230-000	196-673-0140-000	196-673-0590-000	196-676-0080-000	198-801-0270-000	198-804-0040-000
196-672-0240-000	196-673-0150-000	196-673-0600-000	196-676-0090-000	198-801-0280-000	198-804-0070-000
196-672-0250-000	196-673-0160-000	196-673-0610-000	196-676-0100-000	198-801-0290-000	198-804-0130-000
196-672-0260-000	196-673-0170-000	196-673-0620-000	196-676-0110-000	198-801-0300-000	198-804-0140-000
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196-672-0290-000	196-673-0200-000	196-673-0650-000	196-676-0140-000	198-801-0330-000	198-804-0190-000
196-672-0300-000	196-673-0210-000	196-673-0660-000	196-676-0150-000	198-801-0340-000	198-804-0200-000
196-672-0310-000	196-673-0220-000	196-674-0010-000	196-676-0160-000	198-801-0350-000	198-804-0210-000
196-672-0320-000	196-673-0230-000	196-674-0020-000	196-676-0170-000	198-801-0360-000	198-804-0220-000
196-672-0330-000	196-673-0240-000	196-674-0030-000	196-676-0180-000	198-801-0370-000	198-804-0230-000
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196-672-0350-000	196-673-0260-000	196-674-0050-000	196-676-0200-000	198-801-0400-000	198-804-0250-000
196-672-0360-000	196-673-0270-000	196-674-0060-000	196-676-0210-000	198-801-0440-000	198-805-0010-000
196-672-0370-000	196-673-0280-000	196-674-0070-000	196-676-0220-000	198-801-0450-000	198-805-0020-000
196-672-0380-000	196-673-0290-000	196-674-0080-000	196-676-0230-000	198-801-0460-000	198-805-0030-000
196-672-0390-000	196-673-0300-000	196-674-0090-000	196-676-0240-000	198-801-0470-000	198-805-0040-000
196-672-0400-000	196-673-0310-000	196-674-0100-000	196-676-0250-000	198-801-0480-000	198-805-0050-000
196-672-0410-000	196-673-0320-000	196-675-0010-000	196-676-0260-000	198-802-0010-000	198-805-0060-000
196-672-0420-000	196-673-0330-000	196-675-0020-000	196-676-0290-000	198-802-0060-000	198-805-0070-000
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196-672-0440-000	196-673-0350-000	196-675-0040-000	196-676-0310-000	198-803-0050-000	198-805-0090-000
196-672-0450-000	196-673-0360-000	196-675-0050-000	196-676-0320-000	198-803-0060-000	198-805-0100-000
196-672-0460-000	196-673-0370-000	196-675-0060-000	196-677-0010-000	198-803-0070-000	198-805-0110-000
196-672-0470-000	196-673-0380-000	196-675-0070-000	196-677-0020-000	198-803-0110-000	198-805-0120-000
196-672-0480-000	196-673-0390-000	196-675-0080-000	196-677-0030-000	198-803-0150-000	198-805-0130-000
196-672-0490-000	196-673-0400-000	196-675-0090-000	196-677-0040-000	198-803-0190-000	198-805-0140-000
196-672-0500-000	196-673-0410-000	196-675-0100-000	196-677-0050-000	198-803-0200-000	198-805-0150-000
196-672-0510-000	196-673-0420-000	196-675-0110-000	198-801-0010-000	198-803-0210-000	198-805-0160-000
196-672-0520-000	196-673-0430-000	196-675-0120-000	198-801-0020-000	198-803-0220-000	198-805-0170-000
196-672-0530-000	196-673-0440-000	196-675-0130-000	198-801-0040-000	198-803-0230-000	198-805-0180-000
196-672-0540-000	196-673-0450-000	196-675-0140-000	198-801-0050-000	198-803-0250-000	198-805-0190-000
196-673-0010-000	196-673-0460-000	196-675-0150-000	198-801-0060-000	198-803-0260-000	198-805-0200-000
196-673-0020-000	196-673-0470-000	196-675-0160-000	198-801-0070-000	198-803-0270-000	198-805-0210-000
196-673-0030-000	196-673-0480-000	196-675-0170-000	198-801-0080-000	198-803-0280-000	198-805-0230-000
196-673-0040-000	196-673-0490-000	196-675-0180-000	198-801-0100-000	198-803-0290-000	198-805-0240-000
196-673-0050-000	196-673-0500-000	196-675-0190-000	198-801-0150-000	198-803-0300-000	198-805-0250-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
198-805-0270-000	198-807-5030-000	198-808-0190-000	198-810-0190-000	198-814-0030-000	198-818-0060-000
198-805-0280-000	198-807-5040-000	198-808-0200-000	198-810-0200-000	198-814-0040-000	198-818-0070-000
198-805-0290-000	198-807-5090-000	198-808-0210-000	198-810-0230-000	198-814-0050-000	198-818-0080-000
198-805-0300-000	198-807-6010-000	198-808-0220-000	198-811-0010-000	198-814-0100-000	198-818-0090-000
198-806-0020-000	198-807-6040-000	198-808-0230-000	198-811-0040-000	198-814-0110-000	198-819-0040-000
198-806-0040-000	198-807-6050-000	198-808-0240-000	198-811-0060-000	198-814-0130-000	198-819-0060-000
198-806-0050-000	198-807-6060-000	198-808-0250-000	198-811-0070-000	198-814-0140-000	198-819-0190-000
198-806-0060-000	198-807-6070-000	198-808-0260-000	198-811-0090-000	198-814-0150-000	198-819-0200-000
198-806-0090-000	198-807-6080-000	198-808-0270-000	198-811-0100-000	198-814-0160-000	198-819-0210-000
198-806-0100-000	198-807-6090-000	198-808-0280-000	198-811-0120-000	198-815-0010-000	198-819-0300-000
198-806-0110-000	198-807-6100-000	198-808-0290-000	198-811-0130-000	198-815-0030-000	198-819-0310-000
198-806-0120-000	198-807-6110-000	198-808-0300-000	198-811-0140-000	198-815-0040-000	198-819-0320-000
198-806-0130-000	198-807-6120-000	198-808-0320-000	198-812-0040-000	198-815-0060-000	198-819-0330-000
198-806-0140-000	198-807-7010-000	198-808-0330-000	198-812-0050-000	198-815-0070-000	198-820-0010-000
198-806-0150-000	198-807-7020-000	198-809-0010-000	198-812-0090-000	198-815-0080-000	198-820-0050-000
198-806-0160-000	198-807-7030-000	198-809-0020-000	198-812-0100-000	198-815-0090-000	198-820-0140-000
198-806-0170-000	198-807-7040-000	198-809-0030-000	198-812-0110-000	198-816-0010-000	198-820-0160-000
198-806-0180-000	198-807-7050-000	198-809-0040-000	198-813-0060-000	198-816-0020-000	198-820-0210-000
198-806-0190-000	198-807-7060-000	198-809-0050-000	198-813-0110-000	198-816-0030-000	198-820-0220-000
198-806-0200-000	198-807-8010-000	198-809-0060-000	198-813-0130-000	198-816-0050-000	198-820-0250-000
198-806-0210-000	198-807-8020-000	198-809-0070-000	198-813-0190-000	198-816-0080-000	198-821-0020-000
198-807-1010-000	198-807-8030-000	198-809-0090-000	198-813-0200-000	198-816-0210-000	198-821-0030-000
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198-807-1040-000	198-807-8060-000	198-809-0130-000	198-813-0300-000	198-816-0250-000	198-821-0060-000
198-807-1050-000	198-807-8070-000	198-809-0140-000	198-813-0350-000	198-816-0260-000	198-821-0070-000
198-807-2010-000	198-807-8080-000	198-809-0150-000	198-813-0360-000	198-816-0270-000	198-821-0080-000
198-807-2020-000	198-808-0010-000	198-809-0160-000	198-813-0390-000	198-816-0280-000	198-821-0090-000
198-807-2040-000	198-808-0020-000	198-809-0170-000	198-813-0400-000	198-816-0290-000	198-821-0100-000
198-807-2060-000	198-808-0030-000	198-809-0180-000	198-813-0410-000	198-817-0020-000	198-821-0140-000
198-807-2070-000	198-808-0040-000	198-810-0010-000	198-813-0420-000	198-817-0030-000	198-821-0160-000
198-807-3010-000	198-808-0050-000	198-810-0020-000	198-813-0430-000	198-817-0070-000	198-821-0170-000
198-807-3020-000	198-808-0060-000	198-810-0030-000	198-813-0440-000	198-817-0080-000	198-821-0180-000
198-807-3030-000	198-808-0070-000	198-810-0040-000	198-813-0540-000	198-817-0090-000	198-821-0190-000
198-807-3060-000	198-808-0080-000	198-810-0050-000	198-813-0550-000	198-817-0310-000	198-821-0200-000
198-807-3070-000	198-808-0090-000	198-810-0060-000	198-813-0560-000	198-817-0390-000	198-821-0210-000
198-807-3080-000	198-808-0100-000	198-810-0070-000	198-813-0570-000	198-817-0400-000	198-821-0220-000
198-807-3090-000	198-808-0110-000	198-810-0080-000	198-813-0580-000	198-817-0410-000	198-821-0230-000
198-807-4010-000	198-808-0120-000	198-810-0090-000	198-813-0590-000	198-817-0420-000	198-822-0020-000
198-807-4020-000	198-808-0130-000	198-810-0100-000	198-813-0600-000	198-817-0450-000	198-822-0030-000
198-807-4030-000	198-808-0140-000	198-810-0110-000	198-813-0610-000	198-818-0010-000	198-822-0090-000
198-807-4040-000	198-808-0150-000	198-810-0120-000	198-813-0620-000	198-818-0020-000	198-822-0100-000
198-807-4050-000	198-808-0160-000	198-810-0130-000	198-813-0630-000	198-818-0030-000	198-822-0110-000
198-807-5010-000	198-808-0170-000	198-810-0150-000	198-813-0650-000	198-818-0040-000	198-822-0120-000
198-807-5020-000	198-808-0180-000	198-810-0180-000	198-813-0660-000	198-818-0050-000	198-823-0010-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
198-823-0020-000	198-824-0350-000	198-825-0310-000	226-616-0080-000	226-619-0330-000	226-619-0780-000
198-823-0050-000	198-824-0360-000	198-825-0320-000	226-616-0090-000	226-619-0340-000	226-619-0790-000
198-823-0100-000	198-824-0370-000	198-825-0330-000	226-616-0100-000	226-619-0350-000	226-619-0800-000
198-823-0110-000	198-824-0380-000	198-825-0340-000	226-616-0200-000	226-619-0360-000	226-619-0810-000
198-823-0120-000	198-824-0390-000	198-825-0350-000	226-616-0210-000	226-619-0370-000	226-619-0820-000
198-823-0140-000	198-824-0400-000	198-825-0360-000	226-616-0310-000	226-619-0380-000	226-619-0830-000
198-823-0150-000	198-824-0410-000	198-825-0370-000	226-617-0010-000	226-619-0390-000	226-619-0840-000
198-823-0160-000	198-824-0420-000	198-825-0380-000	226-617-0020-000	226-619-0400-000	226-619-0850-000
198-823-0170-000	198-824-0430-000	198-825-0390-000	226-617-0080-000	226-619-0410-000	226-619-0870-000
198-823-0180-000	198-824-0440-000	198-825-0400-000	226-617-0090-000	226-619-0420-000	226-619-0880-000
198-823-0190-000	198-824-0450-000	198-825-0410-000	226-617-0100-000	226-619-0430-000	226-619-0890-000
198-824-0010-000	198-824-0460-000	198-825-0420-000	226-617-0110-000	226-619-0440-000	226-619-0910-000
198-824-0020-000	198-824-0470-000	198-825-0430-000	226-617-0120-000	226-619-0450-000	226-619-0920-000
198-824-0030-000	198-824-0480-000	198-825-0440-000	226-617-0130-000	226-619-0460-000	226-619-0930-000
198-824-0040-000	198-824-0490-000	198-825-0450-000	226-617-0140-000	226-619-0470-000	226-620-0020-000
198-824-0050-000	198-825-0010-000	198-825-0460-000	226-617-0150-000	226-619-0480-000	226-620-0030-000
198-824-0060-000	198-825-0020-000	198-825-0470-000	226-617-0160-000	226-619-0490-000	226-620-0040-000
198-824-0070-000	198-825-0030-000	198-825-0480-000	226-617-0170-000	226-619-0500-000	226-620-0050-000
198-824-0080-000	198-825-0040-000	198-825-0490-000	226-617-0180-000	226-619-0510-000	226-620-0070-000
198-824-0090-000	198-825-0050-000	198-825-0500-000	226-617-0200-000	226-619-0520-000	226-620-0080-000
198-824-0100-000	198-825-0060-000	198-825-0510-000	226-617-0220-000	226-619-0530-000	226-620-0090-000
198-824-0110-000	198-825-0070-000	198-825-0520-000	226-618-0060-000	226-619-0540-000	226-620-0100-000
198-824-0120-000	198-825-0080-000	198-825-0530-000	226-619-0010-000	226-619-0550-000	226-620-0110-000
198-824-0130-000	198-825-0090-000	198-825-0540-000	226-619-0020-000	226-619-0560-000	226-620-0120-000
198-824-0140-000	198-825-0100-000	198-825-0550-000	226-619-0030-000	226-619-0570-000	226-620-0130-000
198-824-0150-000	198-825-0110-000	198-825-0560-000	226-619-0040-000	226-619-0580-000	226-620-0140-000
198-824-0160-000	198-825-0120-000	198-825-0570-000	226-619-0050-000	226-619-0590-000	226-620-0150-000
198-824-0170-000	198-825-0130-000	198-825-0580-000	226-619-0150-000	226-619-0600-000	226-620-0160-000
198-824-0180-000	198-825-0140-000	198-825-0590-000	226-619-0160-000	226-619-0610-000	226-620-0170-000
198-824-0190-000	198-825-0150-000	198-825-0600-000	226-619-0170-000	226-619-0620-000	226-620-0180-000
198-824-0200-000	198-825-0160-000	200-013-0050-000	226-619-0180-000	226-619-0630-000	226-620-0190-000
198-824-0210-000	198-825-0170-000	200-013-0060-000	226-619-0190-000	226-619-0640-000	226-620-0200-000
198-824-0220-000	198-825-0180-000	200-014-0260-000	226-619-0200-000	226-619-0650-000	226-620-0210-000
198-824-0230-000	198-825-0190-000	222-225-0070-000	226-619-0210-000	226-619-0660-000	226-620-0220-000
198-824-0240-000	198-825-0200-000	222-225-0130-000	226-619-0220-000	226-619-0670-000	226-620-0230-000
198-824-0250-000	198-825-0210-000	222-225-0140-000	226-619-0230-000	226-619-0680-000	226-620-0240-000
198-824-0260-000	198-825-0220-000	222-225-0150-000	226-619-0240-000	226-619-0690-000	226-620-0250-000
198-824-0270-000	198-825-0230-000	222-225-0170-000	226-619-0250-000	226-619-0700-000	226-620-0260-000
198-824-0280-000	198-825-0240-000	222-225-0180-000	226-619-0260-000	226-619-0710-000	226-620-0270-000
198-824-0290-000	198-825-0250-000	226-602-0010-000	226-619-0270-000	226-619-0720-000	226-620-0280-000
198-824-0300-000	198-825-0260-000	226-602-0020-000	226-619-0280-000	226-619-0730-000	226-620-0290-000
198-824-0310-000	198-825-0270-000	226-602-0290-000	226-619-0290-000	226-619-0740-000	226-620-0300-000
198-824-0320-000	198-825-0280-000	226-602-0300-000	226-619-0300-000	226-619-0750-000	226-620-0310-000
198-824-0330-000	198-825-0290-000	226-602-0310-000	226-619-0310-000	226-619-0760-000	226-620-0320-000
198-824-0340-000	198-825-0300-000	226-602-0320-000	226-619-0320-000	226-619-0770-000	226-620-0330-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
226-620-0340-000	226-622-0060-000	226-623-0030-000	226-623-0480-000	226-626-0200-000	226-627-0070-000
226-620-0350-000	226-622-0070-000	226-623-0040-000	226-623-0490-000	226-626-0210-000	226-627-0080-000
226-620-0360-000	226-622-0080-000	226-623-0050-000	226-623-0500-000	226-626-0220-000	226-627-0090-000
226-620-0370-000	226-622-0090-000	226-623-0060-000	226-623-0510-000	226-626-0230-000	226-627-0100-000
226-620-0380-000	226-622-0100-000	226-623-0070-000	226-623-0520-000	226-626-0240-000	226-627-0110-000
226-620-0390-000	226-622-0110-000	226-623-0080-000	226-623-0530-000	226-626-0250-000	226-627-0120-000
226-620-0400-000	226-622-0120-000	226-623-0090-000	226-623-0540-000	226-626-0260-000	226-627-0130-000
226-620-0410-000	226-622-0130-000	226-623-0100-000	226-623-0550-000	226-626-0270-000	226-627-0140-000
226-620-0420-000	226-622-0140-000	226-623-0110-000	226-623-0560-000	226-626-0280-000	226-627-0150-000
226-621-0010-000	226-622-0150-000	226-623-0120-000	226-623-0570-000	226-626-0290-000	226-627-0160-000
226-621-0020-000	226-622-0160-000	226-623-0130-000	226-623-0580-000	226-626-0300-000	226-627-0170-000
226-621-0030-000	226-622-0170-000	226-623-0140-000	226-623-0590-000	226-626-0310-000	226-627-0180-000
226-621-0040-000	226-622-0180-000	226-623-0150-000	226-623-0600-000	226-626-0320-000	226-627-0190-000
226-621-0050-000	226-622-0190-000	226-623-0160-000	226-623-0610-000	226-626-0330-000	226-627-0200-000
226-621-0060-000	226-622-0200-000	226-623-0170-000	226-623-0620-000	226-626-0340-000	226-627-0210-000
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226-621-0310-000	226-622-0450-000	226-623-0420-000	226-626-0140-000	226-627-0010-000	226-627-0460-000
226-622-0010-000	226-622-0460-000	226-623-0430-000	226-626-0150-000	226-627-0020-000	226-627-0470-000
226-622-0020-000	226-622-0470-000	226-623-0440-000	226-626-0160-000	226-627-0030-000	226-627-0480-000
226-622-0030-000	226-622-0480-000	226-623-0450-000	226-626-0170-000	226-627-0040-000	226-627-0490-000
226-622-0040-000	226-623-0010-000	226-623-0460-000	226-626-0180-000	226-627-0050-000	226-627-0500-000
226-622-0050-000	226-623-0020-000	226-623-0470-000	226-626-0190-000	226-627-0060-000	226-627-0510-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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226-627-0530-000	226-628-0380-000	226-629-0080-000	226-629-0530-000	226-633-0220-000	226-633-0670-000
226-627-0540-000	226-628-0390-000	226-629-0090-000	226-629-0540-000	226-633-0230-000	226-633-0680-000
226-627-0550-000	226-628-0400-000	226-629-0100-000	226-629-0550-000	226-633-0240-000	226-633-0690-000
226-627-0560-000	226-628-0410-000	226-629-0110-000	226-629-0560-000	226-633-0250-000	226-633-0700-000
226-627-0570-000	226-628-0420-000	226-629-0120-000	226-629-0570-000	226-633-0260-000	226-633-0710-000
226-627-0580-000	226-628-0430-000	226-629-0130-000	226-629-0580-000	226-633-0270-000	226-633-0720-000
226-627-0590-000	226-628-0440-000	226-629-0140-000	226-629-0590-000	226-633-0280-000	226-633-0730-000
226-627-0600-000	226-628-0450-000	226-629-0150-000	226-629-0600-000	226-633-0290-000	226-633-0740-000
226-628-0010-000	226-628-0460-000	226-629-0160-000	226-629-0610-000	226-633-0300-000	226-633-0750-000
226-628-0020-000	226-628-0470-000	226-629-0170-000	226-629-0620-000	226-633-0310-000	226-633-0760-000
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226-628-0320-000	226-629-0020-000	226-629-0470-000	226-633-0160-000	226-633-0610-000	226-641-0210-000
226-628-0330-000	226-629-0030-000	226-629-0480-000	226-633-0170-000	226-633-0620-000	226-641-0220-000
226-628-0340-000	226-629-0040-000	226-629-0490-000	226-633-0180-000	226-633-0630-000	226-641-0230-000
226-628-0350-000	226-629-0050-000	226-629-0500-000	226-633-0190-000	226-633-0640-000	226-641-0240-000
226-628-0360-000	226-629-0060-000	226-629-0510-000	226-633-0200-000	226-633-0650-000	226-641-0250-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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226-641-0360-000	226-645-0060-000	226-646-0070-000	226-646-0520-000	226-649-0070-000	226-649-0520-000
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226-641-0690-000	226-645-0390-000	226-646-0400-000	226-646-0860-000	226-649-0400-000	226-650-0100-000
226-641-0700-000	226-645-0400-000	226-646-0410-000	226-646-0870-000	226-649-0410-000	226-650-0110-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
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226-650-0350-000	226-653-0210-000	226-654-0060-000	226-654-0510-000	226-655-0370-000	226-656-0210-000
226-650-0360-000	226-653-0220-000	226-654-0070-000	226-654-0520-000	226-655-0380-000	226-656-0220-000
226-650-0370-000	226-653-0230-000	226-654-0080-000	226-654-0530-000	226-655-0390-000	226-656-0230-000
226-650-0380-000	226-653-0240-000	226-654-0090-000	226-654-0540-000	226-655-0400-000	226-656-0240-000
226-650-0390-000	226-653-0250-000	226-654-0100-000	226-654-0550-000	226-655-0410-000	226-656-0250-000
226-650-0400-000	226-653-0260-000	226-654-0110-000	226-654-0560-000	226-655-0420-000	226-656-0260-000
226-650-0410-000	226-653-0270-000	226-654-0120-000	226-654-0570-000	226-655-0430-000	226-656-0270-000
226-650-0420-000	226-653-0280-000	226-654-0130-000	226-654-0580-000	226-655-0440-000	226-656-0280-000
226-650-0430-000	226-653-0290-000	226-654-0140-000	226-654-0590-000	226-655-0450-000	226-656-0290-000
226-650-0440-000	226-653-0300-000	226-654-0150-000	226-655-0010-000	226-655-0460-000	226-656-0300-000
226-650-0450-000	226-653-0310-000	226-654-0160-000	226-655-0020-000	226-655-0470-000	226-656-0310-000
226-650-0460-000	226-653-0320-000	226-654-0170-000	226-655-0030-000	226-655-0480-000	226-656-0320-000
226-650-0470-000	226-653-0330-000	226-654-0180-000	226-655-0040-000	226-655-0490-000	226-656-0330-000
226-650-0480-000	226-653-0340-000	226-654-0190-000	226-655-0050-000	226-655-0500-000	226-656-0340-000
226-650-0510-000	226-653-0350-000	226-654-0200-000	226-655-0060-000	226-655-0510-000	226-656-0350-000
226-650-0520-000	226-653-0360-000	226-654-0210-000	226-655-0070-000	226-655-0520-000	226-656-0360-000
226-650-0530-000	226-653-0370-000	226-654-0220-000	226-655-0080-000	226-655-0530-000	226-656-0370-000
226-650-0540-000	226-653-0380-000	226-654-0230-000	226-655-0090-000	226-655-0540-000	226-656-0380-000
226-650-0550-000	226-653-0390-000	226-654-0240-000	226-655-0100-000	226-655-0550-000	226-656-0390-000
226-650-0560-000	226-653-0400-000	226-654-0250-000	226-655-0110-000	226-655-0560-000	226-656-0400-000
226-650-0570-000	226-653-0410-000	226-654-0260-000	226-655-0120-000	226-655-0570-000	226-656-0410-000
226-650-0580-000	226-653-0420-000	226-654-0270-000	226-655-0130-000	226-655-0580-000	226-656-0420-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
226-656-0430-000	226-662-0200-000	241-102-0250-000	241-103-0340-000	241-129-0040-000	241-131-0500-000
226-656-0440-000	226-662-0210-000	241-102-0270-000	241-103-0350-000	241-129-0050-000	241-131-0520-000
226-656-0450-000	226-662-0220-000	241-102-0280-000	241-103-0360-000	241-129-0060-000	241-131-0570-000
226-656-0460-000	226-662-0230-000	241-102-0290-000	241-103-0370-000	241-129-0070-000	241-131-0610-000
226-656-0470-000	226-662-0240-000	241-102-0300-000	241-103-0390-000	241-129-0080-000	241-131-0620-000
226-656-0480-000	226-662-0250-000	241-102-0310-000	241-103-0400-000	241-129-0090-000	241-131-0640-000
226-656-0490-000	226-662-0260-000	241-102-0340-000	241-103-0410-000	241-129-0100-000	241-131-0650-000
226-656-0500-000	226-662-0270-000	241-102-0350-000	241-103-0420-000	241-129-0110-000	241-131-0660-000
226-656-0510-000	226-662-0280-000	241-102-0360-000	241-103-0430-000	241-129-0120-000	241-131-0670-000
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226-656-0530-000	226-662-0300-000	241-102-0460-000	241-103-0450-000	241-129-0170-000	241-131-0690-000
226-656-0540-000	226-662-0310-000	241-102-0520-000	241-103-0460-000	241-129-0180-000	241-131-0700-000
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226-656-0570-000	226-662-0340-000	241-102-0630-000	241-104-0020-000	241-129-0230-000	241-131-0730-000
226-656-0580-000	226-662-0350-000	241-102-0640-000	241-104-0030-000	241-129-0250-000	241-131-0740-000
226-656-0590-000	226-662-0360-000	241-102-0670-000	241-124-0020-000	241-129-0260-000	241-131-0750-000
226-656-0600-000	226-662-0370-000	241-102-0680-000	241-126-0050-000	241-129-0270-000	241-131-0760-000
226-656-0610-000	226-662-0380-000	241-102-0690-000	241-126-0130-000	241-130-0660-000	241-131-0770-000
226-656-0620-000	226-662-0390-000	241-102-0720-000	241-126-0250-000	241-130-0670-000	241-131-0780-000
226-656-0630-000	226-662-0400-000	241-102-0730-000	241-126-0260-000	241-130-0680-000	241-131-0790-000
226-656-0640-000	226-662-0410-000	241-102-0740-000	241-126-0270-000	241-130-0700-000	241-131-0800-000
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226-656-0660-000	226-662-0430-000	241-103-0070-000	241-126-0290-000	241-131-0010-000	241-131-0820-000
226-656-0670-000	226-662-0440-000	241-103-0080-000	241-126-0300-000	241-131-0020-000	241-131-0830-000
226-656-0680-000	226-662-0450-000	241-103-0110-000	241-126-0310-000	241-131-0040-000	241-131-0840-000
226-662-0010-000	226-662-0460-000	241-103-0120-000	241-126-0320-000	241-131-0050-000	241-131-0850-000
226-662-0020-000	226-662-0470-000	241-103-0140-000	241-126-0330-000	241-131-0060-000	241-131-0860-000
226-662-0030-000	226-662-0480-000	241-103-0160-000	241-126-0340-000	241-131-0070-000	241-131-0870-000
226-662-0040-000	226-662-0490-000	241-103-0180-000	241-126-0350-000	241-131-0080-000	241-132-0050-000
226-662-0050-000	226-662-0500-000	241-103-0190-000	241-128-0010-000	241-131-0090-000	241-132-0060-000
226-662-0060-000	226-662-0510-000	241-103-0200-000	241-128-0020-000	241-131-0100-000	241-132-0070-000
226-662-0070-000	226-662-0520-000	241-103-0210-000	241-128-0040-000	241-131-0110-000	241-132-0080-000
226-662-0080-000	226-662-0530-000	241-103-0220-000	241-128-0050-000	241-131-0180-000	241-132-0090-000
226-662-0090-000	226-662-0540-000	241-103-0230-000	241-128-0060-000	241-131-0280-000	241-132-0110-000
226-662-0100-000	226-662-0550-000	241-103-0240-000	241-128-0070-000	241-131-0290-000	241-132-0120-000
226-662-0110-000	226-662-0560-000	241-103-0250-000	241-128-0110-000	241-131-0310-000	241-132-0130-000
226-662-0120-000	226-662-0570-000	241-103-0260-000	241-128-0120-000	241-131-0330-000	241-132-0140-000
226-662-0130-000	226-662-0580-000	241-103-0270-000	241-128-0130-000	241-131-0340-000	241-132-0150-000
226-662-0140-000	226-662-0590-000	241-103-0280-000	241-128-0140-000	241-131-0360-000	241-132-0180-000
226-662-0150-000	226-662-0600-000	241-103-0290-000	241-128-0150-000	241-131-0390-000	241-132-0210-000
226-662-0160-000	226-662-0610-000	241-103-0300-000	241-128-0160-000	241-131-0420-000	241-132-0230-000
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226-662-0190-000	241-102-0080-000	241-103-0330-000	241-129-0030-000	241-131-0460-000	241-132-0290-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
241-132-0440-000	241-140-0220-000	241-142-0090-000	241-142-0560-000	241-143-0220-000	241-144-0360-000
241-132-0570-000	241-140-0260-000	241-142-0100-000	241-142-0570-000	241-143-0230-000	241-144-0370-000
241-132-0580-000	241-140-0270-000	241-142-0120-000	241-142-0580-000	241-143-0240-000	241-144-0380-000
241-132-0600-000	241-140-0280-000	241-142-0130-000	241-142-0590-000	241-143-0250-000	241-144-0390-000
241-132-0610-000	241-140-0290-000	241-142-0140-000	241-142-0600-000	241-143-0260-000	241-144-0400-000
241-132-0660-000	241-140-0310-000	241-142-0150-000	241-142-0610-000	241-143-0270-000	241-144-0410-000
241-132-0670-000	241-140-0330-000	241-142-0160-000	241-142-0620-000	241-143-0280-000	241-144-0420-000
241-132-0740-000	241-140-0340-000	241-142-0170-000	241-142-0630-000	241-143-0290-000	241-144-0430-000
241-132-0770-000	241-140-0350-000	241-142-0180-000	241-142-0640-000	241-143-0300-000	241-144-0440-000
241-132-0780-000	241-140-0360-000	241-142-0190-000	241-142-0650-000	241-143-0310-000	241-144-0450-000
241-132-0790-000	241-140-0370-000	241-142-0200-000	241-142-0660-000	241-144-0010-000	241-144-0460-000
241-132-0800-000	241-140-0400-000	241-142-0210-000	241-142-0670-000	241-144-0020-000	241-144-0470-000
241-133-0040-000	241-140-0410-000	241-142-0220-000	241-142-0680-000	241-144-0030-000	241-144-0480-000
241-133-0050-000	241-140-0420-000	241-142-0230-000	241-142-0690-000	241-144-0040-000	241-144-0490-000
241-133-0210-000	241-140-0430-000	241-142-0240-000	241-142-0700-000	241-144-0050-000	241-144-0500-000
241-133-0220-000	241-140-0440-000	241-142-0260-000	241-142-0710-000	241-144-0060-000	241-144-0510-000
241-133-0320-000	241-140-0450-000	241-142-0270-000	241-142-0720-000	241-144-0070-000	241-144-0520-000
241-133-0330-000	241-140-0460-000	241-142-0280-000	241-142-0730-000	241-144-0080-000	241-144-0530-000
241-133-0360-000	241-141-0110-000	241-142-0290-000	241-142-0740-000	241-144-0090-000	241-144-0540-000
241-133-0370-000	241-141-0120-000	241-142-0300-000	241-142-0780-000	241-144-0100-000	241-144-0550-000
241-139-0040-000	241-141-0170-000	241-142-0310-000	241-142-0790-000	241-144-0110-000	241-145-0010-000
241-139-0050-000	241-141-0180-000	241-142-0320-000	241-142-0800-000	241-144-0120-000	241-145-0020-000
241-139-0070-000	241-141-0190-000	241-142-0330-000	241-142-0810-000	241-144-0130-000	241-145-0030-000
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241-139-0090-000	241-141-0210-000	241-142-0350-000	241-143-0010-000	241-144-0150-000	241-145-0050-000
241-139-0100-000	241-141-0230-000	241-142-0360-000	241-143-0020-000	241-144-0160-000	241-145-0060-000
241-139-0110-000	241-141-0300-000	241-142-0370-000	241-143-0030-000	241-144-0170-000	241-145-0070-000
241-139-0120-000	241-141-0310-000	241-142-0380-000	241-143-0040-000	241-144-0180-000	241-145-0080-000
241-139-0140-000	241-141-0320-000	241-142-0390-000	241-143-0050-000	241-144-0190-000	241-145-0090-000
241-139-0150-000	241-141-0450-000	241-142-0400-000	241-143-0060-000	241-144-0200-000	241-145-0100-000
241-139-0160-000	241-141-0460-000	241-142-0410-000	241-143-0070-000	241-144-0210-000	241-145-0110-000
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241-140-0020-000	241-141-0510-000	241-142-0460-000	241-143-0120-000	241-144-0260-000	241-145-0160-000
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241-140-0180-000	241-142-0060-000	241-142-0530-000	241-143-0190-000	241-144-0330-000	241-145-0230-000
241-140-0190-000	241-142-0070-000	241-142-0540-000	241-143-0200-000	241-144-0340-000	241-145-0240-000
241-140-0200-000	241-142-0080-000	241-142-0550-000	241-143-0210-000	241-144-0350-000	241-145-0250-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
241-145-0260-000	241-146-0040-000	241-147-0170-000	241-149-0150-000	241-152-0010-000	241-155-0120-000
241-145-0270-000	241-146-0050-000	241-147-0180-000	241-149-0160-000	241-152-0030-000	241-155-0130-000
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241-145-0560-000	241-147-0020-000	241-148-0240-000	241-150-0170-000	241-154-0140-000	241-156-0230-000
241-145-0570-000	241-147-0030-000	241-149-0010-000	241-150-0180-000	241-154-0150-000	241-156-0240-000
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241-145-0640-000	241-147-0100-000	241-149-0080-000	241-150-0250-000	241-155-0050-000	241-156-0310-000
241-145-0650-000	241-147-0110-000	241-149-0090-000	241-150-0260-000	241-155-0060-000	241-156-0320-000
241-145-0660-000	241-147-0120-000	241-149-0100-000	241-150-0270-000	241-155-0070-000	241-156-0330-000
241-145-0670-000	241-147-0130-000	241-149-0110-000	241-150-0280-000	241-155-0080-000	241-156-0340-000
241-146-0010-000	241-147-0140-000	241-149-0120-000	241-150-0290-000	241-155-0090-000	241-156-0350-000
241-146-0020-000	241-147-0150-000	241-149-0130-000	241-151-0030-000	241-155-0100-000	241-156-0360-000
241-146-0030-000	241-147-0160-000	241-149-0140-000	241-151-0050-000	241-155-0110-000	241-156-0370-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
241-156-0380-000	241-157-0110-000	241-157-0560-000	241-158-0420-000	241-159-0430-000	241-160-0450-000
241-156-0390-000	241-157-0120-000	241-157-0570-000	241-158-0430-000	241-160-0010-000	241-160-0460-000
241-156-0400-000	241-157-0130-000	241-157-0580-000	241-158-0440-000	241-160-0020-000	241-160-0470-000
241-156-0410-000	241-157-0140-000	241-157-0590-000	241-158-0450-000	241-160-0030-000	241-160-0480-000
241-156-0420-000	241-157-0150-000	241-158-0010-000	241-158-0460-000	241-160-0040-000	241-160-0490-000
241-156-0430-000	241-157-0160-000	241-158-0020-000	241-158-0470-000	241-160-0050-000	241-160-0500-000
241-156-0440-000	241-157-0170-000	241-158-0030-000	241-158-0480-000	241-160-0060-000	241-160-0510-000
241-156-0450-000	241-157-0180-000	241-158-0040-000	241-159-0030-000	241-160-0070-000	241-160-0520-000
241-156-0460-000	241-157-0190-000	241-158-0050-000	241-159-0040-000	241-160-0080-000	241-160-0530-000
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241-156-0510-000	241-157-0240-000	241-158-0100-000	241-159-0090-000	241-160-0130-000	241-161-0040-000
241-156-0520-000	241-157-0250-000	241-158-0110-000	241-159-0100-000	241-160-0140-000	241-161-0050-000
241-156-0540-000	241-157-0260-000	241-158-0120-000	241-159-0110-000	241-160-0150-000	241-161-0060-000
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241-156-0590-000	241-157-0310-000	241-158-0170-000	241-159-0160-000	241-160-0200-000	241-161-0110-000
241-156-0600-000	241-157-0320-000	241-158-0180-000	241-159-0170-000	241-160-0210-000	241-161-0120-000
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241-156-0640-000	241-157-0360-000	241-158-0220-000	241-159-0230-000	241-160-0250-000	241-161-0160-000
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241-156-0680-000	241-157-0400-000	241-158-0260-000	241-159-0270-000	241-160-0290-000	241-161-0200-000
241-156-0690-000	241-157-0410-000	241-158-0270-000	241-159-0280-000	241-160-0300-000	241-161-0210-000
241-156-0700-000	241-157-0420-000	241-158-0280-000	241-159-0290-000	241-160-0310-000	241-161-0220-000
241-156-0710-000	241-157-0430-000	241-158-0290-000	241-159-0300-000	241-160-0320-000	241-161-0230-000
241-156-0720-000	241-157-0440-000	241-158-0300-000	241-159-0310-000	241-160-0330-000	241-161-0240-000
241-156-0730-000	241-157-0450-000	241-158-0310-000	241-159-0320-000	241-160-0340-000	241-161-0250-000
241-157-0010-000	241-157-0460-000	241-158-0320-000	241-159-0330-000	241-160-0350-000	241-161-0260-000
241-157-0020-000	241-157-0470-000	241-158-0330-000	241-159-0340-000	241-160-0360-000	241-161-0270-000
241-157-0030-000	241-157-0480-000	241-158-0340-000	241-159-0350-000	241-160-0370-000	241-161-0280-000
241-157-0040-000	241-157-0490-000	241-158-0350-000	241-159-0360-000	241-160-0380-000	241-161-0290-000
241-157-0050-000	241-157-0500-000	241-158-0360-000	241-159-0370-000	241-160-0390-000	241-161-0300-000
241-157-0060-000	241-157-0510-000	241-158-0370-000	241-159-0380-000	241-160-0400-000	241-161-0310-000
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241-157-0100-000	241-157-0550-000	241-158-0410-000	241-159-0420-000	241-160-0440-000	241-161-0350-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
241-161-0360-000	241-163-0370-000	241-164-0140-000	241-165-0200-000	241-167-0060-000	241-167-0510-000
241-161-0370-000	241-163-0380-000	241-164-0150-000	241-165-0210-000	241-167-0070-000	241-167-0520-000
241-161-0380-000	241-163-0390-000	241-164-0160-000	241-165-0220-000	241-167-0080-000	241-167-0530-000
241-161-0390-000	241-163-0400-000	241-164-0170-000	241-165-0230-000	241-167-0090-000	241-167-0540-000
241-161-0400-000	241-163-0410-000	241-164-0180-000	241-165-0240-000	241-167-0100-000	241-167-0550-000
241-161-0410-000	241-163-0420-000	241-164-0190-000	241-165-0250-000	241-167-0110-000	241-167-0560-000
241-161-0420-000	241-163-0430-000	241-164-0200-000	241-165-0260-000	241-167-0120-000	241-167-0570-000
241-161-0430-000	241-163-0440-000	241-164-0210-000	241-166-0010-000	241-167-0130-000	241-167-0580-000
241-161-0440-000	241-163-0450-000	241-164-0220-000	241-166-0020-000	241-167-0140-000	241-167-0590-000
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241-163-0020-000	241-163-0470-000	241-164-0240-000	241-166-0040-000	241-167-0160-000	241-167-0610-000
241-163-0030-000	241-163-0480-000	241-164-0250-000	241-166-0050-000	241-167-0170-000	241-167-0620-000
241-163-0040-000	241-163-0490-000	241-164-0260-000	241-166-0060-000	241-167-0180-000	241-167-0630-000
241-163-0050-000	241-163-0500-000	241-164-0270-000	241-166-0070-000	241-167-0190-000	241-167-0640-000
241-163-0060-000	241-163-0510-000	241-164-0280-000	241-166-0080-000	241-167-0200-000	241-167-0650-000
241-163-0070-000	241-163-0520-000	241-164-0290-000	241-166-0090-000	241-167-0210-000	241-167-0660-000
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241-163-0110-000	241-163-0560-000	241-164-0330-000	241-166-0130-000	241-167-0250-000	241-168-0020-000
241-163-0120-000	241-163-0570-000	241-164-0340-000	241-166-0140-000	241-167-0260-000	241-168-0030-000
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241-163-0180-000	241-163-0630-000	241-165-0010-000	241-166-0200-000	241-167-0320-000	241-168-0090-000
241-163-0190-000	241-163-0640-000	241-165-0020-000	241-166-0210-000	241-167-0330-000	241-168-0100-000
241-163-0200-000	241-163-0650-000	241-165-0030-000	241-166-0220-000	241-167-0340-000	241-168-0110-000
241-163-0210-000	241-163-0660-000	241-165-0040-000	241-166-0230-000	241-167-0350-000	241-168-0120-000
241-163-0220-000	241-163-0670-000	241-165-0050-000	241-166-0240-000	241-167-0360-000	241-168-0130-000
241-163-0230-000	241-163-0680-000	241-165-0060-000	241-166-0250-000	241-167-0370-000	241-168-0140-000
241-163-0240-000	241-164-0010-000	241-165-0070-000	241-166-0260-000	241-167-0380-000	241-168-0150-000
241-163-0250-000	241-164-0020-000	241-165-0080-000	241-166-0270-000	241-167-0390-000	241-168-0160-000
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241-163-0280-000	241-164-0050-000	241-165-0110-000	241-166-0300-000	241-167-0420-000	241-168-0190-000
241-163-0290-000	241-164-0060-000	241-165-0120-000	241-166-0310-000	241-167-0430-000	241-168-0200-000
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241-163-0330-000	241-164-0100-000	241-165-0160-000	241-167-0020-000	241-167-0470-000	241-168-0240-000
241-163-0340-000	241-164-0110-000	241-165-0170-000	241-167-0030-000	241-167-0480-000	241-168-0250-000
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241-163-0360-000	241-164-0130-000	241-165-0190-000	241-167-0050-000	241-167-0500-000	241-168-0270-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
241-168-0280-000	241-170-0060-000	241-171-0200-000	241-171-0650-000	241-172-0310-000	241-174-0070-000
241-168-0290-000	241-170-0070-000	241-171-0210-000	241-171-0660-000	241-172-0320-000	241-174-0080-000
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241-168-0310-000	241-170-0090-000	241-171-0230-000	241-171-0680-000	241-172-0340-000	241-174-0100-000
241-169-0010-000	241-170-0100-000	241-171-0240-000	241-171-0690-000	241-172-0350-000	241-174-0110-000
241-169-0020-000	241-170-0110-000	241-171-0250-000	241-171-0700-000	241-173-0010-000	241-174-0120-000
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241-169-0060-000	241-170-0150-000	241-171-0290-000	241-171-0740-000	241-173-0050-000	241-174-0160-000
241-169-0070-000	241-170-0160-000	241-171-0300-000	241-171-0750-000	241-173-0060-000	241-174-0170-000
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241-169-0110-000	241-170-0200-000	241-171-0340-000	241-171-0790-000	241-173-0100-000	241-174-0210-000
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241-169-0150-000	241-170-0240-000	241-171-0380-000	241-172-0040-000	241-173-0140-000	241-174-0250-000
241-169-0160-000	241-170-0250-000	241-171-0390-000	241-172-0050-000	241-173-0150-000	241-174-0270-000
241-169-0170-000	241-170-0260-000	241-171-0400-000	241-172-0060-000	241-173-0160-000	241-175-0010-000
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241-169-0270-000	241-171-0050-000	241-171-0500-000	241-172-0160-000	241-173-0260-000	241-175-0110-000
241-169-0280-000	241-171-0060-000	241-171-0510-000	241-172-0170-000	241-173-0270-000	241-175-0120-000
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241-170-0040-000	241-171-0180-000	241-171-0630-000	241-172-0290-000	241-174-0050-000	241-175-0240-000
241-170-0050-000	241-171-0190-000	241-171-0640-000	241-172-0300-000	241-174-0060-000	241-175-0250-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
241-175-0260-000	241-176-0130-000	241-177-0170-000	241-178-0120-000	241-178-0570-000	241-179-0440-000
241-175-0270-000	241-176-0140-000	241-177-0180-000	241-178-0130-000	241-178-0580-000	241-179-0450-000
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241-175-0290-000	241-176-0160-000	241-177-0200-000	241-178-0150-000	241-179-0020-000	241-179-0470-000
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241-175-0310-000	241-176-0180-000	241-177-0220-000	241-178-0170-000	241-179-0040-000	241-179-0490-000
241-175-0320-000	241-176-0190-000	241-177-0230-000	241-178-0180-000	241-179-0050-000	241-179-0500-000
241-175-0330-000	241-176-0200-000	241-177-0240-000	241-178-0190-000	241-179-0060-000	241-179-0510-000
241-175-0340-000	241-176-0210-000	241-177-0250-000	241-178-0200-000	241-179-0070-000	241-179-0520-000
241-175-0350-000	241-176-0220-000	241-177-0260-000	241-178-0210-000	241-179-0080-000	241-180-0010-000
241-175-0360-000	241-176-0230-000	241-177-0270-000	241-178-0220-000	241-179-0090-000	241-180-0020-000
241-175-0370-000	241-176-0240-000	241-177-0280-000	241-178-0230-000	241-179-0100-000	241-180-0030-000
241-175-0380-000	241-176-0250-000	241-177-0290-000	241-178-0240-000	241-179-0110-000	241-180-0040-000
241-175-0390-000	241-176-0260-000	241-177-0300-000	241-178-0250-000	241-179-0120-000	241-180-0050-000
241-175-0400-000	241-176-0270-000	241-177-0310-000	241-178-0260-000	241-179-0130-000	241-180-0060-000
241-175-0410-000	241-176-0280-000	241-177-0320-000	241-178-0270-000	241-179-0140-000	241-180-0070-000
241-175-0420-000	241-176-0290-000	241-177-0330-000	241-178-0280-000	241-179-0150-000	241-180-0080-000
241-175-0430-000	241-176-0300-000	241-177-0340-000	241-178-0290-000	241-179-0160-000	241-180-0090-000
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241-175-0450-000	241-176-0320-000	241-177-0360-000	241-178-0310-000	241-179-0180-000	241-180-0110-000
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241-175-0530-000	241-176-0400-000	241-177-0440-000	241-178-0390-000	241-179-0260-000	241-180-0190-000
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241-175-0560-000	241-177-0020-000	241-177-0470-000	241-178-0420-000	241-179-0290-000	241-180-0220-000
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241-176-0080-000	241-177-0120-000	241-178-0070-000	241-178-0520-000	241-179-0390-000	241-180-0320-000
241-176-0090-000	241-177-0130-000	241-178-0080-000	241-178-0530-000	241-179-0400-000	241-180-0330-000
241-176-0100-000	241-177-0140-000	241-178-0090-000	241-178-0540-000	241-179-0410-000	241-180-0340-000
241-176-0110-000	241-177-0150-000	241-178-0100-000	241-178-0550-000	241-179-0420-000	241-180-0350-000
241-176-0120-000	241-177-0160-000	241-178-0110-000	241-178-0560-000	241-179-0430-000	241-180-0360-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
241-180-0370-000	241-181-0290-000	268-801-0230-000	268-802-0120-000	268-802-0570-000	268-803-0380-000
241-180-0380-000	241-181-0300-000	268-801-0240-000	268-802-0130-000	268-802-0580-000	268-803-0390-000
241-180-0390-000	241-181-0310-000	268-801-0250-000	268-802-0140-000	268-802-0590-000	268-803-0400-000
241-180-0400-000	241-181-0320-000	268-801-0260-000	268-802-0150-000	268-802-0600-000	268-803-0410-000
241-180-0410-000	241-181-0330-000	268-801-0270-000	268-802-0160-000	268-802-0610-000	268-803-0420-000
241-180-0420-000	241-181-0340-000	268-801-0280-000	268-802-0170-000	268-802-0620-000	268-803-0430-000
241-180-0430-000	241-181-0350-000	268-801-0290-000	268-802-0180-000	268-802-0630-000	268-803-0440-000
241-180-0440-000	241-181-0360-000	268-801-0300-000	268-802-0190-000	268-802-0640-000	268-803-0450-000
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241-180-0490-000	241-181-0410-000	268-801-0350-000	268-802-0240-000	268-803-0050-000	268-803-0500-000
241-180-0500-000	241-181-0420-000	268-801-0360-000	268-802-0250-000	268-803-0060-000	268-803-0510-000
241-180-0510-000	241-181-0430-000	268-801-0370-000	268-802-0260-000	268-803-0070-000	268-803-0520-000
241-180-0520-000	241-181-0440-000	268-801-0380-000	268-802-0270-000	268-803-0080-000	268-803-0530-000
241-180-0530-000	241-181-0450-000	268-801-0390-000	268-802-0280-000	268-803-0090-000	268-803-0540-000
241-181-0010-000	241-181-0460-000	268-801-0400-000	268-802-0290-000	268-803-0100-000	268-803-0550-000
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241-181-0030-000	241-181-0480-000	268-801-0420-000	268-802-0310-000	268-803-0120-000	268-803-0580-000
241-181-0040-000	241-181-0490-000	268-801-0430-000	268-802-0320-000	268-803-0130-000	268-803-0590-000
241-181-0050-000	241-181-0500-000	268-801-0440-000	268-802-0330-000	268-803-0140-000	268-803-0600-000
241-181-0060-000	241-181-0510-000	268-801-0450-000	268-802-0340-000	268-803-0150-000	268-803-0610-000
241-181-0070-000	268-801-0010-000	268-801-0460-000	268-802-0350-000	268-803-0160-000	268-803-0620-000
241-181-0080-000	268-801-0020-000	268-801-0470-000	268-802-0360-000	268-803-0170-000	268-803-0630-000
241-181-0090-000	268-801-0030-000	268-801-0480-000	268-802-0370-000	268-803-0180-000	268-803-0640-000
241-181-0100-000	268-801-0040-000	268-801-0490-000	268-802-0380-000	268-803-0190-000	268-803-0650-000
241-181-0110-000	268-801-0050-000	268-801-0500-000	268-802-0390-000	268-803-0200-000	268-803-0660-000
241-181-0120-000	268-801-0060-000	268-801-0510-000	268-802-0400-000	268-803-0210-000	268-803-0670-000
241-181-0130-000	268-801-0070-000	268-801-0520-000	268-802-0410-000	268-803-0220-000	268-803-0680-000
241-181-0140-000	268-801-0080-000	268-801-0530-000	268-802-0420-000	268-803-0230-000	268-803-0690-000
241-181-0150-000	268-801-0090-000	268-801-0540-000	268-802-0430-000	268-803-0240-000	268-803-0700-000
241-181-0160-000	268-801-0100-000	268-801-0550-000	268-802-0440-000	268-803-0250-000	268-803-0710-000
241-181-0170-000	268-801-0110-000	268-801-0560-000	268-802-0450-000	268-803-0260-000	268-803-0720-000
241-181-0180-000	268-801-0120-000	268-802-0010-000	268-802-0460-000	268-803-0270-000	268-803-0730-000
241-181-0190-000	268-801-0130-000	268-802-0020-000	268-802-0470-000	268-803-0280-000	268-803-0740-000
241-181-0200-000	268-801-0140-000	268-802-0030-000	268-802-0480-000	268-803-0290-000	268-803-0750-000
241-181-0210-000	268-801-0150-000	268-802-0040-000	268-802-0490-000	268-803-0300-000	268-803-0760-000
241-181-0220-000	268-801-0160-000	268-802-0050-000	268-802-0500-000	268-803-0310-000	268-803-0770-000
241-181-0230-000	268-801-0170-000	268-802-0060-000	268-802-0510-000	268-803-0320-000	268-803-0780-000
241-181-0240-000	268-801-0180-000	268-802-0070-000	268-802-0520-000	268-803-0330-000	268-803-0790-000
241-181-0250-000	268-801-0190-000	268-802-0080-000	268-802-0530-000	268-803-0340-000	268-803-0800-000
241-181-0260-000	268-801-0200-000	268-802-0090-000	268-802-0540-000	268-803-0350-000	268-803-0810-000
241-181-0270-000	268-801-0210-000	268-802-0100-000	268-802-0550-000	268-803-0360-000	268-803-0820-000
241-181-0280-000	268-801-0220-000	268-802-0110-000	268-802-0560-000	268-803-0370-000	268-803-0830-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
268-803-0840-000	268-804-0400-000	268-805-0210-000	268-806-0180-000	268-808-0020-000	268-808-0470-000
268-803-0850-000	268-804-0410-000	268-805-0220-000	268-806-0190-000	268-808-0030-000	268-808-0480-000
268-803-0860-000	268-804-0420-000	268-805-0230-000	268-806-0200-000	268-808-0040-000	268-808-0490-000
268-803-0870-000	268-804-0430-000	268-805-0240-000	268-806-0210-000	268-808-0050-000	268-808-0500-000
268-803-0880-000	268-804-0440-000	268-805-0250-000	268-806-0220-000	268-808-0060-000	268-808-0510-000
268-803-0890-000	268-804-0450-000	268-805-0260-000	268-806-0230-000	268-808-0070-000	268-808-0520-000
268-804-0010-000	268-804-0460-000	268-805-0270-000	268-806-0240-000	268-808-0080-000	268-808-0530-000
268-804-0020-000	268-804-0470-000	268-805-0280-000	268-806-0250-000	268-808-0090-000	268-808-0540-000
268-804-0030-000	268-804-0480-000	268-805-0290-000	268-806-0260-000	268-808-0100-000	268-808-0550-000
268-804-0040-000	268-804-0490-000	268-805-0300-000	268-806-0270-000	268-808-0110-000	268-808-0560-000
268-804-0050-000	268-804-0500-000	268-805-0310-000	268-806-0280-000	268-808-0120-000	268-808-0570-000
268-804-0060-000	268-804-0510-000	268-805-0320-000	268-806-0290-000	268-808-0130-000	268-808-0580-000
268-804-0070-000	268-804-0520-000	268-805-0330-000	268-806-0300-000	268-808-0140-000	268-808-0590-000
268-804-0080-000	268-804-0530-000	268-805-0340-000	268-806-0310-000	268-808-0150-000	268-808-0600-000
268-804-0090-000	268-804-0540-000	268-805-0350-000	268-806-0320-000	268-808-0160-000	268-808-0610-000
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268-804-0110-000	268-804-0560-000	268-805-0370-000	268-806-0340-000	268-808-0180-000	268-809-0010-000
268-804-0120-000	268-804-0570-000	268-805-0380-000	268-806-0350-000	268-808-0190-000	268-809-0020-000
268-804-0130-000	268-804-0580-000	268-805-0390-000	268-806-0360-000	268-808-0200-000	268-809-0030-000
268-804-0140-000	268-804-0590-000	268-805-0400-000	268-806-0370-000	268-808-0210-000	268-809-0040-000
268-804-0150-000	268-804-0600-000	268-805-0410-000	268-806-0380-000	268-808-0220-000	268-809-0050-000
268-804-0160-000	268-804-0610-000	268-805-0420-000	268-806-0390-000	268-808-0230-000	268-809-0060-000
268-804-0170-000	268-804-0620-000	268-805-0430-000	268-806-0400-000	268-808-0240-000	268-809-0070-000
268-804-0180-000	268-804-0630-000	268-805-0440-000	268-806-0410-000	268-808-0250-000	268-809-0080-000
268-804-0190-000	268-804-0640-000	268-805-0450-000	268-806-0420-000	268-808-0260-000	268-809-0090-000
268-804-0200-000	268-805-0010-000	268-805-0460-000	268-806-0430-000	268-808-0270-000	268-809-0100-000
268-804-0210-000	268-805-0020-000	268-805-0470-000	268-806-0440-000	268-808-0280-000	268-809-0110-000
268-804-0220-000	268-805-0030-000	268-805-0480-000	268-806-0450-000	268-808-0290-000	268-809-0120-000
268-804-0230-000	268-805-0040-000	268-806-0010-000	268-806-0460-000	268-808-0300-000	268-809-0130-000
268-804-0240-000	268-805-0050-000	268-806-0020-000	268-806-0470-000	268-808-0310-000	268-809-0140-000
268-804-0250-000	268-805-0060-000	268-806-0030-000	268-806-0480-000	268-808-0320-000	268-809-0150-000
268-804-0260-000	268-805-0070-000	268-806-0040-000	268-806-0490-000	268-808-0330-000	268-809-0160-000
268-804-0270-000	268-805-0080-000	268-806-0050-000	268-806-0500-000	268-808-0340-000	268-809-0170-000
268-804-0280-000	268-805-0090-000	268-806-0060-000	268-806-0510-000	268-808-0350-000	268-809-0180-000
268-804-0290-000	268-805-0100-000	268-806-0070-000	268-807-0010-000	268-808-0360-000	268-809-0190-000
268-804-0300-000	268-805-0110-000	268-806-0080-000	268-807-0020-000	268-808-0370-000	268-809-0200-000
268-804-0310-000	268-805-0120-000	268-806-0090-000	268-807-0030-000	268-808-0380-000	268-809-0210-000
268-804-0320-000	268-805-0130-000	268-806-0100-000	268-807-0040-000	268-808-0390-000	268-809-0220-000
268-804-0330-000	268-805-0140-000	268-806-0110-000	268-807-0050-000	268-808-0400-000	268-809-0230-000
268-804-0340-000	268-805-0150-000	268-806-0120-000	268-807-0060-000	268-808-0410-000	268-809-0240-000
268-804-0350-000	268-805-0160-000	268-806-0130-000	268-807-0070-000	268-808-0420-000	268-809-0250-000
268-804-0360-000	268-805-0170-000	268-806-0140-000	268-807-0080-000	268-808-0430-000	268-809-0260-000
268-804-0370-000	268-805-0180-000	268-806-0150-000	268-807-0090-000	268-808-0440-000	268-809-0270-000
268-804-0380-000	268-805-0190-000	268-806-0160-000	268-807-0100-000	268-808-0450-000	268-809-0280-000
268-804-0390-000	268-805-0200-000	268-806-0170-000	268-808-0010-000	268-808-0460-000	268-809-0290-000

San Joaquin County EIFD Parcels List

APN	APN	APN	APN	APN	APN
268-809-0300-000	268-809-0750-000				
268-809-0310-000	268-809-0760-000				
268-809-0320-000	268-809-0770-000				
268-809-0330-000	268-809-0780-000				
268-809-0340-000	268-809-0790-000				
268-809-0350-000	268-809-0800-000				
268-809-0360-000	268-809-0810-000				
268-809-0370-000	268-809-0820-000				
268-809-0380-000	268-809-0830-000				
268-809-0390-000	268-809-0840-000				
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268-809-0690-000					
268-809-0700-000					
268-809-0710-000					
268-809-0720-000					
268-809-0730-000					
268-809-0740-000					

ATTACHMENT B:

Bond Proceed Analysis

SJAFCA
Assessment Revenue Bonds
Series 2025

Sources and Uses of Funds

Sources of Funds			
Par Amount of Bonds		125,060,000.00	
Plus: Accrued Interest		-	
Less: (OID) / Plus: OIP		-	
Less: Underwriter's Discount	1.00	(1,250,600.00)	
Net Proceeds			123,809,400.00
Other Source of Funds			-
Other Source of Funds			-
Total Sources			**123,809,400.00**
Uses of Funds			
Project Fund Deposit		114,100,000.00	
Less: Interest Earnings		-	
Net Funds			114,100,000.00
Capitalized Interest Fund		-	
Less: Interest Earnings		-	
Less: Reserve Fund Earnings		-	
Net Funds			-
Reserve Fund			8,155,800.00
Costs of Issuance			500,000.00
Surety Bond Premium	-		-
Bond Insurance	50.00		1,048,938.25
L/C Fees (Upfront)	-		-
Accrued Interest			-
Other Use of Funds			-
Other Use of Funds			-
Total Uses			**123,804,738.25**
Rounding Adjustment			**4,661.75**

Run Date	**November 2, 2021**
Run Time	**6:19 AM**

SJAFCA
Assessment Revenue Bonds
Series 2025

Summary Calculations

Arbitrage Yield	3.56347	%
True Interest Cost (TIC)	3.57577	%
"All-In" True Interest Cost (AIC	3.67117	%
Average Coupon	3.50000	%
Net Interest Cost (NIC)	3.55166	%
Average Life	19.357	Years

SJAFCA
Assessment Revenue Bonds
Series 2025
Gross Debt Service Schedule

Date	Principal	Rate	Interest	Annual Debt Service
10/01/25				
10/01/26	1,555,000	3.500	4,377,100.00	5,932,100.00
10/01/27	1,675,000	3.500	4,322,675.00	5,997,675.00
10/01/28	1,800,000	3.500	4,264,050.00	6,064,050.00
10/01/29	1,930,000	3.500	4,201,050.00	6,131,050.00
10/01/30	2,070,000	3.500	4,133,500.00	6,203,500.00
10/01/31	2,210,000	3.500	4,061,050.00	6,271,050.00
10/01/32	2,355,000	3.500	3,983,700.00	6,338,700.00
10/01/33	2,510,000	3.500	3,901,275.00	6,411,275.00
10/01/34	2,670,000	3.500	3,813,425.00	6,483,425.00
10/01/35	2,835,000	3.500	3,719,975.00	6,554,975.00
10/01/36	3,005,000	3.500	3,620,750.00	6,625,750.00
10/01/37	3,185,000	3.500	3,515,575.00	6,700,575.00
10/01/38	3,370,000	3.500	3,404,100.00	6,774,100.00
10/01/39	3,565,000	3.500	3,286,150.00	6,851,150.00
10/01/40	3,765,000	3.500	3,161,375.00	6,926,375.00
10/01/41	3,975,000	3.500	3,029,600.00	7,004,600.00
10/01/42	4,190,000	3.500	2,890,475.00	7,080,475.00
10/01/43	4,415,000	3.500	2,743,825.00	7,158,825.00
10/01/44	4,650,000	3.500	2,589,300.00	7,239,300.00
10/01/45	4,890,000	3.500	2,426,550.00	7,316,550.00
10/01/46	5,140,000	3.500	2,255,400.00	7,395,400.00
10/01/47	5,405,000	3.500	2,075,500.00	7,480,500.00
10/01/48	5,675,000	3.500	1,886,325.00	7,561,325.00
10/01/49	5,955,000	3.500	1,687,700.00	7,642,700.00
10/01/50	6,250,000	3.500	1,479,275.00	7,729,275.00
10/01/51	6,550,000	3.500	1,260,525.00	7,810,525.00
10/01/52	6,865,000	3.500	1,031,275.00	7,896,275.00
10/01/53	7,190,000	3.500	791,000.00	7,981,000.00
10/01/54	7,530,000	3.500	539,350.00	8,069,350.00
10/01/55	7,880,000	3.500	275,800.00	8,155,800.00
Subtotal	**125,060,000**		**84,727,650.00**	**209,787,650.00**
Accrued			**-**	**-**
Total	**125,060,000**		**84,727,650.00**	**209,787,650.00**

SJAFCA
Assessment Revenue Bonds
Series 2025
Net Debt Service Schedule

Reserve Fund	**8,155,800.00**
Investment Rate	**2.00**

Date	Periodic Debt Service	Less Capitalized Interest	Less Reserve Fund Earnings	Net Annual Debt Service
10/01/25				
10/01/26	5,932,100.00	-	(163,116.00)	5,768,984.00
10/01/27	5,997,675.00	-	(163,116.00)	5,834,559.00
10/01/28	6,064,050.00	-	(163,116.00)	5,900,934.00
10/01/29	6,131,050.00	-	(163,116.00)	5,967,934.00
10/01/30	6,203,500.00	-	(163,116.00)	6,040,384.00
10/01/31	6,271,050.00	-	(163,116.00)	6,107,934.00
10/01/32	6,338,700.00	-	(163,116.00)	6,175,584.00
10/01/33	6,411,275.00	-	(163,116.00)	6,248,159.00
10/01/34	6,483,425.00	-	(163,116.00)	6,320,309.00
10/01/35	6,554,975.00	-	(163,116.00)	6,391,859.00
10/01/36	6,625,750.00	-	(163,116.00)	6,462,634.00
10/01/37	6,700,575.00	-	(163,116.00)	6,537,459.00
10/01/38	6,774,100.00	-	(163,116.00)	6,610,984.00
10/01/39	6,851,150.00	-	(163,116.00)	6,688,034.00
10/01/40	6,926,375.00	-	(163,116.00)	6,763,259.00
10/01/41	7,004,600.00	-	(163,116.00)	6,841,484.00
10/01/42	7,080,475.00	-	(163,116.00)	6,917,359.00
10/01/43	7,158,825.00	-	(163,116.00)	6,995,709.00
10/01/44	7,239,300.00	-	(163,116.00)	7,076,184.00
10/01/45	7,316,550.00	-	(163,116.00)	7,153,434.00
10/01/46	7,395,400.00	-	(163,116.00)	7,232,284.00
10/01/47	7,480,500.00	-	(163,116.00)	7,317,384.00
10/01/48	7,561,325.00	-	(163,116.00)	7,398,209.00
10/01/49	7,642,700.00	-	(163,116.00)	7,479,584.00
10/01/50	7,729,275.00	-	(163,116.00)	7,566,159.00
10/01/51	7,810,525.00	-	(163,116.00)	7,647,409.00
10/01/52	7,896,275.00	-	(163,116.00)	7,733,159.00
10/01/53	7,981,000.00	-	(163,116.00)	7,817,884.00
10/01/54	8,069,350.00	-	(163,116.00)	7,906,234.00
10/01/55	8,155,800.00	-	(8,318,916.00)	(163,116.00)
Subtotal	**209,787,650.00**	**-**	**(13,049,280.00)**	**196,738,370.00**
Accrued	**-**	**-**		**-**
Total	**209,787,650.00**	**-**	**(13,049,280.00)**	**196,738,370.00**

SJAFCA
Assessment Revenue Bonds
Series 2025 (Max Capacity)

Sources and Uses of Funds

Sources of Funds			
Par Amount of Bonds		138,325,000.00	
Plus: Accrued Interest		-	
Less: (OID) / Plus: OIP		-	
Less: Underwriter's Discount	1.00	(1,383,250.00)	
Net Proceeds			136,941,750.00
Other Source of Funds			-
Other Source of Funds			-
Total Sources			**136,941,750.00**
Uses of Funds			
Project Fund Deposit		126,404,318.88	
Less: Interest Earnings		-	
Net Funds			126,404,318.88
Capitalized Interest Fund		-	
Less: Interest Earnings		-	
Less: Reserve Fund Earnings		-	
Net Funds			-
Reserve Fund			8,880,300.00
Costs of Issuance			500,000.00
Surety Bond Premium	-		-
Bond Insurance	50.00		1,157,131.13
L/C Fees (Upfront)	-		-
Accrued Interest			-
Other Use of Funds			-
Other Use of Funds			-
Total Uses			**136,941,750.00**
Rounding Adjustment			**-**

Run Date	**November 2, 2021**
Run Time	**6:12 AM**

SJAFCA
Assessment Revenue Bonds
Series 2025 (Max Capacity)

Summary Calculations

Arbitrage Yield	3.56366	%
True Interest Cost (TIC)	3.57619	%
"All-In" True Interest Cost (AIC	3.66896	%
Average Coupon	3.50000	%
Net Interest Cost (NIC)	3.55200	%
Average Life	19.230	Years

SJAFCA
Assessment Revenue Bonds
Series 2025 (Max Capacity)
Gross Debt Service Schedule

Date	Principal	Rate	Interest	Annual Debt Service
10/01/25				
10/01/26	1,810,000	3.500	4,841,375.00	6,651,375.00
10/01/27	1,940,000	3.500	4,778,025.00	6,718,025.00
10/01/28	2,075,000	3.500	4,710,125.00	6,785,125.00
10/01/29	2,215,000	3.500	4,637,500.00	6,852,500.00
10/01/30	2,365,000	3.500	4,559,975.00	6,924,975.00
10/01/31	2,515,000	3.500	4,477,200.00	6,992,200.00
10/01/32	2,675,000	3.500	4,389,175.00	7,064,175.00
10/01/33	2,835,000	3.500	4,295,550.00	7,130,550.00
10/01/34	3,010,000	3.500	4,196,325.00	7,206,325.00
10/01/35	3,185,000	3.500	4,090,975.00	7,275,975.00
10/01/36	3,370,000	3.500	3,979,500.00	7,349,500.00
10/01/37	3,560,000	3.500	3,861,550.00	7,421,550.00
10/01/38	3,760,000	3.500	3,736,950.00	7,496,950.00
10/01/39	3,965,000	3.500	3,605,350.00	7,570,350.00
10/01/40	4,180,000	3.500	3,466,575.00	7,646,575.00
10/01/41	4,405,000	3.500	3,320,275.00	7,725,275.00
10/01/42	4,635,000	3.500	3,166,100.00	7,801,100.00
10/01/43	4,875,000	3.500	3,003,875.00	7,878,875.00
10/01/44	5,125,000	3.500	2,833,250.00	7,958,250.00
10/01/45	5,385,000	3.500	2,653,875.00	8,038,875.00
10/01/46	5,655,000	3.500	2,465,400.00	8,120,400.00
10/01/47	5,930,000	3.500	2,267,475.00	8,197,475.00
10/01/48	6,220,000	3.500	2,059,925.00	8,279,925.00
10/01/49	6,520,000	3.500	1,842,225.00	8,362,225.00
10/01/50	6,835,000	3.500	1,614,025.00	8,449,025.00
10/01/51	7,160,000	3.500	1,374,800.00	8,534,800.00
10/01/52	7,495,000	3.500	1,124,200.00	8,619,200.00
10/01/53	7,840,000	3.500	861,875.00	8,701,875.00
10/01/54	8,205,000	3.500	587,475.00	8,792,475.00
10/01/55	8,580,000	3.500	300,300.00	8,880,300.00
Subtotal	**138,325,000**		**93,101,225.00**	**231,426,225.00**
Accrued			**-**	**-**
Total	**138,325,000**		**93,101,225.00**	**231,426,225.00**

SJAFCA
Assessment Revenue Bonds
Series 2025 (Max Capacity)
Net Debt Service Schedule

Reserve Fund	**8,880,300.00**
Investment Rate	**2.00**

Date	Periodic Debt Service	Less Capitalized Interest	Less Reserve Fund Earnings	Net Annual Debt Service
10/01/25				
10/01/26	6,651,375.00	-	(177,606.00)	6,473,769.00
10/01/27	6,718,025.00	-	(177,606.00)	6,540,419.00
10/01/28	6,785,125.00	-	(177,606.00)	6,607,519.00
10/01/29	6,852,500.00	-	(177,606.00)	6,674,894.00
10/01/30	6,924,975.00	-	(177,606.00)	6,747,369.00
10/01/31	6,992,200.00	-	(177,606.00)	6,814,594.00
10/01/32	7,064,175.00	-	(177,606.00)	6,886,569.00
10/01/33	7,130,550.00	-	(177,606.00)	6,952,944.00
10/01/34	7,206,325.00	-	(177,606.00)	7,028,719.00
10/01/35	7,275,975.00	-	(177,606.00)	7,098,369.00
10/01/36	7,349,500.00	-	(177,606.00)	7,171,894.00
10/01/37	7,421,550.00	-	(177,606.00)	7,243,944.00
10/01/38	7,496,950.00	-	(177,606.00)	7,319,344.00
10/01/39	7,570,350.00	-	(177,606.00)	7,392,744.00
10/01/40	7,646,575.00	-	(177,606.00)	7,468,969.00
10/01/41	7,725,275.00	-	(177,606.00)	7,547,669.00
10/01/42	7,801,100.00	-	(177,606.00)	7,623,494.00
10/01/43	7,878,875.00	-	(177,606.00)	7,701,269.00
10/01/44	7,958,250.00	-	(177,606.00)	7,780,644.00
10/01/45	8,038,875.00	-	(177,606.00)	7,861,269.00
10/01/46	8,120,400.00	-	(177,606.00)	7,942,794.00
10/01/47	8,197,475.00	-	(177,606.00)	8,019,869.00
10/01/48	8,279,925.00	-	(177,606.00)	8,102,319.00
10/01/49	8,362,225.00	-	(177,606.00)	8,184,619.00
10/01/50	8,449,025.00	-	(177,606.00)	8,271,419.00
10/01/51	8,534,800.00	-	(177,606.00)	8,357,194.00
10/01/52	8,619,200.00	-	(177,606.00)	8,441,594.00
10/01/53	8,701,875.00	-	(177,606.00)	8,524,269.00
10/01/54	8,792,475.00	-	(177,606.00)	8,614,869.00
10/01/55	8,880,300.00	-	(9,057,906.00)	(177,606.00)
Subtotal	**231,426,225.00**	**-**	**(14,208,480.00)**	**217,217,745.00**
Accrued	**-**	**-**		**-**
Total	**231,426,225.00**	**-**	**(14,208,480.00)**	**217,217,745.00**

SJAFCA
EIFD Revenue Bonds
Series 2027

Sources and Uses of Funds

Sources of Funds			
Par Amount of Bonds		48,840,000.00	
Plus: Accrued Interest		-	
Less: (OID) / Plus: OIP		-	
Less: Underwriter's Discount	1.00	(488,400.00)	
Net Proceeds			48,351,600.00
Other Source of Funds			-
Other Source of Funds			-
Total Sources			**48,351,600.00**
Uses of Funds			
Project Fund Deposit		45,000,000.00	
Less: Interest Earnings		-	
Net Funds			45,000,000.00
Capitalized Interest Fund		-	
Less: Interest Earnings		-	
Less: Reserve Fund Earnings		-	
Net Funds			-
Reserve Fund			3,000,775.00
Costs of Issuance			350,000.00
Surety Bond Premium	-		-
Bond Insurance	-		-
L/C Fees (Upfront)	-		-
Accrued Interest			-
Other Use of Funds			-
Other Use of Funds			-
Total Uses			**48,350,775.00**
Rounding Adjustment			**825.00**

Run Date	**November 2, 2021**
Run Time	**5:42 AM**

SJAFCA
EIFD Revenue Bonds
Series 2027

Summary Calculations

Arbitrage Yield	4.50000	%
True Interest Cost (TIC)	4.58566	%
"All-In" True Interest Cost (AIC	4.64786	%
Average Coupon	4.50000	%
Net Interest Cost (NIC)	4.55346	%
Average Life	18.705	Years

SJAFCA
EIFD Revenue Bonds
Series 2027
Gross Debt Service Schedule

Date	Principal	Rate	Interest	Annual Debt Service
10/01/27				
10/01/28	800,000	4.500	2,197,800.00	2,997,800.00
10/01/29	835,000	4.500	2,161,800.00	2,996,800.00
10/01/30	875,000	4.500	2,124,225.00	2,999,225.00
10/01/31	915,000	4.500	2,084,850.00	2,999,850.00
10/01/32	955,000	4.500	2,043,675.00	2,998,675.00
10/01/33	995,000	4.500	2,000,700.00	2,995,700.00
10/01/34	1,040,000	4.500	1,955,925.00	2,995,925.00
10/01/35	1,090,000	4.500	1,909,125.00	2,999,125.00
10/01/36	1,140,000	4.500	1,860,075.00	3,000,075.00
10/01/37	1,190,000	4.500	1,808,775.00	2,998,775.00
10/01/38	1,245,000	4.500	1,755,225.00	3,000,225.00
10/01/39	1,300,000	4.500	1,699,200.00	2,999,200.00
10/01/40	1,360,000	4.500	1,640,700.00	3,000,700.00
10/01/41	1,420,000	4.500	1,579,500.00	2,999,500.00
10/01/42	1,480,000	4.500	1,515,600.00	2,995,600.00
10/01/43	1,550,000	4.500	1,449,000.00	2,999,000.00
10/01/44	1,620,000	4.500	1,379,250.00	2,999,250.00
10/01/45	1,690,000	4.500	1,306,350.00	2,996,350.00
10/01/46	1,770,000	4.500	1,230,300.00	3,000,300.00
10/01/47	1,845,000	4.500	1,150,650.00	2,995,650.00
10/01/48	1,930,000	4.500	1,067,625.00	2,997,625.00
10/01/49	2,020,000	4.500	980,775.00	3,000,775.00
10/01/50	2,110,000	4.500	889,875.00	2,999,875.00
10/01/51	2,205,000	4.500	794,925.00	2,999,925.00
10/01/52	2,300,000	4.500	695,700.00	2,995,700.00
10/01/53	2,405,000	4.500	592,200.00	2,997,200.00
10/01/54	2,515,000	4.500	483,975.00	2,998,975.00
10/01/55	2,625,000	4.500	370,800.00	2,995,800.00
10/01/56	2,745,000	4.500	252,675.00	2,997,675.00
10/01/57	2,870,000	4.500	129,150.00	2,999,150.00
Subtotal	**48,840,000**		**41,110,425.00**	**89,950,425.00**
Accrued			**-**	**-**
Total	**48,840,000**		**41,110,425.00**	**89,950,425.00**

SJAFCA
EIFD Revenue Bonds
Series 2027
Net Debt Service Schedule

Reserve Fund	**3,000,775.00**
Investment Rate	**2.00**

Date	Periodic Debt Service	Less Capitalized Interest	Less Reserve Fund Earnings	Net Annual Debt Service
10/01/27				
10/01/28	2,997,800.00	-	(60,015.50)	2,937,784.50
10/01/29	2,996,800.00	-	(60,015.50)	2,936,784.50
10/01/30	2,999,225.00	-	(60,015.50)	2,939,209.50
10/01/31	2,999,850.00	-	(60,015.50)	2,939,834.50
10/01/32	2,998,675.00	-	(60,015.50)	2,938,659.50
10/01/33	2,995,700.00	-	(60,015.50)	2,935,684.50
10/01/34	2,995,925.00	-	(60,015.50)	2,935,909.50
10/01/35	2,999,125.00	-	(60,015.50)	2,939,109.50
10/01/36	3,000,075.00	-	(60,015.50)	2,940,059.50
10/01/37	2,998,775.00	-	(60,015.50)	2,938,759.50
10/01/38	3,000,225.00	-	(60,015.50)	2,940,209.50
10/01/39	2,999,200.00	-	(60,015.50)	2,939,184.50
10/01/40	3,000,700.00	-	(60,015.50)	2,940,684.50
10/01/41	2,999,500.00	-	(60,015.50)	2,939,484.50
10/01/42	2,995,600.00	-	(60,015.50)	2,935,584.50
10/01/43	2,999,000.00	-	(60,015.50)	2,938,984.50
10/01/44	2,999,250.00	-	(60,015.50)	2,939,234.50
10/01/45	2,996,350.00	-	(60,015.50)	2,936,334.50
10/01/46	3,000,300.00	-	(60,015.50)	2,940,284.50
10/01/47	2,995,650.00	-	(60,015.50)	2,935,634.50
10/01/48	2,997,625.00	-	(60,015.50)	2,937,609.50
10/01/49	3,000,775.00	-	(60,015.50)	2,940,759.50
10/01/50	2,999,875.00	-	(60,015.50)	2,939,859.50
10/01/51	2,999,925.00	-	(60,015.50)	2,939,909.50
10/01/52	2,995,700.00	-	(60,015.50)	2,935,684.50
10/01/53	2,997,200.00	-	(60,015.50)	2,937,184.50
10/01/54	2,998,975.00	-	(60,015.50)	2,938,959.50
10/01/55	2,995,800.00	-	(60,015.50)	2,935,784.50
10/01/56	2,997,675.00	-	(60,015.50)	2,937,659.50
10/01/57	2,999,150.00	-	(3,060,790.50)	(61,640.50)
Subtotal	**89,950,425.00**	**-**	**(4,801,240.00)**	**85,149,185.00**
Accrued	**-**	**-**		**-**
Total	**89,950,425.00**	**-**	**(4,801,240.00)**	**85,149,185.00**

ATTACHMENT C:

Description of Facilities and Development to Be Financed

ATTACHMENT C

Description of Facilities to be Financed

The EIFD is authorized to finance the purchase, construction, expansion, improvement, or rehabilitation of the facilities described herein. These facilities have an estimated useful life of 15 years or longer and are public facilities of communitywide significance that provide significant benefits to the EIFD or the surrounding community. Any facilities located outside the boundaries of the EIFD have a tangible connection to the work of the EIFD. The EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these facilities. Facilities authorized to be financed by the EIFD include the following:

> Public flood control facilities including, but not limited to, public flood risk reduction infrastructure associated with ensuring that the resulting levee system complies with the Urban Levee Design Criteria promulgated by the California Department of Water Resources and San Joaquin Area Flood Control Agency Resolution ("SJAFCA") No. 19-06 and SJAFCA's Adopted Policy for Adapting Design Standards for the Mossdale Tract Area of SJAFCA in light of Climate Change.

Other Expenses

In addition to the direct costs of the above facilities, other incidental expenses as authorized by the EIFD Law, including but not limited to: the cost of engineering, planning, and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the facilities; costs of project/construction management; costs (including the costs of legal services) associated with the creation of the EIFD; issuance of bonds or other debt; costs incurred by the City of Lathrop, City of Manteca, City of Stockton, County of San Joaquin or the EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; costs otherwise incurred in order to carry out the authorized purposes of the EIFD; and any other expenses incidental to the formation and implementation of the EIFD and to the construction, completion, inspection, and acquisition of the authorized facilities.

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ATTACHMENT D:

Tax Increment Revenue Forecast—
Maximum Tax Rate Scenario

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Table 1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Property Tax Summary for Fiscal Years 2021-22 through 2060-61 (Real $)

	Cumulative Revenue (Fiscal Years 2021-22 through 2060-61)			
Item	Lathrop	Manteca [1]	Stockton	**Total**
Gross City and County Property Tax Revenue	**$1,544,565,674**	**$1,244,240,951**	**$737,774,390**	**$3,526,581,015**
Property Tax Revenue to City	$575,599,567	$487,483,443	$303,607,652	**$1,366,690,662**
Property Tax Revenue to County	$968,966,108	$756,757,507	$434,166,739	**$2,159,890,354**
EIFD Revenue	**$231,821,397**	**$224,258,877**	**$103,526,949**	**$559,607,223**
EIFD Revenue from City	$82,169,913	$82,146,438	$39,222,938	$203,539,289
Percentage of Gross Property Tax Revenue	14%	17%	13%	17%
EIFD Revenue from County	$149,651,484	$142,112,439	$64,304,011	$356,067,934
Percentage of Gross Property Tax Revenue	15%	19%	15%	20%
Net City and County Property Tax Revenue [2]	**$1,312,744,277**	**$1,019,982,074**	**$634,247,442**	**$2,966,973,793**
Property Tax Revenue to City [2]	$493,429,654	$405,337,005	$264,384,714	**$1,163,151,373**
Property Tax Revenue to County [2]	$819,314,623	$614,645,069	$369,862,728	**$1,803,822,420**

summ

Source: EPS.

[1] Represents non-redevelopment area parcels only.
[2] Estimated property tax revenue to jurisdictions are net of an assumed contribution to an EIFD.

Table 2
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
EIFD Revenue Summary for Fiscal Years 2021-22 through 2060-61 (Real $)

Fiscal Year Ending	Annual EIFD Revenue (Fiscal Years 2021-22 through 2060-61)			
	Lathrop [1]	Manteca [1]	Stockton [1]	**Total**
2021	$0	$0	$0	$0
2022	$0	$0	$0	$0
2023	$507,063	$268,832	$129,406	$905,301
2024	$954,579	$770,889	$273,414	$1,998,882
2025	$1,320,436	$1,184,477	$380,432	$2,885,345
2026	$1,726,942	$1,722,524	$460,687	$3,910,153
2027	$2,148,215	$2,154,898	$578,517	$4,881,630
2028	$2,603,821	$2,548,729	$711,980	$5,864,529
2029	$3,040,526	$2,944,633	$815,180	$6,800,338
2030	$3,469,486	$3,371,483	$922,655	$7,763,624
2031	$2,437,191	$2,562,318	$749,662	$5,749,170
2032	$2,648,163	$2,872,629	$830,425	$6,351,216
2033	$2,867,773	$3,196,666	$931,371	$6,995,811
2034	$3,091,242	$3,550,386	$1,080,423	$7,722,051
2035	$3,321,806	$3,921,291	$1,231,184	$8,474,281
2036	$3,546,328	$4,251,641	$1,389,027	$9,186,996
2037	$3,779,505	$4,563,940	$1,554,241	$9,897,686
2038	$3,987,207	$4,847,374	$1,727,126	$10,561,707
2039	$4,202,143	$5,075,316	$1,896,065	$11,173,524
2040	$4,424,561	$5,311,926	$2,063,967	$11,800,454
2041	$4,714,292	$5,550,122	$2,247,409	$12,511,823
2042	$5,018,420	$5,753,997	$2,439,008	$13,211,426
2043	$5,334,727	$5,964,465	$2,639,089	$13,938,281
2044	$5,663,669	$6,181,737	$2,849,226	$14,694,632
2045	$6,005,719	$6,406,033	$3,004,792	$15,416,544
2046	$6,361,368	$6,637,578	$3,166,135	$16,165,082
2047	$6,731,125	$6,876,606	$3,333,463	$16,941,194
2048	$7,115,515	$7,123,357	$3,501,982	$17,740,854
2049	$7,515,084	$7,378,079	$3,671,437	$18,564,599
2050	$7,930,396	$7,641,028	$3,846,916	$19,418,340
2051	$8,362,037	$7,912,469	$4,028,628	$20,303,134
2052	$8,806,820	$8,192,675	$4,218,489	$21,217,984
2053	$9,268,937	$8,481,928	$4,401,376	$22,152,240
2054	$9,749,028	$8,780,517	$4,590,447	$23,119,993
2055	$10,247,757	$9,088,743	$4,785,911	$24,122,411
2056	$10,765,808	$9,404,783	$4,987,979	$25,158,570
2057	$11,303,893	$9,708,420	$5,199,544	$26,211,858
2058	$11,862,747	$10,021,167	$5,402,077	$27,285,991
2059	$12,443,132	$10,343,296	$5,611,091	$28,397,519
2060	$13,045,837	$10,675,089	$5,826,792	$29,547,718
2061	$13,498,100	$11,016,836	$6,049,394	$30,564,330
Total	**$231,821,397**	**$224,258,877**	**$103,526,949**	**$559,607,223**

EIFD rev

Source: EPS.

[1] Includes both City and County EIFD revenue resulting from the tax increment of existing and new development following the base year of each jurisdiction.

Table 3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Net Fiscal Impact After EIFD Contribution (Real and Current 2020 $)

Impacts of EIFD from New Development Only

Jurisdiction / Item	Formula	Net Fiscal Impact by Fiscal Year Ending 2025	2030	2035	2040	2050	2060
EIFD Allocation [1]		*[1] [2]*	*20%*	*20%*	*20%*	*20%*	*20%*
Lathrop							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*a*	$152,452	$396,739	$1,231,389	$1,642,349	$2,950,210	$4,859,116
Discount Factor	*b*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*c = a / b*	$131,506	$295,211	$790,382	$909,329	$1,215,448	$1,489,595
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*d*	$264,000	$3,276,000	$4,303,000	$4,691,000	$1,568,000	($1,381,000)
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***e = d - c***	**$132,494**	**$2,980,789**	**$3,512,618**	**$3,781,671**	**$352,552**	**($2,870,595)**
Manteca							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*f*	$80,855	$219,499	$1,525,845	$2,046,328	$2,960,420	$4,148,657
Discount Factor	*g*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*h = f / g*	$69,746	$163,328	$979,382	$1,133,002	$1,219,654	$1,271,799
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*i*	($962,000)	$1,245,000	$3,225,000	$3,921,000	$4,777,000	$5,199,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***j - i - h***	**($1,031,746)**	**$1,081,672**	**$2,245,618**	**$2,787,998**	**$3,557,346**	**$3,927,201**
Stockton							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*k*	$6,118	$13,783	$496,835	$831,909	$1,515,462	$2,270,002
Discount Factor	*l*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*m = k / l*	$5,277	$10,256	$318,899	$460,608	$624,350	$695,885
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*n*	($1,639,000)	($920,000)	($6,000)	$1,244,000	$3,367,000	$4,238,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***o - n - m***	**($1,644,277)**	**($930,256)**	**($324,899)**	**$783,392**	**$2,742,650**	**$3,542,115**
San Joaquin County							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*p*	$2,645,921	$7,129,499	$5,220,212	$7,279,868	$11,992,248	$18,269,943
Discount Factor	*q*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*r = p / q*	$2,282,394	$5,305,017	$3,350,656	$4,030,686	$4,940,647	$5,600,776
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*s*	$5,962,000	$12,508,000	$17,554,000	$20,498,000	$23,825,000	$25,709,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***t = s - r***	**$3,679,606**	**$7,202,983**	**$14,203,344**	**$16,467,314**	**$18,884,353**	**$20,108,224**

fiscal

Source: EPS.

NOTE: All fiscal impact analysis assumptions in this analysis, including assessed values, property tax allocations, and property tax revenues for each jurisdiction, are derived from fiscal impact analyses prepared in 2021 and based on Fiscal Year (FY) 2020-21 budgets, current 2020 market-based assumptions, and the current Project boundary identified in 2019.

[1] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.
[2] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.
[3] The EIFD contribution omits EIFD revenue derived from growth of existing development and includes EIFD revenue derived from new development only.
[4] This analysis is an interim draft analysis. Fiscal surplus/deficit estimates are anticipated to change as additional edits are made to the Fiscal Impact Analyses completed for each jurisdiction.

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Table 4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Analysis Assumptions

	Jurisdiction					
	Lathrop		Manteca		Stockton	
Item	Existing City	Annexation Areas	Existing City	Annexation Areas	Existing City	Annexation Areas
Tax Increment [1]						
Existing City General Fund Property Tax Allocation [2]	11.23%	6.94%	14.30%	6.63%	16.71%	7.23%
Initial Percentage Of City Tax Increment to EIFD	10.00%	10.00%	5.00%	5.00%	1.00%	1.00%
Percentage of City Tax Increment to EIFD beginning FY ending 2030	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Percentage of City Tax Increment to EIFD beginning FY ending 2033	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Percentage of City Tax Increment to EIFD beginning FY ending 2044	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Existing County General Fund Property Tax Allocation [2]	18.76%	27.75%	19.84%	26.51%	20.56%	28.93%
Initial Percentage Of County Tax Increment to EIFD	45.87%	45.87%	45.87%	45.87%	45.87%	45.87%
Percentage of County Tax Increment to EIFD beginning FY ending 2030	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Percentage of County Tax Increment to EIFD beginning FY ending 2033	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Percentage of County Tax Increment to EIFD beginning FY ending 2044	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Assessed Value per Dwelling Unit (2020$)						
Low Density Residential	$525,000	$525,000	$500,000	$500,000	$425,000	$425,000
High Density Residential	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
Assessed Value per Nonresidential Building Sq. Ft. (2020$)						
Retail Commercial	$250	$250	$250	$250	$250	$250
Office Commercial	$250	$250	$250	$250	$250	$250
Industrial	$100	$100	$100	$100	$100	$100
AV Annual Growth						
Existing AV Growth [3]	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
New Development Annual Sales Price Increase	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

assumps

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

NOTE: All fiscal impact analysis assumptions in this analysis, including assessed values, property tax allocations, and property tax revenues for each jurisdiction, are derived from fiscal impact analyses prepared in 2021 and based on Fiscal Year (FY) 2020-21 budgets, current 2020 market-based assumptions, and the current Project boundary identified in 2019.

[1] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each ATE. The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs.
[2] Refer to Table D-3 for details pertaining to property tax allocations for existing City and unincorporated areas.
Refer to Table D-5, Table D-6, and Table D-4 for additional details pertaining to the calculation of property tax allocations for annexation areas.
[3] Assumes 2 percent annual growth plus an additional 1 percent to account for annual turnover.

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Table 5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Lathrop (Real $)

Lathrop
Existing City and
Annexation Areas

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 6	*Table 7*		*Table 6*	*Table 7*				
2021	$3,689,598	$0	$3,689,598	$6,162,942	$0	$6,162,942	$0	$0	$0
2022	$3,800,286	$0	$3,800,286	$6,347,830	$0	$6,347,830	$0	$0	$0
2023	$4,327,174	$0	$4,327,174	$6,877,190	$0	$6,877,190	$58,543	$448,520	$507,063
2024	$4,792,188	$0	$4,792,188	$7,344,385	$0	$7,344,385	$110,211	$844,367	$954,579
2025	$5,172,350	$0	$5,172,350	$7,726,330	$0	$7,726,330	$152,452	$1,167,984	$1,320,436
2026	$5,583,653	$4,968	$5,588,621	$8,139,562	$11,953	$8,151,516	$198,704	$1,528,238	$1,726,942
2027	$6,009,634	$10,235	$6,019,869	$8,567,542	$24,624	$8,592,165	$246,620	$1,901,595	$2,148,215
2028	$6,470,595	$15,812	$6,486,407	$9,030,664	$38,044	$9,068,708	$298,458	$2,305,363	$2,603,821
2029	$6,911,189	$21,716	$6,932,905	$9,473,325	$52,246	$9,525,572	$348,069	$2,692,457	$3,040,526
2030	$7,342,976	$27,959	$7,370,935	$9,907,137	$67,267	$9,974,405	$396,739	$3,072,747	$3,469,486
2031	$7,393,505	$30,718	$7,424,223	$12,349,786	$122,870	$12,472,656	$905,984	$1,531,207	$2,437,191
2032	$7,697,927	$36,912	$7,734,839	$12,858,279	$147,649	$13,005,928	$983,638	$1,664,525	$2,648,163
2033	$8,014,644	$43,451	$8,058,095	$13,387,310	$173,804	$13,561,114	$1,064,452	$1,803,321	$2,867,773
2034	$8,336,469	$50,349	$8,386,818	$13,924,871	$201,396	$14,126,266	$1,146,633	$1,944,609	$3,091,242
2035	$8,668,220	$57,621	$8,725,842	$14,479,013	$230,486	$14,709,499	$1,231,389	$2,090,417	$3,321,806
2036	$9,001,301	$59,350	$9,060,651	$15,035,377	$237,401	$15,272,777	$1,315,091	$2,231,237	$3,546,328
2037	$9,347,249	$61,131	$9,408,380	$15,613,233	$244,523	$15,857,756	$1,402,023	$2,377,482	$3,779,505
2038	$9,654,938	$62,965	$9,717,903	$16,127,184	$251,858	$16,379,042	$1,479,404	$2,507,803	$3,987,207
2039	$9,973,360	$64,854	$10,038,213	$16,659,062	$259,414	$16,918,476	$1,559,482	$2,642,661	$4,202,143
2040	$10,302,882	$66,799	$10,369,681	$17,209,481	$267,196	$17,476,677	$1,642,349	$2,782,212	$4,424,561
2041	$10,733,126	$68,803	$10,801,929	$17,928,142	$275,212	$18,203,354	$1,750,411	$2,963,881	$4,714,292
2042	$11,184,824	$70,867	$11,255,691	$18,682,638	$283,469	$18,966,106	$1,863,851	$3,154,569	$5,018,420
2043	$11,654,647	$72,993	$11,727,640	$19,467,410	$291,973	$19,759,383	$1,981,839	$3,352,888	$5,334,727
2044	$12,143,278	$75,183	$12,218,461	$20,283,597	$300,732	$20,584,329	$2,104,544	$3,559,125	$5,663,669
2045	$12,651,421	$77,438	$12,728,860	$21,132,378	$309,754	$21,442,132	$2,232,144	$3,773,575	$6,005,719
2046	$13,179,809	$79,762	$13,259,570	$22,014,972	$319,047	$22,334,019	$2,364,821	$3,996,547	$6,361,368
2047	$13,729,197	$82,154	$13,811,351	$22,932,646	$328,618	$23,261,264	$2,502,766	$4,228,359	$6,731,125
2048	$14,300,370	$84,619	$14,384,989	$23,886,709	$338,476	$24,225,186	$2,646,176	$4,469,339	$7,115,515
2049	$14,894,142	$87,158	$14,981,300	$24,878,520	$348,631	$25,227,151	$2,795,254	$4,719,830	$7,515,084
2050	$15,511,354	$89,772	$15,601,126	$25,909,483	$359,090	$26,268,573	$2,950,210	$4,980,186	$7,930,396
2051	$16,152,878	$92,466	$16,245,343	$26,981,057	$369,862	$27,350,919	$3,111,264	$5,250,772	$8,362,037
2052	$16,813,936	$95,240	$16,909,176	$28,085,260	$380,958	$28,466,218	$3,277,223	$5,529,597	$8,806,820
2053	$17,500,805	$98,097	$17,598,902	$29,232,575	$392,387	$29,624,962	$3,449,654	$5,819,283	$9,268,937
2054	$18,214,437	$101,040	$18,315,477	$30,424,594	$404,159	$30,828,753	$3,628,798	$6,120,231	$9,749,028
2055	$18,955,820	$104,071	$19,059,891	$31,662,968	$416,283	$32,079,252	$3,814,901	$6,432,855	$10,247,757
2056	$19,725,978	$107,193	$19,833,171	$32,949,405	$428,772	$33,378,177	$4,008,221	$6,757,587	$10,765,808
2057	$20,525,968	$110,409	$20,636,377	$34,285,675	$441,635	$34,727,310	$4,209,023	$7,094,870	$11,303,893
2058	$21,356,889	$113,721	$21,470,610	$35,673,608	$454,884	$36,128,492	$4,417,581	$7,445,166	$11,862,747
2059	$22,219,876	$117,133	$22,337,009	$37,115,103	$468,531	$37,583,634	$4,634,181	$7,808,951	$12,443,132
2060	$23,116,105	$120,647	$23,236,751	$38,612,124	$482,586	$39,094,711	$4,859,116	$8,186,720	$13,045,837
2061	$23,786,786	$124,266	$23,911,052	$39,732,401	$497,064	$40,229,465	$5,027,692	$8,470,409	$13,498,100
TOTAL	**$490,841,784**	**$2,587,870**	**$493,429,654**	**$809,091,770**	**$10,222,853**	**$819,314,623**	**$82,169,913**	**$149,651,484**	**$231,821,397**

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Source: EPS.

[1] Includes property tax revenue from parcels within the Mossdale Tract boundary only.

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Table 6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Lathrop Existing City Boundaries (Real $)

Lathrop Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	**Net City**	County	County EIFD Amount [1]	**Net County**	**Total EIFD**
Formula	*a*	*b=a*1.0%*	*c=b*11.23%*	*d*	*e=c-d*	*f=b*18.76%*	*g*	*h=f-g*	*i=d+g*
2021	$3,285,629,232	$32,856,292	$3,689,598	$0	**$3,689,598**	$6,162,942	$0	**$6,162,942**	**$0**
2022	$3,384,198,109	$33,841,981	$3,800,286	$0	**$3,800,286**	$6,347,830	$0	**$6,347,830**	**$0**
2023	$3,905,532,003	$39,055,320	$4,385,718	$58,543	**$4,327,174**	$7,325,710	$448,520	**$6,877,190**	**$507,063**
2024	$4,365,643,245	$43,656,432	$4,902,400	$110,211	**$4,792,188**	$8,188,753	$844,367	**$7,344,385**	**$954,579**
2025	$4,741,797,337	$47,417,973	$5,324,802	$152,452	**$5,172,350**	$8,894,315	$1,167,984	**$7,726,330**	**$1,320,436**
2026	$5,148,763,973	$51,487,640	$5,781,805	$198,152	**$5,583,653**	$9,657,673	$1,518,110	**$8,139,562**	**$1,716,262**
2027	$5,570,254,018	$55,702,540	$6,255,117	$245,483	**$6,009,634**	$10,448,273	$1,880,731	**$8,567,542**	**$2,126,214**
2028	$6,026,354,958	$60,263,550	$6,767,296	$296,701	**$6,470,595**	$11,303,793	$2,273,129	**$9,030,664**	**$2,569,830**
2029	$6,462,303,917	$64,623,039	$7,256,845	$345,656	**$6,911,189**	$12,121,514	$2,648,189	**$9,473,325**	**$2,993,845**
2030	$6,889,538,634	$68,895,386	$7,736,608	$393,632	**$7,342,976**	$12,922,890	$3,015,752	**$9,907,137**	**$3,409,385**
2031	$7,383,952,317	$73,839,523	$8,291,810	$898,305	**$7,393,505**	$13,850,275	$1,500,489	**$12,349,786**	**$2,398,794**
2032	$7,722,816,475	$77,228,165	$8,672,338	$974,410	**$7,697,927**	$14,485,891	$1,627,612	**$12,858,279**	**$2,602,023**
2033	$8,075,366,926	$80,753,669	$9,068,234	$1,053,590	**$8,014,644**	$15,147,179	$1,759,870	**$13,387,310**	**$2,813,460**
2034	$8,433,602,373	$84,336,024	$9,470,515	$1,134,046	**$8,336,469**	$15,819,131	$1,894,260	**$13,924,871**	**$3,028,306**
2035	$8,802,887,679	$88,028,877	$9,885,204	$1,216,984	**$8,668,220**	$16,511,809	$2,032,796	**$14,479,013**	**$3,249,779**
2036	$9,173,652,934	$91,736,529	$10,301,555	$1,300,254	**$9,001,301**	$17,207,264	$2,171,887	**$15,035,377**	**$3,472,140**
2037	$9,558,741,506	$95,587,415	$10,733,990	$1,386,741	**$9,347,249**	$17,929,584	$2,316,351	**$15,613,233**	**$3,703,092**
2038	$9,901,242,319	$99,012,423	$11,118,601	$1,463,663	**$9,654,938**	$18,572,022	$2,444,838	**$16,127,184**	**$3,908,502**
2039	$10,255,690,313	$102,556,903	$11,516,629	$1,543,269	**$9,973,360**	$19,236,870	$2,577,808	**$16,659,062**	**$4,121,077**
2040	$10,622,494,068	$106,224,941	$11,928,531	$1,625,649	**$10,302,882**	$19,924,893	$2,715,413	**$17,209,481**	**$4,341,062**
2041	$11,101,416,110	$111,014,161	$12,466,336	$1,733,210	**$10,733,126**	$20,823,220	$2,895,078	**$17,928,142**	**$4,628,288**
2042	$11,604,218,379	$116,042,184	$13,030,958	$1,846,135	**$11,184,824**	$21,766,339	$3,083,702	**$18,682,638**	**$4,929,836**
2043	$12,127,197,510	$121,271,975	$13,618,238	$1,963,590	**$11,654,647**	$22,747,305	$3,279,895	**$19,467,410**	**$5,243,485**
2044	$12,671,111,592	$126,711,116	$14,229,026	$2,085,748	**$12,143,278**	$23,767,539	$3,483,942	**$20,283,597**	**$5,569,690**
2045	$13,236,746,041	$132,367,460	$14,864,205	$2,212,784	**$12,651,421**	$24,828,515	$3,696,137	**$21,132,378**	**$5,908,921**
2046	$13,824,914,557	$138,249,146	$15,524,689	$2,344,881	**$13,179,809**	$25,931,758	$3,916,786	**$22,014,972**	**$6,261,666**
2047	$14,436,460,113	$144,364,601	$16,211,424	$2,482,228	**$13,729,197**	$27,078,850	$4,146,204	**$22,932,646**	**$6,628,432**
2048	$15,072,255,978	$150,722,560	$16,925,391	$2,625,021	**$14,300,370**	$28,271,429	$4,384,720	**$23,886,709**	**$7,009,741**
2049	$15,733,206,782	$157,332,068	$17,667,606	$2,773,464	**$14,894,142**	$29,511,192	$4,632,672	**$24,878,520**	**$7,406,137**
2050	$16,420,249,603	$164,202,496	$18,439,121	$2,927,767	**$15,511,354**	$30,799,897	$4,890,413	**$25,909,483**	**$7,818,180**
2051	$17,134,355,108	$171,343,551	$19,241,026	$3,088,148	**$16,152,878**	$32,139,363	$5,158,307	**$26,981,057**	**$8,246,455**
2052	$17,870,205,389	$178,702,054	$20,067,349	$3,253,413	**$16,813,936**	$33,519,617	$5,434,357	**$28,085,260**	**$8,687,770**
2053	$18,634,785,769	$186,347,858	$20,925,935	$3,425,130	**$17,500,805**	$34,953,761	$5,721,186	**$29,232,575**	**$9,146,316**
2054	$19,429,157,786	$194,291,578	$21,817,975	$3,603,538	**$18,214,437**	$36,443,785	$6,019,191	**$30,424,594**	**$9,622,729**
2055	$20,254,420,817	$202,544,208	$22,744,704	$3,788,884	**$18,955,820**	$37,991,753	$6,328,785	**$31,662,968**	**$10,117,668**
2056	$21,111,713,387	$211,117,134	$23,707,401	$3,981,423	**$19,725,978**	$39,599,799	$6,650,394	**$32,949,405**	**$10,631,817**
2057	$22,002,214,534	$220,022,145	$24,707,389	$4,181,421	**$20,525,968**	$41,270,136	$6,984,461	**$34,285,675**	**$11,165,882**
2058	$22,927,145,207	$229,271,452	$25,746,040	$4,389,151	**$21,356,889**	$43,005,053	$7,331,445	**$35,673,608**	**$11,720,595**
2059	$23,887,769,727	$238,877,697	$26,824,774	$4,604,898	**$22,219,876**	$44,806,922	$7,691,818	**$37,115,103**	**$12,296,716**
2060	$24,885,397,288	$248,853,973	$27,945,059	$4,828,955	**$23,116,105**	$46,678,198	$8,066,074	**$38,612,124**	**$12,895,028**
2061	$25,631,959,206	$256,319,592	$28,783,411	$4,996,625	**$23,786,786**	$48,078,544	$8,346,143	**$39,732,401**	**$13,342,768**

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

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

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Table 7
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Lathrop Annexation Area (Real $)

Lathrop Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*6.94%*	*d*	*e=c-d*	*f=b*27.75%*	*g*	*h=f-g*	*d+g*
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	$7,956,388	$79,564	$5,520	$552	**$4,968**	$22,081	$10,128	**$11,953**	**$10,680**
2027	$16,390,159	$163,902	$11,372	$1,137	**$10,235**	$45,487	$20,863	**$24,624**	**$22,000**
2028	$25,322,795	$253,228	$17,569	$1,757	**$15,812**	$70,277	$32,234	**$38,044**	**$33,991**
2029	$34,776,639	$347,766	$24,129	$2,413	**$21,716**	$96,514	$44,268	**$52,246**	**$46,681**
2030	$44,774,923	$447,749	$31,066	$3,107	**$27,959**	$124,262	$56,995	**$67,267**	**$60,101**
2031	$55,341,805	$553,418	$38,397	$7,679	**$30,718**	$153,588	$30,718	**$122,870**	**$38,397**
2032	$66,502,402	$665,024	$46,140	$9,228	**$36,912**	$184,561	$36,912	**$147,649**	**$46,140**
2033	$78,282,827	$782,828	$54,314	$10,863	**$43,451**	$217,255	$43,451	**$173,804**	**$54,314**
2034	$90,710,226	$907,102	$62,936	$12,587	**$50,349**	$251,744	$50,349	**$201,396**	**$62,936**
2035	$103,812,814	$1,038,128	$72,027	$14,405	**$57,621**	$288,107	$57,621	**$230,486**	**$72,027**
2036	$106,927,199	$1,069,272	$74,188	$14,838	**$59,350**	$296,751	$59,350	**$237,401**	**$74,188**
2037	$110,135,015	$1,101,350	$76,413	$15,283	**$61,131**	$305,653	$61,131	**$244,523**	**$76,413**
2038	$113,439,065	$1,134,391	$78,706	$15,741	**$62,965**	$314,823	$62,965	**$251,858**	**$78,706**
2039	$116,842,237	$1,168,422	$81,067	$16,213	**$64,854**	$324,268	$64,854	**$259,414**	**$81,067**
2040	$120,347,504	$1,203,475	$83,499	$16,700	**$66,799**	$333,996	$66,799	**$267,196**	**$83,499**
2041	$123,957,929	$1,239,579	$86,004	$17,201	**$68,803**	$344,015	$68,803	**$275,212**	**$86,004**
2042	$127,676,667	$1,276,767	$88,584	$17,717	**$70,867**	$354,336	$70,867	**$283,469**	**$88,584**
2043	$131,506,967	$1,315,070	$91,241	$18,248	**$72,993**	$364,966	$72,993	**$291,973**	**$91,241**
2044	$135,452,176	$1,354,522	$93,979	$18,796	**$75,183**	$375,915	$75,183	**$300,732**	**$93,979**
2045	$139,515,742	$1,395,157	$96,798	$19,360	**$77,438**	$387,192	$77,438	**$309,754**	**$96,798**
2046	$143,701,214	$1,437,012	$99,702	$19,940	**$79,762**	$398,808	$79,762	**$319,047**	**$99,702**
2047	$148,012,250	$1,480,123	$102,693	$20,539	**$82,154**	$410,772	$82,154	**$328,618**	**$102,693**
2048	$152,452,618	$1,524,526	$105,774	$21,155	**$84,619**	$423,096	$84,619	**$338,476**	**$105,774**
2049	$157,026,196	$1,570,262	$108,947	$21,789	**$87,158**	$435,788	$87,158	**$348,631**	**$108,947**
2050	$161,736,982	$1,617,370	$112,216	$22,443	**$89,772**	$448,862	$89,772	**$359,090**	**$112,216**
2051	$166,589,092	$1,665,891	$115,582	$23,116	**$92,466**	$462,328	$92,466	**$369,862**	**$115,582**
2052	$171,586,764	$1,715,868	$119,049	$23,810	**$95,240**	$476,198	$95,240	**$380,958**	**$119,049**
2053	$176,734,367	$1,767,344	$122,621	$24,524	**$98,097**	$490,484	$98,097	**$392,387**	**$122,621**
2054	$182,036,398	$1,820,364	$126,300	$25,260	**$101,040**	$505,198	$101,040	**$404,159**	**$126,300**
2055	$187,497,490	$1,874,975	$130,089	$26,018	**$104,071**	$520,354	$104,071	**$416,283**	**$130,089**
2056	$193,122,415	$1,931,224	$133,991	$26,798	**$107,193**	$535,965	$107,193	**$428,772**	**$133,991**
2057	$198,916,087	$1,989,161	$138,011	$27,602	**$110,409**	$552,044	$110,409	**$441,635**	**$138,011**
2058	$204,883,570	$2,048,836	$142,151	$28,430	**$113,721**	$568,605	$113,721	**$454,884**	**$142,151**
2059	$211,030,077	$2,110,301	$146,416	$29,283	**$117,133**	$585,663	$117,133	**$468,531**	**$146,416**
2060	$217,360,979	$2,173,610	$150,808	$30,162	**$120,647**	$603,233	$120,647	**$482,586**	**$150,808**
2061	$223,881,809	$2,238,818	$155,333	$31,067	**$124,266**	$621,330	$124,266	**$497,064**	**$155,333**

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

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

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Table 8
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Manteca (Real $)

Manteca
Existing City and
Annexation Areas

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 9	*Table 10*		*Table 9*	*Table 10*				
2021	$1,545,190	$0	$1,545,190	$2,144,610	$0	$2,144,610	$0	$0	$0
2022	$1,591,546	$0	$1,591,546	$2,208,948	$0	$2,208,948	$0	$0	$0
2023	$1,872,151	$0	$1,872,151	$2,376,326	$0	$2,376,326	$19,577	$249,255	$268,832
2024	$2,488,437	$28,555	$2,516,992	$2,863,732	$65,085	$2,928,816	$53,516	$717,373	$770,889
2025	$2,977,611	$58,823	$3,036,434	$3,250,607	$134,075	$3,384,682	$80,855	$1,103,621	$1,184,477
2026	$3,634,077	$90,881	$3,724,959	$3,769,791	$207,145	$3,976,937	$117,093	$1,605,431	$1,722,524
2027	$4,139,196	$124,810	$4,264,006	$4,169,278	$284,480	$4,453,757	$145,464	$2,009,434	$2,154,898
2028	$4,585,619	$160,693	$4,746,312	$4,522,343	$366,268	$4,888,611	$170,849	$2,377,880	$2,548,729
2029	$5,029,311	$198,616	$5,227,927	$4,873,249	$452,707	$5,325,956	$196,197	$2,748,436	$2,944,633
2030	$5,509,972	$238,671	$5,748,643	$5,253,392	$544,003	$5,797,395	$223,603	$3,147,880	$3,371,483
2031	$5,296,920	$236,589	$5,533,509	$7,351,735	$946,356	$8,298,091	$1,008,331	$1,553,986	$2,562,318
2032	$5,738,077	$274,147	$6,012,225	$7,964,030	$1,096,590	$9,060,619	$1,128,010	$1,744,618	$2,872,629
2033	$6,195,581	$314,881	$6,510,462	$8,599,011	$1,259,522	$9,858,533	$1,252,569	$1,944,097	$3,196,666
2034	$6,675,641	$368,587	$7,044,228	$9,265,299	$1,474,347	$10,739,646	$1,386,011	$2,164,375	$3,550,386
2035	$7,178,334	$425,232	$7,603,566	$9,962,999	$1,700,928	$11,663,927	$1,525,845	$2,395,445	$3,921,291
2036	$7,606,671	$484,944	$8,091,615	$10,557,500	$1,939,777	$12,497,277	$1,647,858	$2,603,783	$4,251,641
2037	$7,998,072	$547,857	$8,545,928	$11,100,735	$2,191,426	$13,292,161	$1,761,436	$2,802,504	$4,563,940
2038	$8,334,130	$614,107	$8,948,237	$11,567,160	$2,456,428	$14,023,588	$1,862,013	$2,985,361	$4,847,374
2039	$8,677,378	$632,530	$9,309,909	$12,043,563	$2,530,121	$14,573,684	$1,952,431	$3,122,885	$5,075,316
2040	$9,033,990	$651,506	$9,685,497	$12,538,514	$2,606,025	$15,144,539	$2,046,328	$3,265,598	$5,311,926
2041	$9,392,065	$671,051	$10,063,117	$13,035,496	$2,684,206	$15,719,702	$2,140,733	$3,409,389	$5,550,122
2042	$9,691,423	$691,183	$10,382,605	$13,450,982	$2,764,732	$16,215,713	$2,220,605	$3,533,392	$5,753,997
2043	$10,000,558	$711,918	$10,712,477	$13,880,039	$2,847,674	$16,727,713	$2,303,073	$3,661,392	$5,964,465
2044	$10,319,790	$733,276	$11,053,066	$14,323,109	$2,933,104	$17,256,213	$2,388,220	$3,793,517	$6,181,737
2045	$10,649,445	$755,274	$11,404,719	$14,780,646	$3,021,097	$17,801,743	$2,476,134	$3,929,899	$6,406,033
2046	$10,989,861	$777,932	$11,767,794	$15,253,119	$3,111,730	$18,364,849	$2,566,902	$4,070,676	$6,637,578
2047	$11,341,389	$801,270	$12,142,659	$15,741,013	$3,205,082	$18,946,095	$2,660,619	$4,215,987	$6,876,606
2048	$11,704,386	$825,309	$12,529,695	$16,244,827	$3,301,234	$19,546,062	$2,757,378	$4,365,979	$7,123,357
2049	$12,079,227	$850,068	$12,929,295	$16,765,079	$3,400,271	$20,165,350	$2,857,278	$4,520,801	$7,378,079
2050	$12,466,294	$875,570	$13,341,864	$17,302,299	$3,502,279	$20,804,579	$2,960,420	$4,680,608	$7,641,028
2051	$12,865,984	$901,837	$13,767,821	$17,857,039	$3,607,348	$21,464,387	$3,066,909	$4,845,560	$7,912,469
2052	$13,278,705	$928,892	$14,207,597	$18,429,866	$3,715,568	$22,145,435	$3,176,853	$5,015,822	$8,192,675
2053	$13,704,881	$956,759	$14,661,640	$19,021,367	$3,827,035	$22,848,402	$3,290,364	$5,191,564	$8,481,928
2054	$14,144,946	$985,462	$15,130,408	$19,632,145	$3,941,846	$23,573,991	$3,407,556	$5,372,961	$8,780,517
2055	$14,599,351	$1,015,025	$15,614,376	$20,262,825	$4,060,102	$24,322,927	$3,528,548	$5,560,195	$9,088,743
2056	$15,064,987	$1,045,476	$16,110,463	$20,909,094	$4,181,905	$25,090,999	$3,652,570	$5,752,213	$9,404,783
2057	$15,507,936	$1,076,840	$16,584,776	$21,523,874	$4,307,362	$25,831,236	$3,771,148	$5,937,273	$9,708,420
2058	$15,964,173	$1,109,146	$17,073,318	$22,157,097	$4,436,583	$26,593,680	$3,893,283	$6,127,884	$10,021,167
2059	$16,434,097	$1,142,420	$17,576,517	$22,809,317	$4,569,680	$27,378,998	$4,019,083	$6,324,213	$10,343,296
2060	$16,918,118	$1,176,693	$18,094,811	$23,481,104	$4,706,771	$28,187,875	$4,148,657	$6,526,432	$10,675,089
2061	$17,416,661	$1,211,993	$18,628,654	$24,173,044	$4,847,974	$29,021,018	$4,282,117	$6,734,718	$11,016,836
TOTAL	**$380,642,182**	**$24,694,823**	**$405,337,005**	**$517,416,205**	**$97,228,864**	**$614,645,069**	**$82,146,438**	**$142,112,439**	**$224,258,877**

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Source: EPS.

[1] Includes property tax revenue from parcels within the Mossdale Tract boundary only.

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Table 9
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Manteca Existing City Boundaries (Real $)

Manteca Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	**Net City**	County	County EIFD Amount [1]	**Net County**	**Total EIFD**
Formula	*a*	*b=a*1.0%*	*c=b*14.30%*	*d*	*e=c-d*	*f=b*19.84%*	*g*	*h=f-g*	*d+g*
2021	$1,080,794,449	$10,807,944	$1,545,190	$0	**$1,545,190**	$2,144,610	$0	**$2,144,610**	**$0**
2022	$1,113,218,282	$11,132,183	$1,591,546	$0	**$1,591,546**	$2,208,948	$0	**$2,208,948**	**$0**
2023	$1,323,183,556	$13,231,836	$1,891,729	$19,577	**$1,872,151**	$2,625,580	$249,255	**$2,376,326**	**$268,832**
2024	$1,776,936,999	$17,769,370	$2,540,451	$52,013	**$2,488,437**	$3,525,959	$662,227	**$2,863,732**	**$714,241**
2025	$2,137,101,205	$21,371,012	$3,055,370	$77,759	**$2,977,611**	$4,240,629	$990,022	**$3,250,607**	**$1,067,781**
2026	$2,620,438,428	$26,204,384	$3,746,388	$112,310	**$3,634,077**	$5,199,711	$1,429,919	**$3,769,791**	**$1,542,229**
2027	$2,992,342,428	$29,923,424	$4,278,091	$138,895	**$4,139,196**	$5,937,676	$1,768,398	**$4,169,278**	**$1,907,294**
2028	$3,321,031,032	$33,210,310	$4,748,011	$162,391	**$4,585,619**	$6,589,890	$2,067,546	**$4,522,343**	**$2,229,938**
2029	$3,647,708,289	$36,477,083	$5,215,055	$185,744	**$5,029,311**	$7,238,112	$2,364,863	**$4,873,249**	**$2,550,607**
2030	$4,001,605,060	$40,016,051	$5,721,014	$211,041	**$5,509,972**	$7,940,346	$2,686,954	**$5,253,392**	**$2,897,995**
2031	$4,368,883,384	$43,688,834	$6,246,104	$949,184	**$5,296,920**	$8,669,133	$1,317,397	**$7,351,735**	**$2,266,581**
2032	$4,754,596,962	$47,545,970	$6,797,551	$1,059,473	**$5,738,077**	$9,434,501	$1,470,471	**$7,964,030**	**$2,529,944**
2033	$5,154,602,486	$51,546,025	$7,369,431	$1,173,849	**$6,195,581**	$10,228,228	$1,629,216	**$8,599,011**	**$2,803,066**
2034	$5,574,329,203	$55,743,292	$7,969,505	$1,293,864	**$6,675,641**	$11,061,087	$1,795,788	**$9,265,299**	**$3,089,653**
2035	$6,013,844,087	$60,138,441	$8,597,871	$1,419,537	**$7,178,334**	$11,933,212	$1,970,213	**$9,962,999**	**$3,389,751**
2036	$6,388,348,913	$63,883,489	$9,133,293	$1,526,622	**$7,606,671**	$12,676,339	$2,118,839	**$10,557,500**	**$3,645,460**
2037	$6,730,558,822	$67,305,588	$9,622,543	$1,624,472	**$7,998,072**	$13,355,382	$2,254,647	**$11,100,735**	**$3,879,119**
2038	$7,024,382,180	$70,243,822	$10,042,617	$1,708,486	**$8,334,130**	$13,938,413	$2,371,254	**$11,567,160**	**$4,079,740**
2039	$7,324,491,381	$73,244,914	$10,471,677	$1,794,298	**$8,677,378**	$14,533,917	$2,490,354	**$12,043,563**	**$4,284,653**
2040	$7,636,285,190	$76,362,852	$10,917,442	$1,883,452	**$9,033,990**	$15,152,606	$2,614,092	**$12,538,514**	**$4,497,544**
2041	$7,949,357,918	$79,493,579	$11,365,036	$1,972,970	**$9,392,065**	$15,773,834	$2,738,338	**$13,035,496**	**$4,711,308**
2042	$8,211,092,338	$82,110,923	$11,739,232	$2,047,810	**$9,691,423**	$16,293,191	$2,842,209	**$13,450,982**	**$4,890,019**
2043	$8,481,376,401	$84,813,764	$12,125,652	$2,125,093	**$10,000,558**	$16,829,513	$2,949,473	**$13,880,039**	**$5,074,567**
2044	$8,760,487,524	$87,604,875	$12,524,691	$2,204,901	**$10,319,790**	$17,383,350	$3,060,241	**$14,323,109**	**$5,265,142**
2045	$9,048,712,076	$90,487,121	$12,936,760	$2,287,315	**$10,649,445**	$17,955,271	$3,174,625	**$14,780,646**	**$5,461,940**
2046	$9,346,345,662	$93,463,457	$13,362,281	$2,372,419	**$10,989,861**	$18,545,863	$3,292,743	**$15,253,119**	**$5,665,163**
2047	$9,653,693,423	$96,536,934	$13,801,690	$2,460,301	**$11,341,389**	$19,155,730	$3,414,717	**$15,741,013**	**$5,875,018**
2048	$9,971,070,338	$99,710,703	$14,255,437	$2,551,051	**$11,704,386**	$19,785,498	$3,540,670	**$16,244,827**	**$6,091,721**
2049	$10,298,801,545	$102,988,015	$14,723,988	$2,644,761	**$12,079,227**	$20,435,812	$3,670,733	**$16,765,079**	**$6,315,494**
2050	$10,637,222,660	$106,372,227	$15,207,821	$2,741,527	**$12,466,294**	$21,107,338	$3,805,038	**$17,302,299**	**$6,546,566**
2051	$10,986,680,120	$109,866,801	$15,707,434	$2,841,450	**$12,865,984**	$21,800,763	$3,943,723	**$17,857,039**	**$6,785,173**
2052	$11,347,531,528	$113,475,315	$16,223,336	$2,944,630	**$13,278,705**	$22,516,797	$4,086,930	**$18,429,866**	**$7,031,560**
2053	$11,720,146,009	$117,201,460	$16,756,055	$3,051,174	**$13,704,881**	$23,256,172	$4,234,805	**$19,021,367**	**$7,285,979**
2054	$12,104,904,579	$121,049,046	$17,306,136	$3,161,190	**$14,144,946**	$24,019,645	$4,387,500	**$19,632,145**	**$7,548,690**
2055	$12,502,200,533	$125,022,005	$17,874,142	$3,274,792	**$14,599,351**	$24,807,995	$4,545,170	**$20,262,825**	**$7,819,961**
2056	$12,909,316,442	$129,093,164	$18,456,188	$3,391,201	**$15,064,987**	$25,615,831	$4,706,737	**$20,909,094**	**$8,097,938**
2057	$13,296,595,936	$132,965,959	$19,009,873	$3,501,938	**$15,507,936**	$26,384,306	$4,860,432	**$21,523,874**	**$8,362,370**
2058	$13,695,493,814	$136,954,938	$19,580,170	$3,615,997	**$15,964,173**	$27,175,835	$5,018,738	**$22,157,097**	**$8,634,735**
2059	$14,106,358,628	$141,063,586	$20,167,575	$3,733,478	**$16,434,097**	$27,991,110	$5,181,793	**$22,809,317**	**$8,915,271**
2060	$14,529,549,387	$145,295,494	$20,772,602	$3,854,484	**$16,918,118**	$28,830,844	$5,349,740	**$23,481,104**	**$9,204,223**
2061	$14,965,435,868	$149,654,359	$21,395,780	$3,979,119	**$17,416,661**	$29,695,769	$5,522,725	**$24,173,044**	**$9,501,844**

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

[1] Refer to Table B-2 for details.

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Table 10
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Manteca Annexation Area (Real $)

Manteca Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*6.63%*	*d*	*e=c-d*	*f=b*26.51%*	*g*	*h=f-g*	*d+g*
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	$45,348,171	$453,482	$30,058	$1,503	**$28,555**	$120,230	$55,145	**$65,085**	**$56,648**
2025	$93,417,231	$934,172	$61,919	$3,096	**$58,823**	$247,674	$113,600	**$134,075**	**$116,696**
2026	$144,329,622	$1,443,296	$95,664	$4,783	**$90,881**	$382,657	$175,511	**$207,145**	**$180,295**
2027	$198,212,681	$1,982,127	$131,379	$6,569	**$124,810**	$525,516	$241,036	**$284,480**	**$247,605**
2028	$255,198,827	$2,551,988	$169,150	$8,458	**$160,693**	$676,601	$310,334	**$366,268**	**$318,791**
2029	$315,425,750	$3,154,258	$209,070	$10,453	**$198,616**	$836,279	$383,572	**$452,707**	**$394,026**
2030	$379,036,610	$3,790,366	$251,232	$12,562	**$238,671**	$1,004,929	$460,926	**$544,003**	**$473,488**
2031	$446,180,238	$4,461,802	$295,736	$59,147	**$236,589**	$1,182,945	$236,589	**$946,356**	**$295,736**
2032	$517,011,351	$5,170,114	$342,684	$68,537	**$274,147**	$1,370,737	$274,147	**$1,096,590**	**$342,684**
2033	$593,829,409	$5,938,294	$393,601	$78,720	**$314,881**	$1,574,403	$314,881	**$1,259,522**	**$393,601**
2034	$695,113,398	$6,951,134	$460,734	$92,147	**$368,587**	$1,842,934	$368,587	**$1,474,347**	**$460,734**
2035	$801,939,980	$8,019,400	$531,540	$106,308	**$425,232**	$2,126,160	$425,232	**$1,700,928**	**$531,540**
2036	$914,550,555	$9,145,506	$606,180	$121,236	**$484,944**	$2,424,721	$484,944	**$1,939,777**	**$606,180**
2037	$1,033,196,018	$10,331,960	$684,821	$136,964	**$547,857**	$2,739,283	$547,857	**$2,191,426**	**$684,821**
2038	$1,158,137,113	$11,581,371	$767,634	$153,527	**$614,107**	$3,070,535	$614,107	**$2,456,428**	**$767,634**
2039	$1,192,881,227	$11,928,812	$790,663	$158,133	**$632,530**	$3,162,651	$632,530	**$2,530,121**	**$790,663**
2040	$1,228,667,663	$12,286,677	$814,383	$162,877	**$651,506**	$3,257,531	$651,506	**$2,606,025**	**$814,383**
2041	$1,265,527,693	$12,655,277	$838,814	$167,763	**$671,051**	$3,355,257	$671,051	**$2,684,206**	**$838,814**
2042	$1,303,493,524	$13,034,935	$863,979	$172,796	**$691,183**	$3,455,915	$691,183	**$2,764,732**	**$863,979**
2043	$1,342,598,330	$13,425,983	$889,898	$177,980	**$711,918**	$3,559,592	$711,918	**$2,847,674**	**$889,898**
2044	$1,382,876,280	$13,828,763	$916,595	$183,319	**$733,276**	$3,666,380	$733,276	**$2,933,104**	**$916,595**
2045	$1,424,362,568	$14,243,626	$944,093	$188,819	**$755,274**	$3,776,371	$755,274	**$3,021,097**	**$944,093**
2046	$1,467,093,445	$14,670,934	$972,416	$194,483	**$777,932**	$3,889,662	$777,932	**$3,111,730**	**$972,416**
2047	$1,511,106,248	$15,111,062	$1,001,588	$200,318	**$801,270**	$4,006,352	$801,270	**$3,205,082**	**$1,001,588**
2048	$1,556,439,436	$15,564,394	$1,031,636	$206,327	**$825,309**	$4,126,543	$825,309	**$3,301,234**	**$1,031,636**
2049	$1,603,132,619	$16,031,326	$1,062,585	$212,517	**$850,068**	$4,250,339	$850,068	**$3,400,271**	**$1,062,585**
2050	$1,651,226,598	$16,512,266	$1,094,462	$218,892	**$875,570**	$4,377,849	$875,570	**$3,502,279**	**$1,094,462**
2051	$1,700,763,395	$17,007,634	$1,127,296	$225,459	**$901,837**	$4,509,185	$901,837	**$3,607,348**	**$1,127,296**
2052	$1,751,786,297	$17,517,863	$1,161,115	$232,223	**$928,892**	$4,644,460	$928,892	**$3,715,568**	**$1,161,115**
2053	$1,804,339,886	$18,043,399	$1,195,949	$239,190	**$956,759**	$4,783,794	$956,759	**$3,827,035**	**$1,195,949**
2054	$1,858,470,083	$18,584,701	$1,231,827	$246,365	**$985,462**	$4,927,308	$985,462	**$3,941,846**	**$1,231,827**
2055	$1,914,224,185	$19,142,242	$1,268,782	$253,756	**$1,015,025**	$5,075,127	$1,015,025	**$4,060,102**	**$1,268,782**
2056	$1,971,650,911	$19,716,509	$1,306,845	$261,369	**$1,045,476**	$5,227,381	$1,045,476	**$4,181,905**	**$1,306,845**
2057	$2,030,800,438	$20,308,004	$1,346,051	$269,210	**$1,076,840**	$5,384,202	$1,076,840	**$4,307,362**	**$1,346,051**
2058	$2,091,724,451	$20,917,245	$1,386,432	$277,286	**$1,109,146**	$5,545,728	$1,109,146	**$4,436,583**	**$1,386,432**
2059	$2,154,476,185	$21,544,762	$1,428,025	$285,605	**$1,142,420**	$5,712,100	$1,142,420	**$4,569,680**	**$1,428,025**
2060	$2,219,110,470	$22,191,105	$1,470,866	$294,173	**$1,176,693**	$5,883,463	$1,176,693	**$4,706,771**	**$1,470,866**
2061	$2,285,683,785	$22,856,838	$1,514,992	$302,998	**$1,211,993**	$6,059,967	$1,211,993	**$4,847,974**	**$1,514,992**

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

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

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Table 11
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Stockton (Real $)

Stockton
Existing City and
Annexation Areas

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 12	*Table 13*		*Table 12*	*Table 13*				
2021	$2,398,072	$0	$2,398,072	$2,950,394	$0	$2,950,394	$0	$0	$0
2022	$2,470,014	$0	$2,470,014	$3,038,906	$0	$3,038,906	$0	$0	$0
2023	$2,685,463	$2,374	$2,687,837	$3,183,848	$5,192	$3,189,040	$2,200	$127,206	$129,406
2024	$2,902,067	$12,224	$2,914,292	$3,329,567	$26,737	$3,356,304	$4,488	$268,927	$273,414
2025	$3,053,016	$22,664	$3,075,680	$3,431,116	$49,570	$3,480,687	$6,118	$374,315	$380,432
2026	$3,155,853	$33,719	$3,189,571	$3,500,299	$73,750	$3,574,049	$7,268	$453,419	$460,687
2027	$3,321,397	$45,416	$3,366,814	$3,611,667	$99,335	$3,711,003	$9,059	$569,458	$578,517
2028	$3,494,056	$63,289	$3,557,345	$3,727,822	$138,427	$3,866,249	$10,983	$700,996	$711,980
2029	$3,611,235	$82,193	$3,693,429	$3,806,654	$179,774	$3,986,428	$12,358	$802,822	$815,180
2030	$3,732,323	$102,175	$3,834,498	$3,888,114	$223,478	$4,111,592	$13,783	$908,872	$922,655
2031	$3,591,172	$99,621	$3,690,794	$4,418,289	$398,485	$4,816,775	$305,195	$444,467	$749,662
2032	$3,695,654	$117,626	$3,813,280	$4,546,835	$470,504	$5,017,339	$335,816	$494,608	$830,425
2033	$3,834,114	$136,621	$3,970,735	$4,717,185	$546,485	$5,263,670	$375,180	$556,191	$931,371
2034	$4,056,531	$156,651	$4,213,181	$4,990,828	$626,602	$5,617,431	$435,792	$644,631	$1,080,423
2035	$4,279,595	$177,759	$4,457,354	$5,265,269	$711,034	$5,976,303	$496,835	$734,349	$1,231,184
2036	$4,512,837	$199,992	$4,712,829	$5,552,232	$799,968	$6,352,200	$560,704	$828,323	$1,389,027
2037	$4,756,667	$223,400	$4,980,067	$5,852,220	$893,598	$6,745,818	$627,513	$926,728	$1,554,241
2038	$5,011,510	$248,032	$5,259,541	$6,165,758	$992,126	$7,157,884	$697,382	$1,029,744	$1,727,126
2039	$5,256,412	$273,940	$5,530,353	$6,467,066	$1,095,762	$7,562,828	$765,085	$1,130,980	$1,896,065
2040	$5,496,471	$301,181	$5,797,652	$6,762,415	$1,204,722	$7,967,138	$831,909	$1,232,058	$2,063,967
2041	$5,746,648	$336,339	$6,082,987	$7,070,212	$1,345,358	$8,415,570	$903,243	$1,344,166	$2,247,409
2042	$6,007,332	$373,337	$6,380,669	$7,390,938	$1,493,347	$8,884,285	$977,664	$1,461,345	$2,439,008
2043	$6,278,931	$412,251	$6,691,182	$7,725,090	$1,649,005	$9,374,095	$1,055,292	$1,583,797	$2,639,089
2044	$6,561,863	$454,155	$7,016,018	$8,073,187	$1,816,620	$9,889,808	$1,136,501	$1,712,725	$2,849,226
2045	$6,760,884	$489,831	$7,250,715	$8,318,047	$1,959,326	$10,277,372	$1,195,175	$1,809,617	$3,004,792
2046	$6,966,385	$527,240	$7,493,624	$8,570,879	$2,108,958	$10,679,837	$1,255,903	$1,910,233	$3,166,135
2047	$7,178,576	$566,451	$7,745,027	$8,831,942	$2,265,805	$11,097,747	$1,318,753	$2,014,710	$3,333,463
2048	$7,397,673	$603,535	$8,001,208	$9,101,501	$2,414,139	$11,515,641	$1,382,799	$2,119,184	$3,501,982
2049	$7,623,900	$638,187	$8,262,087	$9,379,833	$2,552,748	$11,932,581	$1,448,018	$2,223,419	$3,671,437
2050	$7,857,488	$674,375	$8,531,863	$9,667,220	$2,697,501	$12,364,721	$1,515,462	$2,331,454	$3,846,916
2051	$8,098,674	$712,160	$8,810,834	$9,963,956	$2,848,641	$12,812,597	$1,585,205	$2,443,423	$4,028,628
2052	$8,350,753	$751,606	$9,102,359	$10,274,094	$3,006,423	$13,280,517	$1,658,086	$2,560,403	$4,218,489
2053	$8,586,456	$792,777	$9,379,232	$10,564,083	$3,171,107	$13,735,190	$1,727,305	$2,674,071	$4,401,376
2054	$8,829,229	$835,742	$9,664,971	$10,862,772	$3,342,966	$14,205,739	$1,798,739	$2,791,708	$4,590,447
2055	$9,079,286	$880,571	$9,959,857	$11,170,422	$3,522,284	$14,692,706	$1,872,461	$2,913,450	$4,785,911
2056	$9,336,845	$927,338	$10,264,182	$11,487,301	$3,709,351	$15,196,652	$1,948,542	$3,039,437	$4,987,979
2057	$9,602,130	$978,256	$10,580,386	$11,813,687	$3,913,024	$15,726,711	$2,027,593	$3,171,951	$5,199,544
2058	$9,875,374	$1,018,398	$10,893,772	$12,149,864	$4,073,593	$16,223,457	$2,105,939	$3,296,138	$5,402,077
2059	$10,156,815	$1,060,069	$11,216,883	$12,496,127	$4,240,274	$16,736,401	$2,186,717	$3,424,374	$5,611,091
2060	$10,446,699	$1,103,323	$11,550,022	$12,852,777	$4,413,290	$17,266,067	$2,270,002	$3,556,790	$5,826,792
2061	$10,745,280	$1,148,218	$11,893,498	$13,220,127	$4,592,871	$17,812,998	$2,355,871	$3,693,523	$6,049,394
TOTAL	**$246,801,679**	**$17,583,034**	**$264,384,714**	**$300,190,546**	**$69,672,183**	**$369,862,728**	**$39,222,938**	**$64,304,011**	**$103,526,949**

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Source: EPS.

[1] Includes property tax revenue from parcels within the Mossdale Tract boundary only.

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Table 12
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Stockton Existing City Boundaries (Real $)

Stockton Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	Net City	County	County EIFD Amount [1]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*16.71%*	*d*	*e=c-d*	*f=b*20.56%*	*g*	*h=f-g*	*d+g*
2021	$1,435,013,097	$14,350,131	$2,398,072	$0	**$2,398,072**	$2,950,394	$0	**$2,950,394**	**$0**
2022	$1,478,063,490	$14,780,635	$2,470,014	$0	**$2,470,014**	$3,038,906	$0	**$3,038,906**	**$0**
2023	$1,608,291,217	$16,082,912	$2,687,639	$2,176	**$2,685,463**	$3,306,655	$122,807	**$3,183,848**	**$124,983**
2024	$1,739,217,044	$17,392,170	$2,906,432	$4,364	**$2,902,067**	$3,575,839	$246,273	**$3,329,567**	**$250,637**
2025	$1,830,457,715	$18,304,577	$3,058,905	$5,889	**$3,053,016**	$3,763,431	$332,314	**$3,431,116**	**$338,203**
2026	$1,892,616,910	$18,926,169	$3,162,780	$6,928	**$3,155,853**	$3,891,230	$390,932	**$3,500,299**	**$397,859**
2027	$1,992,679,813	$19,926,798	$3,329,997	$8,600	**$3,321,397**	$4,096,960	$485,293	**$3,611,667**	**$493,893**
2028	$2,097,043,135	$20,970,431	$3,504,400	$10,344	**$3,494,056**	$4,311,532	$583,709	**$3,727,822**	**$594,053**
2029	$2,167,871,742	$21,678,717	$3,622,763	$11,527	**$3,611,235**	$4,457,156	$650,502	**$3,806,654**	**$662,029**
2030	$2,241,062,727	$22,410,627	$3,745,073	$12,751	**$3,732,323**	$4,607,637	$719,522	**$3,888,114**	**$732,273**
2031	$2,316,694,086	$23,166,941	$3,871,462	$280,290	**$3,591,172**	$4,763,135	$344,846	**$4,418,289**	**$625,135**
2032	$2,394,846,370	$23,948,464	$4,002,064	$306,410	**$3,695,654**	$4,923,817	$376,982	**$4,546,835**	**$683,392**
2033	$2,498,414,941	$24,984,149	$4,175,139	$341,025	**$3,834,114**	$5,136,754	$419,570	**$4,717,185**	**$760,594**
2034	$2,664,783,613	$26,647,836	$4,453,160	$396,629	**$4,056,531**	$5,478,809	$487,981	**$4,990,828**	**$884,610**
2035	$2,831,636,745	$28,316,367	$4,731,990	$452,395	**$4,279,595**	$5,821,860	$556,591	**$5,265,269**	**$1,008,986**
2036	$3,006,102,761	$30,061,028	$5,023,543	$510,706	**$4,512,837**	$6,180,563	$628,331	**$5,552,232**	**$1,139,037**
2037	$3,188,488,264	$31,884,883	$5,328,330	$571,663	**$4,756,667**	$6,555,549	$703,328	**$5,852,220**	**$1,274,992**
2038	$3,379,111,404	$33,791,114	$5,646,884	$635,374	**$5,011,510**	$6,947,471	$781,713	**$6,165,758**	**$1,417,087**
2039	$3,562,299,423	$35,622,994	$5,953,012	$696,600	**$5,256,412**	$7,324,106	$857,040	**$6,467,066**	**$1,553,640**
2040	$3,741,864,383	$37,418,644	$6,253,086	$756,614	**$5,496,471**	$7,693,293	$930,877	**$6,762,415**	**$1,687,492**
2041	$3,928,997,171	$39,289,972	$6,565,806	$819,158	**$5,746,648**	$8,078,039	$1,007,826	**$7,070,212**	**$1,826,985**
2042	$4,123,990,249	$41,239,902	$6,891,662	$884,330	**$6,007,332**	$8,478,945	$1,088,008	**$7,390,938**	**$1,972,337**
2043	$4,327,146,813	$43,271,468	$7,231,160	$952,229	**$6,278,931**	$8,896,636	$1,171,546	**$7,725,090**	**$2,123,775**
2044	$4,538,781,180	$45,387,812	$7,584,825	$1,022,962	**$6,561,863**	$9,331,758	$1,258,570	**$8,073,187**	**$2,281,533**
2045	$4,687,649,579	$46,876,496	$7,833,601	$1,072,717	**$6,760,884**	$9,637,832	$1,319,785	**$8,318,047**	**$2,392,503**
2046	$4,841,365,178	$48,413,652	$8,090,478	$1,124,093	**$6,966,385**	$9,953,872	$1,382,993	**$8,570,879**	**$2,507,086**
2047	$5,000,084,829	$50,000,848	$8,355,717	$1,177,141	**$7,178,576**	$10,280,201	$1,448,259	**$8,831,942**	**$2,625,399**
2048	$5,163,970,430	$51,639,704	$8,629,588	$1,231,915	**$7,397,673**	$10,617,150	$1,515,649	**$9,101,501**	**$2,747,564**
2049	$5,333,189,091	$53,331,891	$8,912,372	$1,288,472	**$7,623,900**	$10,965,065	$1,585,232	**$9,379,833**	**$2,873,703**
2050	$5,507,913,298	$55,079,133	$9,204,356	$1,346,868	**$7,857,488**	$11,324,298	$1,657,078	**$9,667,220**	**$3,003,947**
2051	$5,688,321,088	$56,883,211	$9,505,838	$1,407,165	**$8,098,674**	$11,695,218	$1,731,262	**$9,963,956**	**$3,138,427**
2052	$5,876,877,546	$58,768,775	$9,820,938	$1,470,185	**$8,350,753**	$12,082,891	$1,808,797	**$10,274,094**	**$3,278,982**
2053	$6,053,183,872	$60,531,839	$10,115,566	$1,529,110	**$8,586,456**	$12,445,378	$1,881,294	**$10,564,083**	**$3,410,405**
2054	$6,234,779,388	$62,347,794	$10,419,033	$1,589,804	**$8,829,229**	$12,818,739	$1,955,967	**$10,862,772**	**$3,545,770**
2055	$6,421,822,770	$64,218,228	$10,731,604	$1,652,318	**$9,079,286**	$13,203,301	$2,032,879	**$11,170,422**	**$3,685,197**
2056	$6,614,477,453	$66,144,775	$11,053,552	$1,716,708	**$9,336,845**	$13,599,400	$2,112,099	**$11,487,301**	**$3,828,806**
2057	$6,812,911,777	$68,129,118	$11,385,159	$1,783,029	**$9,602,130**	$14,007,382	$2,193,695	**$11,813,687**	**$3,976,724**
2058	$7,017,299,130	$70,172,991	$11,726,713	$1,851,340	**$9,875,374**	$14,427,604	$2,277,739	**$12,149,864**	**$4,129,079**
2059	$7,227,818,104	$72,278,181	$12,078,515	$1,921,700	**$10,156,815**	$14,860,432	$2,364,305	**$12,496,127**	**$4,286,005**
2060	$7,444,652,647	$74,446,526	$12,440,870	$1,994,171	**$10,446,699**	$15,306,245	$2,453,468	**$12,852,777**	**$4,447,639**
2061	$7,667,992,226	$76,679,922	$12,814,096	$2,068,816	**$10,745,280**	$15,765,432	$2,545,305	**$13,220,127**	**$4,614,122**

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

[1] Refer to Table C-2 for details.

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Table 13
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Stockton Annexation Area (Real $)

Stockton Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*7.23%*	*d*	*e=c-d*	*f=b*28.93%*	*g*	*h=f-g*	*e+h*
2021	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2022	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2023	$3,315,313	$33,153	$2,398	$24	**$2,374**	$9,590	$4,399	**$5,192**	**$7,565**
2024	$17,073,859	$170,739	$12,348	$123	**$12,224**	$49,391	$22,654	**$26,737**	**$38,961**
2025	$31,654,935	$316,549	$22,893	$229	**$22,664**	$91,571	$42,000	**$49,570**	**$72,234**
2026	$47,095,509	$470,955	$34,059	$341	**$33,719**	$136,237	$62,487	**$73,750**	**$107,469**
2027	$63,434,028	$634,340	$45,875	$459	**$45,416**	$183,501	$84,166	**$99,335**	**$144,752**
2028	$88,397,184	$883,972	$63,928	$639	**$63,289**	$255,714	$117,287	**$138,427**	**$201,716**
2029	$114,801,039	$1,148,010	$83,024	$830	**$82,193**	$332,095	$152,320	**$179,774**	**$261,968**
2030	$142,709,567	$1,427,096	$103,207	$1,032	**$102,175**	$412,828	$189,350	**$223,478**	**$325,653**
2031	$172,189,286	$1,721,893	$124,527	$24,905	**$99,621**	$498,106	$99,621	**$398,485**	**$498,106**
2032	$203,309,350	$2,033,093	$147,033	$29,407	**$117,626**	$588,130	$117,626	**$470,504**	**$588,130**
2033	$236,141,647	$2,361,416	$170,777	$34,155	**$136,621**	$683,107	$136,621	**$546,485**	**$683,107**
2034	$270,760,903	$2,707,609	$195,813	$39,163	**$156,651**	$783,253	$156,651	**$626,602**	**$783,253**
2035	$307,244,788	$3,072,448	$222,198	$44,440	**$177,759**	$888,793	$177,759	**$711,034**	**$888,793**
2036	$345,674,021	$3,456,740	$249,990	$49,998	**$199,992**	$999,960	$199,992	**$799,968**	**$999,960**
2037	$386,132,487	$3,861,325	$279,249	$55,850	**$223,400**	$1,116,998	$223,400	**$893,598**	**$1,116,998**
2038	$428,707,355	$4,287,074	$310,039	$62,008	**$248,032**	$1,240,158	$248,032	**$992,126**	**$1,240,158**
2039	$473,489,195	$4,734,892	$342,426	$68,485	**$273,940**	$1,369,702	$273,940	**$1,095,762**	**$1,369,702**
2040	$520,572,110	$5,205,721	$376,476	$75,295	**$301,181**	$1,505,903	$301,181	**$1,204,722**	**$1,505,903**
2041	$581,342,054	$5,813,421	$420,424	$84,085	**$336,339**	$1,681,697	$336,339	**$1,345,358**	**$1,681,697**
2042	$645,289,680	$6,452,897	$466,671	$93,334	**$373,337**	$1,866,684	$373,337	**$1,493,347**	**$1,866,684**
2043	$712,550,955	$7,125,510	$515,314	$103,063	**$412,251**	$2,061,256	$412,251	**$1,649,005**	**$2,061,256**
2044	$784,979,233	$7,849,792	$567,694	$113,539	**$454,155**	$2,270,776	$454,155	**$1,816,620**	**$2,270,776**
2045	$846,643,499	$8,466,435	$612,289	$122,458	**$489,831**	$2,449,157	$489,831	**$1,959,326**	**$2,449,157**
2046	$911,301,141	$9,113,011	$659,049	$131,810	**$527,240**	$2,636,198	$527,240	**$2,108,958**	**$2,636,198**
2047	$979,076,261	$9,790,763	$708,064	$141,613	**$566,451**	$2,832,256	$566,451	**$2,265,805**	**$2,832,256**
2048	$1,043,172,849	$10,431,728	$754,418	$150,884	**$603,535**	$3,017,674	$603,535	**$2,414,139**	**$3,017,674**
2049	$1,103,067,131	$11,030,671	$797,734	$159,547	**$638,187**	$3,190,935	$638,187	**$2,552,748**	**$3,190,935**
2050	$1,165,616,213	$11,656,162	$842,969	$168,594	**$674,375**	$3,371,876	$674,375	**$2,697,501**	**$3,371,876**
2051	$1,230,925,481	$12,309,255	$890,200	$178,040	**$712,160**	$3,560,802	$712,160	**$2,848,641**	**$3,560,802**
2052	$1,299,104,249	$12,991,042	$939,507	$187,901	**$751,606**	$3,758,028	$751,606	**$3,006,423**	**$3,758,028**
2053	$1,370,265,911	$13,702,659	$990,971	$198,194	**$792,777**	$3,963,884	$792,777	**$3,171,107**	**$3,963,884**
2054	$1,444,528,079	$14,445,281	$1,044,677	$208,935	**$835,742**	$4,178,708	$835,742	**$3,342,966**	**$4,178,708**
2055	$1,522,012,738	$15,220,127	$1,100,714	$220,143	**$880,571**	$4,402,854	$880,571	**$3,522,284**	**$4,402,854**
2056	$1,602,846,401	$16,028,464	$1,159,172	$231,834	**$927,338**	$4,636,689	$927,338	**$3,709,351**	**$4,636,689**
2057	$1,690,855,577	$16,908,556	$1,222,820	$244,564	**$978,256**	$4,891,280	$978,256	**$3,913,024**	**$4,891,280**
2058	$1,760,238,911	$17,602,389	$1,272,998	$254,600	**$1,018,398**	$5,091,991	$1,018,398	**$4,073,593**	**$5,091,991**
2059	$1,832,263,475	$18,322,635	$1,325,086	$265,017	**$1,060,069**	$5,300,343	$1,060,069	**$4,240,274**	**$5,300,343**
2060	$1,907,025,298	$19,070,253	$1,379,153	$275,831	**$1,103,323**	$5,516,613	$1,103,323	**$4,413,290**	**$5,516,613**
2061	$1,984,623,793	$19,846,238	$1,435,272	$287,054	**$1,148,218**	$5,741,088	$1,148,218	**$4,592,871**	**$5,741,088**

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

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

APPENDICES:

Appendix A: City of Lathrop EIFD Revenue-Estimating Tables

Appendix B: City of Manteca EIFD Revenue-Estimating Tables

Appendix C: City of Stockton EIFD Revenue-Estimating Tables

Appendix D: Supporting Tables for EIFD Revenue Analysis

APPENDIX A:

City of Lathrop EIFD
Revenue-Estimating Tables

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Table A-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop (Real $)

Lathrop
Existing City and Annexation Areas

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment: City [1]	Net Tax Increment: City EIFD [3]	Net Tax Increment: County [1]	Net Tax Increment: County EIFD [3]	Net Tax Increment: Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[4]*	*h=g*[3]*	*[4]*	*j=i*[3]*	*h+j*
2020	$3,189,931,293	$95,697,939	$0	$3,285,629,232	$0	$0	$0	$0	$0	$0	**$0**
2021	$3,285,629,232	$98,568,877	$0	$3,384,198,109	$0	$0	$0	$0	$0	$0	**$0**
2022	$3,384,198,109	$101,525,943	$419,807,951	$3,905,532,003	$521,333,894	$5,213,339	$585,432	$58,543	$977,880	$448,520	**$507,063**
2023	$3,905,532,003	$117,165,960	$342,945,282	$4,365,643,245	$981,445,136	$9,814,451	$1,102,114	$110,211	$1,840,923	$844,367	**$954,579**
2024	$4,365,643,245	$130,969,297	$245,184,795	$4,741,797,337	$1,357,599,228	$13,575,992	$1,524,516	$152,452	$2,546,485	$1,167,984	**$1,320,436**
2025	$4,741,797,337	$142,253,920	$272,669,104	$5,156,720,361	$1,772,522,252	$17,725,223	$1,987,040	$198,704	$3,331,924	$1,528,238	**$1,726,942**
2026	$5,156,720,361	$154,701,611	$275,222,206	$5,586,644,177	$2,202,446,068	$22,024,461	$2,466,203	$246,620	$4,145,930	$1,901,595	**$2,148,215**
2027	$5,586,644,177	$167,599,325	$297,434,251	$6,051,677,753	$2,667,479,644	$26,674,796	$2,984,580	$298,458	$5,026,241	$2,305,363	**$2,603,821**
2028	$6,051,677,753	$181,550,333	$263,852,471	$6,497,080,556	$3,112,882,447	$31,128,824	$3,480,688	$348,069	$5,870,199	$2,692,457	**$3,040,526**
2029	$6,497,080,556	$194,912,417	$242,320,584	$6,934,313,557	$3,550,115,448	$35,501,154	$3,967,388	$396,739	$6,699,322	$3,072,747	**$3,469,486**
2030	$6,934,313,557	$208,029,407	$296,951,158	$7,439,294,122	$4,055,096,013	$40,550,960	$4,529,921	$905,984	$7,656,033	$1,531,207	**$2,437,191**
2031	$7,439,294,122	$223,178,824	$126,845,932	$7,789,318,877	$4,405,120,769	$44,051,208	$4,918,192	$983,638	$8,322,623	$1,664,525	**$2,648,163**
2032	$7,789,318,877	$233,679,566	$130,651,310	$8,153,649,753	$4,769,451,645	$47,694,516	$5,322,262	$1,064,452	$9,016,605	$1,803,321	**$2,867,773**
2033	$8,153,649,753	$244,609,493	$126,053,354	$8,524,312,599	$5,140,114,491	$51,401,145	$5,733,165	$1,146,633	$9,723,046	$1,944,609	**$3,091,242**
2034	$8,524,312,599	$255,729,378	$126,658,516	$8,906,700,493	$5,522,502,384	$55,225,024	$6,156,945	$1,231,389	$10,452,087	$2,090,417	**$3,321,806**
2035	$8,906,700,493	$267,201,015	$106,678,625	$9,280,580,133	$5,896,382,024	$58,963,820	$6,575,457	$1,315,091	$11,156,184	$2,231,237	**$3,546,328**
2036	$9,280,580,133	$278,417,404	$109,878,984	$9,668,876,521	$6,284,678,412	$62,846,784	$7,010,117	$1,402,023	$11,887,408	$2,377,482	**$3,779,505**
2037	$9,668,876,521	$290,066,296	$55,738,567	$10,014,681,384	$6,630,483,275	$66,304,833	$7,397,021	$1,479,404	$12,539,015	$2,507,803	**$3,987,207**
2038	$10,014,681,384	$300,440,442	$57,410,725	$10,372,532,550	$6,988,334,441	$69,883,344	$7,797,410	$1,559,482	$13,213,307	$2,642,661	**$4,202,143**
2039	$10,372,532,550	$311,175,976	$59,133,046	$10,742,841,573	$7,358,643,464	$73,586,435	$8,211,744	$1,642,349	$13,911,059	$2,782,212	**$4,424,561**
2040	$10,742,841,573	$322,285,247	$160,247,219	$11,225,374,039	$7,841,175,930	$78,411,759	$8,752,055	$1,750,411	$14,819,405	$2,963,881	**$4,714,292**
2041	$11,225,374,039	$336,761,221	$169,759,786	$11,731,895,046	$8,347,696,937	$83,476,969	$9,319,257	$1,863,851	$15,772,845	$3,154,569	**$5,018,420**
2042	$11,731,895,046	$351,956,851	$174,852,579	$12,258,704,477	$8,874,506,368	$88,745,064	$9,909,194	$1,981,839	$16,764,441	$3,352,888	**$5,334,727**
2043	$12,258,704,477	$367,761,134	$180,098,157	$12,806,563,768	$9,422,365,660	$94,223,657	$10,522,719	$2,104,544	$17,795,624	$3,559,125	**$5,663,669**
2044	$12,806,563,768	$384,196,913	$185,501,102	$13,376,261,783	$9,992,063,674	$99,920,637	$11,160,718	$2,232,144	$18,867,877	$3,773,575	**$6,005,719**
2045	$13,376,261,783	$401,287,853	$191,066,135	$13,968,615,771	$10,584,417,662	$105,844,177	$11,824,106	$2,364,821	$19,982,736	$3,996,547	**$6,361,368**
2046	$13,968,615,771	$419,058,473	$196,798,119	$14,584,472,363	$11,200,274,254	$112,002,743	$12,513,832	$2,502,766	$21,141,793	$4,228,359	**$6,731,125**
2047	$14,584,472,363	$437,534,171	$202,702,062	$15,224,708,596	$11,840,510,487	$118,405,105	$13,230,880	$2,646,176	$22,346,695	$4,469,339	**$7,115,515**
2048	$15,224,708,596	$456,741,258	$208,783,124	$15,890,232,978	$12,506,034,869	$125,060,349	$13,976,268	$2,795,254	$23,599,151	$4,719,830	**$7,515,084**
2049	$15,890,232,978	$476,706,989	$215,046,618	$16,581,986,585	$13,197,788,476	$131,977,885	$14,751,051	$2,950,210	$24,900,929	$4,980,186	**$7,930,396**
2050	$16,581,986,585	$497,459,598	$221,498,016	$17,300,944,199	$13,916,746,090	$139,167,461	$15,556,322	$3,111,264	$26,253,861	$5,250,772	**$8,362,037**
2051	$17,300,944,199	$519,028,326	$221,819,629	$18,041,792,154	$14,657,594,045	$146,575,940	$16,386,113	$3,277,223	$27,647,985	$5,529,597	**$8,806,820**
2052	$18,041,792,154	$541,253,765	$228,474,217	$18,811,520,136	$15,427,322,027	$154,273,220	$17,248,270	$3,449,654	$29,096,414	$5,819,283	**$9,268,937**
2053	$18,811,520,136	$564,345,604	$235,328,444	$19,611,194,184	$16,226,996,075	$162,269,961	$18,143,989	$3,628,798	$30,601,154	$6,120,231	**$9,749,028**
2054	$19,611,194,184	$588,335,826	$242,388,297	$20,441,918,307	$17,057,720,198	$170,577,202	$19,074,507	$3,814,901	$32,164,277	$6,432,855	**$10,247,757**
2055	$20,441,918,307	$613,257,549	$249,659,946	$21,304,835,802	$17,920,637,693	$179,206,377	$20,041,106	$4,008,221	$33,787,934	$6,757,587	**$10,765,808**
2056	$21,304,835,802	$639,145,074	$257,149,745	$22,201,130,621	$18,816,932,512	$188,169,325	$21,045,114	$4,209,023	$35,474,350	$7,094,870	**$11,303,893**
2057	$22,201,130,621	$666,033,919	$264,864,237	$23,132,028,777	$19,747,830,668	$197,478,307	$22,087,906	$4,417,581	$37,225,828	$7,445,166	**$11,862,747**
2058	$23,132,028,777	$693,960,863	$272,810,164	$24,098,799,804	$20,714,601,695	$207,146,017	$23,170,904	$4,634,181	$39,044,755	$7,808,951	**$12,443,132**
2059	$24,098,799,804	$722,963,994	$280,994,469	$25,102,758,267	$21,718,560,158	$217,185,602	$24,295,582	$4,859,116	$40,933,601	$8,186,720	**$13,045,837**
2060	$25,102,758,267	$753,082,748	$0	$25,855,841,015	$22,471,642,906	$224,716,429	$25,138,458	$5,027,692	$42,352,044	$8,470,409	**$13,498,100**
2061	$25,855,841,015	$775,675,230	$0	$26,631,516,246	$23,247,318,137	$232,473,181	$26,006,620	$5,201,324	$43,813,040	$8,762,608	**$13,963,932**

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.
[2] See Table A-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.
[4] The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table A-2 and Table A-3 for more details.

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Lathrop
Existing City

Table A-2
Mossdale Tract Infrastructure Finance Plar
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop Existing City Boundaries (Real $

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment: City [1]	City EIFD Allocation [3]	City EIFD	County [1]	County EIFD Allocation [3]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*11.23%*	*h*	*i=g*h*	*j=f*18.76%*	*k*	*l=j*k*	*m=i+l*
2020	$3,189,931,293	$95,697,939	$0	$3,285,629,232	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$3,285,629,232	$98,568,877	$0	$3,384,198,109	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2022	$3,384,198,109	$101,525,943	$419,807,951	$3,905,532,003	$521,333,894	$5,213,339	$585,432	10%	$58,543	$977,880	46%	$448,520	**$507,063**
2023	$3,905,532,003	$117,165,960	$342,945,282	$4,365,643,245	$981,445,136	$9,814,451	$1,102,114	10%	$110,211	$1,840,923	46%	$844,367	**$954,579**
2024	$4,365,643,245	$130,969,297	$245,184,795	$4,741,797,337	$1,357,599,228	$13,575,992	$1,524,516	10%	$152,452	$2,546,485	46%	$1,167,984	**$1,320,436**
2025	$4,741,797,337	$142,253,920	$264,712,716	$5,148,763,973	$1,764,565,864	$17,645,659	$1,981,519	10%	$198,152	$3,309,843	46%	$1,518,110	**$1,716,262**
2026	$5,148,763,973	$154,462,919	$267,027,126	$5,570,254,018	$2,186,055,910	$21,860,559	$2,454,832	10%	$245,483	$4,100,443	46%	$1,880,731	**$2,126,214**
2027	$5,570,254,018	$167,107,621	$288,993,319	$6,026,354,958	$2,642,156,849	$26,421,568	$2,967,010	10%	$296,701	$4,955,964	46%	$2,273,129	**$2,569,830**
2028	$6,026,354,958	$180,790,649	$255,158,311	$6,462,303,917	$3,078,105,808	$30,781,058	$3,456,559	10%	$345,656	$5,773,685	46%	$2,648,189	**$2,993,845**
2029	$6,462,303,917	$193,869,118	$233,365,599	$6,889,538,634	$3,505,340,525	$35,053,405	$3,936,323	10%	$393,632	$6,575,060	46%	$3,015,752	**$3,409,385**
2030	$6,889,538,634	$206,686,159	$287,727,524	$7,383,952,317	$3,999,754,208	$39,997,542	$4,491,524	20%	$898,305	$7,502,445	20%	$1,500,489	**$2,398,794**
2031	$7,383,952,317	$221,518,570	$117,345,589	$7,722,816,475	$4,338,618,367	$43,386,184	$4,872,052	20%	$974,410	$8,138,061	20%	$1,627,612	**$2,602,023**
2032	$7,722,816,475	$231,684,494	$120,865,956	$8,075,366,926	$4,691,168,817	$46,911,688	$5,267,949	20%	$1,053,590	$8,799,349	20%	$1,759,870	**$2,813,460**
2033	$8,075,366,926	$242,261,008	$115,974,440	$8,433,602,373	$5,049,404,265	$50,494,043	$5,670,229	20%	$1,134,046	$9,471,301	20%	$1,894,260	**$3,028,306**
2034	$8,433,602,373	$253,008,071	$116,277,234	$8,802,887,679	$5,418,689,570	$54,186,896	$6,084,918	20%	$1,216,984	$10,163,979	20%	$2,032,796	**$3,249,779**
2035	$8,802,887,679	$264,086,630	$106,678,625	$9,173,652,934	$5,789,454,826	$57,894,548	$6,501,269	20%	$1,300,254	$10,859,434	20%	$2,171,887	**$3,472,140**
2036	$9,173,652,934	$275,209,588	$109,878,984	$9,558,741,506	$6,174,543,397	$61,745,434	$6,933,704	20%	$1,386,741	$11,581,754	20%	$2,316,351	**$3,703,092**
2037	$9,558,741,506	$286,762,245	$55,738,567	$9,901,242,319	$6,517,044,210	$65,170,442	$7,318,315	20%	$1,463,663	$12,224,192	20%	$2,444,838	**$3,908,502**
2038	$9,901,242,319	$297,037,270	$57,410,725	$10,255,690,313	$6,871,492,204	$68,714,922	$7,716,343	20%	$1,543,269	$12,889,040	20%	$2,577,808	**$4,121,077**
2039	$10,255,690,313	$307,670,709	$59,133,046	$10,622,494,068	$7,238,295,960	$72,382,960	$8,128,245	20%	$1,625,649	$13,577,063	20%	$2,715,413	**$4,341,062**
2040	$10,622,494,068	$318,674,822	$160,247,219	$11,101,416,110	$7,717,218,001	$77,172,180	$8,666,051	20%	$1,733,210	$14,475,390	20%	$2,895,078	**$4,628,288**
2041	$11,101,416,110	$333,042,483	$169,759,786	$11,604,218,379	$8,220,020,270	$82,200,203	$9,230,673	20%	$1,846,135	$15,418,510	20%	$3,083,702	**$4,929,836**
2042	$11,604,218,379	$348,126,551	$174,852,579	$12,127,197,510	$8,742,999,401	$87,429,994	$9,817,952	20%	$1,963,590	$16,399,475	20%	$3,279,895	**$5,243,485**
2043	$12,127,197,510	$363,815,925	$180,098,157	$12,671,111,592	$9,286,913,483	$92,869,135	$10,428,740	20%	$2,085,748	$17,419,709	20%	$3,483,942	**$5,569,690**
2044	$12,671,111,592	$380,133,348	$185,501,102	$13,236,746,041	$9,852,547,933	$98,525,479	$11,063,920	20%	$2,212,784	$18,480,685	20%	$3,696,137	**$5,908,921**
2045	$13,236,746,041	$397,102,381	$191,066,135	$13,824,914,557	$10,440,716,449	$104,407,164	$11,724,404	20%	$2,344,881	$19,583,928	20%	$3,916,786	**$6,261,666**
2046	$13,824,914,557	$414,747,437	$196,798,119	$14,436,460,113	$11,052,262,004	$110,522,620	$12,411,139	20%	$2,482,228	$20,731,020	20%	$4,146,204	**$6,628,432**
2047	$14,436,460,113	$433,093,803	$202,702,062	$15,072,255,978	$11,688,057,870	$116,880,579	$13,125,106	20%	$2,625,021	$21,923,599	20%	$4,384,720	**$7,009,741**
2048	$15,072,255,978	$452,167,679	$208,783,124	$15,733,206,782	$12,349,008,673	$123,490,087	$13,867,321	20%	$2,773,464	$23,163,362	20%	$4,632,672	**$7,406,137**
2049	$15,733,206,782	$471,996,203	$215,046,618	$16,420,249,603	$13,036,051,494	$130,360,515	$14,638,835	20%	$2,927,767	$24,452,067	20%	$4,890,413	**$7,818,180**
2050	$16,420,249,603	$492,607,488	$221,498,016	$17,134,355,108	$13,750,156,999	$137,501,570	$15,440,740	20%	$3,088,148	$25,791,533	20%	$5,158,307	**$8,246,455**
2051	$17,134,355,108	$514,030,653	$221,819,629	$17,870,205,389	$14,486,007,281	$144,860,073	$16,267,063	20%	$3,253,413	$27,171,787	20%	$5,434,357	**$8,687,770**
2052	$17,870,205,389	$536,106,162	$228,474,217	$18,634,785,769	$15,250,587,660	$152,505,877	$17,125,649	20%	$3,425,130	$28,605,931	20%	$5,721,186	**$9,146,316**
2053	$18,634,785,769	$559,043,573	$235,328,444	$19,429,157,786	$16,044,959,677	$160,449,597	$18,017,689	20%	$3,603,538	$30,095,955	20%	$6,019,191	**$9,622,729**
2054	$19,429,157,786	$582,874,734	$242,388,297	$20,254,420,817	$16,870,222,708	$168,702,227	$18,944,418	20%	$3,788,884	$31,643,923	20%	$6,328,785	**$10,117,668**
2055	$20,254,420,817	$607,632,624	$249,659,946	$21,111,713,387	$17,727,515,279	$177,275,153	$19,907,115	20%	$3,981,423	$33,251,969	20%	$6,650,394	**$10,631,817**
2056	$21,111,713,387	$633,351,402	$257,149,745	$22,002,214,534	$18,618,016,425	$186,180,164	$20,907,103	20%	$4,181,421	$34,922,306	20%	$6,984,461	**$11,165,882**
2057	$22,002,214,534	$660,066,436	$264,864,237	$22,927,145,207	$19,542,947,098	$195,429,471	$21,945,754	20%	$4,389,151	$36,657,223	20%	$7,331,445	**$11,720,595**
2058	$22,927,145,207	$687,814,356	$272,810,164	$23,887,769,727	$20,503,571,618	$205,035,716	$23,024,488	20%	$4,604,898	$38,459,092	20%	$7,691,818	**$12,296,716**
2059	$23,887,769,727	$716,633,092	$280,994,469	$24,885,397,288	$21,501,199,179	$215,011,992	$24,144,774	20%	$4,828,955	$40,330,368	20%	$8,066,074	**$12,895,028**
2060	$24,885,397,288	$746,561,919	$0	$25,631,959,206	$22,247,761,098	$222,477,611	$24,983,126	20%	$4,996,625	$41,730,714	20%	$8,346,143	**$13,342,768**
2061	$25,631,959,206	$768,958,776	$0	$26,400,917,983	$23,016,719,874	$230,167,199	$25,846,628	20%	$5,169,326	$43,173,070	20%	$8,634,614	**$13,803,940**

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value
[2] See Table A-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value
[3] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.

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Table A-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop Annexation Area (Real $)

Lathrop
Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment: City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*6.94%*	*h*	*i=g*h*	*j=f*27.75%*	*k*	*l=j*k*	*m=i+l*
2020	$0	$0	$0	$0	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2022	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2023	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2024	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2025	$0	$0	$7,956,388	$7,956,388	$7,956,388	$79,564	$5,520	10%	$552	$22,081	46%	$10,128	**$10,680**
2026	$7,956,388	$238,692	$8,195,079	$16,390,159	$16,390,159	$163,902	$11,372	10%	$1,137	$45,487	46%	$20,863	**$22,000**
2027	$16,390,159	$491,705	$8,440,932	$25,322,795	$25,322,795	$253,228	$17,569	10%	$1,757	$70,277	46%	$32,234	**$33,991**
2028	$25,322,795	$759,684	$8,694,160	$34,776,639	$34,776,639	$347,766	$24,129	10%	$2,413	$96,514	46%	$44,268	**$46,681**
2029	$34,776,639	$1,043,299	$8,954,985	$44,774,923	$44,774,923	$447,749	$31,066	10%	$3,107	$124,262	46%	$56,995	**$60,101**
2030	$44,774,923	$1,343,248	$9,223,634	$55,341,805	$55,341,805	$553,418	$38,397	20%	$7,679	$153,588	20%	$30,718	**$38,397**
2031	$55,341,805	$1,660,254	$9,500,343	$66,502,402	$66,502,402	$665,024	$46,140	20%	$9,228	$184,561	20%	$36,912	**$46,140**
2032	$66,502,402	$1,995,072	$9,785,353	$78,282,827	$78,282,827	$782,828	$54,314	20%	$10,863	$217,255	20%	$43,451	**$54,314**
2033	$78,282,827	$2,348,485	$10,078,914	$90,710,226	$90,710,226	$907,102	$62,936	20%	$12,587	$251,744	20%	$50,349	**$62,936**
2034	$90,710,226	$2,721,307	$10,381,281	$103,812,814	$103,812,814	$1,038,128	$72,027	20%	$14,405	$288,107	20%	$57,621	**$72,027**
2035	$103,812,814	$3,114,384	$0	$106,927,199	$106,927,199	$1,069,272	$74,188	20%	$14,838	$296,751	20%	$59,350	**$74,188**
2036	$106,927,199	$3,207,816	$0	$110,135,015	$110,135,015	$1,101,350	$76,413	20%	$15,283	$305,653	20%	$61,131	**$76,413**
2037	$110,135,015	$3,304,050	$0	$113,439,065	$113,439,065	$1,134,391	$78,706	20%	$15,741	$314,823	20%	$62,965	**$78,706**
2038	$113,439,065	$3,403,172	$0	$116,842,237	$116,842,237	$1,168,422	$81,067	20%	$16,213	$324,268	20%	$64,854	**$81,067**
2039	$116,842,237	$3,505,267	$0	$120,347,504	$120,347,504	$1,203,475	$83,499	20%	$16,700	$333,996	20%	$66,799	**$83,499**
2040	$120,347,504	$3,610,425	$0	$123,957,929	$123,957,929	$1,239,579	$86,004	20%	$17,201	$344,015	20%	$68,803	**$86,004**
2041	$123,957,929	$3,718,738	$0	$127,676,667	$127,676,667	$1,276,767	$88,584	20%	$17,717	$354,336	20%	$70,867	**$88,584**
2042	$127,676,667	$3,830,300	$0	$131,506,967	$131,506,967	$1,315,070	$91,241	20%	$18,248	$364,966	20%	$72,993	**$91,241**
2043	$131,506,967	$3,945,209	$0	$135,452,176	$135,452,176	$1,354,522	$93,979	20%	$18,796	$375,915	20%	$75,183	**$93,979**
2044	$135,452,176	$4,063,565	$0	$139,515,742	$139,515,742	$1,395,157	$96,798	20%	$19,360	$387,192	20%	$77,438	**$96,798**
2045	$139,515,742	$4,185,472	$0	$143,701,214	$143,701,214	$1,437,012	$99,702	20%	$19,940	$398,808	20%	$79,762	**$99,702**
2046	$143,701,214	$4,311,036	$0	$148,012,250	$148,012,250	$1,480,123	$102,693	20%	$20,539	$410,772	20%	$82,154	**$102,693**
2047	$148,012,250	$4,440,368	$0	$152,452,618	$152,452,618	$1,524,526	$105,774	20%	$21,155	$423,096	20%	$84,619	**$105,774**
2048	$152,452,618	$4,573,579	$0	$157,026,196	$157,026,196	$1,570,262	$108,947	20%	$21,789	$435,788	20%	$87,158	**$108,947**
2049	$157,026,196	$4,710,786	$0	$161,736,982	$161,736,982	$1,617,370	$112,216	20%	$22,443	$448,862	20%	$89,772	**$112,216**
2050	$161,736,982	$4,852,109	$0	$166,589,092	$166,589,092	$1,665,891	$115,582	20%	$23,116	$462,328	20%	$92,466	**$115,582**
2051	$166,589,092	$4,997,673	$0	$171,586,764	$171,586,764	$1,715,868	$119,049	20%	$23,810	$476,198	20%	$95,240	**$119,049**
2052	$171,586,764	$5,147,603	$0	$176,734,367	$176,734,367	$1,767,344	$122,621	20%	$24,524	$490,484	20%	$98,097	**$122,621**
2053	$176,734,367	$5,302,031	$0	$182,036,398	$182,036,398	$1,820,364	$126,300	20%	$25,260	$505,198	20%	$101,040	**$126,300**
2054	$182,036,398	$5,461,092	$0	$187,497,490	$187,497,490	$1,874,975	$130,089	20%	$26,018	$520,354	20%	$104,071	**$130,089**
2055	$187,497,490	$5,624,925	$0	$193,122,415	$193,122,415	$1,931,224	$133,991	20%	$26,798	$535,965	20%	$107,193	**$133,991**
2056	$193,122,415	$5,793,672	$0	$198,916,087	$198,916,087	$1,989,161	$138,011	20%	$27,602	$552,044	20%	$110,409	**$138,011**
2057	$198,916,087	$5,967,483	$0	$204,883,570	$204,883,570	$2,048,836	$142,151	20%	$28,430	$568,605	20%	$113,721	**$142,151**
2058	$204,883,570	$6,146,507	$0	$211,030,077	$211,030,077	$2,110,301	$146,416	20%	$29,283	$585,663	20%	$117,133	**$146,416**
2059	$211,030,077	$6,330,902	$0	$217,360,979	$217,360,979	$2,173,610	$150,808	20%	$30,162	$603,233	20%	$120,647	**$150,808**
2060	$217,360,979	$6,520,829	$0	$223,881,809	$223,881,809	$2,238,818	$155,333	20%	$31,067	$621,330	20%	$124,266	**$155,333**
2061	$223,881,809	$6,716,454	$0	$230,598,263	$230,598,263	$2,305,983	$159,992	20%	$31,998	$639,970	20%	$127,994	**$159,992**

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

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] See Table A-5 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.
[4] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.

Table A-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Lathrop Existing City (2020 and Real $)

Lathrop
Existing City

Fiscal Year Ending	Assessed Value of New Development [1]									
	Low Density Residential	High Density Residential	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 525,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$282,187,500	$12,800,000	**$294,987,500**	$32,767,650	$21,845,100	$46,109,007	**$100,721,757**	**$395,709,257**	1.061	**$419,807,951**
2023	$75,600,000	$36,800,000	**$112,400,000**	$65,535,300	$43,690,200	$92,218,014	**$201,443,514**	**$313,843,514**	1.093	**$342,945,282**
2024	$0	$16,400,000	**$16,400,000**	$65,535,300	$43,690,200	$92,218,014	**$201,443,514**	**$217,843,514**	1.126	**$245,184,795**
2025	$10,500,000	$16,400,000	**$26,900,000**	$65,535,300	$43,690,200	$92,218,014	**$201,443,514**	**$228,343,514**	1.159	**$264,712,716**
2026	$10,500,000	$16,400,000	**$26,900,000**	$62,707,800	$41,805,200	$92,218,014	**$196,731,014**	**$223,631,014**	1.194	**$267,027,126**
2027	$10,500,000	$16,000,000	**$26,500,000**	$62,707,800	$41,805,200	$103,965,014	**$208,478,014**	**$234,978,014**	1.230	**$288,993,319**
2028	$10,500,000	$0	**$10,500,000**	$62,707,800	$41,805,200	$86,411,327	**$190,924,327**	**$201,424,327**	1.267	**$255,158,311**
2029	$10,500,000	$0	**$10,500,000**	$62,707,800	$41,805,200	$63,842,300	**$168,355,300**	**$178,855,300**	1.305	**$233,365,599**
2030	$10,500,000	$5,800,000	**$16,300,000**	$80,372,400	$53,581,600	$63,842,300	**$197,796,300**	**$214,096,300**	1.344	**$287,727,524**
2031	$10,500,000	$5,800,000	**$16,300,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$84,772,950**	1.384	**$117,345,589**
2032	$10,500,000	$5,800,000	**$16,300,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$84,772,950**	1.426	**$120,865,956**
2033	$10,500,000	$0	**$10,500,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$78,972,950**	1.469	**$115,974,440**
2034	$8,400,000	$0	**$8,400,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$76,872,950**	1.513	**$116,277,234**
2035	$0	$0	**$0**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$68,472,950**	1.558	**$106,678,625**
2036	$0	$0	**$0**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$68,472,950**	1.605	**$109,878,984**
2037	$0	$0	**$0**	$20,233,650	$13,489,100	$0	**$33,722,750**	**$33,722,750**	1.653	**$55,738,567**
2038	$0	$0	**$0**	$20,233,650	$13,489,100	$0	**$33,722,750**	**$33,722,750**	1.702	**$57,410,725**
2039	$0	$0	**$0**	$20,233,650	$13,489,100	$0	**$33,722,750**	**$33,722,750**	1.754	**$59,133,046**
2040	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	1.806	**$160,247,219**
2041	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	1.860	**$169,759,786**
2042	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	1.916	**$174,852,579**
2043	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	1.974	**$180,098,157**
2044	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.033	**$185,501,102**
2045	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.094	**$191,066,135**
2046	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.157	**$196,798,119**
2047	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.221	**$202,702,062**
2048	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.288	**$208,783,124**
2049	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.357	**$215,046,618**
2050	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.427	**$221,498,016**
2051	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.500	**$221,819,629**
2052	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.575	**$228,474,217**
2053	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.652	**$235,328,444**
2054	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.732	**$242,388,297**
2055	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.814	**$249,659,946**
2056	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.898	**$257,149,745**
2057	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.985	**$264,864,237**
2058	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	3.075	**$272,810,164**
2059	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	3.167	**$280,994,469**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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

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

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Table A-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Lathrop Annexation Areas (2020 and Real $)

Lathrop Annexation Area

	Assessed Value of New Development [1]									
Fiscal Year Ending	Low Density Residential	High Density Residential	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 525,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.061	**$0**
2023	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.093	**$0**
2024	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.126	**$0**
2025	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.159	**$7,956,388**
2026	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.194	**$8,195,079**
2027	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.230	**$8,440,932**
2028	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.267	**$8,694,160**
2029	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.305	**$8,954,985**
2030	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.344	**$9,223,634**
2031	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.384	**$9,500,343**
2032	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.426	**$9,785,353**
2033	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.469	**$10,078,914**
2034	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.513	**$10,381,281**
2035	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.558	**$0**
2036	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.605	**$0**
2037	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.653	**$0**
2038	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.702	**$0**
2039	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.754	**$0**
2040	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.806	**$0**
2041	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.860	**$0**
2042	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.916	**$0**
2043	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.974	**$0**
2044	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.033	**$0**
2045	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.094	**$0**
2046	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.157	**$0**
2047	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.221	**$0**
2048	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.288	**$0**
2049	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.357	**$0**
2050	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.427	**$0**
2051	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.500	**$0**
2052	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.575	**$0**
2053	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.652	**$0**
2054	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.732	**$0**
2055	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.814	**$0**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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

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

Table A-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Lathrop

Lathrop
Existing City

	Existing City						
	Dwelling Units			Building Square Feet			
Fiscal Year Ending	Single Family Residential	Multifamily Residential	**TOTAL**	Retail	Office	Industrial	**Total**
2020	-	-	**-**	-	-	-	**-**
2021	-	-	**-**	-	-	-	**-**
2022	538	64	**602**	131,071	87,380	461,090	**679,541**
2023	144	184	**328**	262,141	174,761	922,180	**1,359,082**
2024	-	82	**82**	262,141	174,761	922,180	**1,359,082**
2025	20	82	**102**	262,141	174,761	922,180	**1,359,082**
2026	20	82	**102**	250,831	167,221	922,180	**1,340,232**
2027	20	80	**100**	250,831	167,221	1,039,650	**1,457,702**
2028	20	-	**20**	250,831	167,221	864,113	**1,282,165**
2029	20	-	**20**	250,831	167,221	638,423	**1,056,475**
2030	20	29	**49**	321,490	214,326	638,423	**1,174,239**
2031	20	29	**49**	80,935	53,956	347,502	**482,393**
2032	20	29	**49**	80,935	53,956	347,502	**482,393**
2033	20	-	**20**	80,935	53,956	347,502	**482,393**
2034	16	-	**16**	80,935	53,956	347,502	**482,393**
2035	-	-	**-**	80,935	53,956	347,502	**482,393**
2036	-	-	**-**	80,935	53,956	347,502	**482,393**
2037	-	-	**-**	80,935	53,956	-	**134,891**
2038	-	-	**-**	80,935	53,956	-	**134,891**
2039	-	-	**-**	80,935	53,956	-	**134,891**
2040	169	-	**169**	-	-	-	**-**
2041	169	-	**169**	6,070	4,047	-	**10,117**
2042	169	-	**169**	6,070	4,047	-	**10,117**
2043	169	-	**169**	6,070	4,047	-	**10,117**
2044	169	-	**169**	6,070	4,047	-	**10,117**
2045	169	-	**169**	6,070	4,047	-	**10,117**
2046	169	-	**169**	6,070	4,047	-	**10,117**
2047	169	-	**169**	6,070	4,047	-	**10,117**
2048	169	-	**169**	6,070	4,047	-	**10,117**
2049	169	-	**169**	6,070	4,047	-	**10,117**
2050	169	-	**169**	6,070	4,047	-	**10,117**
2051	169	-	**169**	-	-	-	**-**
2052	169	-	**169**	-	-	-	**-**
2053	169	-	**169**	-	-	-	**-**
2054	169	-	**169**	-	-	-	**-**
2055	169	-	**169**	-	-	-	**-**
2056	169	-	**169**	-	-	-	**-**
2057	169	-	**169**	-	-	-	**-**
2058	169	-	**169**	-	-	-	**-**
2059	169	-	**169**	-	-	-	**-**
2060	-	-	**-**	-	-	-	**-**
Total	**4,258**	**661**	**4,919**	**3,031,422**	**2,020,948**	**9,415,432**	**14,467,802**

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

Table A-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Lathrop

Lathrop
Annexation Areas

	Annexation Area						
	Dwelling Units			Building Square Feet			
Fiscal Year Ending	Single Family Residential	Multifamily Residential	**TOTAL**	Retail	Office	Industrial	**Total**
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	-	-	-	27,453	-	-	**27,453**
2026	-	-	-	27,453	-	-	**27,453**
2027	-	-	-	27,453	-	-	**27,453**
2028	-	-	-	27,453	-	-	**27,453**
2029	-	-	-	27,453	-	-	**27,453**
2030	-	-	-	27,453	-	-	**27,453**
2031	-	-	-	27,453	-	-	**27,453**
2032	-	-	-	27,453	-	-	**27,453**
2033	-	-	-	27,453	-	-	**27,453**
2034	-	-	-	27,453	-	-	**27,453**
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**274,530**	**-**	**-**	**274,530**

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

APPENDIX B:

City of Manteca EIFD
Revenue-Estimating Tables

Table B-1 Projected Tax Increment to EIFD—Manteca D-21

Table B-2 Projected Tax Increment to EIFD—
Manteca Existing City Boundaries D-22

Table B-3 Projected Tax Increment to EIFD—
Manteca Annexation Area D-23

Table B-4 Assessed Value of New Development—
Manteca Existing City..... D-24

Table B-5 Assessed Value of New Development—
Manteca Annexation Areas..... D-25

Table B-6 Incremental Development Projections—Manteca D-26

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Table B-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca (Real $)

Manteca
Existing City and Annexation Areas

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment: City [1]	Net Tax Increment: City EIFD [3]	Net Tax Increment: County [1]	Net Tax Increment: County EIFD [3]	Net Tax Increment: Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[4]*	*h=g*[3]*	*[4]*	*j=i*[3]*	*h+j*
2020	$1,049,314,999	$31,479,450	$0	$1,080,794,449	$0	$0	$0	$0	$0	$0	**$0**
2021	$1,080,794,449	$32,423,833	$0	$1,113,218,282	$0	$0	$0	$0	$0	$0	**$0**
2022	$1,113,218,282	$33,396,548	$176,568,725	$1,323,183,556	$209,965,274	$2,099,653	$391,544	$19,577	$543,435	$249,255	**$268,832**
2023	$1,323,183,556	$39,695,507	$459,406,107	$1,822,285,170	$709,066,887	$7,090,669	$1,070,324	$53,516	$1,564,044	$717,373	**$770,889**
2024	$1,822,285,170	$54,668,555	$353,564,711	$2,230,518,436	$1,117,300,154	$11,173,002	$1,617,104	$80,855	$2,406,158	$1,103,621	**$1,184,477**
2025	$2,230,518,436	$66,915,553	$467,334,061	$2,764,768,051	$1,651,549,768	$16,515,498	$2,341,868	$117,093	$3,500,222	$1,605,431	**$1,722,524**
2026	$2,764,768,051	$82,943,042	$342,844,017	$3,190,555,109	$2,077,336,827	$20,773,368	$2,909,286	$145,464	$4,381,046	$2,009,434	**$2,154,898**
2027	$3,190,555,109	$95,716,653	$289,958,096	$3,576,229,859	$2,463,011,576	$24,630,116	$3,416,977	$170,849	$5,184,345	$2,377,880	**$2,548,729**
2028	$3,576,229,859	$107,286,896	$279,617,285	$3,963,134,039	$2,849,915,757	$28,499,158	$3,923,940	$196,197	$5,992,246	$2,748,436	**$2,944,633**
2029	$3,963,134,039	$118,894,021	$298,613,609	$4,380,641,670	$3,267,423,387	$32,674,234	$4,472,061	$223,603	$6,863,129	$3,147,880	**$3,371,483**
2030	$4,380,641,670	$131,419,250	$303,002,702	$4,815,063,622	$3,701,845,339	$37,018,453	$5,041,656	$1,008,331	$7,769,932	$1,553,986	**$2,562,318**
2031	$4,815,063,622	$144,451,909	$312,092,783	$5,271,608,313	$4,158,390,031	$41,583,900	$5,640,051	$1,128,010	$8,723,092	$1,744,618	**$2,872,629**
2032	$5,271,608,313	$158,148,249	$318,675,333	$5,748,431,895	$4,635,213,613	$46,352,136	$6,262,847	$1,252,569	$9,720,485	$1,944,097	**$3,196,666**
2033	$5,748,431,895	$172,452,957	$348,557,750	$6,269,442,602	$5,156,224,319	$51,562,243	$6,930,054	$1,386,011	$10,821,876	$2,164,375	**$3,550,386**
2034	$6,269,442,602	$188,083,278	$358,258,187	$6,815,784,067	$5,702,565,785	$57,025,658	$7,629,227	$1,525,845	$11,977,227	$2,395,445	**$3,921,291**
2035	$6,815,784,067	$204,473,522	$282,641,879	$7,302,899,468	$6,189,681,185	$61,896,812	$8,239,289	$1,647,858	$13,018,914	$2,603,783	**$4,251,641**
2036	$7,302,899,468	$219,086,984	$241,768,389	$7,763,754,840	$6,650,536,558	$66,505,366	$8,807,180	$1,761,436	$14,012,520	$2,802,504	**$4,563,940**
2037	$7,763,754,840	$232,912,645	$185,851,807	$8,182,519,293	$7,069,301,010	$70,693,010	$9,310,066	$1,862,013	$14,926,803	$2,985,361	**$4,847,374**
2038	$8,182,519,293	$245,475,579	$89,377,736	$8,517,372,607	$7,404,154,325	$74,041,543	$9,762,155	$1,952,431	$15,614,423	$3,122,885	**$5,075,316**
2039	$8,517,372,607	$255,521,178	$92,059,068	$8,864,952,853	$7,751,734,571	$77,517,346	$10,231,640	$2,046,328	$16,327,992	$3,265,598	**$5,311,926**
2040	$8,864,952,853	$265,948,586	$83,984,172	$9,214,885,611	$8,101,667,329	$81,016,673	$10,703,666	$2,140,733	$17,046,945	$3,409,389	**$5,550,122**
2041	$9,214,885,611	$276,446,568	$23,253,682	$9,514,585,862	$8,401,367,579	$84,013,676	$11,103,026	$2,220,605	$17,666,960	$3,533,392	**$5,753,997**
2042	$9,514,585,862	$285,437,576	$23,951,293	$9,823,974,730	$8,710,756,448	$87,107,564	$11,515,365	$2,303,073	$18,306,959	$3,661,392	**$5,964,465**
2043	$9,823,974,730	$294,719,242	$24,669,831	$10,143,363,804	$9,030,145,521	$90,301,455	$11,941,102	$2,388,220	$18,967,584	$3,793,517	**$6,181,737**
2044	$10,143,363,804	$304,300,914	$25,409,926	$10,473,074,644	$9,359,856,362	$93,598,564	$12,380,668	$2,476,134	$19,649,497	$3,929,899	**$6,406,033**
2045	$10,473,074,644	$314,192,239	$26,172,224	$10,813,439,108	$9,700,220,825	$97,002,208	$12,834,512	$2,566,902	$20,353,380	$4,070,676	**$6,637,578**
2046	$10,813,439,108	$324,403,173	$26,957,391	$11,164,799,672	$10,051,581,389	$100,515,814	$13,303,093	$2,660,619	$21,079,937	$4,215,987	**$6,876,606**
2047	$11,164,799,672	$334,943,990	$27,766,113	$11,527,509,774	$10,414,291,492	$104,142,915	$13,786,888	$2,757,378	$21,829,895	$4,365,979	**$7,123,357**
2048	$11,527,509,774	$345,825,293	$28,599,096	$11,901,934,164	$10,788,715,881	$107,887,159	$14,286,388	$2,857,278	$22,604,005	$4,520,801	**$7,378,079**
2049	$11,901,934,164	$357,058,025	$29,457,069	$12,288,449,257	$11,175,230,975	$111,752,310	$14,802,099	$2,960,420	$23,403,041	$4,680,608	**$7,641,028**
2050	$12,288,449,257	$368,653,478	$30,340,781	$12,687,443,516	$11,574,225,233	$115,742,252	$15,334,545	$3,066,909	$24,227,802	$4,845,560	**$7,912,469**
2051	$12,687,443,516	$380,623,305	$31,251,004	$13,099,317,826	$11,986,099,543	$119,860,995	$15,884,266	$3,176,853	$25,079,111	$5,015,822	**$8,192,675**
2052	$13,099,317,826	$392,979,535	$32,188,534	$13,524,485,895	$12,411,267,612	$124,112,676	$16,451,819	$3,290,364	$25,957,820	$5,191,564	**$8,481,928**
2053	$13,524,485,895	$405,734,577	$33,154,190	$13,963,374,662	$12,850,156,380	$128,501,564	$17,037,779	$3,407,556	$26,864,807	$5,372,961	**$8,780,517**
2054	$13,963,374,662	$418,901,240	$34,148,816	$14,416,424,718	$13,303,206,436	$133,032,064	$17,642,740	$3,528,548	$27,800,977	$5,560,195	**$9,088,743**
2055	$14,416,424,718	$432,492,742	$32,049,893	$14,880,967,353	$13,767,749,071	$137,677,491	$18,262,849	$3,652,570	$28,761,067	$5,752,213	**$9,404,783**
2056	$14,880,967,353	$446,429,021	$0	$15,327,396,374	$14,214,178,091	$142,141,781	$18,855,740	$3,771,148	$29,686,363	$5,937,273	**$9,708,420**
2057	$15,327,396,374	$459,821,891	$0	$15,787,218,265	$14,673,999,983	$146,740,000	$19,466,417	$3,893,283	$30,639,418	$6,127,884	**$10,021,167**
2058	$15,787,218,265	$473,616,548	$0	$16,260,834,813	$15,147,616,530	$151,476,165	$20,095,415	$4,019,083	$31,621,065	$6,324,213	**$10,343,296**
2059	$16,260,834,813	$487,825,044	$0	$16,748,659,857	$15,635,441,575	$156,354,416	$20,743,283	$4,148,657	$32,632,161	$6,526,432	**$10,675,089**
2060	$16,748,659,857	$502,459,796	$0	$17,251,119,653	$16,137,901,371	$161,379,014	$21,410,587	$4,282,117	$33,673,591	$6,734,718	**$11,016,836**
2061	$17,251,119,653	$517,533,590	$0	$17,768,653,243	$16,655,434,960	$166,554,350	$22,097,911	$4,419,582	$34,746,263	$6,949,253	**$11,368,835**

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.
[2] See Table B-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.
[4] The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table B-2 and Table B-3 for more details.

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Manteca
Existing City

Table B-2
Mossdale Tract Infrastructure Finance Plar
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca Existing City Boundaries (Real $

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment: City [1]	City EIFD Allocation [3]	City EIFD	County [1]	County EIFD Allocation [3]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*14.30%*	*h*	*i=g*h*	*j=f*19.84%*	*k*	*l=j*k*	*m=i+l*
2020	$1,049,314,999	$31,479,450	$0	$1,080,794,449	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$1,080,794,449	$32,423,833	$0	$1,113,218,282	$0	$0	$0	5%	$0	$0	46%	$0	**$0**
2022	$1,113,218,282	$33,396,548	$176,568,725	$1,323,183,556	$273,868,557	$2,738,686	$391,544	5%	$19,577	$543,435	46%	$249,255	**$268,832**
2023	$1,323,183,556	$39,695,507	$414,057,936	$1,776,936,999	$727,622,000	$7,276,220	$1,040,266	5%	$52,013	$1,443,813	46%	$662,227	**$714,241**
2024	$1,776,936,999	$53,308,110	$306,856,096	$2,137,101,205	$1,087,786,206	$10,877,862	$1,555,186	5%	$77,759	$2,158,484	46%	$990,022	**$1,067,781**
2025	$2,137,101,205	$64,113,036	$419,224,187	$2,620,438,428	$1,571,123,429	$15,711,234	$2,246,203	5%	$112,310	$3,117,565	46%	$1,429,919	**$1,542,229**
2026	$2,620,438,428	$78,613,153	$293,290,847	$2,992,342,428	$1,943,027,429	$19,430,274	$2,777,907	5%	$138,895	$3,855,530	46%	$1,768,398	**$1,907,294**
2027	$2,992,342,428	$89,770,273	$238,918,331	$3,321,031,032	$2,271,716,033	$22,717,160	$3,247,826	5%	$162,391	$4,507,744	46%	$2,067,546	**$2,229,938**
2028	$3,321,031,032	$99,630,931	$227,046,326	$3,647,708,289	$2,598,393,290	$25,983,933	$3,714,870	5%	$185,744	$5,155,967	46%	$2,364,863	**$2,550,607**
2029	$3,647,708,289	$109,431,249	$244,465,522	$4,001,605,060	$2,952,290,061	$29,522,901	$4,220,829	5%	$211,041	$5,858,200	46%	$2,686,954	**$2,897,995**
2030	$4,001,605,060	$120,048,152	$247,230,172	$4,368,883,384	$3,319,568,385	$33,195,684	$4,745,920	20%	$949,184	$6,586,987	20%	$1,317,397	**$2,266,581**
2031	$4,368,883,384	$131,066,502	$254,647,077	$4,754,596,962	$3,705,281,963	$37,052,820	$5,297,366	20%	$1,059,473	$7,352,355	20%	$1,470,471	**$2,529,944**
2032	$4,754,596,962	$142,637,909	$257,367,615	$5,154,602,486	$4,105,287,487	$41,052,875	$5,869,246	20%	$1,173,849	$8,146,082	20%	$1,629,216	**$2,803,066**
2033	$5,154,602,486	$154,638,075	$265,088,643	$5,574,329,203	$4,525,014,204	$45,250,142	$6,469,321	20%	$1,293,864	$8,978,942	20%	$1,795,788	**$3,089,653**
2034	$5,574,329,203	$167,229,876	$272,285,007	$6,013,844,087	$4,964,529,088	$49,645,291	$7,097,686	20%	$1,419,537	$9,851,067	20%	$1,970,213	**$3,389,751**
2035	$6,013,844,087	$180,415,323	$194,089,503	$6,388,348,913	$5,339,033,914	$53,390,339	$7,633,108	20%	$1,526,622	$10,594,193	20%	$2,118,839	**$3,645,460**
2036	$6,388,348,913	$191,650,467	$150,559,442	$6,730,558,822	$5,681,243,823	$56,812,438	$8,122,359	20%	$1,624,472	$11,273,237	20%	$2,254,647	**$3,879,119**
2037	$6,730,558,822	$201,916,765	$91,906,593	$7,024,382,180	$5,975,067,181	$59,750,672	$8,542,432	20%	$1,708,486	$11,856,268	20%	$2,371,254	**$4,079,740**
2038	$7,024,382,180	$210,731,465	$89,377,736	$7,324,491,381	$6,275,176,382	$62,751,764	$8,971,492	20%	$1,794,298	$12,451,772	20%	$2,490,354	**$4,284,653**
2039	$7,324,491,381	$219,734,741	$92,059,068	$7,636,285,190	$6,586,970,191	$65,869,702	$9,417,258	20%	$1,883,452	$13,070,461	20%	$2,614,092	**$4,497,544**
2040	$7,636,285,190	$229,088,556	$83,984,172	$7,949,357,918	$6,900,042,919	$69,000,429	$9,864,851	20%	$1,972,970	$13,691,688	20%	$2,738,338	**$4,711,308**
2041	$7,949,357,918	$238,480,738	$23,253,682	$8,211,092,338	$7,161,777,339	$71,617,773	$10,239,048	20%	$2,047,810	$14,211,045	20%	$2,842,209	**$4,890,019**
2042	$8,211,092,338	$246,332,770	$23,951,293	$8,481,376,401	$7,432,061,402	$74,320,614	$10,625,467	20%	$2,125,093	$14,747,367	20%	$2,949,473	**$5,074,567**
2043	$8,481,376,401	$254,441,292	$24,669,831	$8,760,487,524	$7,711,172,525	$77,111,725	$11,024,507	20%	$2,204,901	$15,301,205	20%	$3,060,241	**$5,265,142**
2044	$8,760,487,524	$262,814,626	$25,409,926	$9,048,712,076	$7,999,397,077	$79,993,971	$11,436,576	20%	$2,287,315	$15,873,126	20%	$3,174,625	**$5,461,940**
2045	$9,048,712,076	$271,461,362	$26,172,224	$9,346,345,662	$8,297,030,663	$82,970,307	$11,862,096	20%	$2,372,419	$16,463,717	20%	$3,292,743	**$5,665,163**
2046	$9,346,345,662	$280,390,370	$26,957,391	$9,653,693,423	$8,604,378,424	$86,043,784	$12,301,505	20%	$2,460,301	$17,073,584	20%	$3,414,717	**$5,875,018**
2047	$9,653,693,423	$289,610,803	$27,766,113	$9,971,070,338	$8,921,755,339	$89,217,553	$12,755,253	20%	$2,551,051	$17,703,352	20%	$3,540,670	**$6,091,721**
2048	$9,971,070,338	$299,132,110	$28,599,096	$10,298,801,545	$9,249,486,546	$92,494,865	$13,223,803	20%	$2,644,761	$18,353,666	20%	$3,670,733	**$6,315,494**
2049	$10,298,801,545	$308,964,046	$29,457,069	$10,637,222,660	$9,587,907,661	$95,879,077	$13,707,637	20%	$2,741,527	$19,025,192	20%	$3,805,038	**$6,546,566**
2050	$10,637,222,660	$319,116,680	$30,340,781	$10,986,680,120	$9,937,365,121	$99,373,651	$14,207,249	20%	$2,841,450	$19,718,617	20%	$3,943,723	**$6,785,173**
2051	$10,986,680,120	$329,600,404	$31,251,004	$11,347,531,528	$10,298,216,529	$102,982,165	$14,723,151	20%	$2,944,630	$20,434,651	20%	$4,086,930	**$7,031,560**
2052	$11,347,531,528	$340,425,946	$32,188,534	$11,720,146,009	$10,670,831,010	$106,708,310	$15,255,871	20%	$3,051,174	$21,174,026	20%	$4,234,805	**$7,285,979**
2053	$11,720,146,009	$351,604,380	$33,154,190	$12,104,904,579	$11,055,589,580	$110,555,896	$15,805,952	20%	$3,161,190	$21,937,499	20%	$4,387,500	**$7,548,690**
2054	$12,104,904,579	$363,147,137	$34,148,816	$12,502,200,533	$11,452,885,534	$114,528,855	$16,373,958	20%	$3,274,792	$22,725,849	20%	$4,545,170	**$7,819,961**
2055	$12,502,200,533	$375,066,016	$32,049,893	$12,909,316,442	$11,860,001,443	$118,600,014	$16,956,003	20%	$3,391,201	$23,533,686	20%	$4,706,737	**$8,097,938**
2056	$12,909,316,442	$387,279,493	$0	$13,296,595,936	$12,247,280,937	$122,472,809	$17,509,689	20%	$3,501,938	$24,302,161	20%	$4,860,432	**$8,362,370**
2057	$13,296,595,936	$398,897,878	$0	$13,695,493,814	$12,646,178,815	$126,461,788	$18,079,985	20%	$3,615,997	$25,093,690	20%	$5,018,738	**$8,634,735**
2058	$13,695,493,814	$410,864,814	$0	$14,106,358,628	$13,057,043,629	$130,570,436	$18,667,390	20%	$3,733,478	$25,908,965	20%	$5,181,793	**$8,915,271**
2059	$14,106,358,628	$423,190,759	$0	$14,529,549,387	$13,480,234,388	$134,802,344	$19,272,418	20%	$3,854,484	$26,748,698	20%	$5,349,740	**$9,204,223**
2060	$14,529,549,387	$435,886,482	$0	$14,965,435,868	$13,916,120,869	$139,161,209	$19,895,596	20%	$3,979,119	$27,613,623	20%	$5,522,725	**$9,501,844**
2061	$14,965,435,868	$448,963,076	$0	$15,414,398,945	$14,365,083,946	$143,650,839	$20,537,469	20%	$4,107,494	$28,504,496	20%	$5,700,899	**$9,808,393**

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value
[2] See Table B-4 for new AV added to roll from 2020-21 on. It is assumed that new AV is added to roll in year after development occurs
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value
[3] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.

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Table B-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca Annexation Area (Real $)

Manteca
Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment: City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f^6.63%*	*h*	*i=g*h*	*j=f^26.51%*	*k*	*l=j*k*	*m=i+l*
2020	$0	$0	$0	$0	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$0	$0	$0	$0	$0	$0	$0	5%	$0	$0	46%	$0	**$0**
2022	$0	$0	$0	$0	$0	$0	$0	5%	$0	$0	46%	$0	**$0**
2023	$0	$0	$45,348,171	$45,348,171	$45,348,171	$453,482	$30,058	5%	$1,503	$120,230	46%	$55,145	**$56,648**
2024	$45,348,171	$1,360,445	$46,708,616	$93,417,231	$93,417,231	$934,172	$61,919	5%	$3,096	$247,674	46%	$113,600	**$116,696**
2025	$93,417,231	$2,802,517	$48,109,874	$144,329,622	$144,329,622	$1,443,296	$95,664	5%	$4,783	$382,657	46%	$175,511	**$180,295**
2026	$144,329,622	$4,329,889	$49,553,170	$198,212,681	$198,212,681	$1,982,127	$131,379	5%	$6,569	$525,516	46%	$241,036	**$247,605**
2027	$198,212,681	$5,946,380	$51,039,765	$255,198,827	$255,198,827	$2,551,988	$169,150	5%	$8,458	$676,601	46%	$310,334	**$318,791**
2028	$255,198,827	$7,655,965	$52,570,958	$315,425,750	$315,425,750	$3,154,258	$209,070	5%	$10,453	$836,279	46%	$383,572	**$394,026**
2029	$315,425,750	$9,462,773	$54,148,087	$379,036,610	$379,036,610	$3,790,366	$251,232	5%	$12,562	$1,004,929	46%	$460,926	**$473,488**
2030	$379,036,610	$11,371,098	$55,772,530	$446,180,238	$446,180,238	$4,461,802	$295,736	20%	$59,147	$1,182,945	20%	$236,589	**$295,736**
2031	$446,180,238	$13,385,407	$57,445,706	$517,011,351	$517,011,351	$5,170,114	$342,684	20%	$68,537	$1,370,737	20%	$274,147	**$342,684**
2032	$517,011,351	$15,510,341	$61,307,718	$593,829,409	$593,829,409	$5,938,294	$393,601	20%	$78,720	$1,574,403	20%	$314,881	**$393,601**
2033	$593,829,409	$17,814,882	$83,469,107	$695,113,398	$695,113,398	$6,951,134	$460,734	20%	$92,147	$1,842,934	20%	$368,587	**$460,734**
2034	$695,113,398	$20,853,402	$85,973,180	$801,939,980	$801,939,980	$8,019,400	$531,540	20%	$106,308	$2,126,160	20%	$425,232	**$531,540**
2035	$801,939,980	$24,058,199	$88,552,375	$914,550,555	$914,550,555	$9,145,506	$606,180	20%	$121,236	$2,424,721	20%	$484,944	**$606,180**
2036	$914,550,555	$27,436,517	$91,208,946	$1,033,196,018	$1,033,196,018	$10,331,960	$684,821	20%	$136,964	$2,739,283	20%	$547,857	**$684,821**
2037	$1,033,196,018	$30,995,881	$93,945,215	$1,158,137,113	$1,158,137,113	$11,581,371	$767,634	20%	$153,527	$3,070,535	20%	$614,107	**$767,634**
2038	$1,158,137,113	$34,744,113	$0	$1,192,881,227	$1,192,881,227	$11,928,812	$790,663	20%	$158,133	$3,162,651	20%	$632,530	**$790,663**
2039	$1,192,881,227	$35,786,437	$0	$1,228,667,663	$1,228,667,663	$12,286,677	$814,383	20%	$162,877	$3,257,531	20%	$651,506	**$814,383**
2040	$1,228,667,663	$36,860,030	$0	$1,265,527,693	$1,265,527,693	$12,655,277	$838,814	20%	$167,763	$3,355,257	20%	$671,051	**$838,814**
2041	$1,265,527,693	$37,965,831	$0	$1,303,493,524	$1,303,493,524	$13,034,935	$863,979	20%	$172,796	$3,455,915	20%	$691,183	**$863,979**
2042	$1,303,493,524	$39,104,806	$0	$1,342,598,330	$1,342,598,330	$13,425,983	$889,898	20%	$177,980	$3,559,592	20%	$711,918	**$889,898**
2043	$1,342,598,330	$40,277,950	$0	$1,382,876,280	$1,382,876,280	$13,828,763	$916,595	20%	$183,319	$3,666,380	20%	$733,276	**$916,595**
2044	$1,382,876,280	$41,486,288	$0	$1,424,362,568	$1,424,362,568	$14,243,626	$944,093	20%	$188,819	$3,776,371	20%	$755,274	**$944,093**
2045	$1,424,362,568	$42,730,877	$0	$1,467,093,445	$1,467,093,445	$14,670,934	$972,416	20%	$194,483	$3,889,662	20%	$777,932	**$972,416**
2046	$1,467,093,445	$44,012,803	$0	$1,511,106,248	$1,511,106,248	$15,111,062	$1,001,588	20%	$200,318	$4,006,352	20%	$801,270	**$1,001,588**
2047	$1,511,106,248	$45,333,187	$0	$1,556,439,436	$1,556,439,436	$15,564,394	$1,031,636	20%	$206,327	$4,126,543	20%	$825,309	**$1,031,636**
2048	$1,556,439,436	$46,693,183	$0	$1,603,132,619	$1,603,132,619	$16,031,326	$1,062,585	20%	$212,517	$4,250,339	20%	$850,068	**$1,062,585**
2049	$1,603,132,619	$48,093,979	$0	$1,651,226,598	$1,651,226,598	$16,512,266	$1,094,462	20%	$218,892	$4,377,849	20%	$875,570	**$1,094,462**
2050	$1,651,226,598	$49,536,798	$0	$1,700,763,395	$1,700,763,395	$17,007,634	$1,127,296	20%	$225,459	$4,509,185	20%	$901,837	**$1,127,296**
2051	$1,700,763,395	$51,022,902	$0	$1,751,786,297	$1,751,786,297	$17,517,863	$1,161,115	20%	$232,223	$4,644,460	20%	$928,892	**$1,161,115**
2052	$1,751,786,297	$52,553,589	$0	$1,804,339,886	$1,804,339,886	$18,043,399	$1,195,949	20%	$239,190	$4,783,794	20%	$956,759	**$1,195,949**
2053	$1,804,339,886	$54,130,197	$0	$1,858,470,083	$1,858,470,083	$18,584,701	$1,231,827	20%	$246,365	$4,927,308	20%	$985,462	**$1,231,827**
2054	$1,858,470,083	$55,754,102	$0	$1,914,224,185	$1,914,224,185	$19,142,242	$1,268,782	20%	$253,756	$5,075,127	20%	$1,015,025	**$1,268,782**
2055	$1,914,224,185	$57,426,726	$0	$1,971,650,911	$1,971,650,911	$19,716,509	$1,306,845	20%	$261,369	$5,227,381	20%	$1,045,476	**$1,306,845**
2056	$1,971,650,911	$59,149,527	$0	$2,030,800,438	$2,030,800,438	$20,308,004	$1,346,051	20%	$269,210	$5,384,202	20%	$1,076,840	**$1,346,051**
2057	$2,030,800,438	$60,924,013	$0	$2,091,724,451	$2,091,724,451	$20,917,245	$1,386,432	20%	$277,286	$5,545,728	20%	$1,109,146	**$1,386,432**
2058	$2,091,724,451	$62,751,734	$0	$2,154,476,185	$2,154,476,185	$21,544,762	$1,428,025	20%	$285,605	$5,712,100	20%	$1,142,420	**$1,428,025**
2059	$2,154,476,185	$64,634,286	$0	$2,219,110,470	$2,219,110,470	$22,191,105	$1,470,866	20%	$294,173	$5,883,463	20%	$1,176,693	**$1,470,866**
2060	$2,219,110,470	$66,573,314	$0	$2,285,683,785	$2,285,683,785	$22,856,838	$1,514,992	20%	$302,998	$6,059,967	20%	$1,211,993	**$1,514,992**
2061	$2,285,683,785	$68,570,514	$0	$2,354,254,298	$2,354,254,298	$23,542,543	$1,560,442	20%	$312,088	$6,241,766	20%	$1,248,353	**$1,560,442**

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

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] See Table B-5 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.
[4] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.

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Table B-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Manteca Existing City (2020 and Real $)

Manteca
Existing City

	Assessed Value of New Development [1]									
Fiscal Year Ending	Single Family Low Density	Multifamily	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 500,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$82,375,000	$5,000,000	**$87,375,000**	$16,529,467	$4,132,367	$58,396,125	**$79,057,958**	**$166,432,958**	1.061	**$176,568,725**
2023	$187,250,000	$26,000,000	**$213,250,000**	$43,058,933	$10,764,733	$111,848,000	**$165,671,667**	**$378,921,667**	1.093	**$414,057,936**
2024	$99,000,000	$26,000,000	**$125,000,000**	$43,058,933	$10,764,733	$93,814,000	**$147,637,667**	**$272,637,667**	1.126	**$306,856,096**
2025	$160,000,000	$36,800,000	**$196,800,000**	$53,058,933	$13,264,733	$98,502,800	**$164,826,467**	**$361,626,467**	1.159	**$419,224,187**
2026	$139,000,000	$21,800,000	**$160,800,000**	$53,058,933	$13,264,733	$18,502,800	**$84,826,467**	**$245,626,467**	1.194	**$293,290,847**
2027	$109,000,000	$10,800,000	**$119,800,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$194,262,467**	1.230	**$238,918,331**
2028	$101,500,000	$10,800,000	**$112,300,000**	$49,794,933	$12,448,733	$4,688,800	**$66,932,467**	**$179,232,467**	1.267	**$227,046,326**
2029	$102,500,000	$10,400,000	**$112,900,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$187,362,467**	1.305	**$244,465,522**
2030	$109,500,000	$0	**$109,500,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$183,962,467**	1.344	**$247,230,172**
2031	$109,500,000	$0	**$109,500,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$183,962,467**	1.384	**$254,647,077**
2032	$109,500,000	$0	**$109,500,000**	$53,058,933	$13,264,733	$4,688,800	**$71,012,467**	**$180,512,467**	1.426	**$257,367,615**
2033	$109,500,000	$0	**$109,500,000**	$53,058,933	$13,264,733	$4,688,800	**$71,012,467**	**$180,512,467**	1.469	**$265,088,643**
2034	$109,000,000	$0	**$109,000,000**	$53,058,933	$13,264,733	$4,688,800	**$71,012,467**	**$180,012,467**	1.513	**$272,285,007**
2035	$58,000,000	$0	**$58,000,000**	$53,262,933	$13,315,733	$0	**$66,578,667**	**$124,578,667**	1.558	**$194,089,503**
2036	$40,000,000	$0	**$40,000,000**	$43,058,933	$10,764,733	$0	**$53,823,667**	**$93,823,667**	1.605	**$150,559,442**
2037	$40,000,000	$0	**$40,000,000**	$12,484,000	$3,121,000	$0	**$15,605,000**	**$55,605,000**	1.653	**$91,906,593**
2038	$40,000,000	$0	**$40,000,000**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$52,500,000**	1.702	**$89,377,736**
2039	$40,000,000	$0	**$40,000,000**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$52,500,000**	1.754	**$92,059,068**
2040	$34,000,000	$0	**$34,000,000**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$46,500,000**	1.806	**$83,984,172**
2041	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	1.860	**$23,253,682**
2042	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	1.916	**$23,951,293**
2043	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	1.974	**$24,669,831**
2044	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.033	**$25,409,926**
2045	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.094	**$26,172,224**
2046	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.157	**$26,957,391**
2047	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.221	**$27,766,113**
2048	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.288	**$28,599,096**
2049	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.357	**$29,457,069**
2050	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.427	**$30,340,781**
2051	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.500	**$31,251,004**
2052	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.575	**$32,188,534**
2053	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.652	**$33,154,190**
2054	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.732	**$34,148,816**
2055	$0	$0	**$0**	$9,112,000	$2,278,000	$0	**$11,390,000**	**$11,390,000**	2.814	**$32,049,893**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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

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

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Table B-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Manteca Annexation Areas (2020 and Real $)

Manteca Annexation Area

	Assessed Value of New Development [1]									
Fiscal Year Ending	Low Density Residential	High Density Residential	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 500,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.061	**$0**
2023	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.093	**$45,348,171**
2024	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.126	**$46,708,616**
2025	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.159	**$48,109,874**
2026	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.194	**$49,553,170**
2027	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.230	**$51,039,765**
2028	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.267	**$52,570,958**
2029	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.305	**$54,148,087**
2030	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.344	**$55,772,530**
2031	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.384	**$57,445,706**
2032	$43,000,000	$0	**$43,000,000**	$0	$0	$0	**$0**	**$43,000,000**	1.426	**$61,307,718**
2033	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.469	**$83,469,107**
2034	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.513	**$85,973,180**
2035	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.558	**$88,552,375**
2036	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.605	**$91,208,946**
2037	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.653	**$93,945,215**
2038	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.702	**$0**
2039	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.754	**$0**
2040	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.806	**$0**
2041	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.860	**$0**
2042	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.916	**$0**
2043	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.974	**$0**
2044	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.033	**$0**
2045	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.094	**$0**
2046	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.157	**$0**
2047	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.221	**$0**
2048	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.288	**$0**
2049	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.357	**$0**
2050	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.427	**$0**
2051	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.500	**$0**
2052	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.575	**$0**
2053	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.652	**$0**
2054	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.732	**$0**
2055	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.814	**$0**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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

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

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Table B-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Manteca

Manteca
Existing City and Annexation Areas

	Existing City							Annexation Area						
	Dwelling Units			Building Square Feet				Dwelling Units			Building Square Feet			
Fiscal Year Ending	Low Density Residential	High Density Residential	TOTAL	Retail	Office	Industrial	Total	Low Density Residential	High Density Residential	TOTAL	Retail	Office	Industrial	Total
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2022	165	25	**190**	66,118	16,529	583,961	**666,609**	-	-	-	-	-	-	-
2023	375	130	**505**	172,236	43,059	1,118,480	**1,333,775**	83	-	**83**	-	-	-	-
2024	198	130	**328**	172,236	43,059	938,140	**1,153,435**	83	-	**83**	-	-	-	-
2025	320	184	**504**	212,236	53,059	985,028	**1,250,323**	83	-	**83**	-	-	-	-
2026	278	109	**387**	212,236	53,059	185,028	**450,323**	83	-	**83**	-	-	-	-
2027	218	54	**272**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	-
2028	203	54	**257**	199,180	49,795	46,888	**295,863**	83	-	**83**	-	-	-	-
2029	205	52	**257**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	-
2030	219	-	**219**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	-
2031	219	-	**219**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	-
2032	219	-	**219**	212,236	53,059	46,888	**312,183**	86	-	**86**	-	-	-	-
2033	219	-	**219**	212,236	53,059	46,888	**312,183**	-	-	-	76,500	-	377,134	**453,634**
2034	218	-	**218**	212,236	53,059	46,888	**312,183**	-	-	-	76,500	-	377,134	**453,634**
2035	116	-	**116**	213,052	53,263	-	**266,315**	-	-	-	76,500	-	377,134	**453,634**
2036	80	-	**80**	172,236	43,059	-	**215,295**	-	-	-	76,500	-	377,134	**453,634**
2037	80	-	**80**	49,936	12,484	-	**62,420**	-	-	-	76,500	-	377,134	**453,634**
2038	80	-	**80**	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2039	80	-	**80**	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2040	68	-	**68**	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2041	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2042	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2043	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2044	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2045	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2046	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2047	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2048	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2049	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2050	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2051	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2052	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2053	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2054	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2055	-	-	-	36,448	9,112	-	**45,560**	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**3,559**	**738**	**4,297**	**3,715,722**	**928,931**	**4,185,741**	**8,830,394**	**833**	**-**	**833**	**382,500**	**-**	**1,885,670**	**2,268,170**

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

APPENDIX C:

City of Stockton EIFD Revenue-Estimating Tables

Table C-1 Projected Tax Increment to EIFD—Stockton D-27

Table C-2 Projected Tax Increment to EIFD—Stockton Existing City Boundaries D-28

Table C-3 Projected Tax Increment to EIFD—Stockton Annexation Area D-29

Table C-4 Assessed Value of New Development—Stockton Existing City D-30

Table C-5 Assessed Value of New Development—Stockton Annexation Areas D-31

Table C-6 Incremental Development Projections—Stockton..... D-32

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Table C-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton (Real $)

Stockton
Existing City and Annexation Areas

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment: City [1]	Net Tax Increment: City EIFD [3]	Net Tax Increment: County [1]	Net Tax Increment: County EIFD [3]	Net Tax Increment: Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[4]*	*h=g*[3]*	*[4]*	*j=i*[3]*	*h+j*
2020	$1,393,216,599	$41,796,498	$0	$1,435,013,097	$0	$0	$0	$0	$0	$0	**$0**
2021	$1,435,013,097	$43,050,393	$0	$1,478,063,490	$0	$0	$0	$0	$0	$0	**$0**
2022	$1,478,063,490	$44,341,905	$89,201,135	$1,611,606,530	$133,543,040	$1,335,430	$220,023	$2,200	$277,339	$127,206	**$129,406**
2023	$1,611,606,530	$48,348,196	$96,336,178	$1,756,290,904	$278,227,414	$2,782,274	$448,765	$4,488	$586,324	$268,927	**$273,414**
2024	$1,756,290,904	$52,688,727	$53,133,020	$1,862,112,651	$384,049,161	$3,840,492	$611,784	$6,118	$816,095	$374,315	**$380,432**
2025	$1,862,112,651	$55,863,380	$21,736,389	$1,939,712,419	$461,648,929	$4,616,489	$726,826	$7,268	$988,561	$453,419	**$460,687**
2026	$1,939,712,419	$58,191,373	$58,210,049	$2,056,113,841	$578,050,351	$5,780,504	$905,858	$9,059	$1,241,555	$569,458	**$578,517**
2027	$2,056,113,841	$61,683,415	$67,643,063	$2,185,440,319	$707,376,829	$7,073,768	$1,098,315	$10,983	$1,528,339	$700,996	**$711,980**
2028	$2,185,440,319	$65,563,210	$31,669,252	$2,282,672,781	$804,609,291	$8,046,093	$1,235,773	$12,358	$1,750,344	$802,822	**$815,180**
2029	$2,282,672,781	$68,480,183	$32,619,330	$2,383,772,294	$905,708,804	$9,057,088	$1,378,266	$13,783	$1,981,558	$908,872	**$922,655**
2030	$2,383,772,294	$71,513,169	$33,597,909	$2,488,883,372	$1,010,819,882	$10,108,199	$1,525,975	$305,195	$2,222,335	$444,467	**$749,662**
2031	$2,488,883,372	$74,666,501	$34,605,847	$2,598,155,720	$1,120,092,230	$11,200,922	$1,679,082	$335,816	$2,473,040	$494,608	**$830,425**
2032	$2,598,155,720	$77,944,672	$58,456,196	$2,734,556,588	$1,256,493,098	$12,564,931	$1,875,901	$375,180	$2,780,955	$556,191	**$931,371**
2033	$2,734,556,588	$82,036,698	$118,951,231	$2,935,544,516	$1,457,481,026	$14,574,810	$2,178,959	$435,792	$3,223,156	$644,631	**$1,080,423**
2034	$2,935,544,516	$88,066,335	$115,270,681	$3,138,881,533	$1,660,818,043	$16,608,180	$2,484,175	$496,835	$3,671,747	$734,349	**$1,231,184**
2035	$3,138,881,533	$94,166,446	$118,728,802	$3,351,776,781	$1,873,713,291	$18,737,133	$2,803,519	$560,704	$4,141,617	$828,323	**$1,389,027**
2036	$3,351,776,781	$100,553,303	$122,290,666	$3,574,620,751	$2,096,557,261	$20,965,573	$3,137,566	$627,513	$4,633,640	$926,728	**$1,554,241**
2037	$3,574,620,751	$107,238,623	$125,959,386	$3,807,818,759	$2,329,755,269	$23,297,553	$3,486,909	$697,382	$5,148,722	$1,029,744	**$1,727,126**
2038	$3,807,818,759	$114,234,563	$113,735,297	$4,035,788,618	$2,557,725,129	$25,577,251	$3,825,423	$765,085	$5,654,902	$1,130,980	**$1,896,065**
2039	$4,035,788,618	$121,073,659	$105,574,216	$4,262,436,493	$2,784,373,003	$27,843,730	$4,159,547	$831,909	$6,160,289	$1,232,058	**$2,063,967**
2040	$4,262,436,493	$127,873,095	$120,029,637	$4,510,339,225	$3,032,275,735	$30,322,757	$4,516,216	$903,243	$6,720,830	$1,344,166	**$2,247,409**
2041	$4,510,339,225	$135,310,177	$123,630,526	$4,769,279,928	$3,291,216,438	$32,912,164	$4,888,319	$977,664	$7,306,723	$1,461,345	**$2,439,008**
2042	$4,769,279,928	$143,078,398	$127,339,442	$5,039,697,768	$3,561,634,278	$35,616,343	$5,276,460	$1,055,292	$7,918,986	$1,583,797	**$2,639,089**
2043	$5,039,697,768	$151,190,933	$132,871,712	$5,323,760,413	$3,845,696,923	$38,456,969	$5,682,505	$1,136,501	$8,563,627	$1,712,725	**$2,849,226**
2044	$5,323,760,413	$159,712,812	$50,819,853	$5,534,293,078	$4,056,229,588	$40,562,296	$5,975,877	$1,195,175	$9,048,083	$1,809,617	**$3,004,792**
2045	$5,534,293,078	$166,028,792	$52,344,448	$5,752,666,319	$4,274,602,829	$42,746,028	$6,279,513	$1,255,903	$9,551,163	$1,910,233	**$3,166,135**
2046	$5,752,666,319	$172,579,990	$53,914,782	$5,979,161,090	$4,501,097,600	$45,010,976	$6,593,767	$1,318,753	$10,073,551	$2,014,710	**$3,333,463**
2047	$5,979,161,090	$179,374,833	$48,607,357	$6,207,143,279	$4,729,079,790	$47,290,798	$6,913,993	$1,382,799	$10,595,918	$2,119,184	**$3,501,982**
2048	$6,207,143,279	$186,214,298	$42,898,644	$6,436,256,222	$4,958,192,732	$49,581,927	$7,240,092	$1,448,018	$11,117,094	$2,223,419	**$3,671,437**
2049	$6,436,256,222	$193,087,687	$44,185,603	$6,673,529,512	$5,195,466,022	$51,954,660	$7,577,311	$1,515,462	$11,657,268	$2,331,454	**$3,846,916**
2050	$6,673,529,512	$200,205,885	$45,511,171	$6,919,246,568	$5,441,183,078	$54,411,831	$7,926,025	$1,585,205	$12,217,113	$2,443,423	**$4,028,628**
2051	$6,919,246,568	$207,577,397	$49,157,830	$7,175,981,795	$5,697,918,305	$56,979,183	$8,290,431	$1,658,086	$12,802,013	$2,560,403	**$4,218,489**
2052	$7,175,981,795	$215,279,454	$32,188,534	$7,423,449,783	$5,945,386,294	$59,453,863	$8,636,523	$1,727,305	$13,370,355	$2,674,071	**$4,401,376**
2053	$7,423,449,783	$222,703,494	$33,154,190	$7,679,307,467	$6,201,243,978	$62,012,440	$8,993,696	$1,798,739	$13,958,541	$2,791,708	**$4,590,447**
2054	$7,679,307,467	$230,379,224	$34,148,816	$7,943,835,508	$6,465,772,018	$64,657,720	$9,362,304	$1,872,461	$14,567,249	$2,913,450	**$4,785,911**
2055	$7,943,835,508	$238,315,065	$35,173,281	$8,217,323,854	$6,739,260,364	$67,392,604	$9,742,710	$1,948,542	$15,197,183	$3,039,437	**$4,987,979**
2056	$8,217,323,854	$246,519,716	$39,923,784	$8,503,767,353	$7,025,703,863	$70,257,039	$10,137,965	$2,027,593	$15,859,756	$3,171,951	**$5,199,544**
2057	$8,503,767,353	$255,113,021	$18,657,667	$8,777,538,040	$7,299,474,551	$72,994,746	$10,529,697	$2,105,939	$16,480,689	$3,296,138	**$5,402,077**
2058	$8,777,538,040	$263,326,141	$19,217,397	$9,060,081,578	$7,582,018,089	$75,820,181	$10,933,587	$2,186,717	$17,121,868	$3,424,374	**$5,611,091**
2059	$9,060,081,578	$271,802,447	$19,793,919	$9,351,677,944	$7,873,614,455	$78,736,145	$11,350,010	$2,270,002	$17,783,951	$3,556,790	**$5,826,792**
2060	$9,351,677,944	$280,550,338	$20,387,736	$9,652,616,019	$8,174,552,529	$81,745,525	$11,779,355	$2,355,871	$18,467,614	$3,693,523	**$6,049,394**
2061	$9,652,616,019	$289,578,481	$0	$9,942,194,500	$8,464,131,010	$84,641,310	$12,206,836	$2,441,367	$19,112,810	$3,822,562	**$6,263,929**

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.
[2] See Table C-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.
[4] The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table C-2 and Table C-3 for more details.

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Stockton
Existing City

Table C-2
Mossdale Tract Infrastructure Finance Plar
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton Existing City Boundaries (Real $

							Net Tax Increment						
Fiscal Year Ending	**Beginning Assessed Value [1]**	**Existing AV Growth**	**New AV Added to Roll [2]**	**Ending AV**	**Cumulative Growth in AV** *starting in 2022*	**Gross Tax Increment**	City [1]	City EIFD Allocation [3]	City EIFD	County [1]	County EIFD Allocation [3]	County EIFD	**Total EIFD**
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*16.71%*	*h*	*i=g*h*	*j=f*20.56%*	*k*	*l=j*k*	*m=i+l*
2020	$1,393,216,599	$41,796,498	$0	$1,435,013,097	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$1,435,013,097	$43,050,393	$0	$1,478,063,490	$0	$0	$0	1%	$0	$0	46%	$0	**$0**
2022	$1,478,063,490	$44,341,905	$85,885,823	$1,608,291,217	$130,227,727	$1,302,277	$217,626	1%	$2,176	$267,749	46%	$122,807	**$124,983**
2023	$1,608,291,217	$48,248,737	$82,677,091	$1,739,217,044	$261,153,555	$2,611,536	$436,418	1%	$4,364	$536,933	46%	$246,273	**$250,637**
2024	$1,739,217,044	$52,176,511	$39,064,160	$1,830,457,715	$352,394,226	$3,523,942	$588,891	1%	$5,889	$724,524	46%	$332,314	**$338,203**
2025	$1,830,457,715	$54,913,731	$7,245,463	$1,892,616,910	$414,553,420	$4,145,534	$692,766	1%	$6,928	$852,324	46%	$390,932	**$397,859**
2026	$1,892,616,910	$56,778,507	$43,284,396	$1,992,679,813	$514,616,323	$5,146,163	$859,983	1%	$8,600	$1,058,054	46%	$485,293	**$493,893**
2027	$1,992,679,813	$59,780,394	$44,582,928	$2,097,043,135	$618,979,645	$6,189,796	$1,034,386	1%	$10,344	$1,272,625	46%	$583,709	**$594,053**
2028	$2,097,043,135	$62,911,294	$7,917,313	$2,167,871,742	$689,808,252	$6,898,083	$1,152,749	1%	$11,527	$1,418,249	46%	$650,502	**$662,029**
2029	$2,167,871,742	$65,036,152	$8,154,832	$2,241,062,727	$762,999,237	$7,629,992	$1,275,059	1%	$12,751	$1,568,730	46%	$719,522	**$732,273**
2030	$2,241,062,727	$67,231,882	$8,399,477	$2,316,694,086	$838,630,596	$8,386,306	$1,401,448	20%	$280,290	$1,724,229	20%	$344,846	**$625,135**
2031	$2,316,694,086	$69,500,823	$8,651,462	$2,394,846,370	$916,782,880	$9,167,829	$1,532,050	20%	$306,410	$1,884,910	20%	$376,982	**$683,392**
2032	$2,394,846,370	$71,845,391	$31,723,180	$2,498,414,941	$1,020,351,451	$10,203,515	$1,705,125	20%	$341,025	$2,097,848	20%	$419,570	**$760,594**
2033	$2,498,414,941	$74,952,448	$91,416,224	$2,664,783,613	$1,186,720,123	$11,867,201	$1,983,146	20%	$396,629	$2,439,903	20%	$487,981	**$884,610**
2034	$2,664,783,613	$79,943,508	$86,909,624	$2,831,636,745	$1,353,573,255	$13,535,733	$2,261,977	20%	$452,395	$2,782,954	20%	$556,591	**$1,008,986**
2035	$2,831,636,745	$84,949,102	$89,516,913	$3,006,102,761	$1,528,039,271	$15,280,393	$2,553,529	20%	$510,706	$3,141,657	20%	$628,331	**$1,139,037**
2036	$3,006,102,761	$90,183,083	$92,202,420	$3,188,488,264	$1,710,424,774	$17,104,248	$2,858,316	20%	$571,663	$3,516,642	20%	$703,328	**$1,274,992**
2037	$3,188,488,264	$95,654,648	$94,968,493	$3,379,111,404	$1,901,047,914	$19,010,479	$3,176,870	20%	$635,374	$3,908,564	20%	$781,713	**$1,417,087**
2038	$3,379,111,404	$101,373,342	$81,814,677	$3,562,299,423	$2,084,235,933	$20,842,359	$3,482,998	20%	$696,600	$4,285,200	20%	$857,040	**$1,553,640**
2039	$3,562,299,423	$106,868,983	$72,695,977	$3,741,864,383	$2,263,800,893	$22,638,009	$3,783,072	20%	$756,614	$4,654,386	20%	$930,877	**$1,687,492**
2040	$3,741,864,383	$112,255,931	$74,876,857	$3,928,997,171	$2,450,933,681	$24,509,337	$4,095,792	20%	$819,158	$5,039,132	20%	$1,007,826	**$1,826,985**
2041	$3,928,997,171	$117,869,915	$77,123,162	$4,123,990,249	$2,645,926,759	$26,459,268	$4,421,648	20%	$884,330	$5,440,039	20%	$1,088,008	**$1,972,337**
2042	$4,123,990,249	$123,719,707	$79,436,857	$4,327,146,813	$2,849,083,323	$28,490,833	$4,761,146	20%	$952,229	$5,857,730	20%	$1,171,546	**$2,123,775**
2043	$4,327,146,813	$129,814,404	$81,819,963	$4,538,781,180	$3,060,717,690	$30,607,177	$5,114,811	20%	$1,022,962	$6,292,852	20%	$1,258,570	**$2,281,533**
2044	$4,538,781,180	$136,163,435	$12,704,963	$4,687,649,579	$3,209,586,089	$32,095,861	$5,363,587	20%	$1,072,717	$6,598,926	20%	$1,319,785	**$2,392,503**
2045	$4,687,649,579	$140,629,487	$13,086,112	$4,841,365,178	$3,363,301,688	$33,633,017	$5,620,464	20%	$1,124,093	$6,914,966	20%	$1,382,993	**$2,507,086**
2046	$4,841,365,178	$145,240,955	$13,478,695	$5,000,084,829	$3,522,021,339	$35,220,213	$5,885,703	20%	$1,177,141	$7,241,294	20%	$1,448,259	**$2,625,399**
2047	$5,000,084,829	$150,002,545	$13,883,056	$5,163,970,430	$3,685,906,940	$36,859,069	$6,159,574	20%	$1,231,915	$7,578,244	20%	$1,515,649	**$2,747,564**
2048	$5,163,970,430	$154,919,113	$14,299,548	$5,333,189,091	$3,855,125,601	$38,551,256	$6,442,358	20%	$1,288,472	$7,926,158	20%	$1,585,232	**$2,873,703**
2049	$5,333,189,091	$159,995,673	$14,728,534	$5,507,913,298	$4,029,849,808	$40,298,498	$6,734,342	20%	$1,346,868	$8,285,392	20%	$1,657,078	**$3,003,947**
2050	$5,507,913,298	$165,237,399	$15,170,390	$5,688,321,088	$4,210,257,598	$42,102,576	$7,035,824	20%	$1,407,165	$8,656,312	20%	$1,731,262	**$3,138,427**
2051	$5,688,321,088	$170,649,633	$17,906,825	$5,876,877,546	$4,398,814,056	$43,988,141	$7,350,924	20%	$1,470,185	$9,043,985	20%	$1,808,797	**$3,278,982**
2052	$5,876,877,546	$176,306,326	$0	$6,053,183,872	$4,575,120,382	$45,751,204	$7,645,552	20%	$1,529,110	$9,406,471	20%	$1,881,294	**$3,410,405**
2053	$6,053,183,872	$181,595,516	$0	$6,234,779,388	$4,756,715,898	$47,567,159	$7,949,019	20%	$1,589,804	$9,779,833	20%	$1,955,967	**$3,545,770**
2054	$6,234,779,388	$187,043,382	$0	$6,421,822,770	$4,943,759,280	$49,437,593	$8,261,590	20%	$1,652,318	$10,164,395	20%	$2,032,879	**$3,685,197**
2055	$6,421,822,770	$192,654,683	$0	$6,614,477,453	$5,136,413,963	$51,364,140	$8,583,538	20%	$1,716,708	$10,560,494	20%	$2,112,099	**$3,828,806**
2056	$6,614,477,453	$198,434,324	$0	$6,812,911,777	$5,334,848,287	$53,348,483	$8,915,145	20%	$1,783,029	$10,968,476	20%	$2,193,695	**$3,976,724**
2057	$6,812,911,777	$204,387,353	$0	$7,017,299,130	$5,539,235,640	$55,392,356	$9,256,699	20%	$1,851,340	$11,388,697	20%	$2,277,739	**$4,129,079**
2058	$7,017,299,130	$210,518,974	$0	$7,227,818,104	$5,749,754,614	$57,497,546	$9,608,501	20%	$1,921,700	$11,821,525	20%	$2,364,305	**$4,286,005**
2059	$7,227,818,104	$216,834,543	$0	$7,444,652,647	$5,966,589,157	$59,665,892	$9,970,856	20%	$1,994,171	$12,267,338	20%	$2,453,468	**$4,447,639**
2060	$7,444,652,647	$223,339,579	$0	$7,667,992,226	$6,189,928,736	$61,899,287	$10,344,082	20%	$2,068,816	$12,726,526	20%	$2,545,305	**$4,614,122**
2061	$7,667,992,226	$230,039,767	$0	$7,898,031,993	$6,419,968,503	$64,199,685	$10,728,505	20%	$2,145,701	$13,199,489	20%	$2,639,898	**$4,785,599**

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value
[2] See Table C-4 for new AV added to roll from 2020-21 on. It is assumed that new AV is added to roll in year after development occurs
In 2019-20 and 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value
[3] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.

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Table C-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton Annexation Area (Real $)

Stockton Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment: City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*7.23%*	*h*	*i=g*h*	*j=f*28.93%*	*k*	*l=j*k*	*m=i+l*
2020	$0	$0	$0	$0	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$0	$0	$0	$0	$0	$0	$0	1%	$0	$0	46%	$0	**$0**
2022	$0	$0	$3,315,313	$3,315,313	$3,315,313	$33,153	$2,398	1%	$24	$9,590	46%	$4,399	**$4,423**
2023	$3,315,313	$99,459	$13,659,088	$17,073,859	$17,073,859	$170,739	$12,348	1%	$123	$49,391	46%	$22,654	**$22,777**
2024	$17,073,859	$512,216	$14,068,860	$31,654,935	$31,654,935	$316,549	$22,893	1%	$229	$91,571	46%	$42,000	**$42,229**
2025	$31,654,935	$949,648	$14,490,926	$47,095,509	$47,095,509	$470,955	$34,059	1%	$341	$136,237	46%	$62,487	**$62,828**
2026	$47,095,509	$1,412,865	$14,925,654	$63,434,028	$63,434,028	$634,340	$45,875	1%	$459	$183,501	46%	$84,166	**$84,624**
2027	$63,434,028	$1,903,021	$23,060,135	$88,397,184	$88,397,184	$883,972	$63,928	1%	$639	$255,714	46%	$117,287	**$117,926**
2028	$88,397,184	$2,651,916	$23,751,939	$114,801,039	$114,801,039	$1,148,010	$83,024	1%	$830	$332,095	46%	$152,320	**$153,151**
2029	$114,801,039	$3,444,031	$24,464,497	$142,709,567	$142,709,567	$1,427,096	$103,207	1%	$1,032	$412,828	46%	$189,350	**$190,382**
2030	$142,709,567	$4,281,287	$25,198,432	$172,189,286	$172,189,286	$1,721,893	$124,527	20%	$24,905	$498,106	20%	$99,621	**$124,527**
2031	$172,189,286	$5,165,679	$25,954,385	$203,309,350	$203,309,350	$2,033,093	$147,033	20%	$29,407	$588,130	20%	$117,626	**$147,033**
2032	$203,309,350	$6,099,280	$26,733,017	$236,141,647	$236,141,647	$2,361,416	$170,777	20%	$34,155	$683,107	20%	$136,621	**$170,777**
2033	$236,141,647	$7,084,249	$27,535,007	$270,760,903	$270,760,903	$2,707,609	$195,813	20%	$39,163	$783,253	20%	$156,651	**$195,813**
2034	$270,760,903	$8,122,827	$28,361,057	$307,244,788	$307,244,788	$3,072,448	$222,198	20%	$44,440	$888,793	20%	$177,759	**$222,198**
2035	$307,244,788	$9,217,344	$29,211,889	$345,674,021	$345,674,021	$3,456,740	$249,990	20%	$49,998	$999,960	20%	$199,992	**$249,990**
2036	$345,674,021	$10,370,221	$30,088,246	$386,132,487	$386,132,487	$3,861,325	$279,249	20%	$55,850	$1,116,998	20%	$223,400	**$279,249**
2037	$386,132,487	$11,583,975	$30,990,893	$428,707,355	$428,707,355	$4,287,074	$310,039	20%	$62,008	$1,240,158	20%	$248,032	**$310,039**
2038	$428,707,355	$12,861,221	$31,920,620	$473,489,195	$473,489,195	$4,734,892	$342,426	20%	$68,485	$1,369,702	20%	$273,940	**$342,426**
2039	$473,489,195	$14,204,676	$32,878,238	$520,572,110	$520,572,110	$5,205,721	$376,476	20%	$75,295	$1,505,903	20%	$301,181	**$376,476**
2040	$520,572,110	$15,617,163	$45,152,781	$581,342,054	$581,342,054	$5,813,421	$420,424	20%	$84,085	$1,681,697	20%	$336,339	**$420,424**
2041	$581,342,054	$17,440,262	$46,507,364	$645,289,680	$645,289,680	$6,452,897	$466,671	20%	$93,334	$1,866,684	20%	$373,337	**$466,671**
2042	$645,289,680	$19,358,690	$47,902,585	$712,550,955	$712,550,955	$7,125,510	$515,314	20%	$103,063	$2,061,256	20%	$412,251	**$515,314**
2043	$712,550,955	$21,376,529	$51,051,749	$784,979,233	$784,979,233	$7,849,792	$567,694	20%	$113,539	$2,270,776	20%	$454,155	**$567,694**
2044	$784,979,233	$23,549,377	$38,114,889	$846,643,499	$846,643,499	$8,466,435	$612,289	20%	$122,458	$2,449,157	20%	$489,831	**$612,289**
2045	$846,643,499	$25,399,305	$39,258,336	$911,301,141	$911,301,141	$9,113,011	$659,049	20%	$131,810	$2,636,198	20%	$527,240	**$659,049**
2046	$911,301,141	$27,339,034	$40,436,086	$979,076,261	$979,076,261	$9,790,763	$708,064	20%	$141,613	$2,832,256	20%	$566,451	**$708,064**
2047	$979,076,261	$29,372,288	$34,724,300	$1,043,172,849	$1,043,172,849	$10,431,728	$754,418	20%	$150,884	$3,017,674	20%	$603,535	**$754,418**
2048	$1,043,172,849	$31,295,185	$28,599,096	$1,103,067,131	$1,103,067,131	$11,030,671	$797,734	20%	$159,547	$3,190,935	20%	$638,187	**$797,734**
2049	$1,103,067,131	$33,092,014	$29,457,069	$1,165,616,213	$1,165,616,213	$11,656,162	$842,969	20%	$168,594	$3,371,876	20%	$674,375	**$842,969**
2050	$1,165,616,213	$34,968,486	$30,340,781	$1,230,925,481	$1,230,925,481	$12,309,255	$890,200	20%	$178,040	$3,560,802	20%	$712,160	**$890,200**
2051	$1,230,925,481	$36,927,764	$31,251,004	$1,299,104,249	$1,299,104,249	$12,991,042	$939,507	20%	$187,901	$3,758,028	20%	$751,606	**$939,507**
2052	$1,299,104,249	$38,973,127	$32,188,534	$1,370,265,911	$1,370,265,911	$13,702,659	$990,971	20%	$198,194	$3,963,884	20%	$792,777	**$990,971**
2053	$1,370,265,911	$41,107,977	$33,154,190	$1,444,528,079	$1,444,528,079	$14,445,281	$1,044,677	20%	$208,935	$4,178,708	20%	$835,742	**$1,044,677**
2054	$1,444,528,079	$43,335,842	$34,148,816	$1,522,012,738	$1,522,012,738	$15,220,127	$1,100,714	20%	$220,143	$4,402,854	20%	$880,571	**$1,100,714**
2055	$1,522,012,738	$45,660,382	$35,173,281	$1,602,846,401	$1,602,846,401	$16,028,464	$1,159,172	20%	$231,834	$4,636,689	20%	$927,338	**$1,159,172**
2056	$1,602,846,401	$48,085,392	$39,923,784	$1,690,855,577	$1,690,855,577	$16,908,556	$1,222,820	20%	$244,564	$4,891,280	20%	$978,256	**$1,222,820**
2057	$1,690,855,577	$50,725,667	$18,657,667	$1,760,238,911	$1,760,238,911	$17,602,389	$1,272,998	20%	$254,600	$5,091,991	20%	$1,018,398	**$1,272,998**
2058	$1,760,238,911	$52,807,167	$19,217,397	$1,832,263,475	$1,832,263,475	$18,322,635	$1,325,086	20%	$265,017	$5,300,343	20%	$1,060,069	**$1,325,086**
2059	$1,832,263,475	$54,967,904	$19,793,919	$1,907,025,298	$1,907,025,298	$19,070,253	$1,379,153	20%	$275,831	$5,516,613	20%	$1,103,323	**$1,379,153**
2060	$1,907,025,298	$57,210,759	$20,387,736	$1,984,623,793	$1,984,623,793	$19,846,238	$1,435,272	20%	$287,054	$5,741,088	20%	$1,148,218	**$1,435,272**
2061	$1,984,623,793	$59,538,714	$0	$2,044,162,506	$2,044,162,506	$20,441,625	$1,478,330	20%	$295,666	$5,913,321	20%	$1,182,664	**$1,478,330**

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

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] See Table C-5 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.
[4] This analysis estimates the maximum annual EIFD revenue generated using the maximum tax allocation rate for each affected taxing entity (ATE). The initial EIFD allocations (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to remain constant at 20 percent and are consistent across all ATEs. A listing of all allocation rates by ATE is provided in Table 4.

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Table C-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Stockton Existing City (2020 and Real $)

Stockton
Existing City

	Assessed Value of New Development [1]									
Fiscal Year Ending	Single Family Low Density	Multifamily	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 425,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$17,000,000	$15,000,000	**$32,000,000**	$34,268,938	$14,686,688	$0	**$48,955,625**	**$80,955,625**	1.061	**$85,885,823**
2023	$34,000,000	$0	**$34,000,000**	$29,162,875	$12,498,375	$0	**$41,661,250**	**$75,661,250**	1.093	**$82,677,091**
2024	$28,458,000	$0	**$28,458,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$34,708,000**	1.126	**$39,064,160**
2025	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.159	**$7,245,463**
2026	$0	$30,000,000	**$30,000,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$36,250,000**	1.194	**$43,284,396**
2027	$0	$30,000,000	**$30,000,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$36,250,000**	1.230	**$44,582,928**
2028	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.267	**$7,917,313**
2029	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.305	**$8,154,832**
2030	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.344	**$8,399,477**
2031	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.384	**$8,651,462**
2032	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$22,250,000**	1.426	**$31,723,180**
2033	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$40,000,000	**$46,250,000**	**$62,250,000**	1.469	**$91,416,224**
2034	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.513	**$86,909,624**
2035	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.558	**$89,516,913**
2036	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.605	**$92,202,420**
2037	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.653	**$94,968,493**
2038	$0	$6,600,000	**$6,600,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$48,057,500**	1.702	**$81,814,677**
2039	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.754	**$72,695,977**
2040	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.806	**$74,876,857**
2041	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.860	**$77,123,162**
2042	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.916	**$79,436,857**
2043	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.974	**$81,819,963**
2044	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.033	**$12,704,963**
2045	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.094	**$13,086,112**
2046	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.157	**$13,478,695**
2047	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.221	**$13,883,056**
2048	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.288	**$14,299,548**
2049	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.357	**$14,728,534**
2050	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.427	**$15,170,390**
2051	$0	$0	**$0**	$5,013,750	$2,148,750	$0	**$7,162,500**	**$7,162,500**	2.500	**$17,906,825**
2052	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.575	**$0**
2053	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.652	**$0**
2054	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.732	**$0**
2055	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.814	**$0**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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

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

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Table C-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Stockton Annexation Areas (2020 and Real $)

Stockton Annexation Area

	Assessed Value of New Development [1]									
Fiscal Year Ending	Single Family Low Density	Multifamily	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 425,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$0	$0	**$0**	$3,125,000	$0	$0	**$3,125,000**	**$3,125,000**	1.061	**$3,315,313**
2023	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.093	**$13,659,088**
2024	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.126	**$14,068,860**
2025	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.159	**$14,490,926**
2026	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.194	**$14,925,654**
2027	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.230	**$23,060,135**
2028	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.267	**$23,751,939**
2029	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.305	**$24,464,497**
2030	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.344	**$25,198,432**
2031	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.384	**$25,954,385**
2032	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.426	**$26,733,017**
2033	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.469	**$27,535,007**
2034	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.513	**$28,361,057**
2035	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.558	**$29,211,889**
2036	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.605	**$30,088,246**
2037	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.653	**$30,990,893**
2038	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.702	**$31,920,620**
2039	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.754	**$32,878,238**
2040	$0	$0	**$0**	$25,000,000	$0	$0	**$25,000,000**	**$25,000,000**	1.806	**$45,152,781**
2041	$0	$0	**$0**	$25,000,000	$0	$0	**$25,000,000**	**$25,000,000**	1.860	**$46,507,364**
2042	$0	$0	**$0**	$25,000,000	$0	$0	**$25,000,000**	**$25,000,000**	1.916	**$47,902,585**
2043	$0	$0	**$0**	$25,867,500	$0	$0	**$25,867,500**	**$25,867,500**	1.974	**$51,051,749**
2044	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	2.033	**$38,114,889**
2045	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	2.094	**$39,258,336**
2046	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	2.157	**$40,436,086**
2047	$0	$0	**$0**	$15,632,500	$0	$0	**$15,632,500**	**$15,632,500**	2.221	**$34,724,300**
2048	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.288	**$28,599,096**
2049	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.357	**$29,457,069**
2050	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.427	**$30,340,781**
2051	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.500	**$31,251,004**
2052	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.575	**$32,188,534**
2053	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.652	**$33,154,190**
2054	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.732	**$34,148,816**
2055	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.814	**$35,173,281**
2056	$0	$0	**$0**	$13,775,000	$0	$0	**$13,775,000**	**$13,775,000**	2.898	**$39,923,784**
2057	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	2.985	**$18,657,667**
2058	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	3.075	**$19,217,397**
2059	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	3.167	**$19,793,919**
2060	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	3.262	**$20,387,736**

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

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

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Table C-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Stockton

Stockton
Existing City and Annexation Areas

	Existing City							Annexation Area						
	Dwelling Units			Building Square Feet				Dwelling Units			Building Square Feet			
Fiscal Year Ending	Single Family Residential	Multifamily Residential	**TOTAL**	Retail	Office	Industrial	**Total**	Single Family Residential	Multifamily Residential	**TOTAL**	Retail	Office	Industrial	**Total**
2020	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2021	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2022	40	75	**115**	137,076	58,747	-	**195,823**	-	-	**-**	12,500	-	-	**12,500**
2023	80	-	**80**	116,652	49,994	-	**166,645**	-	-	**-**	50,000	-	-	**50,000**
2024	67	-	**67**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2025	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2026	-	150	**150**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2027	-	150	**150**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2028	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2029	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2030	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2031	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2032	-	80	**80**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2033	-	80	**80**	17,500	7,500	400,000	**425,000**	-	-	**-**	75,000	-	-	**75,000**
2034	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2035	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2036	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2037	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2038	-	33	**33**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2039	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2040	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	100,000	-	-	**100,000**
2041	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	100,000	-	-	**100,000**
2042	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	100,000	-	-	**100,000**
2043	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	103,470	-	-	**103,470**
2044	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2045	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2046	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2047	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	62,530	-	-	**62,530**
2048	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2049	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2050	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2051	-	-	**-**	20,055	8,595	-	**28,650**	-	-	**-**	50,000	-	-	**50,000**
2052	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2053	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2054	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2055	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2056	-	-	**-**	-	-	-	**-**	-	-	**-**	55,100	-	-	**55,100**
2057	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
2058	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
2059	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
2060	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
Total	**187**	**888**	**1,075**	**746,282**	**319,835**	**3,920,750**	**4,986,868**	**-**	**-**	**-**	**2,433,600**	**-**	**-**	**2,433,600**

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

APPENDIX D:

Supporting Tables for EIFD Revenue Analysis

Table D-1 Existing Land Use Assessed Value D-33

Table D-2 Estimated Annexation Assessed Value D-34

Table D-3 Gross Property Tax Revenue and Tax Allocation Percentages—Fiscal Year 2019–20 ..... D-35

Table D-4 Preliminary Property Tax Allocations—City of Lathrop Annexation Area D-36

Table D-5 Preliminary Property Tax Allocations—City of Manteca Annexation Areas D-37

Table D-6 Preliminary Property Tax Allocations—City of Stockton Annexation Area D-38

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Table D-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Existing Land Use Assessed Value (2020$)

	FY 2020-21 Assessed Value [1]		
Land Use	Existing Land Value	Existing Land Improvement Value	**Total Existing Assessed Value**
City of Lathrop	$809,546,180	$2,380,385,113	**$3,189,931,293**
City of Manteca	$331,548,841	$717,766,158	**$1,049,314,999**
City of Stockton	$406,036,852	$987,179,747	**$1,393,216,599**
Unincorporated County [2]			
Lathrop Annexation Area	$32,967,236	$19,300,492	**$52,267,728**
Manteca Annexation Area	$6,897,128	$7,918,291	**$14,815,419**
Stockton Annexation Area	$87,605,502	$112,107,786	**$199,713,288**
Total Unincorporated County	**$127,469,866**	**$139,326,569**	**$266,796,435**

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

[1] Includes FY 2020-21 total assessed value for parcels by jurisdiction, as provided by the County Auditor-Controller. The identified parcels are contained within the Project boundary and may not align with Tax Rate Area (TRA) boundaries. Details regarding implementing the tax increment allocation by jurisdiction will be determined at the time of EIFD formation.

[2] Reflects the FY 2020-21 total assessed value for parcels that are located within the unincorporated county, as provided by the County Auditor-Controller. These parcels are anticipated to be developed between 2021-2060 and annex to a proximate jurisdiction.

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Table D-2
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Estimated Annexation Assessed Value (2020 and Real $)

Jurisdiction / Project	Estimated Timing of Annexation (Fiscal Year Ending) [1]	Escalated Assessed Value of Annexed Parcels (2020$) [2]	Escalation Factor [3]	Escalated Assessed Value of Annexed Parcels (Real $)
City of Stockton	2022	$199,713,288	1.06	$211,875,827
City of Manteca	2023	$14,815,419	1.09	$16,189,208
City of Lathrop	2025	$52,267,728	1.16	$60,592,622
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Source: LWA; EPS.

[1] It is assumed that the full project acreage will be annexed into the City on the initial year of development for each project.
[2] Represents the loss of assessed value to the unincorporated San Joaquin County. Potential revenue from the newly developed TRAs within the City is calculated in the potential revenue from each jurisdiction. Refer to Table D-1 for details.
[3] Assumes a 3 percent annual escalation factor.

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Table D-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Gross Property Tax Revenue and Tax Allocation Percentages - Fiscal Year 2020-21

	2020-21 Gross Property Tax Revenue			Tax Allocation Percentage	
TRA [1]	City	County	Total	City	County
Lathrop					
TRA: 007-000	$82,442	$123,718	$678,334	12.15%	18.24%
TRA: 007-007	$289,047	$328,940	$2,318,678	12.47%	14.19%
TRA: 007-008	$467	$606	$3,950	11.82%	15.34%
TRA: 007-012	$39,102	$56,018	$313,134	12.49%	17.89%
TRA: 007-013	$119,036	$106,303	$661,636	17.99%	16.07%
TRA: 007-014	$1,063,665	$1,906,379	$9,853,335	10.79%	19.35%
TRA: 007-022	$85,551	$121,875	$689,323	12.41%	17.68%
TRA: 007-029	$4,350	$5,426	$37,038	11.75%	14.65%
TRA: 007-041	$88,366	$98,436	$578,696	15.27%	17.01%
TRA: 007-043	$288,792	$374,305	$2,209,023	13.07%	16.94%
TRA: 007-046	$989,152	$916,810	$5,653,075	17.50%	16.22%
TRA: 007-047	$7,017	$9,995	$56,190	12.49%	17.79%
TRA: 007-048	$189,204	$169,785	$1,065,719	17.75%	15.93%
TRA: 007-071	$802,914	$1,114,693	$6,188,351	12.97%	18.01%
TRA: 007-074	$5,570	$21,061	$102,361	5.44%	20.58%
TRA: 007-091	$181,972	$1,637,751	$6,961,184	2.61%	23.53%
TRA: 007-092	$21,321	$85,283	$414,996	5.14%	20.55%
TRA: 007-093	$272	$1,090	$5,930	4.59%	18.38%
TRA: 007-095	$0	$34,298	$129,149	0.00%	26.56%
Total Lathrop	**$4,258,238**	**$7,112,774**	**$37,920,102**	**11.23%**	**18.76%**
Manteca					
TRAs [2]					
TRA: 002-000	$6,133,116	$8,411,167	$42,568,079	14.41%	19.76%
TRA: 002-060	$111,410	$165,849	$836,788	13.31%	19.82%
TRA: 002-063	$193,705	$335,544	$1,515,697	12.78%	22.14%
TRA: 002-088	$172,456	$262,585	$1,318,366	13.08%	19.92%
Subtotal	**$6,610,686**	**$9,175,146**	**$46,238,929**	**14.30%**	**19.84%**
Total Manteca	**$6,610,686**	**$9,175,146**	**$46,238,929**		
Stockton					
TRA: 003-159	$136,444	$161,150	$799,722	17.06%	20.15%
TRA: 003-238	$2,038,727	$2,411,802	$11,974,116	17.03%	20.14%
TRA: 003-240	$123,480	$168,345	$720,887	17.13%	23.35%
TRA: 003-289	$96,770	$113,258	$564,075	17.16%	20.08%
TRA: 003-312	$6,487	$11,238	$46,985	13.81%	23.92%
TRA: 003-455	$5,051	$20,203	$89,318	5.65%	22.62%
TRA: 003-463	$25,521	$100,124	$333,024	7.66%	30.07%
TRA: 003-464	-$179	-$212	-$1,045	17.15%	20.25%
TRA: 003-479	$0	$0	$0	0.00%	0.00%
TRA: 003-481	$2,383	$9,531	$42,136	5.65%	22.62%
Total Stockton	**$2,434,684**	**$2,995,439**	**$14,569,218**	**16.71%**	**20.56%**
TOTAL	**$13,303,608**	**$19,283,358**	**$98,728,249**		

tra all

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

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

[2] City of Manteca TRA's reflect only those TRAs within the Mossdale Tract boundary that are not included in a redevelopment area.

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Table D-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Lathrop Annexation Area

City of Lathrop
Annexation Areas

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF		Adjusted Existing Base Revenue [1]		Property Tax Sharing Agreement [2]	Post Annexation Average	
		102-100	102-121	102-100	102-121		Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*c*	*d*	*e*	*f = e * ($20,642 + $39,050)*	*g = f / $172,070*
Subject to Detachment								
10001	County General Fund	19.80000%	22.38190%	$12,654	$24,209	80%	$47,754	27.75259%
10527	Road District #5	3.87760%	4.26700%	$2,478	$4,615	-	-	0.00000%
14901	Lathrop-Manteca Fire District (LMFD)	8.62190%	0.00000%	$5,510	$0	-	-	0.00000%
14401	French Camp McKinley Rural Fire	0.00000%	9.45470%	$0	$10,226	-	-	0.00000%
40600	City of Lathrop	0.00000%	0.00000%	-	-	20%	$11,938	6.93815%
	Subtotal	**32.29950%**	**36.10360%**	**$20,642**	**$39,050**	**100%**	**$59,692**	**27.75259%**
Not Subject to Detachment								
10618	County Library	1.59760%	1.80310%	$1,021	$1,950	-	$2,971	1.72677%
12601	Manteca Unified School District	26.25470%	29.62960%	$16,779	$32,048	-	$48,827	28.37611%
13001	San Joaquin Delta Community College	3.55440%	4.01150%	$2,272	$4,339	-	$6,610	3.84172%
13201	San Joaquin County Office of Education	1.26400%	1.38930%	$808	$1,503	-	$2,310	1.34276%
16001	San Joaquin Flood Control	0.15580%	0.17590%	$100	$190	-	$290	0.16844%
21901	Mosquito Abatement	0.69960%	0.78940%	$447	$854	-	$1,301	0.75605%
22001	Reclamation District #17	0.00000%	0.00000%	$0	$0	-	$0	0.00000%
24601	South San Joaquin Irrigation	5.27940%	0.00000%	$3,374	$0	-	$3,374	1.96082%
25301	CSA No. 4 Lathrop	1.54290%	0.00000%	$986	$0	-	$986	0.57305%
41100	Education Revenue Augmentation Fund (ERAF)	27.35210%	26.09760%	$17,480	$28,227	-	$45,708	26.56353%
	Subtotal	**67.70050%**	**63.89640%**	**$43,267**	**$69,111**	**0%**	**$112,378**	**65.30926%**
Total		**100.00000%**	**100.00000%**	**$63,909**	**$108,161**	**100%**	**$172,070**	**100.00000%**

Source: San Joaquin County Auditor-Controller; EPS.

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

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Table D-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Manteca Annexation Areas

City of Manteca Annexation Areas

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2019-20) [1]			Property Tax Sharing Agreement [2]	Post Annexation Average	
		TRA 102-136	TRA 102-001	TRA 102-136	TRA 102-001	Total		Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*e*	*f*	*g = e + f*	*h*	*e = d * $396,888*	*f = e / $1,197,578*
Subject to Detachment									
10001	County General	20.32600%	20.29360%	$228,594	$14,804	$243,398	80%	$317,510	26.51271%
10527	Road District 5	3.97920%	3.97840%	$44,751	$2,902	$47,653	-	-	0.00000%
14901	Lathrop-Manteca Rural Fire	8.83690%	8.84610%	$99,384	$6,453	$105,837	-	-	0.00000%
40200	City of Manteca	0.00000%	0.00000%	-	-	-	20%	$79,378	6.62818%
	Subtotal	**33.14210%**	**33.11810%**	**$372,728**	**$24,160**	**$396,888**	**100%**	**$396,888**	**33.14089%**
Not Subject to Detachment									
10618	County Library	1.63940%	1.63910%	$18,437	$1,196	$19,633	-	$19,633	1.63940%
12601	Manteca Unified Schools	26.94230%	26.93720%	$303,000	$19,651	$322,650	-	$322,650	26.94192%
13001	S.J. Delta Comm College	3.64750%	3.64670%	$41,021	$2,660	$43,681	-	$43,681	3.64745%
13201	County Office Of Education	1.28960%	1.31780%	$14,501	$961	$15,463	-	$15,463	1.29115%
16001	Sjc Flood Control	0.16000%	0.15990%	$1,799	$117	$1,916	-	$1,916	0.15997%
21901	Sjc Mosquito Abatement	0.71800%	0.71790%	$8,075	$524	$8,598	-	$8,598	0.71797%
24601	South San Joaquin Irrigation	5.41160%	5.41660%	$60,861	$3,951	$64,813	-	$64,813	5.41200%
41100	ERAF - Educational Revenue Augmentation Fund	27.04950%	27.04670%	$304,205	$19,731	$323,936	-	$323,936	27.04926%
	Subtotal	**66.85790%**	**66.88190%**	**$751,899**	**$48,791**	**$800,690**	**0%**	**$800,690**	**66.85911%**
Total		**100.00000%**	**100.00000%**	**$1,124,627**	**$72,951**	**$1,197,578**	**100%**	**$1,197,578**	**100.00000%**

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Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Manteca dated November 2018 related to annexed areas to the City.

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Table D-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Stockton Annexation Area

City of Stockton Annexation Areas

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2019-20) [1]			Property Tax Sharing Agreement [3]	Post Annexation Average	
		TRA 102-135	TRA 102-032	TRA 102-135	TRA 102-032 [2]	Total		Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*e*	*f*	*g = e + f*	*h*	*e = d * $278,126*	*f = e / $769,158*
Subject to Detachment									
10001	County General	22.29650%	22.30610%	$172,291	($796)	$171,495	80%	$222,501	28.92784%
10527	Road District 1	4.26040%	4.26030%	$32,921	($152)	$32,769	-	-	0.00000%
14401	French Camp-Mc Kinley Rural Fire	9.60300%	9.60300%	$74,205	($343)	$73,862	-	-	0.00000%
40400	City of Stockton	0.00000%	0.00000%	-	-	-	20%	$55,625	7.23196%
	Subtotal	**36.15990%**	**36.16940%**	**$279,417**	**($1,291)**	**$278,126**	**100%**	**$278,126**	**36.15980%**
Not Subject to Detachment									
10618	County Library	1.80010%	1.80010%	$13,910	($64)	$13,846	-	$13,846	1.80013%
12601	Manteca Unified Schools	29.58380%	29.58380%	$228,602	($1,056)	$227,546	-	$227,546	29.58378%
13001	S.J. Delta Comm College	4.00510%	4.00510%	$30,949	($143)	$30,806	-	$30,806	4.00514%
13201	County Office Of Education	1.43850%	1.42890%	$11,116	($51)	$11,065	-	$11,065	1.43855%
16001	Sjc Flood Control	0.17560%	0.17570%	$1,357	($6)	$1,351	-	$1,351	0.17564%
21901	Sjc Mosquito Abatement	0.78840%	0.78840%	$6,092	($28)	$6,064	-	$6,064	0.78838%
41100	ERAF - Educational Revenue Augmentation Fund	26.04860%	26.04860%	$201,285	($930)	$200,355	-	$200,355	26.04859%
	Subtotal	**63.84010%**	**63.83060%**	**$493,311**	**($2,279)**	**$491,032**	-	**$491,032**	**63.84020%**
Total		**100.00000%**	**100.00000%**	**$772,729**	**($3,570)**	**$769,158**	**100%**	**$769,158**	**100.00000%**

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Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on information provided by the Auditor-Controller's office, a negative gross revenue value is a result of base revenue transfers from the jurisdictional changes when the TRA was formed or other jurisdictional changes that may occur in the TRA since formation.
[3] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Stockton dated August 2015 related to annexed areas to the City.

ATTACHMENT E:

Tax Increment Revenue Forecast—
Variable Tax Rate Scenario

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Table 1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Property Tax Summary for Fiscal Years 2021-22 through 2060-61 (Real $)

	Cumulative Revenue (Fiscal Years 2021-22 through 2060-61)			
Item	Lathrop	Manteca [1]	Stockton	**Total**
Gross Property Tax Revenue	**$1,544,565,674**	**$1,244,240,951**	**$737,774,390**	**$3,526,581,015**
Property Tax Revenue to City	$575,599,567	$487,483,443	$303,607,652	**$1,366,690,662**
Property Tax Revenue to County	$968,966,108	$756,757,507	$434,166,739	**$2,159,890,354**
EIFD Revenue	**$79,533,446**	**$79,468,741**	**$32,951,135**	**$191,953,322**
EIFD Revenue from City	$25,515,558	$26,012,419	$11,430,371	$62,958,349
Percentage of Gross Property Tax Revenue	4%	5%	4%	5%
EIFD Revenue from County	$54,017,887	$53,456,322	$21,520,764	$128,994,973
Percentage of Gross Property Tax Revenue	6%	7%	5%	6%
Net Property Tax Revenue [2]	**$1,465,032,229**	**$1,164,772,210**	**$704,823,255**	**$3,334,627,694**
Property Tax Revenue to City [2]	$550,084,008	$461,471,024	$292,177,281	**$1,303,732,313**
Property Tax Revenue to County [2]	$914,948,220	$703,301,186	$412,645,975	**$2,030,895,381**

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Source: EPS.

[1] Represents non-redevelopment area parcels only.
[2] Estimated property tax revenue to jurisdictions are net of an assumed contribution to an EIFD.

Table 2
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
EIFD Revenue Summary for Fiscal Years 2021-22 through 2060-61 (Real $)

Fiscal Year Ending	Annual EIFD Revenue (Fiscal Years 2021-22 through 2060-61)			
	Lathrop [1]	Manteca [1]	Stockton [1]	**Total**
2021	$0	$0	$0	$0
2022	$0	$0	$0	$0
2023	$507,063	$268,832	$129,406	$905,301
2024	$954,579	$770,889	$273,414	$1,998,882
2025	$1,320,436	$1,184,477	$380,432	$2,885,345
2026	$1,726,942	$1,722,524	$460,687	$3,910,153
2027	$2,148,215	$2,154,898	$578,517	$4,881,630
2028	$2,603,821	$2,548,729	$711,980	$5,864,529
2029	$3,040,526	$2,944,633	$815,180	$6,800,338
2030	$3,469,486	$3,371,483	$922,655	$7,763,624
2031	$1,584,174	$1,665,506	$487,280	$3,736,961
2032	$1,721,306	$1,867,209	$539,776	$4,128,290
2033	$1,864,053	$2,077,833	$605,391	$4,547,277
2034	$1,468,340	$1,686,433	$513,201	$3,667,974
2035	$1,577,858	$1,862,613	$584,813	$4,025,284
2036	$1,684,506	$2,019,529	$659,788	$4,363,823
2037	$1,795,265	$2,167,871	$738,265	$4,701,401
2038	$1,893,923	$2,302,503	$820,385	$5,016,811
2039	$1,996,018	$2,410,775	$900,631	$5,307,424
2040	$2,101,666	$2,523,165	$980,384	$5,605,216
2041	$2,239,289	$2,636,308	$1,067,519	$5,943,116
2042	$2,383,750	$2,733,149	$1,158,529	$6,275,427
2043	$2,533,995	$2,833,121	$1,253,567	$6,620,684
2044	$2,690,243	$2,936,325	$1,353,383	$6,979,950
2045	$1,351,287	$1,441,357	$676,078	$3,468,722
2046	$1,431,308	$1,493,455	$712,380	$3,637,143
2047	$1,514,503	$1,547,236	$750,029	$3,811,769
2048	$1,600,991	$1,602,755	$787,946	$3,991,692
2049	$1,690,894	$1,660,068	$826,073	$4,177,035
2050	$1,784,339	$1,719,231	$865,556	$4,369,126
2051	$1,881,458	$1,780,306	$906,441	$4,568,205
2052	$1,981,534	$1,843,352	$949,160	$4,774,046
2053	$2,085,511	$1,908,434	$990,310	$4,984,254
2054	$2,193,531	$1,975,616	$1,032,851	$5,201,998
2055	$2,305,745	$2,044,967	$1,076,830	$5,427,542
2056	$2,422,307	$2,116,076	$1,122,295	$5,660,678
2057	$2,543,376	$2,184,395	$1,169,897	$5,897,668
2058	$2,669,118	$2,254,763	$1,215,467	$6,139,348
2059	$2,799,705	$2,327,242	$1,262,495	$6,389,442
2060	$2,935,313	$2,401,895	$1,311,028	$6,648,236
2061	$3,037,073	$2,478,788	$1,361,114	$6,876,974
Total	**$79,533,446**	**$79,468,741**	**$32,951,135**	**$191,953,322**

EIFD rev

Source: EPS.

[1] Includes both City and County EIFD revenue resulting from the tax increment of existing and new development following the base year of each jurisdiction.

Table 3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Net Fiscal Impact After EIFD Contribution (Real and Current 2020 $)

Impacts of EIFD from New Development Only

Jurisdiction / Item	Formula	Net Fiscal Impact by Fiscal Year Ending 2025	2030	2035	2040	2050	2060
EIFD Allocation [1]		*[1] [2]*	*13%*	*10%*	*10%*	*5%*	*5%*
Lathrop							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*a*	$152,452	$396,739	$584,910	$780,116	$663,797	$1,093,301
Discount Factor	*b*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*c = a / b*	$131,506	$295,211	$375,431	$431,931	$273,476	$335,159
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*d*	$264,000	$3,276,000	$4,303,000	$4,691,000	$1,568,000	($1,381,000)
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***e = d - c***	**$132,494**	**$2,980,789**	**$3,927,569**	**$4,259,069**	**$1,294,524**	**($1,716,159)**
Manteca							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*f*	$80,855	$219,499	$724,777	$972,006	$666,094	$933,448
Discount Factor	*g*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*h = f / g*	$69,746	$163,328	$465,206	$538,176	$274,422	$286,155
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*i*	($962,000)	$1,245,000	$3,225,000	$3,921,000	$4,777,000	$5,199,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***j - i - h***	**($1,031,746)**	**$1,081,672**	**$2,759,794**	**$3,382,824**	**$4,502,578**	**$4,912,845**
Stockton							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*k*	$6,118	$13,783	$235,997	$395,157	$340,979	$510,750
Discount Factor	*l*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*m = k / l*	$5,277	$10,256	$151,477	$218,789	$140,479	$156,574
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*n*	($1,639,000)	($920,000)	($6,000)	$1,244,000	$3,367,000	$4,238,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***o - n - m***	**($1,644,277)**	**($930,256)**	**($157,477)**	**$1,025,211**	**$3,226,521**	**$4,081,426**
San Joaquin County							
EIFD Allocation							
Estimated EIFD Allocation (Real $) [3]	*p*	$2,645,921	$7,129,499	$2,479,601	$3,457,937	$2,698,256	$4,110,737
Discount Factor	*q*	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020$)	*r = p / q*	$2,282,394	$5,305,017	$1,591,561	$1,914,576	$1,111,646	$1,260,175
Net Fiscal Impact [4]							
Net Fiscal Surplus/(Deficit) (2020$)	*s*	$5,962,000	$12,508,000	$17,554,000	$20,498,000	$23,825,000	$25,709,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [3]	***t = s - r***	**$3,679,606**	**$7,202,983**	**$15,962,439**	**$18,583,424**	**$22,713,354**	**$24,448,825**

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Source: EPS.

NOTE: All fiscal impact analysis assumptions in this analysis, including assessed values, property tax allocations, and property tax revenues for each jurisdiction, are derived from fiscal impact analyses prepared in 2021 and based on Fiscal Year (FY) 2020-21 budgets, current 2020 market-based assumptions, and the current Project boundary identified in 2019.

[1] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each affected taxing entity (ATE). The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.

[2] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[3] The EIFD contribution omits EIFD revenue derived from growth of existing development and includes EIFD revenue derived from new development only.

[4] This analysis is an interim draft analysis. Fiscal surplus/deficit estimates are anticipated to change as additional edits are made to the Fiscal Impact Analyses completed for each jurisdiction.

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Table 4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Analysis Assumptions

	Jurisdiction					
	Lathrop		Manteca		Stockton	
Item	Existing City	Annexation Areas	Existing City	Annexation Areas	Existing City	Annexation Areas
Tax Increment [1]						
Existing City General Fund Property Tax Allocation [2]	11.23%	6.94%	14.30%	6.63%	16.71%	7.23%
Initial Percentage Of City Tax Increment to EIFD	10.00%	10.00%	5.00%	5.00%	1.00%	1.00%
Percentage of City Tax Increment to EIFD beginning FY ending 2030	13.00%	13.00%	13.00%	13.00%	13.00%	13.00%
Percentage of City Tax Increment to EIFD beginning FY ending 2033	9.50%	9.50%	9.50%	9.50%	9.50%	9.50%
Percentage of City Tax Increment to EIFD beginning FY ending 2044	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
Existing County General Fund Property Tax Allocation [2]	18.76%	27.75%	19.84%	26.51%	20.56%	28.93%
Initial Percentage Of County Tax Increment to EIFD	45.87%	45.87%	45.87%	45.87%	45.87%	45.87%
Percentage of County Tax Increment to EIFD beginning FY ending 2030	13.00%	13.00%	13.00%	13.00%	13.00%	13.00%
Percentage of County Tax Increment to EIFD beginning FY ending 2033	9.50%	9.50%	9.50%	9.50%	9.50%	9.50%
Percentage of County Tax Increment to EIFD beginning FY ending 2044	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
Assessed Value per Dwelling Unit (2020$)						
Low Density Residential	$525,000	$525,000	$500,000	$500,000	$425,000	$425,000
High Density Residential	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
Assessed Value per Nonresidential Building Sq. Ft. (2020$)						
Retail Commercial	$250	$250	$250	$250	$250	$250
Office Commercial	$250	$250	$250	$250	$250	$250
Industrial	$100	$100	$100	$100	$100	$100
AV Annual Growth						
Existing AV Growth [3]	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
New Development Annual Sales Price Increase	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

assumps

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

NOTE: All fiscal impact analysis assumptions in this analysis, including assessed values, property tax allocations, and property tax revenues for each jurisdiction, are derived from fiscal impact analyses prepared in 2021 and based on Fiscal Year (FY) 2020-21 budgets, current 2020 market-based assumptions, and the current Project boundary identified in 2019.

[1] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change.
[2] Refer to Table D-3 for details pertaining to property tax allocations for existing City and unincorporated areas.
Refer to Table D-5, Table D-6, and Table D-4 for additional details pertaining to the calculation of property tax allocations for annexation areas.
[3] Assumes 2 percent annual growth plus an additional 1 percent to account for annual turnover.

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Table 5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Lathrop (Real $)

Lathrop
Existing City and
Annexation Areas

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 6	*Table 7*		*Table 6*	*Table 7*				
2021	$3,689,598	$0	$3,689,598	$6,162,942	$0	$6,162,942	$0	$0	$0
2022	$3,800,286	$0	$3,800,286	$6,347,830	$0	$6,347,830	$0	$0	$0
2023	$4,327,174	$0	$4,327,174	$6,877,190	$0	$6,877,190	$58,543	$448,520	$507,063
2024	$4,792,188	$0	$4,792,188	$7,344,385	$0	$7,344,385	$110,211	$844,367	$954,579
2025	$5,172,350	$0	$5,172,350	$7,726,330	$0	$7,726,330	$152,452	$1,167,984	$1,320,436
2026	$5,583,653	$4,968	$5,588,621	$8,139,562	$11,953	$8,151,516	$198,704	$1,528,238	$1,726,942
2027	$6,009,634	$10,235	$6,019,869	$8,567,542	$24,624	$8,592,165	$246,620	$1,901,595	$2,148,215
2028	$6,470,595	$15,812	$6,486,407	$9,030,664	$38,044	$9,068,708	$298,458	$2,305,363	$2,603,821
2029	$6,911,189	$21,716	$6,932,905	$9,473,325	$52,246	$9,525,572	$348,069	$2,692,457	$3,040,526
2030	$7,342,976	$27,959	$7,370,935	$9,907,137	$67,267	$9,974,405	$396,739	$3,072,747	$3,469,486
2031	$7,707,912	$33,405	$7,741,317	$12,874,957	$133,621	$13,008,578	$588,890	$995,284	$1,584,174
2032	$8,038,971	$40,142	$8,079,113	$13,427,943	$160,568	$13,588,512	$639,365	$1,081,941	$1,721,306
2033	$8,383,401	$47,253	$8,430,654	$14,003,264	$189,012	$14,192,276	$691,894	$1,172,159	$1,864,053
2034	$8,931,843	$56,957	$8,988,800	$14,919,357	$227,829	$15,147,186	$544,651	$923,689	$1,468,340
2035	$9,307,136	$65,184	$9,372,321	$15,546,231	$260,737	$15,806,969	$584,910	$992,948	$1,577,858
2036	$9,683,934	$67,140	$9,751,074	$16,175,617	$268,559	$16,444,177	$624,668	$1,059,838	$1,684,506
2037	$10,075,288	$69,154	$10,144,442	$16,829,318	$276,616	$17,105,934	$665,961	$1,129,304	$1,795,265
2038	$10,423,361	$71,229	$10,494,590	$17,410,724	$284,915	$17,695,639	$702,717	$1,191,206	$1,893,923
2039	$10,783,576	$73,366	$10,856,941	$18,012,411	$293,462	$18,305,873	$740,754	$1,255,264	$1,996,018
2040	$11,156,348	$75,566	$11,231,914	$18,635,072	$302,266	$18,937,338	$780,116	$1,321,551	$2,101,666
2041	$11,643,062	$77,833	$11,720,895	$19,448,058	$311,334	$19,759,392	$831,445	$1,407,844	$2,239,289
2042	$12,154,044	$80,168	$12,234,213	$20,301,581	$320,674	$20,622,255	$885,329	$1,498,420	$2,383,750
2043	$12,685,532	$82,574	$12,768,106	$21,189,355	$330,294	$21,519,649	$941,373	$1,592,622	$2,533,995
2044	$13,238,296	$85,051	$13,323,346	$22,112,667	$340,203	$22,452,870	$999,658	$1,690,584	$2,690,243
2045	$14,366,329	$92,442	$14,458,771	$23,996,884	$369,769	$24,366,653	$502,232	$849,054	$1,351,287
2046	$14,997,091	$95,215	$15,092,307	$25,050,481	$380,862	$25,431,343	$532,085	$899,223	$1,431,308
2047	$15,652,923	$98,072	$15,750,995	$26,145,954	$392,288	$26,538,242	$563,122	$951,381	$1,514,503
2048	$16,334,762	$101,014	$16,435,776	$27,284,867	$404,056	$27,688,924	$595,390	$1,005,601	$1,600,991
2049	$17,043,577	$104,044	$17,147,621	$28,468,841	$416,178	$28,885,019	$628,932	$1,061,962	$1,690,894
2050	$17,780,373	$107,166	$17,887,539	$29,699,554	$428,663	$30,128,217	$663,797	$1,120,542	$1,784,339
2051	$18,546,193	$110,381	$18,656,573	$30,978,744	$441,523	$31,420,267	$700,034	$1,181,424	$1,881,458
2052	$19,335,331	$113,692	$19,449,023	$32,296,887	$454,769	$32,751,656	$737,375	$1,244,159	$1,981,534
2053	$20,155,280	$117,103	$20,272,383	$33,666,494	$468,412	$34,134,906	$776,172	$1,309,339	$2,085,511
2054	$21,007,179	$120,616	$21,127,795	$35,089,467	$482,464	$35,571,932	$816,479	$1,377,052	$2,193,531
2055	$21,892,205	$124,235	$22,016,440	$36,567,776	$496,938	$37,064,715	$858,353	$1,447,392	$2,305,745
2056	$22,811,581	$127,962	$22,939,542	$38,103,461	$511,846	$38,615,307	$901,850	$1,520,457	$2,422,307
2057	$23,766,569	$131,800	$23,898,370	$39,698,632	$527,202	$40,225,834	$947,030	$1,596,346	$2,543,376
2058	$24,758,481	$135,754	$24,894,236	$41,355,478	$543,018	$41,898,496	$993,956	$1,675,162	$2,669,118
2059	$25,788,672	$139,827	$25,928,499	$43,076,263	$559,308	$43,635,571	$1,042,691	$1,757,014	$2,799,705
2060	$26,858,545	$144,022	$27,002,567	$44,863,332	$576,088	$45,439,419	$1,093,301	$1,842,012	$2,935,313
2061	$27,659,171	$148,343	$27,807,513	$46,200,662	$593,370	$46,794,032	$1,131,231	$1,905,842	$3,037,073
TOTAL	**$547,066,607**	**$3,017,401**	**$550,084,008**	**$903,007,240**	**$11,940,980**	**$914,948,220**	**$25,515,558**	**$54,017,887**	**$79,533,446**

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Source: EPS.

[1] Includes property tax revenue from parcels within the Mossdale Tract boundary only.

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Table 6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Lathrop Existing City Boundaries (Real $)

Lathrop Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	Net City	County	County EIFD Amount [1]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*11.23%*	*d*	*e=c-d*	*f=b*18.76%*	*g*	*h=f-g*	*i=d+g*
2021	$3,285,629,232	$32,856,292	$3,689,598	$0	**$3,689,598**	$6,162,942	$0	**$6,162,942**	**$0**
2022	$3,384,198,109	$33,841,981	$3,800,286	$0	**$3,800,286**	$6,347,830	$0	**$6,347,830**	**$0**
2023	$3,905,532,003	$39,055,320	$4,385,718	$58,543	**$4,327,174**	$7,325,710	$448,520	**$6,877,190**	**$507,063**
2024	$4,365,643,245	$43,656,432	$4,902,400	$110,211	**$4,792,188**	$8,188,753	$844,367	**$7,344,385**	**$954,579**
2025	$4,741,797,337	$47,417,973	$5,324,802	$152,452	**$5,172,350**	$8,894,315	$1,167,984	**$7,726,330**	**$1,320,436**
2026	$5,148,763,973	$51,487,640	$5,781,805	$198,152	**$5,583,653**	$9,657,673	$1,518,110	**$8,139,562**	**$1,716,262**
2027	$5,570,254,018	$55,702,540	$6,255,117	$245,483	**$6,009,634**	$10,448,273	$1,880,731	**$8,567,542**	**$2,126,214**
2028	$6,026,354,958	$60,263,550	$6,767,296	$296,701	**$6,470,595**	$11,303,793	$2,273,129	**$9,030,664**	**$2,569,830**
2029	$6,462,303,917	$64,623,039	$7,256,845	$345,656	**$6,911,189**	$12,121,514	$2,648,189	**$9,473,325**	**$2,993,845**
2030	$6,889,538,634	$68,895,386	$7,736,608	$393,632	**$7,342,976**	$12,922,890	$3,015,752	**$9,907,137**	**$3,409,385**
2031	$7,383,952,317	$73,839,523	$8,291,810	$583,898	**$7,707,912**	$13,850,275	$975,318	**$12,874,957**	**$1,559,216**
2032	$7,722,816,475	$77,228,165	$8,672,338	$633,367	**$8,038,971**	$14,485,891	$1,057,948	**$13,427,943**	**$1,691,315**
2033	$8,075,366,926	$80,753,669	$9,068,234	$684,833	**$8,383,401**	$15,147,179	$1,143,915	**$14,003,264**	**$1,828,749**
2034	$8,433,602,373	$84,336,024	$9,470,515	$538,672	**$8,931,843**	$15,819,131	$899,774	**$14,919,357**	**$1,438,445**
2035	$8,802,887,679	$88,028,877	$9,885,204	$578,067	**$9,307,136**	$16,511,809	$965,578	**$15,546,231**	**$1,543,645**
2036	$9,173,652,934	$91,736,529	$10,301,555	$617,621	**$9,683,934**	$17,207,264	$1,031,646	**$16,175,617**	**$1,649,267**
2037	$9,558,741,506	$95,587,415	$10,733,990	$658,702	**$10,075,288**	$17,929,584	$1,100,267	**$16,829,318**	**$1,758,969**
2038	$9,901,242,319	$99,012,423	$11,118,601	$695,240	**$10,423,361**	$18,572,022	$1,161,298	**$17,410,724**	**$1,856,538**
2039	$10,255,690,313	$102,556,903	$11,516,629	$733,053	**$10,783,576**	$19,236,870	$1,224,459	**$18,012,411**	**$1,957,511**
2040	$10,622,494,068	$106,224,941	$11,928,531	$772,183	**$11,156,348**	$19,924,893	$1,289,821	**$18,635,072**	**$2,062,004**
2041	$11,101,416,110	$111,014,161	$12,466,336	$823,275	**$11,643,062**	$20,823,220	$1,375,162	**$19,448,058**	**$2,198,437**
2042	$11,604,218,379	$116,042,184	$13,030,958	$876,914	**$12,154,044**	$21,766,339	$1,464,758	**$20,301,581**	**$2,341,672**
2043	$12,127,197,510	$121,271,975	$13,618,238	$932,705	**$12,685,532**	$22,747,305	$1,557,950	**$21,189,355**	**$2,490,656**
2044	$12,671,111,592	$126,711,116	$14,229,026	$990,730	**$13,238,296**	$23,767,539	$1,654,872	**$22,112,667**	**$2,645,603**
2045	$13,236,746,041	$132,367,460	$14,864,205	$497,876	**$14,366,329**	$24,828,515	$831,631	**$23,996,884**	**$1,329,507**
2046	$13,824,914,557	$138,249,146	$15,524,689	$527,598	**$14,997,091**	$25,931,758	$881,277	**$25,050,481**	**$1,408,875**
2047	$14,436,460,113	$144,364,601	$16,211,424	$558,501	**$15,652,923**	$27,078,850	$932,896	**$26,145,954**	**$1,491,397**
2048	$15,072,255,978	$150,722,560	$16,925,391	$590,630	**$16,334,762**	$28,271,429	$986,562	**$27,284,867**	**$1,577,192**
2049	$15,733,206,782	$157,332,068	$17,667,606	$624,029	**$17,043,577**	$29,511,192	$1,042,351	**$28,468,841**	**$1,666,381**
2050	$16,420,249,603	$164,202,496	$18,439,121	$658,748	**$17,780,373**	$30,799,897	$1,100,343	**$29,699,554**	**$1,759,091**
2051	$17,134,355,108	$171,343,551	$19,241,026	$694,833	**$18,546,193**	$32,139,363	$1,160,619	**$30,978,744**	**$1,855,452**
2052	$17,870,205,389	$178,702,054	$20,067,349	$732,018	**$19,335,331**	$33,519,617	$1,222,730	**$32,296,887**	**$1,954,748**
2053	$18,634,785,769	$186,347,858	$20,925,935	$770,654	**$20,155,280**	$34,953,761	$1,287,267	**$33,666,494**	**$2,057,921**
2054	$19,429,157,786	$194,291,578	$21,817,975	$810,796	**$21,007,179**	$36,443,785	$1,354,318	**$35,089,467**	**$2,165,114**
2055	$20,254,420,817	$202,544,208	$22,744,704	$852,499	**$21,892,205**	$37,991,753	$1,423,977	**$36,567,776**	**$2,276,475**
2056	$21,111,713,387	$211,117,134	$23,707,401	$895,820	**$22,811,581**	$39,599,799	$1,496,339	**$38,103,461**	**$2,392,159**
2057	$22,002,214,534	$220,022,145	$24,707,389	$940,820	**$23,766,569**	$41,270,136	$1,571,504	**$39,698,632**	**$2,512,323**
2058	$22,927,145,207	$229,271,452	$25,746,040	$987,559	**$24,758,481**	$43,005,053	$1,649,575	**$41,355,478**	**$2,637,134**
2059	$23,887,769,727	$238,877,697	$26,824,774	$1,036,102	**$25,788,672**	$44,806,922	$1,730,659	**$43,076,263**	**$2,766,761**
2060	$24,885,397,288	$248,853,973	$27,945,059	$1,086,515	**$26,858,545**	$46,678,198	$1,814,867	**$44,863,332**	**$2,901,381**
2061	$25,631,959,206	$256,319,592	$28,783,411	$1,124,241	**$27,659,171**	$48,078,544	$1,877,882	**$46,200,662**	**$3,002,123**

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

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

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Table 7
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Lathrop Annexation Area (Real $)

Lathrop Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*6.94%*	*d*	*e=c-d*	*f=b*27.75%*	*g*	*h=f-g*	*d+g*
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	$7,956,388	$79,564	$5,520	$552	**$4,968**	$22,081	$10,128	**$11,953**	**$10,680**
2027	$16,390,159	$163,902	$11,372	$1,137	**$10,235**	$45,487	$20,863	**$24,624**	**$22,000**
2028	$25,322,795	$253,228	$17,569	$1,757	**$15,812**	$70,277	$32,234	**$38,044**	**$33,991**
2029	$34,776,639	$347,766	$24,129	$2,413	**$21,716**	$96,514	$44,268	**$52,246**	**$46,681**
2030	$44,774,923	$447,749	$31,066	$3,107	**$27,959**	$124,262	$56,995	**$67,267**	**$60,101**
2031	$55,341,805	$553,418	$38,397	$4,992	**$33,405**	$153,588	$19,966	**$133,621**	**$24,958**
2032	$66,502,402	$665,024	$46,140	$5,998	**$40,142**	$184,561	$23,993	**$160,568**	**$29,991**
2033	$78,282,827	$782,828	$54,314	$7,061	**$47,253**	$217,255	$28,243	**$189,012**	**$35,304**
2034	$90,710,226	$907,102	$62,936	$5,979	**$56,957**	$251,744	$23,916	**$227,829**	**$29,895**
2035	$103,812,814	$1,038,128	$72,027	$6,843	**$65,184**	$288,107	$27,370	**$260,737**	**$34,213**
2036	$106,927,199	$1,069,272	$74,188	$7,048	**$67,140**	$296,751	$28,191	**$268,559**	**$35,239**
2037	$110,135,015	$1,101,350	$76,413	$7,259	**$69,154**	$305,653	$29,037	**$276,616**	**$36,296**
2038	$113,439,065	$1,134,391	$78,706	$7,477	**$71,229**	$314,823	$29,908	**$284,915**	**$37,385**
2039	$116,842,237	$1,168,422	$81,067	$7,701	**$73,366**	$324,268	$30,805	**$293,462**	**$38,507**
2040	$120,347,504	$1,203,475	$83,499	$7,932	**$75,566**	$333,996	$31,730	**$302,266**	**$39,662**
2041	$123,957,929	$1,239,579	$86,004	$8,170	**$77,833**	$344,015	$32,681	**$311,334**	**$40,852**
2042	$127,676,667	$1,276,767	$88,584	$8,415	**$80,168**	$354,336	$33,662	**$320,674**	**$42,077**
2043	$131,506,967	$1,315,070	$91,241	$8,668	**$82,574**	$364,966	$34,672	**$330,294**	**$43,340**
2044	$135,452,176	$1,354,522	$93,979	$8,928	**$85,051**	$375,915	$35,712	**$340,203**	**$44,640**
2045	$139,515,742	$1,395,157	$96,798	$4,356	**$92,442**	$387,192	$17,424	**$369,769**	**$21,780**
2046	$143,701,214	$1,437,012	$99,702	$4,487	**$95,215**	$398,808	$17,946	**$380,862**	**$22,433**
2047	$148,012,250	$1,480,123	$102,693	$4,621	**$98,072**	$410,772	$18,485	**$392,288**	**$23,106**
2048	$152,452,618	$1,524,526	$105,774	$4,760	**$101,014**	$423,096	$19,039	**$404,056**	**$23,799**
2049	$157,026,196	$1,570,262	$108,947	$4,903	**$104,044**	$435,788	$19,610	**$416,178**	**$24,513**
2050	$161,736,982	$1,617,370	$112,216	$5,050	**$107,166**	$448,862	$20,199	**$428,663**	**$25,248**
2051	$166,589,092	$1,665,891	$115,582	$5,201	**$110,381**	$462,328	$20,805	**$441,523**	**$26,006**
2052	$171,586,764	$1,715,868	$119,049	$5,357	**$113,692**	$476,198	$21,429	**$454,769**	**$26,786**
2053	$176,734,367	$1,767,344	$122,621	$5,518	**$117,103**	$490,484	$22,072	**$468,412**	**$27,590**
2054	$182,036,398	$1,820,364	$126,300	$5,683	**$120,616**	$505,198	$22,734	**$482,464**	**$28,417**
2055	$187,497,490	$1,874,975	$130,089	$5,854	**$124,235**	$520,354	$23,416	**$496,938**	**$29,270**
2056	$193,122,415	$1,931,224	$133,991	$6,030	**$127,962**	$535,965	$24,118	**$511,846**	**$30,148**
2057	$198,916,087	$1,989,161	$138,011	$6,210	**$131,800**	$552,044	$24,842	**$527,202**	**$31,052**
2058	$204,883,570	$2,048,836	$142,151	$6,397	**$135,754**	$568,605	$25,587	**$543,018**	**$31,984**
2059	$211,030,077	$2,110,301	$146,416	$6,589	**$139,827**	$585,663	$26,355	**$559,308**	**$32,944**
2060	$217,360,979	$2,173,610	$150,808	$6,786	**$144,022**	$603,233	$27,145	**$576,088**	**$33,932**
2061	$223,881,809	$2,238,818	$155,333	$6,990	**$148,343**	$621,330	$27,960	**$593,370**	**$34,950**

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

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

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Table 8
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Manteca (Real $)

Manteca
Existing City and
Annexation Areas

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 9	*Table 10*		*Table 9*	*Table 10*				
2021	$1,545,190	$0	$1,545,190	$2,144,610	$0	$2,144,610	$0	$0	$0
2022	$1,591,546	$0	$1,591,546	$2,208,948	$0	$2,208,948	$0	$0	$0
2023	$1,872,151	$0	$1,872,151	$2,376,326	$0	$2,376,326	$19,577	$249,255	$268,832
2024	$2,488,437	$28,555	$2,516,992	$2,863,732	$65,085	$2,928,816	$53,516	$717,373	$770,889
2025	$2,977,611	$58,823	$3,036,434	$3,250,607	$134,075	$3,384,682	$80,855	$1,103,621	$1,184,477
2026	$3,634,077	$90,881	$3,724,959	$3,769,791	$207,145	$3,976,937	$117,093	$1,605,431	$1,722,524
2027	$4,139,196	$124,810	$4,264,006	$4,169,278	$284,480	$4,453,757	$145,464	$2,009,434	$2,154,898
2028	$4,585,619	$160,693	$4,746,312	$4,522,343	$366,268	$4,888,611	$170,849	$2,377,880	$2,548,729
2029	$5,029,311	$198,616	$5,227,927	$4,873,249	$452,707	$5,325,956	$196,197	$2,748,436	$2,944,633
2030	$5,509,972	$238,671	$5,748,643	$5,253,392	$544,003	$5,797,395	$223,603	$3,147,880	$3,371,483
2031	$5,629,134	$257,290	$5,886,425	$7,812,824	$1,029,162	$8,841,986	$655,415	$1,010,091	$1,665,506
2032	$6,108,893	$298,135	$6,407,028	$8,478,694	$1,192,541	$9,671,236	$733,207	$1,134,002	$1,867,209
2033	$6,606,429	$342,433	$6,948,861	$9,169,237	$1,369,730	$10,538,967	$814,170	$1,263,663	$2,077,833
2034	$7,354,920	$416,964	$7,771,884	$10,208,088	$1,667,855	$11,875,943	$658,355	$1,028,078	$1,686,433
2035	$7,923,591	$481,044	$8,404,634	$10,997,361	$1,924,175	$12,921,536	$724,777	$1,137,837	$1,862,613
2036	$8,408,147	$548,593	$8,956,741	$11,669,890	$2,194,373	$13,864,263	$782,732	$1,236,797	$2,019,529
2037	$8,850,919	$619,763	$9,470,682	$12,284,425	$2,479,051	$14,763,476	$836,682	$1,331,189	$2,167,871
2038	$9,231,086	$694,709	$9,925,794	$12,812,068	$2,778,835	$15,590,902	$884,456	$1,418,046	$2,302,503
2039	$9,619,385	$715,550	$10,334,935	$13,350,999	$2,862,200	$16,213,198	$927,405	$1,483,370	$2,410,775
2040	$10,022,802	$737,016	$10,759,819	$13,910,913	$2,948,066	$16,858,978	$972,006	$1,551,159	$2,523,165
2041	$10,427,875	$759,127	$11,187,002	$14,473,123	$3,036,507	$17,509,631	$1,016,848	$1,619,460	$2,636,308
2042	$10,766,523	$781,901	$11,548,423	$14,943,141	$3,127,603	$18,070,744	$1,054,788	$1,678,361	$2,733,149
2043	$11,116,232	$805,358	$11,921,590	$15,428,513	$3,221,431	$18,649,944	$1,093,960	$1,739,161	$2,833,121
2044	$11,477,363	$829,518	$12,306,882	$15,929,736	$3,318,074	$19,247,810	$1,134,405	$1,801,921	$2,936,325
2045	$12,422,114	$901,609	$13,323,723	$17,240,981	$3,606,434	$20,847,415	$557,130	$884,227	$1,441,357
2046	$12,828,486	$928,657	$13,757,143	$17,804,996	$3,714,628	$21,519,623	$577,553	$915,902	$1,493,455
2047	$13,248,122	$956,517	$14,204,638	$18,387,419	$3,826,066	$22,213,485	$598,639	$948,597	$1,547,236
2048	$13,681,451	$985,212	$14,666,663	$18,988,847	$3,940,848	$22,929,695	$620,410	$982,345	$1,602,755
2049	$14,128,916	$1,014,768	$15,143,685	$19,609,897	$4,059,074	$23,668,971	$642,887	$1,017,180	$1,660,068
2050	$14,590,978	$1,045,212	$15,636,189	$20,251,204	$4,180,846	$24,432,050	$666,094	$1,053,137	$1,719,231
2051	$15,068,107	$1,076,568	$16,144,675	$20,913,425	$4,306,271	$25,219,696	$690,055	$1,090,251	$1,780,306
2052	$15,560,794	$1,108,865	$16,669,659	$21,597,237	$4,435,460	$26,032,697	$714,792	$1,128,560	$1,843,352
2053	$16,069,541	$1,142,131	$17,211,672	$22,303,341	$4,568,523	$26,871,864	$740,332	$1,168,102	$1,908,434
2054	$16,594,869	$1,176,395	$17,771,263	$23,032,457	$4,705,579	$27,738,036	$766,700	$1,208,916	$1,975,616
2055	$17,137,314	$1,211,687	$18,349,001	$23,785,332	$4,846,746	$28,632,078	$793,923	$1,251,044	$2,044,967
2056	$17,693,168	$1,248,037	$18,941,205	$24,556,815	$4,992,149	$29,548,964	$821,828	$1,294,248	$2,116,076
2057	$18,221,937	$1,285,478	$19,507,416	$25,290,709	$5,141,913	$30,432,622	$848,508	$1,335,886	$2,184,395
2058	$18,766,570	$1,324,043	$20,090,613	$26,046,619	$5,296,171	$31,342,790	$875,989	$1,378,774	$2,254,763
2059	$19,327,542	$1,363,764	$20,691,306	$26,825,207	$5,455,056	$32,280,263	$904,294	$1,422,948	$2,327,242
2060	$19,905,343	$1,404,677	$21,310,020	$27,627,152	$5,618,707	$33,245,860	$933,448	$1,468,447	$2,401,895
2061	$20,500,478	$1,446,817	$21,947,295	$28,453,156	$5,787,269	$34,240,425	$963,476	$1,515,312	$2,478,788
TOTAL	**$432,662,140**	**$28,808,884**	**$461,471,024**	**$589,616,081**	**$113,685,104**	**$703,301,186**	**$26,012,419**	**$53,456,322**	**$79,468,741**

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Source: EPS.

[1] Includes property tax revenue from parcels within the Mossdale Tract boundary only.

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Table 9
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Manteca Existing City Boundaries (Real $)

Manteca Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	Net City	County	County EIFD Amount [1]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*14.30%*	*d*	*e=c-d*	*f=b*19.84%*	*g*	*h=f-g*	*d+g*
2021	$1,080,794,449	$10,807,944	$1,545,190	$0	**$1,545,190**	$2,144,610	$0	**$2,144,610**	**$0**
2022	$1,113,218,282	$11,132,183	$1,591,546	$0	**$1,591,546**	$2,208,948	$0	**$2,208,948**	**$0**
2023	$1,323,183,556	$13,231,836	$1,891,729	$19,577	**$1,872,151**	$2,625,580	$249,255	**$2,376,326**	**$268,832**
2024	$1,776,936,999	$17,769,370	$2,540,451	$52,013	**$2,488,437**	$3,525,959	$662,227	**$2,863,732**	**$714,241**
2025	$2,137,101,205	$21,371,012	$3,055,370	$77,759	**$2,977,611**	$4,240,629	$990,022	**$3,250,607**	**$1,067,781**
2026	$2,620,438,428	$26,204,384	$3,746,388	$112,310	**$3,634,077**	$5,199,711	$1,429,919	**$3,769,791**	**$1,542,229**
2027	$2,992,342,428	$29,923,424	$4,278,091	$138,895	**$4,139,196**	$5,937,676	$1,768,398	**$4,169,278**	**$1,907,294**
2028	$3,321,031,032	$33,210,310	$4,748,011	$162,391	**$4,585,619**	$6,589,890	$2,067,546	**$4,522,343**	**$2,229,938**
2029	$3,647,708,289	$36,477,083	$5,215,055	$185,744	**$5,029,311**	$7,238,112	$2,364,863	**$4,873,249**	**$2,550,607**
2030	$4,001,605,060	$40,016,051	$5,721,014	$211,041	**$5,509,972**	$7,940,346	$2,686,954	**$5,253,392**	**$2,897,995**
2031	$4,368,883,384	$43,688,834	$6,246,104	$616,970	**$5,629,134**	$8,669,133	$856,308	**$7,812,824**	**$1,473,278**
2032	$4,754,596,962	$47,545,970	$6,797,551	$688,658	**$6,108,893**	$9,434,501	$955,806	**$8,478,694**	**$1,644,464**
2033	$5,154,602,486	$51,546,025	$7,369,431	$763,002	**$6,606,429**	$10,228,228	$1,058,991	**$9,169,237**	**$1,821,993**
2034	$5,574,329,203	$55,743,292	$7,969,505	$614,585	**$7,354,920**	$11,061,087	$852,999	**$10,208,088**	**$1,467,585**
2035	$6,013,844,087	$60,138,441	$8,597,871	$674,280	**$7,923,591**	$11,933,212	$935,851	**$10,997,361**	**$1,610,132**
2036	$6,388,348,913	$63,883,489	$9,133,293	$725,145	**$8,408,147**	$12,676,339	$1,006,448	**$11,669,890**	**$1,731,594**
2037	$6,730,558,822	$67,305,588	$9,622,543	$771,624	**$8,850,919**	$13,355,382	$1,070,958	**$12,284,425**	**$1,842,582**
2038	$7,024,382,180	$70,243,822	$10,042,617	$811,531	**$9,231,086**	$13,938,413	$1,126,345	**$12,812,068**	**$1,937,877**
2039	$7,324,491,381	$73,244,914	$10,471,677	$852,292	**$9,619,385**	$14,533,917	$1,182,918	**$13,350,999**	**$2,035,210**
2040	$7,636,285,190	$76,362,852	$10,917,442	$894,639	**$10,022,802**	$15,152,606	$1,241,694	**$13,910,913**	**$2,136,333**
2041	$7,949,357,918	$79,493,579	$11,365,036	$937,161	**$10,427,875**	$15,773,834	$1,300,710	**$14,473,123**	**$2,237,871**
2042	$8,211,092,338	$82,110,923	$11,739,232	$972,710	**$10,766,523**	$16,293,191	$1,350,049	**$14,943,141**	**$2,322,759**
2043	$8,481,376,401	$84,813,764	$12,125,652	$1,009,419	**$11,116,232**	$16,829,513	$1,401,000	**$15,428,513**	**$2,410,419**
2044	$8,760,487,524	$87,604,875	$12,524,691	$1,047,328	**$11,477,363**	$17,383,350	$1,453,614	**$15,929,736**	**$2,500,943**
2045	$9,048,712,076	$90,487,121	$12,936,760	$514,646	**$12,422,114**	$17,955,271	$714,291	**$17,240,981**	**$1,228,937**
2046	$9,346,345,662	$93,463,457	$13,362,281	$533,794	**$12,828,486**	$18,545,863	$740,867	**$17,804,996**	**$1,274,662**
2047	$9,653,693,423	$96,536,934	$13,801,690	$553,568	**$13,248,122**	$19,155,730	$768,311	**$18,387,419**	**$1,321,879**
2048	$9,971,070,338	$99,710,703	$14,255,437	$573,986	**$13,681,451**	$19,785,498	$796,651	**$18,988,847**	**$1,370,637**
2049	$10,298,801,545	$102,988,015	$14,723,988	$595,071	**$14,128,916**	$20,435,812	$825,915	**$19,609,897**	**$1,420,986**
2050	$10,637,222,660	$106,372,227	$15,207,821	$616,844	**$14,590,978**	$21,107,338	$856,134	**$20,251,204**	**$1,472,977**
2051	$10,986,680,120	$109,866,801	$15,707,434	$639,326	**$15,068,107**	$21,800,763	$887,338	**$20,913,425**	**$1,526,664**
2052	$11,347,531,528	$113,475,315	$16,223,336	$662,542	**$15,560,794**	$22,516,797	$919,559	**$21,597,237**	**$1,582,101**
2053	$11,720,146,009	$117,201,460	$16,756,055	$686,514	**$16,069,541**	$23,256,172	$952,831	**$22,303,341**	**$1,639,345**
2054	$12,104,904,579	$121,049,046	$17,306,136	$711,268	**$16,594,869**	$24,019,645	$987,187	**$23,032,457**	**$1,698,455**
2055	$12,502,200,533	$125,022,005	$17,874,142	$736,828	**$17,137,314**	$24,807,995	$1,022,663	**$23,785,332**	**$1,759,491**
2056	$12,909,316,442	$129,093,164	$18,456,188	$763,020	**$17,693,168**	$25,615,831	$1,059,016	**$24,556,815**	**$1,822,036**
2057	$13,296,595,936	$132,965,959	$19,009,873	$787,936	**$18,221,937**	$26,384,306	$1,093,597	**$25,290,709**	**$1,881,533**
2058	$13,695,493,814	$136,954,938	$19,580,170	$813,599	**$18,766,570**	$27,175,835	$1,129,216	**$26,046,619**	**$1,942,815**
2059	$14,106,358,628	$141,063,586	$20,167,575	$840,033	**$19,327,542**	$27,991,110	$1,165,903	**$26,825,207**	**$2,005,936**
2060	$14,529,549,387	$145,295,494	$20,772,602	$867,259	**$19,905,343**	$28,830,844	$1,203,691	**$27,627,152**	**$2,070,950**
2061	$14,965,435,868	$149,654,359	$21,395,780	$895,302	**$20,500,478**	$29,695,769	$1,242,613	**$28,453,156**	**$2,137,915**

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

[1] Refer to Table B-2 for details.

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Table 10
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Manteca Annexation Area (Real $)

Manteca Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*6.63%*	*d*	*e=c-d*	*f=b*26.51%*	*g*	*h=f-g*	*d+g*
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	$45,348,171	$453,482	$30,058	$1,503	**$28,555**	$120,230	$55,145	**$65,085**	**$56,648**
2025	$93,417,231	$934,172	$61,919	$3,096	**$58,823**	$247,674	$113,600	**$134,075**	**$116,696**
2026	$144,329,622	$1,443,296	$95,664	$4,783	**$90,881**	$382,657	$175,511	**$207,145**	**$180,295**
2027	$198,212,681	$1,982,127	$131,379	$6,569	**$124,810**	$525,516	$241,036	**$284,480**	**$247,605**
2028	$255,198,827	$2,551,988	$169,150	$8,458	**$160,693**	$676,601	$310,334	**$366,268**	**$318,791**
2029	$315,425,750	$3,154,258	$209,070	$10,453	**$198,616**	$836,279	$383,572	**$452,707**	**$394,026**
2030	$379,036,610	$3,790,366	$251,232	$12,562	**$238,671**	$1,004,929	$460,926	**$544,003**	**$473,488**
2031	$446,180,238	$4,461,802	$295,736	$38,446	**$257,290**	$1,182,945	$153,783	**$1,029,162**	**$192,229**
2032	$517,011,351	$5,170,114	$342,684	$44,549	**$298,135**	$1,370,737	$178,196	**$1,192,541**	**$222,745**
2033	$593,829,409	$5,938,294	$393,601	$51,168	**$342,433**	$1,574,403	$204,672	**$1,369,730**	**$255,840**
2034	$695,113,398	$6,951,134	$460,734	$43,770	**$416,964**	$1,842,934	$175,079	**$1,667,855**	**$218,848**
2035	$801,939,980	$8,019,400	$531,540	$50,496	**$481,044**	$2,126,160	$201,985	**$1,924,175**	**$252,482**
2036	$914,550,555	$9,145,506	$606,180	$57,587	**$548,593**	$2,424,721	$230,349	**$2,194,373**	**$287,936**
2037	$1,033,196,018	$10,331,960	$684,821	$65,058	**$619,763**	$2,739,283	$260,232	**$2,479,051**	**$325,290**
2038	$1,158,137,113	$11,581,371	$767,634	$72,925	**$694,709**	$3,070,535	$291,701	**$2,778,835**	**$364,626**
2039	$1,192,881,227	$11,928,812	$790,663	$75,113	**$715,550**	$3,162,651	$300,452	**$2,862,200**	**$375,565**
2040	$1,228,667,663	$12,286,677	$814,383	$77,366	**$737,016**	$3,257,531	$309,465	**$2,948,066**	**$386,832**
2041	$1,265,527,693	$12,655,277	$838,814	$79,687	**$759,127**	$3,355,257	$318,749	**$3,036,507**	**$398,437**
2042	$1,303,493,524	$13,034,935	$863,979	$82,078	**$781,901**	$3,455,915	$328,312	**$3,127,603**	**$410,390**
2043	$1,342,598,330	$13,425,983	$889,898	$84,540	**$805,358**	$3,559,592	$338,161	**$3,221,431**	**$422,702**
2044	$1,382,876,280	$13,828,763	$916,595	$87,077	**$829,518**	$3,666,380	$348,306	**$3,318,074**	**$435,383**
2045	$1,424,362,568	$14,243,626	$944,093	$42,484	**$901,609**	$3,776,371	$169,937	**$3,606,434**	**$212,421**
2046	$1,467,093,445	$14,670,934	$972,416	$43,759	**$928,657**	$3,889,662	$175,035	**$3,714,628**	**$218,794**
2047	$1,511,106,248	$15,111,062	$1,001,588	$45,071	**$956,517**	$4,006,352	$180,286	**$3,826,066**	**$225,357**
2048	$1,556,439,436	$15,564,394	$1,031,636	$46,424	**$985,212**	$4,126,543	$185,694	**$3,940,848**	**$232,118**
2049	$1,603,132,619	$16,031,326	$1,062,585	$47,816	**$1,014,768**	$4,250,339	$191,265	**$4,059,074**	**$239,082**
2050	$1,651,226,598	$16,512,266	$1,094,462	$49,251	**$1,045,212**	$4,377,849	$197,003	**$4,180,846**	**$246,254**
2051	$1,700,763,395	$17,007,634	$1,127,296	$50,728	**$1,076,568**	$4,509,185	$202,913	**$4,306,271**	**$253,642**
2052	$1,751,786,297	$17,517,863	$1,161,115	$52,250	**$1,108,865**	$4,644,460	$209,001	**$4,435,460**	**$261,251**
2053	$1,804,339,886	$18,043,399	$1,195,949	$53,818	**$1,142,131**	$4,783,794	$215,271	**$4,568,523**	**$269,088**
2054	$1,858,470,083	$18,584,701	$1,231,827	$55,432	**$1,176,395**	$4,927,308	$221,729	**$4,705,579**	**$277,161**
2055	$1,914,224,185	$19,142,242	$1,268,782	$57,095	**$1,211,687**	$5,075,127	$228,381	**$4,846,746**	**$285,476**
2056	$1,971,650,911	$19,716,509	$1,306,845	$58,808	**$1,248,037**	$5,227,381	$235,232	**$4,992,149**	**$294,040**
2057	$2,030,800,438	$20,308,004	$1,346,051	$60,572	**$1,285,478**	$5,384,202	$242,289	**$5,141,913**	**$302,861**
2058	$2,091,724,451	$20,917,245	$1,386,432	$62,389	**$1,324,043**	$5,545,728	$249,558	**$5,296,171**	**$311,947**
2059	$2,154,476,185	$21,544,762	$1,428,025	$64,261	**$1,363,764**	$5,712,100	$257,045	**$5,455,056**	**$321,306**
2060	$2,219,110,470	$22,191,105	$1,470,866	$66,189	**$1,404,677**	$5,883,463	$264,756	**$5,618,707**	**$330,945**
2061	$2,285,683,785	$22,856,838	$1,514,992	$68,175	**$1,446,817**	$6,059,967	$272,699	**$5,787,269**	**$340,873**

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

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

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Table 11
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Stockton (Real $)

Stockton
Existing City and
Annexation Areas

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 12	*Table 13*		*Table 12*	*Table 13*				
2021	$2,398,072	$0	$2,398,072	$2,950,394	$0	$2,950,394	$0	$0	$0
2022	$2,470,014	$0	$2,470,014	$3,038,906	$0	$3,038,906	$0	$0	$0
2023	$2,685,463	$2,374	$2,687,837	$3,183,848	$5,192	$3,189,040	$2,200	$127,206	$129,406
2024	$2,902,067	$12,224	$2,914,292	$3,329,567	$26,737	$3,356,304	$4,488	$268,927	$273,414
2025	$3,053,016	$22,664	$3,075,680	$3,431,116	$49,570	$3,480,687	$6,118	$374,315	$380,432
2026	$3,155,853	$33,719	$3,189,571	$3,500,299	$73,750	$3,574,049	$7,268	$453,419	$460,687
2027	$3,321,397	$45,416	$3,366,814	$3,611,667	$99,335	$3,711,003	$9,059	$569,458	$578,517
2028	$3,494,056	$63,289	$3,557,345	$3,727,822	$138,427	$3,866,249	$10,983	$700,996	$711,980
2029	$3,611,235	$82,193	$3,693,429	$3,806,654	$179,774	$3,986,428	$12,358	$802,822	$815,180
2030	$3,732,323	$102,175	$3,834,498	$3,888,114	$223,478	$4,111,592	$13,783	$908,872	$922,655
2031	$3,689,274	$108,338	$3,797,612	$4,538,985	$433,353	$4,972,338	$198,377	$288,904	$487,280
2032	$3,802,897	$127,918	$3,930,815	$4,678,778	$511,673	$5,190,451	$218,281	$321,495	$539,776
2033	$3,953,472	$148,576	$4,102,048	$4,864,034	$594,303	$5,458,337	$243,867	$361,524	$605,391
2034	$4,264,761	$177,211	$4,441,972	$5,247,018	$708,844	$5,955,862	$207,001	$306,200	$513,201
2035	$4,517,103	$201,089	$4,718,192	$5,557,479	$804,358	$6,361,837	$235,997	$348,816	$584,813
2036	$4,780,958	$226,241	$5,007,199	$5,882,106	$904,964	$6,787,070	$266,334	$393,454	$659,788
2037	$5,056,790	$252,721	$5,309,511	$6,221,467	$1,010,883	$7,232,351	$298,069	$440,196	$738,265
2038	$5,345,081	$280,586	$5,625,667	$6,576,157	$1,122,343	$7,698,500	$331,256	$489,129	$820,385
2039	$5,622,127	$309,895	$5,932,022	$6,917,012	$1,239,580	$8,156,593	$363,415	$537,216	$900,631
2040	$5,893,694	$340,711	$6,234,404	$7,251,126	$1,362,842	$8,613,968	$395,157	$585,227	$980,384
2041	$6,176,706	$380,484	$6,557,190	$7,599,321	$1,521,936	$9,121,257	$429,041	$638,479	$1,067,519
2042	$6,471,605	$422,337	$6,893,942	$7,962,142	$1,689,349	$9,651,491	$464,390	$694,139	$1,158,529
2043	$6,778,851	$466,359	$7,245,210	$8,340,152	$1,865,437	$10,205,589	$501,264	$752,304	$1,253,567
2044	$7,098,918	$513,763	$7,612,681	$8,733,937	$2,055,052	$10,788,989	$539,838	$813,545	$1,353,383
2045	$7,592,240	$584,736	$8,176,976	$9,340,880	$2,338,945	$11,679,825	$268,914	$407,164	$676,078
2046	$7,837,557	$629,392	$8,466,949	$9,642,699	$2,517,569	$12,160,267	$282,578	$429,802	$712,380
2047	$8,090,860	$676,201	$8,767,061	$9,954,342	$2,704,805	$12,659,147	$296,719	$453,310	$750,029
2048	$8,352,407	$720,470	$9,072,877	$10,276,129	$2,881,879	$13,158,008	$311,130	$476,816	$787,946
2049	$8,622,466	$761,836	$9,384,302	$10,608,387	$3,047,343	$13,655,731	$325,804	$500,269	$826,073
2050	$8,901,311	$805,035	$9,706,346	$10,951,456	$3,220,142	$14,171,598	$340,979	$524,577	$865,556
2051	$9,189,226	$850,141	$10,039,368	$11,305,684	$3,400,566	$14,706,250	$356,671	$549,770	$906,441
2052	$9,490,146	$897,229	$10,387,376	$11,675,912	$3,588,917	$15,264,829	$373,069	$576,091	$949,160
2053	$9,771,516	$946,377	$10,717,893	$12,022,086	$3,785,509	$15,807,595	$388,644	$601,666	$990,310
2054	$10,061,327	$997,667	$11,058,994	$12,378,646	$3,990,666	$16,369,313	$404,716	$628,134	$1,032,851
2055	$10,359,832	$1,051,181	$11,411,014	$12,745,903	$4,204,726	$16,950,629	$421,304	$655,526	$1,076,830
2056	$10,667,293	$1,107,009	$11,774,302	$13,124,178	$4,428,038	$17,552,216	$438,422	$683,873	$1,122,295
2057	$10,983,977	$1,167,793	$12,151,770	$13,513,801	$4,671,173	$18,184,973	$456,208	$713,689	$1,169,897
2058	$11,310,162	$1,215,713	$12,525,875	$13,915,112	$4,862,852	$18,777,964	$473,836	$741,631	$1,215,467
2059	$11,646,132	$1,265,457	$12,911,589	$14,328,463	$5,061,827	$19,390,290	$492,011	$770,484	$1,262,495
2060	$11,992,182	$1,317,091	$13,309,273	$14,754,214	$5,268,365	$20,022,580	$510,750	$800,278	$1,311,028
2061	$12,348,613	$1,370,685	$13,719,298	$15,192,738	$5,482,739	$20,675,478	$530,071	$831,043	$1,361,114
TOTAL	**$271,492,983**	**$20,684,298**	**$292,177,281**	**$330,568,736**	**$82,077,239**	**$412,645,975**	**$11,430,371**	**$21,520,764**	**$32,951,135**

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Source: EPS.

[1] Includes property tax revenue from parcels within the Mossdale Tract boundary only.

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Table 12
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Stockton Existing City Boundaries (Real $)

Stockton Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	Net City	County	County EIFD Amount [1]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*16.71%*	*d*	*e=c-d*	*f=b*20.56%*	*g*	*h=f-g*	*d+g*
2021	$1,435,013,097	$14,350,131	$2,398,072	$0	**$2,398,072**	$2,950,394	$0	**$2,950,394**	**$0**
2022	$1,478,063,490	$14,780,635	$2,470,014	$0	**$2,470,014**	$3,038,906	$0	**$3,038,906**	**$0**
2023	$1,608,291,217	$16,082,912	$2,687,639	$2,176	**$2,685,463**	$3,306,655	$122,807	**$3,183,848**	**$124,983**
2024	$1,739,217,044	$17,392,170	$2,906,432	$4,364	**$2,902,067**	$3,575,839	$246,273	**$3,329,567**	**$250,637**
2025	$1,830,457,715	$18,304,577	$3,058,905	$5,889	**$3,053,016**	$3,763,431	$332,314	**$3,431,116**	**$338,203**
2026	$1,892,616,910	$18,926,169	$3,162,780	$6,928	**$3,155,853**	$3,891,230	$390,932	**$3,500,299**	**$397,859**
2027	$1,992,679,813	$19,926,798	$3,329,997	$8,600	**$3,321,397**	$4,096,960	$485,293	**$3,611,667**	**$493,893**
2028	$2,097,043,135	$20,970,431	$3,504,400	$10,344	**$3,494,056**	$4,311,532	$583,709	**$3,727,822**	**$594,053**
2029	$2,167,871,742	$21,678,717	$3,622,763	$11,527	**$3,611,235**	$4,457,156	$650,502	**$3,806,654**	**$662,029**
2030	$2,241,062,727	$22,410,627	$3,745,073	$12,751	**$3,732,323**	$4,607,637	$719,522	**$3,888,114**	**$732,273**
2031	$2,316,694,086	$23,166,941	$3,871,462	$182,188	**$3,689,274**	$4,763,135	$224,150	**$4,538,985**	**$406,338**
2032	$2,394,846,370	$23,948,464	$4,002,064	$199,166	**$3,802,897**	$4,923,817	$245,038	**$4,678,778**	**$444,205**
2033	$2,498,414,941	$24,984,149	$4,175,139	$221,666	**$3,953,472**	$5,136,754	$272,720	**$4,864,034**	**$494,386**
2034	$2,664,783,613	$26,647,836	$4,453,160	$188,399	**$4,264,761**	$5,478,809	$231,791	**$5,247,018**	**$420,190**
2035	$2,831,636,745	$28,316,367	$4,731,990	$214,888	**$4,517,103**	$5,821,860	$264,381	**$5,557,479**	**$479,268**
2036	$3,006,102,761	$30,061,028	$5,023,543	$242,585	**$4,780,958**	$6,180,563	$298,457	**$5,882,106**	**$541,043**
2037	$3,188,488,264	$31,884,883	$5,328,330	$271,540	**$5,056,790**	$6,555,549	$334,081	**$6,221,467**	**$605,621**
2038	$3,379,111,404	$33,791,114	$5,646,884	$301,803	**$5,345,081**	$6,947,471	$371,314	**$6,576,157**	**$673,116**
2039	$3,562,299,423	$35,622,994	$5,953,012	$330,885	**$5,622,127**	$7,324,106	$407,094	**$6,917,012**	**$737,979**
2040	$3,741,864,383	$37,418,644	$6,253,086	$359,392	**$5,893,694**	$7,693,293	$442,167	**$7,251,126**	**$801,559**
2041	$3,928,997,171	$39,289,972	$6,565,806	$389,100	**$6,176,706**	$8,078,039	$478,718	**$7,599,321**	**$867,818**
2042	$4,123,990,249	$41,239,902	$6,891,662	$420,057	**$6,471,605**	$8,478,945	$516,804	**$7,962,142**	**$936,860**
2043	$4,327,146,813	$43,271,468	$7,231,160	$452,309	**$6,778,851**	$8,896,636	$556,484	**$8,340,152**	**$1,008,793**
2044	$4,538,781,180	$45,387,812	$7,584,825	$485,907	**$7,098,918**	$9,331,758	$597,821	**$8,733,937**	**$1,083,728**
2045	$4,687,649,579	$46,876,496	$7,833,601	$241,361	**$7,592,240**	$9,637,832	$296,952	**$9,340,880**	**$538,313**
2046	$4,841,365,178	$48,413,652	$8,090,478	$252,921	**$7,837,557**	$9,953,872	$311,173	**$9,642,699**	**$564,094**
2047	$5,000,084,829	$50,000,848	$8,355,717	$264,857	**$8,090,860**	$10,280,201	$325,858	**$9,954,342**	**$590,715**
2048	$5,163,970,430	$51,639,704	$8,629,588	$277,181	**$8,352,407**	$10,617,150	$341,021	**$10,276,129**	**$618,202**
2049	$5,333,189,091	$53,331,891	$8,912,372	$289,906	**$8,622,466**	$10,965,065	$356,677	**$10,608,387**	**$646,583**
2050	$5,507,913,298	$55,079,133	$9,204,356	$303,045	**$8,901,311**	$11,324,298	$372,843	**$10,951,456**	**$675,888**
2051	$5,688,321,088	$56,883,211	$9,505,838	$316,612	**$9,189,226**	$11,695,218	$389,534	**$11,305,684**	**$706,146**
2052	$5,876,877,546	$58,768,775	$9,820,938	$330,792	**$9,490,146**	$12,082,891	$406,979	**$11,675,912**	**$737,771**
2053	$6,053,183,872	$60,531,839	$10,115,566	$344,050	**$9,771,516**	$12,445,378	$423,291	**$12,022,086**	**$767,341**
2054	$6,234,779,388	$62,347,794	$10,419,033	$357,706	**$10,061,327**	$12,818,739	$440,092	**$12,378,646**	**$797,798**
2055	$6,421,822,770	$64,218,228	$10,731,604	$371,772	**$10,359,832**	$13,203,301	$457,398	**$12,745,903**	**$829,169**
2056	$6,614,477,453	$66,144,775	$11,053,552	$386,259	**$10,667,293**	$13,599,400	$475,222	**$13,124,178**	**$861,481**
2057	$6,812,911,777	$68,129,118	$11,385,159	$401,182	**$10,983,977**	$14,007,382	$493,581	**$13,513,801**	**$894,763**
2058	$7,017,299,130	$70,172,991	$11,726,713	$416,551	**$11,310,162**	$14,427,604	$512,491	**$13,915,112**	**$929,043**
2059	$7,227,818,104	$72,278,181	$12,078,515	$432,383	**$11,646,132**	$14,860,432	$531,969	**$14,328,463**	**$964,351**
2060	$7,444,652,647	$74,446,526	$12,440,870	$448,689	**$11,992,182**	$15,306,245	$552,030	**$14,754,214**	**$1,000,719**
2061	$7,667,992,226	$76,679,922	$12,814,096	$465,484	**$12,348,613**	$15,765,432	$572,694	**$15,192,738**	**$1,038,177**

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

[1] Refer to Table C-2 for details.

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Table 13
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Stockton Annexation Area (Real $)

Stockton Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*7.23%*	*d*	*e=c-d*	*f=b*28.93%*	*g*	*h=f-g*	*e+h*
2021	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2022	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2023	$3,315,313	$33,153	$2,398	$24	**$2,374**	$9,590	$4,399	**$5,192**	**$7,565**
2024	$17,073,859	$170,739	$12,348	$123	**$12,224**	$49,391	$22,654	**$26,737**	**$38,961**
2025	$31,654,935	$316,549	$22,893	$229	**$22,664**	$91,571	$42,000	**$49,570**	**$72,234**
2026	$47,095,509	$470,955	$34,059	$341	**$33,719**	$136,237	$62,487	**$73,750**	**$107,469**
2027	$63,434,028	$634,340	$45,875	$459	**$45,416**	$183,501	$84,166	**$99,335**	**$144,752**
2028	$88,397,184	$883,972	$63,928	$639	**$63,289**	$255,714	$117,287	**$138,427**	**$201,716**
2029	$114,801,039	$1,148,010	$83,024	$830	**$82,193**	$332,095	$152,320	**$179,774**	**$261,968**
2030	$142,709,567	$1,427,096	$103,207	$1,032	**$102,175**	$412,828	$189,350	**$223,478**	**$325,653**
2031	$172,189,286	$1,721,893	$124,527	$16,188	**$108,338**	$498,106	$64,754	**$433,353**	**$541,691**
2032	$203,309,350	$2,033,093	$147,033	$19,114	**$127,918**	$588,130	$76,457	**$511,673**	**$639,591**
2033	$236,141,647	$2,361,416	$170,777	$22,201	**$148,576**	$683,107	$88,804	**$594,303**	**$742,879**
2034	$270,760,903	$2,707,609	$195,813	$18,602	**$177,211**	$783,253	$74,409	**$708,844**	**$886,055**
2035	$307,244,788	$3,072,448	$222,198	$21,109	**$201,089**	$888,793	$84,435	**$804,358**	**$1,005,447**
2036	$345,674,021	$3,456,740	$249,990	$23,749	**$226,241**	$999,960	$94,996	**$904,964**	**$1,131,205**
2037	$386,132,487	$3,861,325	$279,249	$26,529	**$252,721**	$1,116,998	$106,115	**$1,010,883**	**$1,263,604**
2038	$428,707,355	$4,287,074	$310,039	$29,454	**$280,586**	$1,240,158	$117,815	**$1,122,343**	**$1,402,929**
2039	$473,489,195	$4,734,892	$342,426	$32,530	**$309,895**	$1,369,702	$130,122	**$1,239,580**	**$1,549,475**
2040	$520,572,110	$5,205,721	$376,476	$35,765	**$340,711**	$1,505,903	$143,061	**$1,362,842**	**$1,703,553**
2041	$581,342,054	$5,813,421	$420,424	$39,940	**$380,484**	$1,681,697	$159,761	**$1,521,936**	**$1,902,420**
2042	$645,289,680	$6,452,897	$466,671	$44,334	**$422,337**	$1,866,684	$177,335	**$1,689,349**	**$2,111,686**
2043	$712,550,955	$7,125,510	$515,314	$48,955	**$466,359**	$2,061,256	$195,819	**$1,865,437**	**$2,331,796**
2044	$784,979,233	$7,849,792	$567,694	$53,931	**$513,763**	$2,270,776	$215,724	**$2,055,052**	**$2,568,815**
2045	$846,643,499	$8,466,435	$612,289	$27,553	**$584,736**	$2,449,157	$110,212	**$2,338,945**	**$2,923,681**
2046	$911,301,141	$9,113,011	$659,049	$29,657	**$629,392**	$2,636,198	$118,629	**$2,517,569**	**$3,146,961**
2047	$979,076,261	$9,790,763	$708,064	$31,863	**$676,201**	$2,832,256	$127,452	**$2,704,805**	**$3,381,006**
2048	$1,043,172,849	$10,431,728	$754,418	$33,949	**$720,470**	$3,017,674	$135,795	**$2,881,879**	**$3,602,348**
2049	$1,103,067,131	$11,030,671	$797,734	$35,898	**$761,836**	$3,190,935	$143,592	**$3,047,343**	**$3,809,179**
2050	$1,165,616,213	$11,656,162	$842,969	$37,934	**$805,035**	$3,371,876	$151,734	**$3,220,142**	**$4,025,177**
2051	$1,230,925,481	$12,309,255	$890,200	$40,059	**$850,141**	$3,560,802	$160,236	**$3,400,566**	**$4,250,707**
2052	$1,299,104,249	$12,991,042	$939,507	$42,278	**$897,229**	$3,758,028	$169,111	**$3,588,917**	**$4,486,146**
2053	$1,370,265,911	$13,702,659	$990,971	$44,594	**$946,377**	$3,963,884	$178,375	**$3,785,509**	**$4,731,886**
2054	$1,444,528,079	$14,445,281	$1,044,677	$47,010	**$997,667**	$4,178,708	$188,042	**$3,990,666**	**$4,988,333**
2055	$1,522,012,738	$15,220,127	$1,100,714	$49,532	**$1,051,181**	$4,402,854	$198,128	**$4,204,726**	**$5,255,907**
2056	$1,602,846,401	$16,028,464	$1,159,172	$52,163	**$1,107,009**	$4,636,689	$208,651	**$4,428,038**	**$5,535,047**
2057	$1,690,855,577	$16,908,556	$1,222,820	$55,027	**$1,167,793**	$4,891,280	$220,108	**$4,671,173**	**$5,838,966**
2058	$1,760,238,911	$17,602,389	$1,272,998	$57,285	**$1,215,713**	$5,091,991	$229,140	**$4,862,852**	**$6,078,565**
2059	$1,832,263,475	$18,322,635	$1,325,086	$59,629	**$1,265,457**	$5,300,343	$238,515	**$5,061,827**	**$6,327,284**
2060	$1,907,025,298	$19,070,253	$1,379,153	$62,062	**$1,317,091**	$5,516,613	$248,248	**$5,268,365**	**$6,585,456**
2061	$1,984,623,793	$19,846,238	$1,435,272	$64,587	**$1,370,685**	$5,741,088	$258,349	**$5,482,739**	**$6,853,424**

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

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

APPENDICES:

Appendix A: City of Lathrop EIFD Revenue-Estimating Tables

Appendix B: City of Manteca EIFD Revenue-Estimating Tables

Appendix C: City of Stockton EIFD Revenue-Estimating Tables

Appendix D: Supporting Tables for EIFD Revenue Analysis

APPENDIX A:

City of Lathrop EIFD
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Table A-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop (Real $)

Lathrop
Existing City and Annexation Areas

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment: City [1]	Net Tax Increment: City EIFD [3]	Net Tax Increment: County [1]	Net Tax Increment: County EIFD [3]	Net Tax Increment: Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[4]*	*h=g*[3]*	*[4]*	*j=i*[3]*	*h+j*
2020	$3,189,931,293	$95,697,939	$0	$3,285,629,232	$0	$0	$0	$0	$0	$0	**$0**
2021	$3,285,629,232	$98,568,877	$0	$3,384,198,109	$0	$0	$0	$0	$0	$0	**$0**
2022	$3,384,198,109	$101,525,943	$419,807,951	$3,905,532,003	$521,333,894	$5,213,339	$585,432	$58,543	$977,880	$448,520	**$507,063**
2023	$3,905,532,003	$117,165,960	$342,945,282	$4,365,643,245	$981,445,136	$9,814,451	$1,102,114	$110,211	$1,840,923	$844,367	**$954,579**
2024	$4,365,643,245	$130,969,297	$245,184,795	$4,741,797,337	$1,357,599,228	$13,575,992	$1,524,516	$152,452	$2,546,485	$1,167,984	**$1,320,436**
2025	$4,741,797,337	$142,253,920	$272,669,104	$5,156,720,361	$1,772,522,252	$17,725,223	$1,987,040	$198,704	$3,331,924	$1,528,238	**$1,726,942**
2026	$5,156,720,361	$154,701,611	$275,222,206	$5,586,644,177	$2,202,446,068	$22,024,461	$2,466,203	$246,620	$4,145,930	$1,901,595	**$2,148,215**
2027	$5,586,644,177	$167,599,325	$297,434,251	$6,051,677,753	$2,667,479,644	$26,674,796	$2,984,580	$298,458	$5,026,241	$2,305,363	**$2,603,821**
2028	$6,051,677,753	$181,550,333	$263,852,471	$6,497,080,556	$3,112,882,447	$31,128,824	$3,480,688	$348,069	$5,870,199	$2,692,457	**$3,040,526**
2029	$6,497,080,556	$194,912,417	$242,320,584	$6,934,313,557	$3,550,115,448	$35,501,154	$3,967,388	$396,739	$6,699,322	$3,072,747	**$3,469,486**
2030	$6,934,313,557	$208,029,407	$296,951,158	$7,439,294,122	$4,055,096,013	$40,550,960	$4,529,921	$588,890	$7,656,033	$995,284	**$1,584,174**
2031	$7,439,294,122	$223,178,824	$126,845,932	$7,789,318,877	$4,405,120,769	$44,051,208	$4,918,192	$639,365	$8,322,623	$1,081,941	**$1,721,306**
2032	$7,789,318,877	$233,679,566	$130,651,310	$8,153,649,753	$4,769,451,645	$47,694,516	$5,322,262	$691,894	$9,016,605	$1,172,159	**$1,864,053**
2033	$8,153,649,753	$244,609,493	$126,053,354	$8,524,312,599	$5,140,114,491	$51,401,145	$5,733,165	$544,651	$9,723,046	$923,689	**$1,468,340**
2034	$8,524,312,599	$255,729,378	$126,658,516	$8,906,700,493	$5,522,502,384	$55,225,024	$6,156,945	$584,910	$10,452,087	$992,948	**$1,577,858**
2035	$8,906,700,493	$267,201,015	$106,678,625	$9,280,580,133	$5,896,382,024	$58,963,820	$6,575,457	$624,668	$11,156,184	$1,059,838	**$1,684,506**
2036	$9,280,580,133	$278,417,404	$109,878,984	$9,668,876,521	$6,284,678,412	$62,846,784	$7,010,117	$665,961	$11,887,408	$1,129,304	**$1,795,265**
2037	$9,668,876,521	$290,066,296	$55,738,567	$10,014,681,384	$6,630,483,275	$66,304,833	$7,397,021	$702,717	$12,539,015	$1,191,206	**$1,893,923**
2038	$10,014,681,384	$300,440,442	$57,410,725	$10,372,532,550	$6,988,334,441	$69,883,344	$7,797,410	$740,754	$13,213,307	$1,255,264	**$1,996,018**
2039	$10,372,532,550	$311,175,976	$59,133,046	$10,742,841,573	$7,358,643,464	$73,586,435	$8,211,744	$780,116	$13,911,059	$1,321,551	**$2,101,666**
2040	$10,742,841,573	$322,285,247	$160,247,219	$11,225,374,039	$7,841,175,930	$78,411,759	$8,752,055	$831,445	$14,819,405	$1,407,844	**$2,239,289**
2041	$11,225,374,039	$336,761,221	$169,759,786	$11,731,895,046	$8,347,696,937	$83,476,969	$9,319,257	$885,329	$15,772,845	$1,498,420	**$2,383,750**
2042	$11,731,895,046	$351,956,851	$174,852,579	$12,258,704,477	$8,874,506,368	$88,745,064	$9,909,194	$941,373	$16,764,441	$1,592,622	**$2,533,995**
2043	$12,258,704,477	$367,761,134	$180,098,157	$12,806,563,768	$9,422,365,660	$94,223,657	$10,522,719	$999,658	$17,795,624	$1,690,584	**$2,690,243**
2044	$12,806,563,768	$384,196,913	$185,501,102	$13,376,261,783	$9,992,063,674	$99,920,637	$11,160,718	$502,232	$18,867,877	$849,054	**$1,351,287**
2045	$13,376,261,783	$401,287,853	$191,066,135	$13,968,615,771	$10,584,417,662	$105,844,177	$11,824,106	$532,085	$19,982,736	$899,223	**$1,431,308**
2046	$13,968,615,771	$419,058,473	$196,798,119	$14,584,472,363	$11,200,274,254	$112,002,743	$12,513,832	$563,122	$21,141,793	$951,381	**$1,514,503**
2047	$14,584,472,363	$437,534,171	$202,702,062	$15,224,708,596	$11,840,510,487	$118,405,105	$13,230,880	$595,390	$22,346,695	$1,005,601	**$1,600,991**
2048	$15,224,708,596	$456,741,258	$208,783,124	$15,890,232,978	$12,506,034,869	$125,060,349	$13,976,268	$628,932	$23,599,151	$1,061,962	**$1,690,894**
2049	$15,890,232,978	$476,706,989	$215,046,618	$16,581,986,585	$13,197,788,476	$131,977,885	$14,751,051	$663,797	$24,900,929	$1,120,542	**$1,784,339**
2050	$16,581,986,585	$497,459,598	$221,498,016	$17,300,944,199	$13,916,746,090	$139,167,461	$15,556,322	$700,034	$26,253,861	$1,181,424	**$1,881,458**
2051	$17,300,944,199	$519,028,326	$221,819,629	$18,041,792,154	$14,657,594,045	$146,575,940	$16,386,113	$737,375	$27,647,985	$1,244,159	**$1,981,534**
2052	$18,041,792,154	$541,253,765	$228,474,217	$18,811,520,136	$15,427,322,027	$154,273,220	$17,248,270	$776,172	$29,096,414	$1,309,339	**$2,085,511**
2053	$18,811,520,136	$564,345,604	$235,328,444	$19,611,194,184	$16,226,996,075	$162,269,961	$18,143,989	$816,479	$30,601,154	$1,377,052	**$2,193,531**
2054	$19,611,194,184	$588,335,826	$242,388,297	$20,441,918,307	$17,057,720,198	$170,577,202	$19,074,507	$858,353	$32,164,277	$1,447,392	**$2,305,745**
2055	$20,441,918,307	$613,257,549	$249,659,946	$21,304,835,802	$17,920,637,693	$179,206,377	$20,041,106	$901,850	$33,787,934	$1,520,457	**$2,422,307**
2056	$21,304,835,802	$639,145,074	$257,149,745	$22,201,130,621	$18,816,932,512	$188,169,325	$21,045,114	$947,030	$35,474,350	$1,596,346	**$2,543,376**
2057	$22,201,130,621	$666,033,919	$264,864,237	$23,132,028,777	$19,747,830,668	$197,478,307	$22,087,906	$993,956	$37,225,828	$1,675,162	**$2,669,118**
2058	$23,132,028,777	$693,960,863	$272,810,164	$24,098,799,804	$20,714,601,695	$207,146,017	$23,170,904	$1,042,691	$39,044,755	$1,757,014	**$2,799,705**
2059	$24,098,799,804	$722,963,994	$280,994,469	$25,102,758,267	$21,718,560,158	$217,185,602	$24,295,582	$1,093,301	$40,933,601	$1,842,012	**$2,935,313**
2060	$25,102,758,267	$753,082,748	$0	$25,855,841,015	$22,471,642,906	$224,716,429	$25,138,458	$1,131,231	$42,352,044	$1,905,842	**$3,037,073**
2061	$25,855,841,015	$775,675,230	$0	$26,631,516,246	$23,247,318,137	$232,473,181	$26,006,620	$1,170,298	$43,813,040	$1,971,587	**$3,141,885**

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.
[2] See Table A-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.
[4] The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table A-2 and Table A-3 for more details.

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Lathrop
Existing City

Table A-2
Mossdale Tract Infrastructure Finance Plar
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop Existing City Boundaries (Real $

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment: City [1]	City EIFD Allocation [3]	City EIFD	County [1]	County EIFD Allocation [3]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*11.23%*	*h*	*i=g*h*	*j=f*18.76%*	*k*	*l=j*k*	*m=i+l*
2020	$3,189,931,293	$95,697,939	$0	$3,285,629,232	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$3,285,629,232	$98,568,877	$0	$3,384,198,109	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2022	$3,384,198,109	$101,525,943	$419,807,951	$3,905,532,003	$521,333,894	$5,213,339	$585,432	10%	$58,543	$977,880	46%	$448,520	**$507,063**
2023	$3,905,532,003	$117,165,960	$342,945,282	$4,365,643,245	$981,445,136	$9,814,451	$1,102,114	10%	$110,211	$1,840,923	46%	$844,367	**$954,579**
2024	$4,365,643,245	$130,969,297	$245,184,795	$4,741,797,337	$1,357,599,228	$13,575,992	$1,524,516	10%	$152,452	$2,546,485	46%	$1,167,984	**$1,320,436**
2025	$4,741,797,337	$142,253,920	$264,712,716	$5,148,763,973	$1,764,565,864	$17,645,659	$1,981,519	10%	$198,152	$3,309,843	46%	$1,518,110	**$1,716,262**
2026	$5,148,763,973	$154,462,919	$267,027,126	$5,570,254,018	$2,186,055,910	$21,860,559	$2,454,832	10%	$245,483	$4,100,443	46%	$1,880,731	**$2,126,214**
2027	$5,570,254,018	$167,107,621	$288,993,319	$6,026,354,958	$2,642,156,849	$26,421,568	$2,967,010	10%	$296,701	$4,955,964	46%	$2,273,129	**$2,569,830**
2028	$6,026,354,958	$180,790,649	$255,158,311	$6,462,303,917	$3,078,105,808	$30,781,058	$3,456,559	10%	$345,656	$5,773,685	46%	$2,648,189	**$2,993,845**
2029	$6,462,303,917	$193,869,118	$233,365,599	$6,889,538,634	$3,505,340,525	$35,053,405	$3,936,323	10%	$393,632	$6,575,060	46%	$3,015,752	**$3,409,385**
2030	$6,889,538,634	$206,686,159	$287,727,524	$7,383,952,317	$3,999,754,208	$39,997,542	$4,491,524	13%	$583,898	$7,502,445	13%	$975,318	**$1,559,216**
2031	$7,383,952,317	$221,518,570	$117,345,589	$7,722,816,475	$4,338,618,367	$43,386,184	$4,872,052	13%	$633,367	$8,138,061	13%	$1,057,948	**$1,691,315**
2032	$7,722,816,475	$231,684,494	$120,865,956	$8,075,366,926	$4,691,168,817	$46,911,688	$5,267,949	13%	$684,833	$8,799,349	13%	$1,143,915	**$1,828,749**
2033	$8,075,366,926	$242,261,008	$115,974,440	$8,433,602,373	$5,049,404,265	$50,494,043	$5,670,229	10%	$538,672	$9,471,301	10%	$899,774	**$1,438,445**
2034	$8,433,602,373	$253,008,071	$116,277,234	$8,802,887,679	$5,418,689,570	$54,186,896	$6,084,918	10%	$578,067	$10,163,979	10%	$965,578	**$1,543,645**
2035	$8,802,887,679	$264,086,630	$106,678,625	$9,173,652,934	$5,789,454,826	$57,894,548	$6,501,269	10%	$617,621	$10,859,434	10%	$1,031,646	**$1,649,267**
2036	$9,173,652,934	$275,209,588	$109,878,984	$9,558,741,506	$6,174,543,397	$61,745,434	$6,933,704	10%	$658,702	$11,581,754	10%	$1,100,267	**$1,758,969**
2037	$9,558,741,506	$286,762,245	$55,738,567	$9,901,242,319	$6,517,044,210	$65,170,442	$7,318,315	10%	$695,240	$12,224,192	10%	$1,161,298	**$1,856,538**
2038	$9,901,242,319	$297,037,270	$57,410,725	$10,255,690,313	$6,871,492,204	$68,714,922	$7,716,343	10%	$733,053	$12,889,040	10%	$1,224,459	**$1,957,511**
2039	$10,255,690,313	$307,670,709	$59,133,046	$10,622,494,068	$7,238,295,960	$72,382,960	$8,128,245	10%	$772,183	$13,577,063	10%	$1,289,821	**$2,062,004**
2040	$10,622,494,068	$318,674,822	$160,247,219	$11,101,416,110	$7,717,218,001	$77,172,180	$8,666,051	10%	$823,275	$14,475,390	10%	$1,375,162	**$2,198,437**
2041	$11,101,416,110	$333,042,483	$169,759,786	$11,604,218,379	$8,220,020,270	$82,200,203	$9,230,673	10%	$876,914	$15,418,510	10%	$1,464,758	**$2,341,672**
2042	$11,604,218,379	$348,126,551	$174,852,579	$12,127,197,510	$8,742,999,401	$87,429,994	$9,817,952	10%	$932,705	$16,399,475	10%	$1,557,950	**$2,490,656**
2043	$12,127,197,510	$363,815,925	$180,098,157	$12,671,111,592	$9,286,913,483	$92,869,135	$10,428,740	10%	$990,730	$17,419,709	10%	$1,654,872	**$2,645,603**
2044	$12,671,111,592	$380,133,348	$185,501,102	$13,236,746,041	$9,852,547,933	$98,525,479	$11,063,920	5%	$497,876	$18,480,685	5%	$831,631	**$1,329,507**
2045	$13,236,746,041	$397,102,381	$191,066,135	$13,824,914,557	$10,440,716,449	$104,407,164	$11,724,404	5%	$527,598	$19,583,928	5%	$881,277	**$1,408,875**
2046	$13,824,914,557	$414,747,437	$196,798,119	$14,436,460,113	$11,052,262,004	$110,522,620	$12,411,139	5%	$558,501	$20,731,020	5%	$932,896	**$1,491,397**
2047	$14,436,460,113	$433,093,803	$202,702,062	$15,072,255,978	$11,688,057,870	$116,880,579	$13,125,106	5%	$590,630	$21,923,599	5%	$986,562	**$1,577,192**
2048	$15,072,255,978	$452,167,679	$208,783,124	$15,733,206,782	$12,349,008,673	$123,490,087	$13,867,321	5%	$624,029	$23,163,362	5%	$1,042,351	**$1,666,381**
2049	$15,733,206,782	$471,996,203	$215,046,618	$16,420,249,603	$13,036,051,494	$130,360,515	$14,638,835	5%	$658,748	$24,452,067	5%	$1,100,343	**$1,759,091**
2050	$16,420,249,603	$492,607,488	$221,498,016	$17,134,355,108	$13,750,156,999	$137,501,570	$15,440,740	5%	$694,833	$25,791,533	5%	$1,160,619	**$1,855,452**
2051	$17,134,355,108	$514,030,653	$221,819,629	$17,870,205,389	$14,486,007,281	$144,860,073	$16,267,063	5%	$732,018	$27,171,787	5%	$1,222,730	**$1,954,748**
2052	$17,870,205,389	$536,106,162	$228,474,217	$18,634,785,769	$15,250,587,660	$152,505,877	$17,125,649	5%	$770,654	$28,605,931	5%	$1,287,267	**$2,057,921**
2053	$18,634,785,769	$559,043,573	$235,328,444	$19,429,157,786	$16,044,959,677	$160,449,597	$18,017,689	5%	$810,796	$30,095,955	5%	$1,354,318	**$2,165,114**
2054	$19,429,157,786	$582,874,734	$242,388,297	$20,254,420,817	$16,870,222,708	$168,702,227	$18,944,418	5%	$852,499	$31,643,923	5%	$1,423,977	**$2,276,475**
2055	$20,254,420,817	$607,632,624	$249,659,946	$21,111,713,387	$17,727,515,279	$177,275,153	$19,907,115	5%	$895,820	$33,251,969	5%	$1,496,339	**$2,392,159**
2056	$21,111,713,387	$633,351,402	$257,149,745	$22,002,214,534	$18,618,016,425	$186,180,164	$20,907,103	5%	$940,820	$34,922,306	5%	$1,571,504	**$2,512,323**
2057	$22,002,214,534	$660,066,436	$264,864,237	$22,927,145,207	$19,542,947,098	$195,429,471	$21,945,754	5%	$987,559	$36,657,223	5%	$1,649,575	**$2,637,134**
2058	$22,927,145,207	$687,814,356	$272,810,164	$23,887,769,727	$20,503,571,618	$205,035,716	$23,024,488	5%	$1,036,102	$38,459,092	5%	$1,730,659	**$2,766,761**
2059	$23,887,769,727	$716,633,092	$280,994,469	$24,885,397,288	$21,501,199,179	$215,011,992	$24,144,774	5%	$1,086,515	$40,330,368	5%	$1,814,867	**$2,901,381**
2060	$24,885,397,288	$746,561,919	$0	$25,631,959,206	$22,247,761,098	$222,477,611	$24,983,126	5%	$1,124,241	$41,730,714	5%	$1,877,882	**$3,002,123**
2061	$25,631,959,206	$768,958,776	$0	$26,400,917,983	$23,016,719,874	$230,167,199	$25,846,628	5%	$1,163,098	$43,173,070	5%	$1,942,788	**$3,105,886**

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value
[2] See Table A-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value
[3] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.

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Table A-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop Annexation Area (Real $)

Lathrop Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment: City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*6.94%*	*h*	*i=g*h*	*j=f*27.75%*	*k*	*l=j*k*	*m=i+l*
2020	$0	$0	$0	$0	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2022	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2023	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2024	$0	$0	$0	$0	$0	$0	$0	10%	$0	$0	46%	$0	**$0**
2025	$0	$0	$7,956,388	$7,956,388	$7,956,388	$79,564	$5,520	10%	$552	$22,081	46%	$10,128	**$10,680**
2026	$7,956,388	$238,692	$8,195,079	$16,390,159	$16,390,159	$163,902	$11,372	10%	$1,137	$45,487	46%	$20,863	**$22,000**
2027	$16,390,159	$491,705	$8,440,932	$25,322,795	$25,322,795	$253,228	$17,569	10%	$1,757	$70,277	46%	$32,234	**$33,991**
2028	$25,322,795	$759,684	$8,694,160	$34,776,639	$34,776,639	$347,766	$24,129	10%	$2,413	$96,514	46%	$44,268	**$46,681**
2029	$34,776,639	$1,043,299	$8,954,985	$44,774,923	$44,774,923	$447,749	$31,066	10%	$3,107	$124,262	46%	$56,995	**$60,101**
2030	$44,774,923	$1,343,248	$9,223,634	$55,341,805	$55,341,805	$553,418	$38,397	13%	$4,992	$153,588	13%	$19,966	**$24,958**
2031	$55,341,805	$1,660,254	$9,500,343	$66,502,402	$66,502,402	$665,024	$46,140	13%	$5,998	$184,561	13%	$23,993	**$29,991**
2032	$66,502,402	$1,995,072	$9,785,353	$78,282,827	$78,282,827	$782,828	$54,314	13%	$7,061	$217,255	13%	$28,243	**$35,304**
2033	$78,282,827	$2,348,485	$10,078,914	$90,710,226	$90,710,226	$907,102	$62,936	10%	$5,979	$251,744	10%	$23,916	**$29,895**
2034	$90,710,226	$2,721,307	$10,381,281	$103,812,814	$103,812,814	$1,038,128	$72,027	10%	$6,843	$288,107	10%	$27,370	**$34,213**
2035	$103,812,814	$3,114,384	$0	$106,927,199	$106,927,199	$1,069,272	$74,188	10%	$7,048	$296,751	10%	$28,191	**$35,239**
2036	$106,927,199	$3,207,816	$0	$110,135,015	$110,135,015	$1,101,350	$76,413	10%	$7,259	$305,653	10%	$29,037	**$36,296**
2037	$110,135,015	$3,304,050	$0	$113,439,065	$113,439,065	$1,134,391	$78,706	10%	$7,477	$314,823	10%	$29,908	**$37,385**
2038	$113,439,065	$3,403,172	$0	$116,842,237	$116,842,237	$1,168,422	$81,067	10%	$7,701	$324,268	10%	$30,805	**$38,507**
2039	$116,842,237	$3,505,267	$0	$120,347,504	$120,347,504	$1,203,475	$83,499	10%	$7,932	$333,996	10%	$31,730	**$39,662**
2040	$120,347,504	$3,610,425	$0	$123,957,929	$123,957,929	$1,239,579	$86,004	10%	$8,170	$344,015	10%	$32,681	**$40,852**
2041	$123,957,929	$3,718,738	$0	$127,676,667	$127,676,667	$1,276,767	$88,584	10%	$8,415	$354,336	10%	$33,662	**$42,077**
2042	$127,676,667	$3,830,300	$0	$131,506,967	$131,506,967	$1,315,070	$91,241	10%	$8,668	$364,966	10%	$34,672	**$43,340**
2043	$131,506,967	$3,945,209	$0	$135,452,176	$135,452,176	$1,354,522	$93,979	10%	$8,928	$375,915	10%	$35,712	**$44,640**
2044	$135,452,176	$4,063,565	$0	$139,515,742	$139,515,742	$1,395,157	$96,798	5%	$4,356	$387,192	5%	$17,424	**$21,780**
2045	$139,515,742	$4,185,472	$0	$143,701,214	$143,701,214	$1,437,012	$99,702	5%	$4,487	$398,808	5%	$17,946	**$22,433**
2046	$143,701,214	$4,311,036	$0	$148,012,250	$148,012,250	$1,480,123	$102,693	5%	$4,621	$410,772	5%	$18,485	**$23,106**
2047	$148,012,250	$4,440,368	$0	$152,452,618	$152,452,618	$1,524,526	$105,774	5%	$4,760	$423,096	5%	$19,039	**$23,799**
2048	$152,452,618	$4,573,579	$0	$157,026,196	$157,026,196	$1,570,262	$108,947	5%	$4,903	$435,788	5%	$19,610	**$24,513**
2049	$157,026,196	$4,710,786	$0	$161,736,982	$161,736,982	$1,617,370	$112,216	5%	$5,050	$448,862	5%	$20,199	**$25,248**
2050	$161,736,982	$4,852,109	$0	$166,589,092	$166,589,092	$1,665,891	$115,582	5%	$5,201	$462,328	5%	$20,805	**$26,006**
2051	$166,589,092	$4,997,673	$0	$171,586,764	$171,586,764	$1,715,868	$119,049	5%	$5,357	$476,198	5%	$21,429	**$26,786**
2052	$171,586,764	$5,147,603	$0	$176,734,367	$176,734,367	$1,767,344	$122,621	5%	$5,518	$490,484	5%	$22,072	**$27,590**
2053	$176,734,367	$5,302,031	$0	$182,036,398	$182,036,398	$1,820,364	$126,300	5%	$5,683	$505,198	5%	$22,734	**$28,417**
2054	$182,036,398	$5,461,092	$0	$187,497,490	$187,497,490	$1,874,975	$130,089	5%	$5,854	$520,354	5%	$23,416	**$29,270**
2055	$187,497,490	$5,624,925	$0	$193,122,415	$193,122,415	$1,931,224	$133,991	5%	$6,030	$535,965	5%	$24,118	**$30,148**
2056	$193,122,415	$5,793,672	$0	$198,916,087	$198,916,087	$1,989,161	$138,011	5%	$6,210	$552,044	5%	$24,842	**$31,052**
2057	$198,916,087	$5,967,483	$0	$204,883,570	$204,883,570	$2,048,836	$142,151	5%	$6,397	$568,605	5%	$25,587	**$31,984**
2058	$204,883,570	$6,146,507	$0	$211,030,077	$211,030,077	$2,110,301	$146,416	5%	$6,589	$585,663	5%	$26,355	**$32,944**
2059	$211,030,077	$6,330,902	$0	$217,360,979	$217,360,979	$2,173,610	$150,808	5%	$6,786	$603,233	5%	$27,145	**$33,932**
2060	$217,360,979	$6,520,829	$0	$223,881,809	$223,881,809	$2,238,818	$155,333	5%	$6,990	$621,330	5%	$27,960	**$34,950**
2061	$223,881,809	$6,716,454	$0	$230,598,263	$230,598,263	$2,305,983	$159,992	5%	$7,200	$639,970	5%	$28,799	**$35,998**

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

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] See Table A-5 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.
[4] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.

Table A-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Lathrop Existing City (2020 and Real $)

Lathrop
Existing City

	Assessed Value of New Development [1]									
Fiscal Year Ending	Low Density Residential	High Density Residential	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 525,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$282,187,500	$12,800,000	**$294,987,500**	$32,767,650	$21,845,100	$46,109,007	**$100,721,757**	**$395,709,257**	1.061	**$419,807,951**
2023	$75,600,000	$36,800,000	**$112,400,000**	$65,535,300	$43,690,200	$92,218,014	**$201,443,514**	**$313,843,514**	1.093	**$342,945,282**
2024	$0	$16,400,000	**$16,400,000**	$65,535,300	$43,690,200	$92,218,014	**$201,443,514**	**$217,843,514**	1.126	**$245,184,795**
2025	$10,500,000	$16,400,000	**$26,900,000**	$65,535,300	$43,690,200	$92,218,014	**$201,443,514**	**$228,343,514**	1.159	**$264,712,716**
2026	$10,500,000	$16,400,000	**$26,900,000**	$62,707,800	$41,805,200	$92,218,014	**$196,731,014**	**$223,631,014**	1.194	**$267,027,126**
2027	$10,500,000	$16,000,000	**$26,500,000**	$62,707,800	$41,805,200	$103,965,014	**$208,478,014**	**$234,978,014**	1.230	**$288,993,319**
2028	$10,500,000	$0	**$10,500,000**	$62,707,800	$41,805,200	$86,411,327	**$190,924,327**	**$201,424,327**	1.267	**$255,158,311**
2029	$10,500,000	$0	**$10,500,000**	$62,707,800	$41,805,200	$63,842,300	**$168,355,300**	**$178,855,300**	1.305	**$233,365,599**
2030	$10,500,000	$5,800,000	**$16,300,000**	$80,372,400	$53,581,600	$63,842,300	**$197,796,300**	**$214,096,300**	1.344	**$287,727,524**
2031	$10,500,000	$5,800,000	**$16,300,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$84,772,950**	1.384	**$117,345,589**
2032	$10,500,000	$5,800,000	**$16,300,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$84,772,950**	1.426	**$120,865,956**
2033	$10,500,000	$0	**$10,500,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$78,972,950**	1.469	**$115,974,440**
2034	$8,400,000	$0	**$8,400,000**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$76,872,950**	1.513	**$116,277,234**
2035	$0	$0	**$0**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$68,472,950**	1.558	**$106,678,625**
2036	$0	$0	**$0**	$20,233,650	$13,489,100	$34,750,200	**$68,472,950**	**$68,472,950**	1.605	**$109,878,984**
2037	$0	$0	**$0**	$20,233,650	$13,489,100	$0	**$33,722,750**	**$33,722,750**	1.653	**$55,738,567**
2038	$0	$0	**$0**	$20,233,650	$13,489,100	$0	**$33,722,750**	**$33,722,750**	1.702	**$57,410,725**
2039	$0	$0	**$0**	$20,233,650	$13,489,100	$0	**$33,722,750**	**$33,722,750**	1.754	**$59,133,046**
2040	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	1.806	**$160,247,219**
2041	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	1.860	**$169,759,786**
2042	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	1.916	**$174,852,579**
2043	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	1.974	**$180,098,157**
2044	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.033	**$185,501,102**
2045	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.094	**$191,066,135**
2046	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.157	**$196,798,119**
2047	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.221	**$202,702,062**
2048	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.288	**$208,783,124**
2049	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.357	**$215,046,618**
2050	$88,725,000	$0	**$88,725,000**	$1,517,550	$1,011,700	$0	**$2,529,250**	**$91,254,250**	2.427	**$221,498,016**
2051	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.500	**$221,819,629**
2052	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.575	**$228,474,217**
2053	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.652	**$235,328,444**
2054	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.732	**$242,388,297**
2055	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.814	**$249,659,946**
2056	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.898	**$257,149,745**
2057	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	2.985	**$264,864,237**
2058	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	3.075	**$272,810,164**
2059	$88,725,000	$0	**$88,725,000**	$0	$0	$0	**$0**	**$88,725,000**	3.167	**$280,994,469**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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

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

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Table A-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Lathrop Annexation Areas (2020 and Real $)

Lathrop Annexation Area

	Assessed Value of New Development [1]									
Fiscal Year Ending	Low Density Residential	High Density Residential	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 525,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.061	**$0**
2023	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.093	**$0**
2024	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.126	**$0**
2025	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.159	**$7,956,388**
2026	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.194	**$8,195,079**
2027	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.230	**$8,440,932**
2028	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.267	**$8,694,160**
2029	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.305	**$8,954,985**
2030	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.344	**$9,223,634**
2031	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.384	**$9,500,343**
2032	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.426	**$9,785,353**
2033	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.469	**$10,078,914**
2034	$0	$0	**$0**	$6,863,250	$0	$0	**$6,863,250**	**$6,863,250**	1.513	**$10,381,281**
2035	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.558	**$0**
2036	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.605	**$0**
2037	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.653	**$0**
2038	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.702	**$0**
2039	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.754	**$0**
2040	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.806	**$0**
2041	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.860	**$0**
2042	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.916	**$0**
2043	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.974	**$0**
2044	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.033	**$0**
2045	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.094	**$0**
2046	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.157	**$0**
2047	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.221	**$0**
2048	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.288	**$0**
2049	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.357	**$0**
2050	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.427	**$0**
2051	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.500	**$0**
2052	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.575	**$0**
2053	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.652	**$0**
2054	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.732	**$0**
2055	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.814	**$0**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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

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

Table A-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Lathrop

Lathrop
Existing City

	Existing City						
	Dwelling Units			Building Square Feet			
Fiscal Year Ending	Single Family Residential	Multifamily Residential	**TOTAL**	Retail	Office	Industrial	**Total**
2020	-	-	**-**	-	-	-	**-**
2021	-	-	**-**	-	-	-	**-**
2022	538	64	**602**	131,071	87,380	461,090	**679,541**
2023	144	184	**328**	262,141	174,761	922,180	**1,359,082**
2024	-	82	**82**	262,141	174,761	922,180	**1,359,082**
2025	20	82	**102**	262,141	174,761	922,180	**1,359,082**
2026	20	82	**102**	250,831	167,221	922,180	**1,340,232**
2027	20	80	**100**	250,831	167,221	1,039,650	**1,457,702**
2028	20	-	**20**	250,831	167,221	864,113	**1,282,165**
2029	20	-	**20**	250,831	167,221	638,423	**1,056,475**
2030	20	29	**49**	321,490	214,326	638,423	**1,174,239**
2031	20	29	**49**	80,935	53,956	347,502	**482,393**
2032	20	29	**49**	80,935	53,956	347,502	**482,393**
2033	20	-	**20**	80,935	53,956	347,502	**482,393**
2034	16	-	**16**	80,935	53,956	347,502	**482,393**
2035	-	-	**-**	80,935	53,956	347,502	**482,393**
2036	-	-	**-**	80,935	53,956	347,502	**482,393**
2037	-	-	**-**	80,935	53,956	-	**134,891**
2038	-	-	**-**	80,935	53,956	-	**134,891**
2039	-	-	**-**	80,935	53,956	-	**134,891**
2040	169	-	**169**	-	-	-	**-**
2041	169	-	**169**	6,070	4,047	-	**10,117**
2042	169	-	**169**	6,070	4,047	-	**10,117**
2043	169	-	**169**	6,070	4,047	-	**10,117**
2044	169	-	**169**	6,070	4,047	-	**10,117**
2045	169	-	**169**	6,070	4,047	-	**10,117**
2046	169	-	**169**	6,070	4,047	-	**10,117**
2047	169	-	**169**	6,070	4,047	-	**10,117**
2048	169	-	**169**	6,070	4,047	-	**10,117**
2049	169	-	**169**	6,070	4,047	-	**10,117**
2050	169	-	**169**	6,070	4,047	-	**10,117**
2051	169	-	**169**	-	-	-	**-**
2052	169	-	**169**	-	-	-	**-**
2053	169	-	**169**	-	-	-	**-**
2054	169	-	**169**	-	-	-	**-**
2055	169	-	**169**	-	-	-	**-**
2056	169	-	**169**	-	-	-	**-**
2057	169	-	**169**	-	-	-	**-**
2058	169	-	**169**	-	-	-	**-**
2059	169	-	**169**	-	-	-	**-**
2060	-	-	**-**	-	-	-	**-**
Total	**4,258**	**661**	**4,919**	**3,031,422**	**2,020,948**	**9,415,432**	**14,467,802**

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

Table A-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Lathrop

Lathrop
Annexation Areas

	Annexation Area						
	Dwelling Units			Building Square Feet			
Fiscal Year Ending	Single Family Residential	Multifamily Residential	**TOTAL**	Retail	Office	Industrial	**Total**
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	-	-	-	27,453	-	-	**27,453**
2026	-	-	-	27,453	-	-	**27,453**
2027	-	-	-	27,453	-	-	**27,453**
2028	-	-	-	27,453	-	-	**27,453**
2029	-	-	-	27,453	-	-	**27,453**
2030	-	-	-	27,453	-	-	**27,453**
2031	-	-	-	27,453	-	-	**27,453**
2032	-	-	-	27,453	-	-	**27,453**
2033	-	-	-	27,453	-	-	**27,453**
2034	-	-	-	27,453	-	-	**27,453**
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**274,530**	**-**	**-**	**274,530**

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

APPENDIX B:

City of Manteca EIFD
Revenue-Estimating Tables

Table B-1 Projected Tax Increment to EIFD—Manteca E-21

Table B-2 Projected Tax Increment to EIFD—
Manteca Existing City Boundaries E-22

Table B-3 Projected Tax Increment to EIFD—
Manteca Annexation Area E-23

Table B-4 Assessed Value of New Development—
Manteca Existing City..... E-24

Table B-5 Assessed Value of New Development—
Manteca Annexation Areas..... E-25

Table B-6 Incremental Development Projections—Manteca E-26

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Table B-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca (Real $)

Manteca
Existing City and Annexation Areas

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment: City [1]	Net Tax Increment: City EIFD [3]	Net Tax Increment: County [1]	Net Tax Increment: County EIFD [3]	Net Tax Increment: Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[4]*	*h=g*[3]*	*[4]*	*j=i*[3]*	*h+j*
2020	$1,049,314,999	$31,479,450	$0	$1,080,794,449	$0	$0	$0	$0	$0	$0	**$0**
2021	$1,080,794,449	$32,423,833	$0	$1,113,218,282	$0	$0	$0	$0	$0	$0	**$0**
2022	$1,113,218,282	$33,396,548	$176,568,725	$1,323,183,556	$209,965,274	$2,099,653	$391,544	$19,577	$543,435	$249,255	**$268,832**
2023	$1,323,183,556	$39,695,507	$459,406,107	$1,822,285,170	$709,066,887	$7,090,669	$1,070,324	$53,516	$1,564,044	$717,373	**$770,889**
2024	$1,822,285,170	$54,668,555	$353,564,711	$2,230,518,436	$1,117,300,154	$11,173,002	$1,617,104	$80,855	$2,406,158	$1,103,621	**$1,184,477**
2025	$2,230,518,436	$66,915,553	$467,334,061	$2,764,768,051	$1,651,549,768	$16,515,498	$2,341,868	$117,093	$3,500,222	$1,605,431	**$1,722,524**
2026	$2,764,768,051	$82,943,042	$342,844,017	$3,190,555,109	$2,077,336,827	$20,773,368	$2,909,286	$145,464	$4,381,046	$2,009,434	**$2,154,898**
2027	$3,190,555,109	$95,716,653	$289,958,096	$3,576,229,859	$2,463,011,576	$24,630,116	$3,416,977	$170,849	$5,184,345	$2,377,880	**$2,548,729**
2028	$3,576,229,859	$107,286,896	$279,617,285	$3,963,134,039	$2,849,915,757	$28,499,158	$3,923,940	$196,197	$5,992,246	$2,748,436	**$2,944,633**
2029	$3,963,134,039	$118,894,021	$298,613,609	$4,380,641,670	$3,267,423,387	$32,674,234	$4,472,061	$223,603	$6,863,129	$3,147,880	**$3,371,483**
2030	$4,380,641,670	$131,419,250	$303,002,702	$4,815,063,622	$3,701,845,339	$37,018,453	$5,041,656	$655,415	$7,769,932	$1,010,091	**$1,665,506**
2031	$4,815,063,622	$144,451,909	$312,092,783	$5,271,608,313	$4,158,390,031	$41,583,900	$5,640,051	$733,207	$8,723,092	$1,134,002	**$1,867,209**
2032	$5,271,608,313	$158,148,249	$318,675,333	$5,748,431,895	$4,635,213,613	$46,352,136	$6,262,847	$814,170	$9,720,485	$1,263,663	**$2,077,833**
2033	$5,748,431,895	$172,452,957	$348,557,750	$6,269,442,602	$5,156,224,319	$51,562,243	$6,930,054	$658,355	$10,821,876	$1,028,078	**$1,686,433**
2034	$6,269,442,602	$188,083,278	$358,258,187	$6,815,784,067	$5,702,565,785	$57,025,658	$7,629,227	$724,777	$11,977,227	$1,137,837	**$1,862,613**
2035	$6,815,784,067	$204,473,522	$282,641,879	$7,302,899,468	$6,189,681,185	$61,896,812	$8,239,289	$782,732	$13,018,914	$1,236,797	**$2,019,529**
2036	$7,302,899,468	$219,086,984	$241,768,389	$7,763,754,840	$6,650,536,558	$66,505,366	$8,807,180	$836,682	$14,012,520	$1,331,189	**$2,167,871**
2037	$7,763,754,840	$232,912,645	$185,851,807	$8,182,519,293	$7,069,301,010	$70,693,010	$9,310,066	$884,456	$14,926,803	$1,418,046	**$2,302,503**
2038	$8,182,519,293	$245,475,579	$89,377,736	$8,517,372,607	$7,404,154,325	$74,041,543	$9,762,155	$927,405	$15,614,423	$1,483,370	**$2,410,775**
2039	$8,517,372,607	$255,521,178	$92,059,068	$8,864,952,853	$7,751,734,571	$77,517,346	$10,231,640	$972,006	$16,327,992	$1,551,159	**$2,523,165**
2040	$8,864,952,853	$265,948,586	$83,984,172	$9,214,885,611	$8,101,667,329	$81,016,673	$10,703,666	$1,016,848	$17,046,945	$1,619,460	**$2,636,308**
2041	$9,214,885,611	$276,446,568	$23,253,682	$9,514,585,862	$8,401,367,579	$84,013,676	$11,103,026	$1,054,788	$17,666,960	$1,678,361	**$2,733,149**
2042	$9,514,585,862	$285,437,576	$23,951,293	$9,823,974,730	$8,710,756,448	$87,107,564	$11,515,365	$1,093,960	$18,306,959	$1,739,161	**$2,833,121**
2043	$9,823,974,730	$294,719,242	$24,669,831	$10,143,363,804	$9,030,145,521	$90,301,455	$11,941,102	$1,134,405	$18,967,584	$1,801,921	**$2,936,325**
2044	$10,143,363,804	$304,300,914	$25,409,926	$10,473,074,644	$9,359,856,362	$93,598,564	$12,380,668	$557,130	$19,649,497	$884,227	**$1,441,357**
2045	$10,473,074,644	$314,192,239	$26,172,224	$10,813,439,108	$9,700,220,825	$97,002,208	$12,834,512	$577,553	$20,353,380	$915,902	**$1,493,455**
2046	$10,813,439,108	$324,403,173	$26,957,391	$11,164,799,672	$10,051,581,389	$100,515,814	$13,303,093	$598,639	$21,079,937	$948,597	**$1,547,236**
2047	$11,164,799,672	$334,943,990	$27,766,113	$11,527,509,774	$10,414,291,492	$104,142,915	$13,786,888	$620,410	$21,829,895	$982,345	**$1,602,755**
2048	$11,527,509,774	$345,825,293	$28,599,096	$11,901,934,164	$10,788,715,881	$107,887,159	$14,286,388	$642,887	$22,604,005	$1,017,180	**$1,660,068**
2049	$11,901,934,164	$357,058,025	$29,457,069	$12,288,449,257	$11,175,230,975	$111,752,310	$14,802,099	$666,094	$23,403,041	$1,053,137	**$1,719,231**
2050	$12,288,449,257	$368,653,478	$30,340,781	$12,687,443,516	$11,574,225,233	$115,742,252	$15,334,545	$690,055	$24,227,802	$1,090,251	**$1,780,306**
2051	$12,687,443,516	$380,623,305	$31,251,004	$13,099,317,826	$11,986,099,543	$119,860,995	$15,884,266	$714,792	$25,079,111	$1,128,560	**$1,843,352**
2052	$13,099,317,826	$392,979,535	$32,188,534	$13,524,485,895	$12,411,267,612	$124,112,676	$16,451,819	$740,332	$25,957,820	$1,168,102	**$1,908,434**
2053	$13,524,485,895	$405,734,577	$33,154,190	$13,963,374,662	$12,850,156,380	$128,501,564	$17,037,779	$766,700	$26,864,807	$1,208,916	**$1,975,616**
2054	$13,963,374,662	$418,901,240	$34,148,816	$14,416,424,718	$13,303,206,436	$133,032,064	$17,642,740	$793,923	$27,800,977	$1,251,044	**$2,044,967**
2055	$14,416,424,718	$432,492,742	$32,049,893	$14,880,967,353	$13,767,749,071	$137,677,491	$18,262,849	$821,828	$28,761,067	$1,294,248	**$2,116,076**
2056	$14,880,967,353	$446,429,021	$0	$15,327,396,374	$14,214,178,091	$142,141,781	$18,855,740	$848,508	$29,686,363	$1,335,886	**$2,184,395**
2057	$15,327,396,374	$459,821,891	$0	$15,787,218,265	$14,673,999,983	$146,740,000	$19,466,417	$875,989	$30,639,418	$1,378,774	**$2,254,763**
2058	$15,787,218,265	$473,616,548	$0	$16,260,834,813	$15,147,616,530	$151,476,165	$20,095,415	$904,294	$31,621,065	$1,422,948	**$2,327,242**
2059	$16,260,834,813	$487,825,044	$0	$16,748,659,857	$15,635,441,575	$156,354,416	$20,743,283	$933,448	$32,632,161	$1,468,447	**$2,401,895**
2060	$16,748,659,857	$502,459,796	$0	$17,251,119,653	$16,137,901,371	$161,379,014	$21,410,587	$963,476	$33,673,591	$1,515,312	**$2,478,788**
2061	$17,251,119,653	$517,533,590	$0	$17,768,653,243	$16,655,434,960	$166,554,350	$22,097,911	$994,406	$34,746,263	$1,563,582	**$2,557,988**

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.
[2] See Table B-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.
[4] The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table B-2 and Table B-3 for more details.

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Manteca
Existing City

Table B-2
Mossdale Tract Infrastructure Finance Plar
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca Existing City Boundaries (Real $

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment: City [1]	City EIFD Allocation [3]	City EIFD	County [1]	County EIFD Allocation [3]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*14.30%*	*h*	*i=g*h*	*j=f*19.84%*	*k*	*l=j*k*	*m=i+l*
2020	$1,049,314,999	$31,479,450	$0	$1,080,794,449	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$1,080,794,449	$32,423,833	$0	$1,113,218,282	$0	$0	$0	5%	$0	$0	46%	$0	**$0**
2022	$1,113,218,282	$33,396,548	$176,568,725	$1,323,183,556	$273,868,557	$2,738,686	$391,544	5%	$19,577	$543,435	46%	$249,255	**$268,832**
2023	$1,323,183,556	$39,695,507	$414,057,936	$1,776,936,999	$727,622,000	$7,276,220	$1,040,266	5%	$52,013	$1,443,813	46%	$662,227	**$714,241**
2024	$1,776,936,999	$53,308,110	$306,856,096	$2,137,101,205	$1,087,786,206	$10,877,862	$1,555,186	5%	$77,759	$2,158,484	46%	$990,022	**$1,067,781**
2025	$2,137,101,205	$64,113,036	$419,224,187	$2,620,438,428	$1,571,123,429	$15,711,234	$2,246,203	5%	$112,310	$3,117,565	46%	$1,429,919	**$1,542,229**
2026	$2,620,438,428	$78,613,153	$293,290,847	$2,992,342,428	$1,943,027,429	$19,430,274	$2,777,907	5%	$138,895	$3,855,530	46%	$1,768,398	**$1,907,294**
2027	$2,992,342,428	$89,770,273	$238,918,331	$3,321,031,032	$2,271,716,033	$22,717,160	$3,247,826	5%	$162,391	$4,507,744	46%	$2,067,546	**$2,229,938**
2028	$3,321,031,032	$99,630,931	$227,046,326	$3,647,708,289	$2,598,393,290	$25,983,933	$3,714,870	5%	$185,744	$5,155,967	46%	$2,364,863	**$2,550,607**
2029	$3,647,708,289	$109,431,249	$244,465,522	$4,001,605,060	$2,952,290,061	$29,522,901	$4,220,829	5%	$211,041	$5,858,200	46%	$2,686,954	**$2,897,995**
2030	$4,001,605,060	$120,048,152	$247,230,172	$4,368,883,384	$3,319,568,385	$33,195,684	$4,745,920	13%	$616,970	$6,586,987	13%	$856,308	**$1,473,278**
2031	$4,368,883,384	$131,066,502	$254,647,077	$4,754,596,962	$3,705,281,963	$37,052,820	$5,297,366	13%	$688,658	$7,352,355	13%	$955,806	**$1,644,464**
2032	$4,754,596,962	$142,637,909	$257,367,615	$5,154,602,486	$4,105,287,487	$41,052,875	$5,869,246	13%	$763,002	$8,146,082	13%	$1,058,991	**$1,821,993**
2033	$5,154,602,486	$154,638,075	$265,088,643	$5,574,329,203	$4,525,014,204	$45,250,142	$6,469,321	10%	$614,585	$8,978,942	10%	$852,999	**$1,467,585**
2034	$5,574,329,203	$167,229,876	$272,285,007	$6,013,844,087	$4,964,529,088	$49,645,291	$7,097,686	10%	$674,280	$9,851,067	10%	$935,851	**$1,610,132**
2035	$6,013,844,087	$180,415,323	$194,089,503	$6,388,348,913	$5,339,033,914	$53,390,339	$7,633,108	10%	$725,145	$10,594,193	10%	$1,006,448	**$1,731,594**
2036	$6,388,348,913	$191,650,467	$150,559,442	$6,730,558,822	$5,681,243,823	$56,812,438	$8,122,359	10%	$771,624	$11,273,237	10%	$1,070,958	**$1,842,582**
2037	$6,730,558,822	$201,916,765	$91,906,593	$7,024,382,180	$5,975,067,181	$59,750,672	$8,542,432	10%	$811,531	$11,856,268	10%	$1,126,345	**$1,937,877**
2038	$7,024,382,180	$210,731,465	$89,377,736	$7,324,491,381	$6,275,176,382	$62,751,764	$8,971,492	10%	$852,292	$12,451,772	10%	$1,182,918	**$2,035,210**
2039	$7,324,491,381	$219,734,741	$92,059,068	$7,636,285,190	$6,586,970,191	$65,869,702	$9,417,258	10%	$894,639	$13,070,461	10%	$1,241,694	**$2,136,333**
2040	$7,636,285,190	$229,088,556	$83,984,172	$7,949,357,918	$6,900,042,919	$69,000,429	$9,864,851	10%	$937,161	$13,691,688	10%	$1,300,710	**$2,237,871**
2041	$7,949,357,918	$238,480,738	$23,253,682	$8,211,092,338	$7,161,777,339	$71,617,773	$10,239,048	10%	$972,710	$14,211,045	10%	$1,350,049	**$2,322,759**
2042	$8,211,092,338	$246,332,770	$23,951,293	$8,481,376,401	$7,432,061,402	$74,320,614	$10,625,467	10%	$1,009,419	$14,747,367	10%	$1,401,000	**$2,410,419**
2043	$8,481,376,401	$254,441,292	$24,669,831	$8,760,487,524	$7,711,172,525	$77,111,725	$11,024,507	10%	$1,047,328	$15,301,205	10%	$1,453,614	**$2,500,943**
2044	$8,760,487,524	$262,814,626	$25,409,926	$9,048,712,076	$7,999,397,077	$79,993,971	$11,436,576	5%	$514,646	$15,873,126	5%	$714,291	**$1,228,937**
2045	$9,048,712,076	$271,461,362	$26,172,224	$9,346,345,662	$8,297,030,663	$82,970,307	$11,862,096	5%	$533,794	$16,463,717	5%	$740,867	**$1,274,662**
2046	$9,346,345,662	$280,390,370	$26,957,391	$9,653,693,423	$8,604,378,424	$86,043,784	$12,301,505	5%	$553,568	$17,073,584	5%	$768,311	**$1,321,879**
2047	$9,653,693,423	$289,610,803	$27,766,113	$9,971,070,338	$8,921,755,339	$89,217,553	$12,755,253	5%	$573,986	$17,703,352	5%	$796,651	**$1,370,637**
2048	$9,971,070,338	$299,132,110	$28,599,096	$10,298,801,545	$9,249,486,546	$92,494,865	$13,223,803	5%	$595,071	$18,353,666	5%	$825,915	**$1,420,986**
2049	$10,298,801,545	$308,964,046	$29,457,069	$10,637,222,660	$9,587,907,661	$95,879,077	$13,707,637	5%	$616,844	$19,025,192	5%	$856,134	**$1,472,977**
2050	$10,637,222,660	$319,116,680	$30,340,781	$10,986,680,120	$9,937,365,121	$99,373,651	$14,207,249	5%	$639,326	$19,718,617	5%	$887,338	**$1,526,664**
2051	$10,986,680,120	$329,600,404	$31,251,004	$11,347,531,528	$10,298,216,529	$102,982,165	$14,723,151	5%	$662,542	$20,434,651	5%	$919,559	**$1,582,101**
2052	$11,347,531,528	$340,425,946	$32,188,534	$11,720,146,009	$10,670,831,010	$106,708,310	$15,255,871	5%	$686,514	$21,174,026	5%	$952,831	**$1,639,345**
2053	$11,720,146,009	$351,604,380	$33,154,190	$12,104,904,579	$11,055,589,580	$110,555,896	$15,805,952	5%	$711,268	$21,937,499	5%	$987,187	**$1,698,455**
2054	$12,104,904,579	$363,147,137	$34,148,816	$12,502,200,533	$11,452,885,534	$114,528,855	$16,373,958	5%	$736,828	$22,725,849	5%	$1,022,663	**$1,759,491**
2055	$12,502,200,533	$375,066,016	$32,049,893	$12,909,316,442	$11,860,001,443	$118,600,014	$16,956,003	5%	$763,020	$23,533,686	5%	$1,059,016	**$1,822,036**
2056	$12,909,316,442	$387,279,493	$0	$13,296,595,936	$12,247,280,937	$122,472,809	$17,509,689	5%	$787,936	$24,302,161	5%	$1,093,597	**$1,881,533**
2057	$13,296,595,936	$398,897,878	$0	$13,695,493,814	$12,646,178,815	$126,461,788	$18,079,985	5%	$813,599	$25,093,690	5%	$1,129,216	**$1,942,815**
2058	$13,695,493,814	$410,864,814	$0	$14,106,358,628	$13,057,043,629	$130,570,436	$18,667,390	5%	$840,033	$25,908,965	5%	$1,165,903	**$2,005,936**
2059	$14,106,358,628	$423,190,759	$0	$14,529,549,387	$13,480,234,388	$134,802,344	$19,272,418	5%	$867,259	$26,748,698	5%	$1,203,691	**$2,070,950**
2060	$14,529,549,387	$435,886,482	$0	$14,965,435,868	$13,916,120,869	$139,161,209	$19,895,596	5%	$895,302	$27,613,623	5%	$1,242,613	**$2,137,915**
2061	$14,965,435,868	$448,963,076	$0	$15,414,398,945	$14,365,083,946	$143,650,839	$20,537,469	5%	$924,186	$28,504,496	5%	$1,282,702	**$2,206,888**

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value
[2] See Table B-4 for new AV added to roll from 2020-21 on. It is assumed that new AV is added to roll in year after development occurs
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value
[3] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.

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Manteca
Annexation Area

Table B-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca Annexation Area (Real $)

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment: City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f^6.63%*	*h*	*i=g*h*	*j=f^26.51%*	*k*	*l=j*k*	*m=i+l*
2020	$0	$0	$0	$0	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$0	$0	$0	$0	$0	$0	$0	5%	$0	$0	46%	$0	**$0**
2022	$0	$0	$0	$0	$0	$0	$0	5%	$0	$0	46%	$0	**$0**
2023	$0	$0	$45,348,171	$45,348,171	$45,348,171	$453,482	$30,058	5%	$1,503	$120,230	46%	$55,145	**$56,648**
2024	$45,348,171	$1,360,445	$46,708,616	$93,417,231	$93,417,231	$934,172	$61,919	5%	$3,096	$247,674	46%	$113,600	**$116,696**
2025	$93,417,231	$2,802,517	$48,109,874	$144,329,622	$144,329,622	$1,443,296	$95,664	5%	$4,783	$382,657	46%	$175,511	**$180,295**
2026	$144,329,622	$4,329,889	$49,553,170	$198,212,681	$198,212,681	$1,982,127	$131,379	5%	$6,569	$525,516	46%	$241,036	**$247,605**
2027	$198,212,681	$5,946,380	$51,039,765	$255,198,827	$255,198,827	$2,551,988	$169,150	5%	$8,458	$676,601	46%	$310,334	**$318,791**
2028	$255,198,827	$7,655,965	$52,570,958	$315,425,750	$315,425,750	$3,154,258	$209,070	5%	$10,453	$836,279	46%	$383,572	**$394,026**
2029	$315,425,750	$9,462,773	$54,148,087	$379,036,610	$379,036,610	$3,790,366	$251,232	5%	$12,562	$1,004,929	46%	$460,926	**$473,488**
2030	$379,036,610	$11,371,098	$55,772,530	$446,180,238	$446,180,238	$4,461,802	$295,736	13%	$38,446	$1,182,945	13%	$153,783	**$192,229**
2031	$446,180,238	$13,385,407	$57,445,706	$517,011,351	$517,011,351	$5,170,114	$342,684	13%	$44,549	$1,370,737	13%	$178,196	**$222,745**
2032	$517,011,351	$15,510,341	$61,307,718	$593,829,409	$593,829,409	$5,938,294	$393,601	13%	$51,168	$1,574,403	13%	$204,672	**$255,840**
2033	$593,829,409	$17,814,882	$83,469,107	$695,113,398	$695,113,398	$6,951,134	$460,734	10%	$43,770	$1,842,934	10%	$175,079	**$218,848**
2034	$695,113,398	$20,853,402	$85,973,180	$801,939,980	$801,939,980	$8,019,400	$531,540	10%	$50,496	$2,126,160	10%	$201,985	**$252,482**
2035	$801,939,980	$24,058,199	$88,552,375	$914,550,555	$914,550,555	$9,145,506	$606,180	10%	$57,587	$2,424,721	10%	$230,349	**$287,936**
2036	$914,550,555	$27,436,517	$91,208,946	$1,033,196,018	$1,033,196,018	$10,331,960	$684,821	10%	$65,058	$2,739,283	10%	$260,232	**$325,290**
2037	$1,033,196,018	$30,995,881	$93,945,215	$1,158,137,113	$1,158,137,113	$11,581,371	$767,634	10%	$72,925	$3,070,535	10%	$291,701	**$364,626**
2038	$1,158,137,113	$34,744,113	$0	$1,192,881,227	$1,192,881,227	$11,928,812	$790,663	10%	$75,113	$3,162,651	10%	$300,452	**$375,565**
2039	$1,192,881,227	$35,786,437	$0	$1,228,667,663	$1,228,667,663	$12,286,677	$814,383	10%	$77,366	$3,257,531	10%	$309,465	**$386,832**
2040	$1,228,667,663	$36,860,030	$0	$1,265,527,693	$1,265,527,693	$12,655,277	$838,814	10%	$79,687	$3,355,257	10%	$318,749	**$398,437**
2041	$1,265,527,693	$37,965,831	$0	$1,303,493,524	$1,303,493,524	$13,034,935	$863,979	10%	$82,078	$3,455,915	10%	$328,312	**$410,390**
2042	$1,303,493,524	$39,104,806	$0	$1,342,598,330	$1,342,598,330	$13,425,983	$889,898	10%	$84,540	$3,559,592	10%	$338,161	**$422,702**
2043	$1,342,598,330	$40,277,950	$0	$1,382,876,280	$1,382,876,280	$13,828,763	$916,595	10%	$87,077	$3,666,380	10%	$348,306	**$435,383**
2044	$1,382,876,280	$41,486,288	$0	$1,424,362,568	$1,424,362,568	$14,243,626	$944,093	5%	$42,484	$3,776,371	5%	$169,937	**$212,421**
2045	$1,424,362,568	$42,730,877	$0	$1,467,093,445	$1,467,093,445	$14,670,934	$972,416	5%	$43,759	$3,889,662	5%	$175,035	**$218,794**
2046	$1,467,093,445	$44,012,803	$0	$1,511,106,248	$1,511,106,248	$15,111,062	$1,001,588	5%	$45,071	$4,006,352	5%	$180,286	**$225,357**
2047	$1,511,106,248	$45,333,187	$0	$1,556,439,436	$1,556,439,436	$15,564,394	$1,031,636	5%	$46,424	$4,126,543	5%	$185,694	**$232,118**
2048	$1,556,439,436	$46,693,183	$0	$1,603,132,619	$1,603,132,619	$16,031,326	$1,062,585	5%	$47,816	$4,250,339	5%	$191,265	**$239,082**
2049	$1,603,132,619	$48,093,979	$0	$1,651,226,598	$1,651,226,598	$16,512,266	$1,094,462	5%	$49,251	$4,377,849	5%	$197,003	**$246,254**
2050	$1,651,226,598	$49,536,798	$0	$1,700,763,395	$1,700,763,395	$17,007,634	$1,127,296	5%	$50,728	$4,509,185	5%	$202,913	**$253,642**
2051	$1,700,763,395	$51,022,902	$0	$1,751,786,297	$1,751,786,297	$17,517,863	$1,161,115	5%	$52,250	$4,644,460	5%	$209,001	**$261,251**
2052	$1,751,786,297	$52,553,589	$0	$1,804,339,886	$1,804,339,886	$18,043,399	$1,195,949	5%	$53,818	$4,783,794	5%	$215,271	**$269,088**
2053	$1,804,339,886	$54,130,197	$0	$1,858,470,083	$1,858,470,083	$18,584,701	$1,231,827	5%	$55,432	$4,927,308	5%	$221,729	**$277,161**
2054	$1,858,470,083	$55,754,102	$0	$1,914,224,185	$1,914,224,185	$19,142,242	$1,268,782	5%	$57,095	$5,075,127	5%	$228,381	**$285,476**
2055	$1,914,224,185	$57,426,726	$0	$1,971,650,911	$1,971,650,911	$19,716,509	$1,306,845	5%	$58,808	$5,227,381	5%	$235,232	**$294,040**
2056	$1,971,650,911	$59,149,527	$0	$2,030,800,438	$2,030,800,438	$20,308,004	$1,346,051	5%	$60,572	$5,384,202	5%	$242,289	**$302,861**
2057	$2,030,800,438	$60,924,013	$0	$2,091,724,451	$2,091,724,451	$20,917,245	$1,386,432	5%	$62,389	$5,545,728	5%	$249,558	**$311,947**
2058	$2,091,724,451	$62,751,734	$0	$2,154,476,185	$2,154,476,185	$21,544,762	$1,428,025	5%	$64,261	$5,712,100	5%	$257,045	**$321,306**
2059	$2,154,476,185	$64,634,286	$0	$2,219,110,470	$2,219,110,470	$22,191,105	$1,470,866	5%	$66,189	$5,883,463	5%	$264,756	**$330,945**
2060	$2,219,110,470	$66,573,314	$0	$2,285,683,785	$2,285,683,785	$22,856,838	$1,514,992	5%	$68,175	$6,059,967	5%	$272,699	**$340,873**
2061	$2,285,683,785	$68,570,514	$0	$2,354,254,298	$2,354,254,298	$23,542,543	$1,560,442	5%	$70,220	$6,241,766	5%	$280,879	**$351,099**

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

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] See Table B-5 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.
[4] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.

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Table B-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Manteca Existing City (2020 and Real $)

Manteca
Existing City

	Assessed Value of New Development [1]									
Fiscal Year Ending	Single Family Low Density	Multifamily	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 500,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$82,375,000	$5,000,000	**$87,375,000**	$16,529,467	$4,132,367	$58,396,125	**$79,057,958**	**$166,432,958**	1.061	**$176,568,725**
2023	$187,250,000	$26,000,000	**$213,250,000**	$43,058,933	$10,764,733	$111,848,000	**$165,671,667**	**$378,921,667**	1.093	**$414,057,936**
2024	$99,000,000	$26,000,000	**$125,000,000**	$43,058,933	$10,764,733	$93,814,000	**$147,637,667**	**$272,637,667**	1.126	**$306,856,096**
2025	$160,000,000	$36,800,000	**$196,800,000**	$53,058,933	$13,264,733	$98,502,800	**$164,826,467**	**$361,626,467**	1.159	**$419,224,187**
2026	$139,000,000	$21,800,000	**$160,800,000**	$53,058,933	$13,264,733	$18,502,800	**$84,826,467**	**$245,626,467**	1.194	**$293,290,847**
2027	$109,000,000	$10,800,000	**$119,800,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$194,262,467**	1.230	**$238,918,331**
2028	$101,500,000	$10,800,000	**$112,300,000**	$49,794,933	$12,448,733	$4,688,800	**$66,932,467**	**$179,232,467**	1.267	**$227,046,326**
2029	$102,500,000	$10,400,000	**$112,900,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$187,362,467**	1.305	**$244,465,522**
2030	$109,500,000	$0	**$109,500,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$183,962,467**	1.344	**$247,230,172**
2031	$109,500,000	$0	**$109,500,000**	$55,818,933	$13,954,733	$4,688,800	**$74,462,467**	**$183,962,467**	1.384	**$254,647,077**
2032	$109,500,000	$0	**$109,500,000**	$53,058,933	$13,264,733	$4,688,800	**$71,012,467**	**$180,512,467**	1.426	**$257,367,615**
2033	$109,500,000	$0	**$109,500,000**	$53,058,933	$13,264,733	$4,688,800	**$71,012,467**	**$180,512,467**	1.469	**$265,088,643**
2034	$109,000,000	$0	**$109,000,000**	$53,058,933	$13,264,733	$4,688,800	**$71,012,467**	**$180,012,467**	1.513	**$272,285,007**
2035	$58,000,000	$0	**$58,000,000**	$53,262,933	$13,315,733	$0	**$66,578,667**	**$124,578,667**	1.558	**$194,089,503**
2036	$40,000,000	$0	**$40,000,000**	$43,058,933	$10,764,733	$0	**$53,823,667**	**$93,823,667**	1.605	**$150,559,442**
2037	$40,000,000	$0	**$40,000,000**	$12,484,000	$3,121,000	$0	**$15,605,000**	**$55,605,000**	1.653	**$91,906,593**
2038	$40,000,000	$0	**$40,000,000**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$52,500,000**	1.702	**$89,377,736**
2039	$40,000,000	$0	**$40,000,000**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$52,500,000**	1.754	**$92,059,068**
2040	$34,000,000	$0	**$34,000,000**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$46,500,000**	1.806	**$83,984,172**
2041	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	1.860	**$23,253,682**
2042	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	1.916	**$23,951,293**
2043	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	1.974	**$24,669,831**
2044	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.033	**$25,409,926**
2045	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.094	**$26,172,224**
2046	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.157	**$26,957,391**
2047	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.221	**$27,766,113**
2048	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.288	**$28,599,096**
2049	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.357	**$29,457,069**
2050	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.427	**$30,340,781**
2051	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.500	**$31,251,004**
2052	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.575	**$32,188,534**
2053	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.652	**$33,154,190**
2054	$0	$0	**$0**	$10,000,000	$2,500,000	$0	**$12,500,000**	**$12,500,000**	2.732	**$34,148,816**
2055	$0	$0	**$0**	$9,112,000	$2,278,000	$0	**$11,390,000**	**$11,390,000**	2.814	**$32,049,893**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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

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

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Table B-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Manteca Annexation Areas (2020 and Real $)

Manteca Annexation Area

	Assessed Value of New Development [1]									
Fiscal Year Ending	Low Density Residential	High Density Residential	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 500,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.061	**$0**
2023	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.093	**$45,348,171**
2024	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.126	**$46,708,616**
2025	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.159	**$48,109,874**
2026	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.194	**$49,553,170**
2027	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.230	**$51,039,765**
2028	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.267	**$52,570,958**
2029	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.305	**$54,148,087**
2030	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.344	**$55,772,530**
2031	$41,500,000	$0	**$41,500,000**	$0	$0	$0	**$0**	**$41,500,000**	1.384	**$57,445,706**
2032	$43,000,000	$0	**$43,000,000**	$0	$0	$0	**$0**	**$43,000,000**	1.426	**$61,307,718**
2033	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.469	**$83,469,107**
2034	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.513	**$85,973,180**
2035	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.558	**$88,552,375**
2036	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.605	**$91,208,946**
2037	$0	$0	**$0**	$19,125,000	$0	$37,713,400	**$56,838,400**	**$56,838,400**	1.653	**$93,945,215**
2038	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.702	**$0**
2039	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.754	**$0**
2040	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.806	**$0**
2041	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.860	**$0**
2042	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.916	**$0**
2043	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.974	**$0**
2044	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.033	**$0**
2045	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.094	**$0**
2046	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.157	**$0**
2047	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.221	**$0**
2048	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.288	**$0**
2049	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.357	**$0**
2050	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.427	**$0**
2051	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.500	**$0**
2052	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.575	**$0**
2053	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.652	**$0**
2054	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.732	**$0**
2055	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.814	**$0**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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

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

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Table B-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Manteca

Manteca
Existing City and Annexation Areas

	Existing City							Annexation Area						
	Dwelling Units			Building Square Feet				Dwelling Units			Building Square Feet			
Fiscal Year Ending	Low Density Residential	High Density Residential	TOTAL	Retail	Office	Industrial	Total	Low Density Residential	High Density Residential	TOTAL	Retail	Office	Industrial	Total
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2022	165	25	**190**	66,118	16,529	583,961	**666,609**	-	-	-	-	-	-	-
2023	375	130	**505**	172,236	43,059	1,118,480	**1,333,775**	83	-	**83**	-	-	-	-
2024	198	130	**328**	172,236	43,059	938,140	**1,153,435**	83	-	**83**	-	-	-	-
2025	320	184	**504**	212,236	53,059	985,028	**1,250,323**	83	-	**83**	-	-	-	-
2026	278	109	**387**	212,236	53,059	185,028	**450,323**	83	-	**83**	-	-	-	-
2027	218	54	**272**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	-
2028	203	54	**257**	199,180	49,795	46,888	**295,863**	83	-	**83**	-	-	-	-
2029	205	52	**257**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	-
2030	219	-	**219**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	-
2031	219	-	**219**	223,276	55,819	46,888	**325,983**	83	-	**83**	-	-	-	-
2032	219	-	**219**	212,236	53,059	46,888	**312,183**	86	-	**86**	-	-	-	-
2033	219	-	**219**	212,236	53,059	46,888	**312,183**	-	-	-	76,500	-	377,134	**453,634**
2034	218	-	**218**	212,236	53,059	46,888	**312,183**	-	-	-	76,500	-	377,134	**453,634**
2035	116	-	**116**	213,052	53,263	-	**266,315**	-	-	-	76,500	-	377,134	**453,634**
2036	80	-	**80**	172,236	43,059	-	**215,295**	-	-	-	76,500	-	377,134	**453,634**
2037	80	-	**80**	49,936	12,484	-	**62,420**	-	-	-	76,500	-	377,134	**453,634**
2038	80	-	**80**	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2039	80	-	**80**	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2040	68	-	**68**	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2041	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2042	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2043	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2044	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2045	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2046	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2047	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2048	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2049	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2050	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2051	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2052	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2053	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2054	-	-	-	40,000	10,000	-	**50,000**	-	-	-	-	-	-	-
2055	-	-	-	36,448	9,112	-	**45,560**	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**3,559**	**738**	**4,297**	**3,715,722**	**928,931**	**4,185,741**	**8,830,394**	**833**	**-**	**833**	**382,500**	**-**	**1,885,670**	**2,268,170**

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

APPENDIX C:

City of Stockton EIFD Revenue-Estimating Tables

Table C-1 Projected Tax Increment to EIFD—Stockton E-27

Table C-2 Projected Tax Increment to EIFD—Stockton Existing City Boundaries..... E-28

Table C-3 Projected Tax Increment to EIFD—Stockton Annexation Area E-29

Table C-4 Assessed Value of New Development—Stockton Existing City E-30

Table C-5 Assessed Value of New Development—Stockton Annexation Areas E-31

Table C-6 Incremental Development Projections—Stockton..... E-32

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Table C-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton (Real $)

Stockton
Existing City and Annexation Areas

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment: City [1]	Net Tax Increment: City EIFD [3]	Net Tax Increment: County [1]	Net Tax Increment: County EIFD [3]	Net Tax Increment: Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[4]*	*h=g*[3]*	*[4]*	*j=i*[3]*	*h+j*
2020	$1,393,216,599	$41,796,498	$0	$1,435,013,097	$0	$0	$0	$0	$0	$0	**$0**
2021	$1,435,013,097	$43,050,393	$0	$1,478,063,490	$0	$0	$0	$0	$0	$0	**$0**
2022	$1,478,063,490	$44,341,905	$89,201,135	$1,611,606,530	$133,543,040	$1,335,430	$220,023	$2,200	$277,339	$127,206	**$129,406**
2023	$1,611,606,530	$48,348,196	$96,336,178	$1,756,290,904	$278,227,414	$2,782,274	$448,765	$4,488	$586,324	$268,927	**$273,414**
2024	$1,756,290,904	$52,688,727	$53,133,020	$1,862,112,651	$384,049,161	$3,840,492	$611,784	$6,118	$816,095	$374,315	**$380,432**
2025	$1,862,112,651	$55,863,380	$21,736,389	$1,939,712,419	$461,648,929	$4,616,489	$726,826	$7,268	$988,561	$453,419	**$460,687**
2026	$1,939,712,419	$58,191,373	$58,210,049	$2,056,113,841	$578,050,351	$5,780,504	$905,858	$9,059	$1,241,555	$569,458	**$578,517**
2027	$2,056,113,841	$61,683,415	$67,643,063	$2,185,440,319	$707,376,829	$7,073,768	$1,098,315	$10,983	$1,528,339	$700,996	**$711,980**
2028	$2,185,440,319	$65,563,210	$31,669,252	$2,282,672,781	$804,609,291	$8,046,093	$1,235,773	$12,358	$1,750,344	$802,822	**$815,180**
2029	$2,282,672,781	$68,480,183	$32,619,330	$2,383,772,294	$905,708,804	$9,057,088	$1,378,266	$13,783	$1,981,558	$908,872	**$922,655**
2030	$2,383,772,294	$71,513,169	$33,597,909	$2,488,883,372	$1,010,819,882	$10,108,199	$1,525,975	$198,377	$2,222,335	$288,904	**$487,280**
2031	$2,488,883,372	$74,666,501	$34,605,847	$2,598,155,720	$1,120,092,230	$11,200,922	$1,679,082	$218,281	$2,473,040	$321,495	**$539,776**
2032	$2,598,155,720	$77,944,672	$58,456,196	$2,734,556,588	$1,256,493,098	$12,564,931	$1,875,901	$243,867	$2,780,955	$361,524	**$605,391**
2033	$2,734,556,588	$82,036,698	$118,951,231	$2,935,544,516	$1,457,481,026	$14,574,810	$2,178,959	$207,001	$3,223,156	$306,200	**$513,201**
2034	$2,935,544,516	$88,066,335	$115,270,681	$3,138,881,533	$1,660,818,043	$16,608,180	$2,484,175	$235,997	$3,671,747	$348,816	**$584,813**
2035	$3,138,881,533	$94,166,446	$118,728,802	$3,351,776,781	$1,873,713,291	$18,737,133	$2,803,519	$266,334	$4,141,617	$393,454	**$659,788**
2036	$3,351,776,781	$100,553,303	$122,290,666	$3,574,620,751	$2,096,557,261	$20,965,573	$3,137,566	$298,069	$4,633,640	$440,196	**$738,265**
2037	$3,574,620,751	$107,238,623	$125,959,386	$3,807,818,759	$2,329,755,269	$23,297,553	$3,486,909	$331,256	$5,148,722	$489,129	**$820,385**
2038	$3,807,818,759	$114,234,563	$113,735,297	$4,035,788,618	$2,557,725,129	$25,577,251	$3,825,423	$363,415	$5,654,902	$537,216	**$900,631**
2039	$4,035,788,618	$121,073,659	$105,574,216	$4,262,436,493	$2,784,373,003	$27,843,730	$4,159,547	$395,157	$6,160,289	$585,227	**$980,384**
2040	$4,262,436,493	$127,873,095	$120,029,637	$4,510,339,225	$3,032,275,735	$30,322,757	$4,516,216	$429,041	$6,720,830	$638,479	**$1,067,519**
2041	$4,510,339,225	$135,310,177	$123,630,526	$4,769,279,928	$3,291,216,438	$32,912,164	$4,888,319	$464,390	$7,306,723	$694,139	**$1,158,529**
2042	$4,769,279,928	$143,078,398	$127,339,442	$5,039,697,768	$3,561,634,278	$35,616,343	$5,276,460	$501,264	$7,918,986	$752,304	**$1,253,567**
2043	$5,039,697,768	$151,190,933	$132,871,712	$5,323,760,413	$3,845,696,923	$38,456,969	$5,682,505	$539,838	$8,563,627	$813,545	**$1,353,383**
2044	$5,323,760,413	$159,712,812	$50,819,853	$5,534,293,078	$4,056,229,588	$40,562,296	$5,975,877	$268,914	$9,048,083	$407,164	**$676,078**
2045	$5,534,293,078	$166,028,792	$52,344,448	$5,752,666,319	$4,274,602,829	$42,746,028	$6,279,513	$282,578	$9,551,163	$429,802	**$712,380**
2046	$5,752,666,319	$172,579,990	$53,914,782	$5,979,161,090	$4,501,097,600	$45,010,976	$6,593,767	$296,719	$10,073,551	$453,310	**$750,029**
2047	$5,979,161,090	$179,374,833	$48,607,357	$6,207,143,279	$4,729,079,790	$47,290,798	$6,913,993	$311,130	$10,595,918	$476,816	**$787,946**
2048	$6,207,143,279	$186,214,298	$42,898,644	$6,436,256,222	$4,958,192,732	$49,581,927	$7,240,092	$325,804	$11,117,094	$500,269	**$826,073**
2049	$6,436,256,222	$193,087,687	$44,185,603	$6,673,529,512	$5,195,466,022	$51,954,660	$7,577,311	$340,979	$11,657,268	$524,577	**$865,556**
2050	$6,673,529,512	$200,205,885	$45,511,171	$6,919,246,568	$5,441,183,078	$54,411,831	$7,926,025	$356,671	$12,217,113	$549,770	**$906,441**
2051	$6,919,246,568	$207,577,397	$49,157,830	$7,175,981,795	$5,697,918,305	$56,979,183	$8,290,431	$373,069	$12,802,013	$576,091	**$949,160**
2052	$7,175,981,795	$215,279,454	$32,188,534	$7,423,449,783	$5,945,386,294	$59,453,863	$8,636,523	$388,644	$13,370,355	$601,666	**$990,310**
2053	$7,423,449,783	$222,703,494	$33,154,190	$7,679,307,467	$6,201,243,978	$62,012,440	$8,993,696	$404,716	$13,958,541	$628,134	**$1,032,851**
2054	$7,679,307,467	$230,379,224	$34,148,816	$7,943,835,508	$6,465,772,018	$64,657,720	$9,362,304	$421,304	$14,567,249	$655,526	**$1,076,830**
2055	$7,943,835,508	$238,315,065	$35,173,281	$8,217,323,854	$6,739,260,364	$67,392,604	$9,742,710	$438,422	$15,197,183	$683,873	**$1,122,295**
2056	$8,217,323,854	$246,519,716	$39,923,784	$8,503,767,353	$7,025,703,863	$70,257,039	$10,137,965	$456,208	$15,859,756	$713,689	**$1,169,897**
2057	$8,503,767,353	$255,113,021	$18,657,667	$8,777,538,040	$7,299,474,551	$72,994,746	$10,529,697	$473,836	$16,480,689	$741,631	**$1,215,467**
2058	$8,777,538,040	$263,326,141	$19,217,397	$9,060,081,578	$7,582,018,089	$75,820,181	$10,933,587	$492,011	$17,121,868	$770,484	**$1,262,495**
2059	$9,060,081,578	$271,802,447	$19,793,919	$9,351,677,944	$7,873,614,455	$78,736,145	$11,350,010	$510,750	$17,783,951	$800,278	**$1,311,028**
2060	$9,351,677,944	$280,550,338	$20,387,736	$9,652,616,019	$8,174,552,529	$81,745,525	$11,779,355	$530,071	$18,467,614	$831,043	**$1,361,114**
2061	$9,652,616,019	$289,578,481	$0	$9,942,194,500	$8,464,131,010	$84,641,310	$12,206,836	$549,308	$19,112,810	$860,076	**$1,409,384**

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.
[2] See Table C-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.
[4] The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table C-2 and Table C-3 for more details.

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Stockton
Existing City

Table C-2
Mossdale Tract Infrastructure Finance Plar
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton Existing City Boundaries (Real $

							Net Tax Increment						
Fiscal Year Ending	**Beginning Assessed Value [1]**	**Existing AV Growth**	**New AV Added to Roll [2]**	**Ending AV**	**Cumulative Growth in AV** *starting in 2022*	**Gross Tax Increment**	City [1]	City EIFD Allocation [3]	City EIFD	County [1]	County EIFD Allocation [3]	County EIFD	**Total EIFD**
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*16.71%*	*h*	*i=g*h*	*j=f*20.56%*	*k*	*l=j*k*	*m=i+l*
2020	$1,393,216,599	$41,796,498	$0	$1,435,013,097	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$1,435,013,097	$43,050,393	$0	$1,478,063,490	$0	$0	$0	1%	$0	$0	46%	$0	**$0**
2022	$1,478,063,490	$44,341,905	$85,885,823	$1,608,291,217	$130,227,727	$1,302,277	$217,626	1%	$2,176	$267,749	46%	$122,807	**$124,983**
2023	$1,608,291,217	$48,248,737	$82,677,091	$1,739,217,044	$261,153,555	$2,611,536	$436,418	1%	$4,364	$536,933	46%	$246,273	**$250,637**
2024	$1,739,217,044	$52,176,511	$39,064,160	$1,830,457,715	$352,394,226	$3,523,942	$588,891	1%	$5,889	$724,524	46%	$332,314	**$338,203**
2025	$1,830,457,715	$54,913,731	$7,245,463	$1,892,616,910	$414,553,420	$4,145,534	$692,766	1%	$6,928	$852,324	46%	$390,932	**$397,859**
2026	$1,892,616,910	$56,778,507	$43,284,396	$1,992,679,813	$514,616,323	$5,146,163	$859,983	1%	$8,600	$1,058,054	46%	$485,293	**$493,893**
2027	$1,992,679,813	$59,780,394	$44,582,928	$2,097,043,135	$618,979,645	$6,189,796	$1,034,386	1%	$10,344	$1,272,625	46%	$583,709	**$594,053**
2028	$2,097,043,135	$62,911,294	$7,917,313	$2,167,871,742	$689,808,252	$6,898,083	$1,152,749	1%	$11,527	$1,418,249	46%	$650,502	**$662,029**
2029	$2,167,871,742	$65,036,152	$8,154,832	$2,241,062,727	$762,999,237	$7,629,992	$1,275,059	1%	$12,751	$1,568,730	46%	$719,522	**$732,273**
2030	$2,241,062,727	$67,231,882	$8,399,477	$2,316,694,086	$838,630,596	$8,386,306	$1,401,448	13%	$182,188	$1,724,229	13%	$224,150	**$406,338**
2031	$2,316,694,086	$69,500,823	$8,651,462	$2,394,846,370	$916,782,880	$9,167,829	$1,532,050	13%	$199,166	$1,884,910	13%	$245,038	**$444,205**
2032	$2,394,846,370	$71,845,391	$31,723,180	$2,498,414,941	$1,020,351,451	$10,203,515	$1,705,125	13%	$221,666	$2,097,848	13%	$272,720	**$494,386**
2033	$2,498,414,941	$74,952,448	$91,416,224	$2,664,783,613	$1,186,720,123	$11,867,201	$1,983,146	10%	$188,399	$2,439,903	10%	$231,791	**$420,190**
2034	$2,664,783,613	$79,943,508	$86,909,624	$2,831,636,745	$1,353,573,255	$13,535,733	$2,261,977	10%	$214,888	$2,782,954	10%	$264,381	**$479,268**
2035	$2,831,636,745	$84,949,102	$89,516,913	$3,006,102,761	$1,528,039,271	$15,280,393	$2,553,529	10%	$242,585	$3,141,657	10%	$298,457	**$541,043**
2036	$3,006,102,761	$90,183,083	$92,202,420	$3,188,488,264	$1,710,424,774	$17,104,248	$2,858,316	10%	$271,540	$3,516,642	10%	$334,081	**$605,621**
2037	$3,188,488,264	$95,654,648	$94,968,493	$3,379,111,404	$1,901,047,914	$19,010,479	$3,176,870	10%	$301,803	$3,908,564	10%	$371,314	**$673,116**
2038	$3,379,111,404	$101,373,342	$81,814,677	$3,562,299,423	$2,084,235,933	$20,842,359	$3,482,998	10%	$330,885	$4,285,200	10%	$407,094	**$737,979**
2039	$3,562,299,423	$106,868,983	$72,695,977	$3,741,864,383	$2,263,800,893	$22,638,009	$3,783,072	10%	$359,392	$4,654,386	10%	$442,167	**$801,559**
2040	$3,741,864,383	$112,255,931	$74,876,857	$3,928,997,171	$2,450,933,681	$24,509,337	$4,095,792	10%	$389,100	$5,039,132	10%	$478,718	**$867,818**
2041	$3,928,997,171	$117,869,915	$77,123,162	$4,123,990,249	$2,645,926,759	$26,459,268	$4,421,648	10%	$420,057	$5,440,039	10%	$516,804	**$936,860**
2042	$4,123,990,249	$123,719,707	$79,436,857	$4,327,146,813	$2,849,083,323	$28,490,833	$4,761,146	10%	$452,309	$5,857,730	10%	$556,484	**$1,008,793**
2043	$4,327,146,813	$129,814,404	$81,819,963	$4,538,781,180	$3,060,717,690	$30,607,177	$5,114,811	10%	$485,907	$6,292,852	10%	$597,821	**$1,083,728**
2044	$4,538,781,180	$136,163,435	$12,704,963	$4,687,649,579	$3,209,586,089	$32,095,861	$5,363,587	5%	$241,361	$6,598,926	5%	$296,952	**$538,313**
2045	$4,687,649,579	$140,629,487	$13,086,112	$4,841,365,178	$3,363,301,688	$33,633,017	$5,620,464	5%	$252,921	$6,914,966	5%	$311,173	**$564,094**
2046	$4,841,365,178	$145,240,955	$13,478,695	$5,000,084,829	$3,522,021,339	$35,220,213	$5,885,703	5%	$264,857	$7,241,294	5%	$325,858	**$590,715**
2047	$5,000,084,829	$150,002,545	$13,883,056	$5,163,970,430	$3,685,906,940	$36,859,069	$6,159,574	5%	$277,181	$7,578,244	5%	$341,021	**$618,202**
2048	$5,163,970,430	$154,919,113	$14,299,548	$5,333,189,091	$3,855,125,601	$38,551,256	$6,442,358	5%	$289,906	$7,926,158	5%	$356,677	**$646,583**
2049	$5,333,189,091	$159,995,673	$14,728,534	$5,507,913,298	$4,029,849,808	$40,298,498	$6,734,342	5%	$303,045	$8,285,392	5%	$372,843	**$675,888**
2050	$5,507,913,298	$165,237,399	$15,170,390	$5,688,321,088	$4,210,257,598	$42,102,576	$7,035,824	5%	$316,612	$8,656,312	5%	$389,534	**$706,146**
2051	$5,688,321,088	$170,649,633	$17,906,825	$5,876,877,546	$4,398,814,056	$43,988,141	$7,350,924	5%	$330,792	$9,043,985	5%	$406,979	**$737,771**
2052	$5,876,877,546	$176,306,326	$0	$6,053,183,872	$4,575,120,382	$45,751,204	$7,645,552	5%	$344,050	$9,406,471	5%	$423,291	**$767,341**
2053	$6,053,183,872	$181,595,516	$0	$6,234,779,388	$4,756,715,898	$47,567,159	$7,949,019	5%	$357,706	$9,779,833	5%	$440,092	**$797,798**
2054	$6,234,779,388	$187,043,382	$0	$6,421,822,770	$4,943,759,280	$49,437,593	$8,261,590	5%	$371,772	$10,164,395	5%	$457,398	**$829,169**
2055	$6,421,822,770	$192,654,683	$0	$6,614,477,453	$5,136,413,963	$51,364,140	$8,583,538	5%	$386,259	$10,560,494	5%	$475,222	**$861,481**
2056	$6,614,477,453	$198,434,324	$0	$6,812,911,777	$5,334,848,287	$53,348,483	$8,915,145	5%	$401,182	$10,968,476	5%	$493,581	**$894,763**
2057	$6,812,911,777	$204,387,353	$0	$7,017,299,130	$5,539,235,640	$55,392,356	$9,256,699	5%	$416,551	$11,388,697	5%	$512,491	**$929,043**
2058	$7,017,299,130	$210,518,974	$0	$7,227,818,104	$5,749,754,614	$57,497,546	$9,608,501	5%	$432,383	$11,821,525	5%	$531,969	**$964,351**
2059	$7,227,818,104	$216,834,543	$0	$7,444,652,647	$5,966,589,157	$59,665,892	$9,970,856	5%	$448,689	$12,267,338	5%	$552,030	**$1,000,719**
2060	$7,444,652,647	$223,339,579	$0	$7,667,992,226	$6,189,928,736	$61,899,287	$10,344,082	5%	$465,484	$12,726,526	5%	$572,694	**$1,038,177**
2061	$7,667,992,226	$230,039,767	$0	$7,898,031,993	$6,419,968,503	$64,199,685	$10,728,505	5%	$482,783	$13,199,489	5%	$593,977	**$1,076,760**

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value
[2] See Table C-4 for new AV added to roll from 2020-21 on. It is assumed that new AV is added to roll in year after development occurs
In 2019-20 and 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value
[3] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.

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Table C-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton Annexation Area (Real $)

Stockton Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV *starting in 2022*	Gross Tax Increment	Net Tax Increment: City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*7.23%*	*h*	*i=g*h*	*j=f*28.93%*	*k*	*l=j*k*	*m=i+l*
2020	$0	$0	$0	$0	$0	$0	$0	0%	$0	$0	0%	$0	**$0**
2021	$0	$0	$0	$0	$0	$0	$0	1%	$0	$0	46%	$0	**$0**
2022	$0	$0	$3,315,313	$3,315,313	$3,315,313	$33,153	$2,398	1%	$24	$9,590	46%	$4,399	**$4,423**
2023	$3,315,313	$99,459	$13,659,088	$17,073,859	$17,073,859	$170,739	$12,348	1%	$123	$49,391	46%	$22,654	**$22,777**
2024	$17,073,859	$512,216	$14,068,860	$31,654,935	$31,654,935	$316,549	$22,893	1%	$229	$91,571	46%	$42,000	**$42,229**
2025	$31,654,935	$949,648	$14,490,926	$47,095,509	$47,095,509	$470,955	$34,059	1%	$341	$136,237	46%	$62,487	**$62,828**
2026	$47,095,509	$1,412,865	$14,925,654	$63,434,028	$63,434,028	$634,340	$45,875	1%	$459	$183,501	46%	$84,166	**$84,624**
2027	$63,434,028	$1,903,021	$23,060,135	$88,397,184	$88,397,184	$883,972	$63,928	1%	$639	$255,714	46%	$117,287	**$117,926**
2028	$88,397,184	$2,651,916	$23,751,939	$114,801,039	$114,801,039	$1,148,010	$83,024	1%	$830	$332,095	46%	$152,320	**$153,151**
2029	$114,801,039	$3,444,031	$24,464,497	$142,709,567	$142,709,567	$1,427,096	$103,207	1%	$1,032	$412,828	46%	$189,350	**$190,382**
2030	$142,709,567	$4,281,287	$25,198,432	$172,189,286	$172,189,286	$1,721,893	$124,527	13%	$16,188	$498,106	13%	$64,754	**$80,942**
2031	$172,189,286	$5,165,679	$25,954,385	$203,309,350	$203,309,350	$2,033,093	$147,033	13%	$19,114	$588,130	13%	$76,457	**$95,571**
2032	$203,309,350	$6,099,280	$26,733,017	$236,141,647	$236,141,647	$2,361,416	$170,777	13%	$22,201	$683,107	13%	$88,804	**$111,005**
2033	$236,141,647	$7,084,249	$27,535,007	$270,760,903	$270,760,903	$2,707,609	$195,813	10%	$18,602	$783,253	10%	$74,409	**$93,011**
2034	$270,760,903	$8,122,827	$28,361,057	$307,244,788	$307,244,788	$3,072,448	$222,198	10%	$21,109	$888,793	10%	$84,435	**$105,544**
2035	$307,244,788	$9,217,344	$29,211,889	$345,674,021	$345,674,021	$3,456,740	$249,990	10%	$23,749	$999,960	10%	$94,996	**$118,745**
2036	$345,674,021	$10,370,221	$30,088,246	$386,132,487	$386,132,487	$3,861,325	$279,249	10%	$26,529	$1,116,998	10%	$106,115	**$132,644**
2037	$386,132,487	$11,583,975	$30,990,893	$428,707,355	$428,707,355	$4,287,074	$310,039	10%	$29,454	$1,240,158	10%	$117,815	**$147,269**
2038	$428,707,355	$12,861,221	$31,920,620	$473,489,195	$473,489,195	$4,734,892	$342,426	10%	$32,530	$1,369,702	10%	$130,122	**$162,652**
2039	$473,489,195	$14,204,676	$32,878,238	$520,572,110	$520,572,110	$5,205,721	$376,476	10%	$35,765	$1,505,903	10%	$143,061	**$178,826**
2040	$520,572,110	$15,617,163	$45,152,781	$581,342,054	$581,342,054	$5,813,421	$420,424	10%	$39,940	$1,681,697	10%	$159,761	**$199,702**
2041	$581,342,054	$17,440,262	$46,507,364	$645,289,680	$645,289,680	$6,452,897	$466,671	10%	$44,334	$1,866,684	10%	$177,335	**$221,669**
2042	$645,289,680	$19,358,690	$47,902,585	$712,550,955	$712,550,955	$7,125,510	$515,314	10%	$48,955	$2,061,256	10%	$195,819	**$244,774**
2043	$712,550,955	$21,376,529	$51,051,749	$784,979,233	$784,979,233	$7,849,792	$567,694	10%	$53,931	$2,270,776	10%	$215,724	**$269,655**
2044	$784,979,233	$23,549,377	$38,114,889	$846,643,499	$846,643,499	$8,466,435	$612,289	5%	$27,553	$2,449,157	5%	$110,212	**$137,765**
2045	$846,643,499	$25,399,305	$39,258,336	$911,301,141	$911,301,141	$9,113,011	$659,049	5%	$29,657	$2,636,198	5%	$118,629	**$148,286**
2046	$911,301,141	$27,339,034	$40,436,086	$979,076,261	$979,076,261	$9,790,763	$708,064	5%	$31,863	$2,832,256	5%	$127,452	**$159,314**
2047	$979,076,261	$29,372,288	$34,724,300	$1,043,172,849	$1,043,172,849	$10,431,728	$754,418	5%	$33,949	$3,017,674	5%	$135,795	**$169,744**
2048	$1,043,172,849	$31,295,185	$28,599,096	$1,103,067,131	$1,103,067,131	$11,030,671	$797,734	5%	$35,898	$3,190,935	5%	$143,592	**$179,490**
2049	$1,103,067,131	$33,092,014	$29,457,069	$1,165,616,213	$1,165,616,213	$11,656,162	$842,969	5%	$37,934	$3,371,876	5%	$151,734	**$189,668**
2050	$1,165,616,213	$34,968,486	$30,340,781	$1,230,925,481	$1,230,925,481	$12,309,255	$890,200	5%	$40,059	$3,560,802	5%	$160,236	**$200,295**
2051	$1,230,925,481	$36,927,764	$31,251,004	$1,299,104,249	$1,299,104,249	$12,991,042	$939,507	5%	$42,278	$3,758,028	5%	$169,111	**$211,389**
2052	$1,299,104,249	$38,973,127	$32,188,534	$1,370,265,911	$1,370,265,911	$13,702,659	$990,971	5%	$44,594	$3,963,884	5%	$178,375	**$222,968**
2053	$1,370,265,911	$41,107,977	$33,154,190	$1,444,528,079	$1,444,528,079	$14,445,281	$1,044,677	5%	$47,010	$4,178,708	5%	$188,042	**$235,052**
2054	$1,444,528,079	$43,335,842	$34,148,816	$1,522,012,738	$1,522,012,738	$15,220,127	$1,100,714	5%	$49,532	$4,402,854	5%	$198,128	**$247,661**
2055	$1,522,012,738	$45,660,382	$35,173,281	$1,602,846,401	$1,602,846,401	$16,028,464	$1,159,172	5%	$52,163	$4,636,689	5%	$208,651	**$260,814**
2056	$1,602,846,401	$48,085,392	$39,923,784	$1,690,855,577	$1,690,855,577	$16,908,556	$1,222,820	5%	$55,027	$4,891,280	5%	$220,108	**$275,135**
2057	$1,690,855,577	$50,725,667	$18,657,667	$1,760,238,911	$1,760,238,911	$17,602,389	$1,272,998	5%	$57,285	$5,091,991	5%	$229,140	**$286,425**
2058	$1,760,238,911	$52,807,167	$19,217,397	$1,832,263,475	$1,832,263,475	$18,322,635	$1,325,086	5%	$59,629	$5,300,343	5%	$238,515	**$298,144**
2059	$1,832,263,475	$54,967,904	$19,793,919	$1,907,025,298	$1,907,025,298	$19,070,253	$1,379,153	5%	$62,062	$5,516,613	5%	$248,248	**$310,309**
2060	$1,907,025,298	$57,210,759	$20,387,736	$1,984,623,793	$1,984,623,793	$19,846,238	$1,435,272	5%	$64,587	$5,741,088	5%	$258,349	**$322,936**
2061	$1,984,623,793	$59,538,714	$0	$2,044,162,506	$2,044,162,506	$20,441,625	$1,478,330	5%	$66,525	$5,913,321	5%	$266,099	**$332,624**

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

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] See Table C-5 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.
In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.
[4] This analysis uses annual EIFD revenue requirements provided by LWA to estimate the annual EIFD funding goals and the corresponding allocations for each ATE. The initial EIFD allocation (FY ending 2023 through 2028) are based on negotiations between all ATEs and vary by ATE. For all years following FY ending 2028, allocation rates are assumed to be consistent across all ATEs and step down over time as funding needs change. A listing of all allocation rates by ATE is provided in Table 4.

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Table C-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Stockton Existing City (2020 and Real $)

Stockton
Existing City

	Assessed Value of New Development [1]									
Fiscal Year Ending	Single Family Low Density	Multifamily	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 425,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$17,000,000	$15,000,000	**$32,000,000**	$34,268,938	$14,686,688	$0	**$48,955,625**	**$80,955,625**	1.061	**$85,885,823**
2023	$34,000,000	$0	**$34,000,000**	$29,162,875	$12,498,375	$0	**$41,661,250**	**$75,661,250**	1.093	**$82,677,091**
2024	$28,458,000	$0	**$28,458,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$34,708,000**	1.126	**$39,064,160**
2025	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.159	**$7,245,463**
2026	$0	$30,000,000	**$30,000,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$36,250,000**	1.194	**$43,284,396**
2027	$0	$30,000,000	**$30,000,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$36,250,000**	1.230	**$44,582,928**
2028	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.267	**$7,917,313**
2029	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.305	**$8,154,832**
2030	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.344	**$8,399,477**
2031	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	1.384	**$8,651,462**
2032	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$22,250,000**	1.426	**$31,723,180**
2033	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$40,000,000	**$46,250,000**	**$62,250,000**	1.469	**$91,416,224**
2034	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.513	**$86,909,624**
2035	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.558	**$89,516,913**
2036	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.605	**$92,202,420**
2037	$0	$16,000,000	**$16,000,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$57,457,500**	1.653	**$94,968,493**
2038	$0	$6,600,000	**$6,600,000**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$48,057,500**	1.702	**$81,814,677**
2039	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.754	**$72,695,977**
2040	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.806	**$74,876,857**
2041	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.860	**$77,123,162**
2042	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.916	**$79,436,857**
2043	$0	$0	**$0**	$4,375,000	$1,875,000	$35,207,500	**$41,457,500**	**$41,457,500**	1.974	**$81,819,963**
2044	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.033	**$12,704,963**
2045	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.094	**$13,086,112**
2046	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.157	**$13,478,695**
2047	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.221	**$13,883,056**
2048	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.288	**$14,299,548**
2049	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.357	**$14,728,534**
2050	$0	$0	**$0**	$4,375,000	$1,875,000	$0	**$6,250,000**	**$6,250,000**	2.427	**$15,170,390**
2051	$0	$0	**$0**	$5,013,750	$2,148,750	$0	**$7,162,500**	**$7,162,500**	2.500	**$17,906,825**
2052	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.575	**$0**
2053	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.652	**$0**
2054	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.732	**$0**
2055	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.814	**$0**
2056	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.898	**$0**
2057	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	2.985	**$0**
2058	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.075	**$0**
2059	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.167	**$0**
2060	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	3.262	**$0**

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

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

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Table C-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Stockton Annexation Areas (2020 and Real $)

Stockton Annexation Area

	Assessed Value of New Development [1]									
Fiscal Year Ending	Single Family Low Density	Multifamily	**Subtotal Residential**	Retail	Office	Industrial	**Subtotal Nonres.**	**Total (2020$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit			*AV per Bldg. Sq. Ft.*						
Assumption	*$ 425,000*	*$ 200,000*		*$ 250*	*$ 250*	*$ 100*				
2020	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.000	**$0**
2021	$0	$0	**$0**	$0	$0	$0	**$0**	**$0**	1.030	**$0**
2022	$0	$0	**$0**	$3,125,000	$0	$0	**$3,125,000**	**$3,125,000**	1.061	**$3,315,313**
2023	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.093	**$13,659,088**
2024	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.126	**$14,068,860**
2025	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.159	**$14,490,926**
2026	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	1.194	**$14,925,654**
2027	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.230	**$23,060,135**
2028	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.267	**$23,751,939**
2029	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.305	**$24,464,497**
2030	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.344	**$25,198,432**
2031	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.384	**$25,954,385**
2032	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.426	**$26,733,017**
2033	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.469	**$27,535,007**
2034	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.513	**$28,361,057**
2035	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.558	**$29,211,889**
2036	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.605	**$30,088,246**
2037	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.653	**$30,990,893**
2038	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.702	**$31,920,620**
2039	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	1.754	**$32,878,238**
2040	$0	$0	**$0**	$25,000,000	$0	$0	**$25,000,000**	**$25,000,000**	1.806	**$45,152,781**
2041	$0	$0	**$0**	$25,000,000	$0	$0	**$25,000,000**	**$25,000,000**	1.860	**$46,507,364**
2042	$0	$0	**$0**	$25,000,000	$0	$0	**$25,000,000**	**$25,000,000**	1.916	**$47,902,585**
2043	$0	$0	**$0**	$25,867,500	$0	$0	**$25,867,500**	**$25,867,500**	1.974	**$51,051,749**
2044	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	2.033	**$38,114,889**
2045	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	2.094	**$39,258,336**
2046	$0	$0	**$0**	$18,750,000	$0	$0	**$18,750,000**	**$18,750,000**	2.157	**$40,436,086**
2047	$0	$0	**$0**	$15,632,500	$0	$0	**$15,632,500**	**$15,632,500**	2.221	**$34,724,300**
2048	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.288	**$28,599,096**
2049	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.357	**$29,457,069**
2050	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.427	**$30,340,781**
2051	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.500	**$31,251,004**
2052	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.575	**$32,188,534**
2053	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.652	**$33,154,190**
2054	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.732	**$34,148,816**
2055	$0	$0	**$0**	$12,500,000	$0	$0	**$12,500,000**	**$12,500,000**	2.814	**$35,173,281**
2056	$0	$0	**$0**	$13,775,000	$0	$0	**$13,775,000**	**$13,775,000**	2.898	**$39,923,784**
2057	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	2.985	**$18,657,667**
2058	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	3.075	**$19,217,397**
2059	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	3.167	**$19,793,919**
2060	$0	$0	**$0**	$6,250,000	$0	$0	**$6,250,000**	**$6,250,000**	3.262	**$20,387,736**

av st ann

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

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

Table C-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Incremental Development Projections - Stockton

Stockton
Existing City and Annexation Areas

	Existing City							Annexation Area						
	Dwelling Units			Building Square Feet				Dwelling Units			Building Square Feet			
Fiscal Year Ending	Single Family Residential	Multifamily Residential	**TOTAL**	Retail	Office	Industrial	**Total**	Single Family Residential	Multifamily Residential	**TOTAL**	Retail	Office	Industrial	**Total**
2020	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2021	-	-	**-**	-	-	-	**-**	-	-	**-**	-	-	-	**-**
2022	40	75	**115**	137,076	58,747	-	**195,823**	-	-	**-**	12,500	-	-	**12,500**
2023	80	-	**80**	116,652	49,994	-	**166,645**	-	-	**-**	50,000	-	-	**50,000**
2024	67	-	**67**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2025	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2026	-	150	**150**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2027	-	150	**150**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2028	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2029	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2030	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2031	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2032	-	80	**80**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2033	-	80	**80**	17,500	7,500	400,000	**425,000**	-	-	**-**	75,000	-	-	**75,000**
2034	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2035	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2036	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2037	-	80	**80**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2038	-	33	**33**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2039	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	75,000	-	-	**75,000**
2040	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	100,000	-	-	**100,000**
2041	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	100,000	-	-	**100,000**
2042	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	100,000	-	-	**100,000**
2043	-	-	**-**	17,500	7,500	352,075	**377,075**	-	-	**-**	103,470	-	-	**103,470**
2044	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2045	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2046	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	75,000	-	-	**75,000**
2047	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	62,530	-	-	**62,530**
2048	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2049	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2050	-	-	**-**	17,500	7,500	-	**25,000**	-	-	**-**	50,000	-	-	**50,000**
2051	-	-	**-**	20,055	8,595	-	**28,650**	-	-	**-**	50,000	-	-	**50,000**
2052	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2053	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2054	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2055	-	-	**-**	-	-	-	**-**	-	-	**-**	50,000	-	-	**50,000**
2056	-	-	**-**	-	-	-	**-**	-	-	**-**	55,100	-	-	**55,100**
2057	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
2058	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
2059	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
2060	-	-	**-**	-	-	-	**-**	-	-	**-**	25,000	-	-	**25,000**
Total	**187**	**888**	**1,075**	**746,282**	**319,835**	**3,920,750**	**4,986,868**	**-**	**-**	**-**	**2,433,600**	**-**	**-**	**2,433,600**

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

APPENDIX D:

Supporting Tables for EIFD Revenue Analysis

Table D-1 Existing Land Use Assessed Value E-33

Table D-2 Estimated Annexation Assessed Value E-34

Table D-3 Gross Property Tax Revenue and Tax Allocation Percentages—Fiscal Year 2019–20 ..... E-35

Table D-4 Preliminary Property Tax Allocations—City of Lathrop Annexation Area E-36

Table D-5 Preliminary Property Tax Allocations—City of Manteca Annexation Areas E-37

Table D-6 Preliminary Property Tax Allocations—City of Stockton Annexation Area E-38

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Table D-1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Existing Land Use Assessed Value (2020$)

	FY 2020-21 Assessed Value [1]		
Land Use	Existing Land Value	Existing Land Improvement Value	**Total Existing Assessed Value**
City of Lathrop	$809,546,180	$2,380,385,113	**$3,189,931,293**
City of Manteca	$331,548,841	$717,766,158	**$1,049,314,999**
City of Stockton	$406,036,852	$987,179,747	**$1,393,216,599**
Unincorporated County [2]			
Lathrop Annexation Area	$32,967,236	$19,300,492	**$52,267,728**
Manteca Annexation Area	$6,897,128	$7,918,291	**$14,815,419**
Stockton Annexation Area	$87,605,502	$112,107,786	**$199,713,288**
Total Unincorporated County	**$127,469,866**	**$139,326,569**	**$266,796,435**

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

[1] Includes FY 2020-21 total assessed value for parcels by jurisdiction, as provided by the County Auditor-Controller. The identified parcels are contained within the Project boundary and may not align with Tax Rate Area (TRA) boundaries. Details regarding implementing the tax increment allocation by jurisdiction will be determined at the time of EIFD formation.

[2] Reflects the FY 2020-21 total assessed value for parcels that are located within the unincorporated county, as provided by the County Auditor-Controller. These parcels are anticipated to be developed between 2021-2060 and annex to a proximate jurisdiction.

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Table D-2
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Estimated Annexation Assessed Value (2020 and Real $)

Jurisdiction / Project	Estimated Timing of Annexation (Fiscal Year Ending) [1]	Escalated Assessed Value of Annexed Parcels (2020$) [2]	Escalation Factor [3]	Escalated Assessed Value of Annexed Parcels (Real $)
City of Stockton	2022	$199,713,288	1.06	$211,875,827
City of Manteca	2023	$14,815,419	1.09	$16,189,208
City of Lathrop	2025	$52,267,728	1.16	$60,592,622
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Source: LWA; EPS.

[1] It is assumed that the full project acreage will be annexed into the City on the initial year of development for each project.
[2] Represents the loss of assessed value to the unincorporated San Joaquin County. Potential revenue from the newly developed TRAs within the City is calculated in the potential revenue from each jurisdiction. Refer to Table D-1 for details.
[3] Assumes a 3 percent annual escalation factor.

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Table D-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Gross Property Tax Revenue and Tax Allocation Percentages - Fiscal Year 2020-21

	2020-21 Gross Property Tax Revenue			Tax Allocation Percentage	
TRA [1]	City	County	Total	City	County
Lathrop					
TRA: 007-000	$82,442	$123,718	$678,334	12.15%	18.24%
TRA: 007-007	$289,047	$328,940	$2,318,678	12.47%	14.19%
TRA: 007-008	$467	$606	$3,950	11.82%	15.34%
TRA: 007-012	$39,102	$56,018	$313,134	12.49%	17.89%
TRA: 007-013	$119,036	$106,303	$661,636	17.99%	16.07%
TRA: 007-014	$1,063,665	$1,906,379	$9,853,335	10.79%	19.35%
TRA: 007-022	$85,551	$121,875	$689,323	12.41%	17.68%
TRA: 007-029	$4,350	$5,426	$37,038	11.75%	14.65%
TRA: 007-041	$88,366	$98,436	$578,696	15.27%	17.01%
TRA: 007-043	$288,792	$374,305	$2,209,023	13.07%	16.94%
TRA: 007-046	$989,152	$916,810	$5,653,075	17.50%	16.22%
TRA: 007-047	$7,017	$9,995	$56,190	12.49%	17.79%
TRA: 007-048	$189,204	$169,785	$1,065,719	17.75%	15.93%
TRA: 007-071	$802,914	$1,114,693	$6,188,351	12.97%	18.01%
TRA: 007-074	$5,570	$21,061	$102,361	5.44%	20.58%
TRA: 007-091	$181,972	$1,637,751	$6,961,184	2.61%	23.53%
TRA: 007-092	$21,321	$85,283	$414,996	5.14%	20.55%
TRA: 007-093	$272	$1,090	$5,930	4.59%	18.38%
TRA: 007-095	$0	$34,298	$129,149	0.00%	26.56%
Total Lathrop	**$4,258,238**	**$7,112,774**	**$37,920,102**	**11.23%**	**18.76%**
Manteca					
TRAs [2]					
TRA: 002-000	$6,133,116	$8,411,167	$42,568,079	14.41%	19.76%
TRA: 002-060	$111,410	$165,849	$836,788	13.31%	19.82%
TRA: 002-063	$193,705	$335,544	$1,515,697	12.78%	22.14%
TRA: 002-088	$172,456	$262,585	$1,318,366	13.08%	19.92%
Subtotal	**$6,610,686**	**$9,175,146**	**$46,238,929**	**14.30%**	**19.84%**
Total Manteca	**$6,610,686**	**$9,175,146**	**$46,238,929**		
Stockton					
TRA: 003-159	$136,444	$161,150	$799,722	17.06%	20.15%
TRA: 003-238	$2,038,727	$2,411,802	$11,974,116	17.03%	20.14%
TRA: 003-240	$123,480	$168,345	$720,887	17.13%	23.35%
TRA: 003-289	$96,770	$113,258	$564,075	17.16%	20.08%
TRA: 003-312	$6,487	$11,238	$46,985	13.81%	23.92%
TRA: 003-455	$5,051	$20,203	$89,318	5.65%	22.62%
TRA: 003-463	$25,521	$100,124	$333,024	7.66%	30.07%
TRA: 003-464	-$179	-$212	-$1,045	17.15%	20.25%
TRA: 003-479	$0	$0	$0	0.00%	0.00%
TRA: 003-481	$2,383	$9,531	$42,136	5.65%	22.62%
Total Stockton	**$2,434,684**	**$2,995,439**	**$14,569,218**	**16.71%**	**20.56%**
TOTAL	**$13,303,608**	**$19,283,358**	**$98,728,249**		

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

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

[2] City of Manteca TRA's reflect only those TRAs within the Mossdale Tract boundary that are not included in a redevelopment area.

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Table D-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Lathrop Annexation Area

City of Lathrop
Annexation Areas

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF		Adjusted Existing Base Revenue [1]		Property Tax Sharing Agreement [2]	Post Annexation Average	
		102-100	102-121	102-100	102-121		Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*c*	*d*	*e*	*f = e * ($20,642 + $39,050)*	*g = f / $172,070*
Subject to Detachment								
10001	County General Fund	19.80000%	22.38190%	$12,654	$24,209	80%	$47,754	27.75259%
10527	Road District #5	3.87760%	4.26700%	$2,478	$4,615	-	-	0.00000%
14901	Lathrop-Manteca Fire District (LMFD)	8.62190%	0.00000%	$5,510	$0	-	-	0.00000%
14401	French Camp McKinley Rural Fire	0.00000%	9.45470%	$0	$10,226	-	-	0.00000%
40600	City of Lathrop	0.00000%	0.00000%	-	-	20%	$11,938	6.93815%
	Subtotal	**32.29950%**	**36.10360%**	**$20,642**	**$39,050**	**100%**	**$59,692**	**27.75259%**
Not Subject to Detachment								
10618	County Library	1.59760%	1.80310%	$1,021	$1,950	-	$2,971	1.72677%
12601	Manteca Unified School District	26.25470%	29.62960%	$16,779	$32,048	-	$48,827	28.37611%
13001	San Joaquin Delta Community College	3.55440%	4.01150%	$2,272	$4,339	-	$6,610	3.84172%
13201	San Joaquin County Office of Education	1.26400%	1.38930%	$808	$1,503	-	$2,310	1.34276%
16001	San Joaquin Flood Control	0.15580%	0.17590%	$100	$190	-	$290	0.16844%
21901	Mosquito Abatement	0.69960%	0.78940%	$447	$854	-	$1,301	0.75605%
22001	Reclamation District #17	0.00000%	0.00000%	$0	$0	-	$0	0.00000%
24601	South San Joaquin Irrigation	5.27940%	0.00000%	$3,374	$0	-	$3,374	1.96082%
25301	CSA No. 4 Lathrop	1.54290%	0.00000%	$986	$0	-	$986	0.57305%
41100	Education Revenue Augmentation Fund (ERAF)	27.35210%	26.09760%	$17,480	$28,227	-	$45,708	26.56353%
	Subtotal	**67.70050%**	**63.89640%**	**$43,267**	**$69,111**	**0%**	**$112,378**	**65.30926%**
Total		**100.00000%**	**100.00000%**	**$63,909**	**$108,161**	**100%**	**$172,070**	**100.00000%**

Source: San Joaquin County Auditor-Controller; EPS.

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

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Table D-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Manteca Annexation Areas

City of Manteca Annexation Areas

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2019-20) [1]			Property Tax Sharing Agreement [2]	Post Annexation Average	
		TRA 102-136	TRA 102-001	TRA 102-136	TRA 102-001	Total		Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*e*	*f*	*g = e + f*	*h*	*e = d * $396,888*	*f = e / $1,197,578*
Subject to Detachment									
10001	County General	20.32600%	20.29360%	$228,594	$14,804	$243,398	80%	$317,510	26.51271%
10527	Road District 5	3.97920%	3.97840%	$44,751	$2,902	$47,653	-	-	0.00000%
14901	Lathrop-Manteca Rural Fire	8.83690%	8.84610%	$99,384	$6,453	$105,837	-	-	0.00000%
40200	City of Manteca	0.00000%	0.00000%	-	-	-	20%	$79,378	6.62818%
	Subtotal	**33.14210%**	**33.11810%**	**$372,728**	**$24,160**	**$396,888**	**100%**	**$396,888**	**33.14089%**
Not Subject to Detachment									
10618	County Library	1.63940%	1.63910%	$18,437	$1,196	$19,633	-	$19,633	1.63940%
12601	Manteca Unified Schools	26.94230%	26.93720%	$303,000	$19,651	$322,650	-	$322,650	26.94192%
13001	S.J. Delta Comm College	3.64750%	3.64670%	$41,021	$2,660	$43,681	-	$43,681	3.64745%
13201	County Office Of Education	1.28960%	1.31780%	$14,501	$961	$15,463	-	$15,463	1.29115%
16001	Sjc Flood Control	0.16000%	0.15990%	$1,799	$117	$1,916	-	$1,916	0.15997%
21901	Sjc Mosquito Abatement	0.71800%	0.71790%	$8,075	$524	$8,598	-	$8,598	0.71797%
24601	South San Joaquin Irrigation	5.41160%	5.41660%	$60,861	$3,951	$64,813	-	$64,813	5.41200%
41100	ERAF - Educational Revenue Augmentation Fund	27.04950%	27.04670%	$304,205	$19,731	$323,936	-	$323,936	27.04926%
	Subtotal	**66.85790%**	**66.88190%**	**$751,899**	**$48,791**	**$800,690**	**0%**	**$800,690**	**66.85911%**
Total		**100.00000%**	**100.00000%**	**$1,124,627**	**$72,951**	**$1,197,578**	**100%**	**$1,197,578**	**100.00000%**

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Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Manteca dated November 2018 related to annexed areas to the City.

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Table D-6
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Stockton Annexation Area

City of Stockton Annexation Areas

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2019-20) [1]			Property Tax Sharing Agreement [3]	Post Annexation Average	
		TRA 102-135	TRA 102-032	TRA 102-135	TRA 102-032 [2]	Total		Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*e*	*f*	*g = e + f*	*h*	*e = d * $278,126*	*f = e / $769,158*
Subject to Detachment									
10001	County General	22.29650%	22.30610%	$172,291	($796)	$171,495	80%	$222,501	28.92784%
10527	Road District 1	4.26040%	4.26030%	$32,921	($152)	$32,769	-	-	0.00000%
14401	French Camp-Mc Kinley Rural Fire	9.60300%	9.60300%	$74,205	($343)	$73,862	-	-	0.00000%
40400	City of Stockton	0.00000%	0.00000%	-	-	-	20%	$55,625	7.23196%
	Subtotal	**36.15990%**	**36.16940%**	**$279,417**	**($1,291)**	**$278,126**	**100%**	**$278,126**	**36.15980%**
Not Subject to Detachment									
10618	County Library	1.80010%	1.80010%	$13,910	($64)	$13,846	-	$13,846	1.80013%
12601	Manteca Unified Schools	29.58380%	29.58380%	$228,602	($1,056)	$227,546	-	$227,546	29.58378%
13001	S.J. Delta Comm College	4.00510%	4.00510%	$30,949	($143)	$30,806	-	$30,806	4.00514%
13201	County Office Of Education	1.43850%	1.42890%	$11,116	($51)	$11,065	-	$11,065	1.43855%
16001	Sjc Flood Control	0.17560%	0.17570%	$1,357	($6)	$1,351	-	$1,351	0.17564%
21901	Sjc Mosquito Abatement	0.78840%	0.78840%	$6,092	($28)	$6,064	-	$6,064	0.78838%
41100	ERAF - Educational Revenue Augmentation Fund	26.04860%	26.04860%	$201,285	($930)	$200,355	-	$200,355	26.04859%
	Subtotal	**63.84010%**	**63.83060%**	**$493,311**	**($2,279)**	**$491,032**	-	**$491,032**	**63.84020%**
Total		**100.00000%**	**100.00000%**	**$772,729**	**($3,570)**	**$769,158**	**100%**	**$769,158**	**100.00000%**

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Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on information provided by the Auditor-Controller's office, a negative gross revenue value is a result of base revenue transfers from the jurisdictional changes when the TRA was formed or other jurisdictional changes that may occur in the TRA since formation.
[3] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Stockton dated August 2015 related to annexed areas to the City.

ATTACHMENT F:

Lathrop Fiscal Impact Analysis

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Table 1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Summary of Annual Surplus/Deficits (2020$)

City of Lathrop

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact Summary						
Prior to EIFD Allocation						
Annual General Fund Revenues	$4,356,000	$9,517,000	$11,412,000	$12,590,000	$14,715,000	$16,450,000
Annual General Fund Expenditures	$4,092,000	$6,241,000	$7,109,000	$7,899,000	$13,147,000	$17,831,000
Net General Fund Surplus/(Deficit)	**$264,000**	**$3,276,000**	**$4,303,000**	**$4,691,000**	**$1,568,000**	**($1,381,000)**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($130,300)	($501,800)	($594,000)	($652,100)	($857,000)	($1,036,400)
Net General Fund Surplus/(Deficit)	**$133,700**	**$2,774,200**	**$3,709,000**	**$4,038,900**	**$711,000**	**($2,417,400)**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($130,300)	($326,200)	($282,200)	($309,700)	($192,800)	($233,200)
Net General Fund Surplus/(Deficit)	**$133,700**	**$2,949,800**	**$4,020,800**	**$4,381,300**	**$1,375,200**	**($1,614,200)**

sum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Allocation represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 for details.

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Table 2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Revenues and Expenditures (2020$)

City of Lathrop

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
General Fund						
Annual General Fund Revenues						
Property Tax	$1,302,600	$2,508,900	$2,970,200	$3,260,300	$4,285,100	$5,181,800
Property Tax in Lieu of VLF	$524,200	$1,014,400	$1,204,400	$1,320,900	$1,732,300	$2,092,400
Property Transfer Tax	$51,600	$84,500	$98,300	$109,900	$180,400	$243,200
Sales and Use Tax	$2,173,900	$5,370,000	$6,510,000	$7,203,900	$7,536,100	$7,699,700
Transient Occupancy Tax	$98,000	$174,100	$203,100	$224,200	$316,500	$397,800
Franchise Tax	$149,700	$265,900	$310,200	$342,500	$483,400	$607,600
Licenses and Permits	$38,800	$69,000	$80,500	$88,900	$125,500	$157,700
Fines	$17,100	$30,400	$35,400	$39,100	$55,300	$69,400
Total Annual General Fund Revenues	**$4,355,900**	**$9,517,200**	**$11,412,100**	**$12,589,700**	**$14,714,600**	**$16,449,600**
Annual General Fund Expenditures						
General Government	$376,800	$669,400	$780,700	$862,000	$1,216,800	$1,529,200
Human Resources	$65,900	$117,200	$136,600	$150,900	$213,000	$267,700
Central Services	$175,400	$311,700	$363,500	$401,400	$566,600	$712,100
Finance and Information Technology	$626,100	$1,112,400	$1,297,300	$1,432,400	$2,022,100	$2,541,200
Animal Services	$66,800	$118,700	$138,500	$152,900	$215,800	$271,200
Community Development	$423,200	$751,800	$876,800	$968,200	$1,366,700	$1,717,600
Culture and Recreation	$242,300	$300,700	$329,400	$369,800	$773,700	$1,137,200
Police Services (Non-Contract)	$147,900	$183,600	$201,100	$225,800	$472,400	$694,400
Police Services (Contract)	$1,532,200	$1,902,000	$2,083,300	$2,339,200	$4,893,700	$7,193,000
Public Works	$435,400	$773,600	$902,200	$996,200	$1,406,300	$1,767,400
Total Annual General Fund Expenditures	**$4,092,000**	**$6,241,100**	**$7,109,400**	**$7,898,800**	**$13,147,100**	**$17,831,000**
EIFD Contribution [2]						
Maximum Tax Rate	($130,300)	($501,800)	($594,000)	($652,100)	($857,000)	($1,036,400)
Variable Tax Rate	($130,300)	($326,200)	($282,200)	($309,700)	($192,800)	($233,200)
Net General Fund Surplus/(Deficit)						
Prior to EIFD Allocation	**$263,900**	**$3,276,100**	**$4,302,700**	**$4,690,900**	**$1,567,500**	**($1,381,400)**
Net of EIFD Allocation - Maximum Tax	**$133,600**	**$2,774,300**	**$3,708,700**	**$4,038,800**	**$710,500**	**($2,417,800)**
Net of EIFD Allocation - Variable Tax	**$133,600**	**$2,949,900**	**$4,020,500**	**$4,381,200**	**$1,374,700**	**($1,614,600)**

det sum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 for details.

APPENDICES:

Appendix A: General Assumptions

Appendix B: General Fund Revenue Analysis

Appendix C: General Fund Expenditure Analysis

Appendix D: Supporting Tables for Revenue and Expenditure Analysis

APPENDIX A:

General Assumptions

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Table A-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
General Assumptions

Item	City of Lathrop Assumption
General Assumptions	
Fiscal Year of Budget Analysis [1]	FY 2020-21
Base Fiscal Year of Potential EIFD [2]	FY 2022-23
General Demographic Characteristics	
City of Lathrop	
Population [3]	26,833
Employees [4]	10,200
City of Lathrop Persons Served [5]	**31,933**

gen assumps

Source: California Department of Finance; City of Lathrop; Lathrop-Manteca Fire District; EPS.

[1] Reflects the City of Lathrop Fiscal Year 2020-21 adopted budget. Revenues and expenditures are in 2020 dollars. This analysis does not reflect changes in values resulting from inflation or appreciation.

[2] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[3] Based on population estimates from the California Department of Finance (DOF) data for January 1, 2020.

[4] US Census Onthemap.ces.census.gov estimated a total of 9,090 jobs in Lathrop, CA in 2018. California EDD reports an annual average growth rate of 0.95% since 2018 for the Stockton-Lodi MSA. EPS adjusted the 2018 employment figure to arrive at a 2020 employment estimate using this growth rate and further increased the total by 10% to account for self-employed workers. Estimate is rounded to the nearest hundred employees.

[5] Defined as total City population plus half of total employees within the City.

Table A-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Cumulative Land Use

City of Lathrop

	Cumulative Dwelling Units/Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
Land Use	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Development Projections in Current City Limits [2]												
Residential Land Uses [4]												
Low Density Residential	702	-	802	-	878	-	1,047	-	2,737	-	4,258	-
High Density Residential	412	-	603	-	661	-	661	-	661	-	661	-
Subtotal Residential	**1,114**	**-**	**1,405**	**-**	**1,539**	**-**	**1,708**	**-**	**3,398**	**-**	**4,919**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	917,494	-	2,242,309	-	2,646,982	-	2,970,720	-	3,031,422	-	3,031,422
Office Commercial [5]	-	611,663	-	1,494,872	-	1,764,654	-	1,980,480	-	2,020,948	-	2,020,948
Industrial	-	3,227,631	-	7,330,420	-	9,067,930	-	9,415,432	-	9,415,432	-	9,415,432
Subtotal Nonresidential	**-**	**4,756,788**	**-**	**11,067,601**	**-**	**13,479,566**	**-**	**14,366,632**	**-**	**14,467,802**	**-**	**14,467,802**
Total All Land Uses	**1,114**	**4,756,788**	**1,405**	**11,067,601**	**1,539**	**13,479,566**	**1,708**	**14,366,632**	**3,398**	**14,467,802**	**4,919**	**14,467,802**
Development Projections in Annexation Area [3]												
Nonresidential Land Uses												
Retail Commercial [5]	-	27,453	-	164,718	-	274,530	-	274,530	-	274,530	-	274,530
Subtotal Nonresidential	**-**	**27,453**	**-**	**164,718**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**
Total All Land Uses	**-**	**27,453**	**-**	**164,718**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**	**-**	**274,530**
Total City of Lathrop Development Projections												
Residential Land Uses [4]												
Low Density Residential	702	-	802	-	878	-	1,047	-	2,737	-	4,258	-
High Density Residential	412	-	603	-	661	-	661	-	661	-	661	-
Subtotal Residential	**1,114**	**-**	**1,405**	**-**	**1,539**	**-**	**1,708**	**-**	**3,398**	**-**	**4,919**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	944,947	-	2,407,027	-	2,921,512	-	3,245,250	-	3,305,952	-	3,305,952
Office Commercial [5]	-	611,663	-	1,494,872	-	1,764,654	-	1,980,480	-	2,020,948	-	2,020,948
Industrial	-	3,227,631	-	7,330,420	-	9,067,930	-	9,415,432	-	9,415,432	-	9,415,432
Subtotal Nonresidential	**-**	**4,784,241**	**-**	**11,232,319**	**-**	**13,754,096**	**-**	**14,641,162**	**-**	**14,742,332**	**-**	**14,742,332**
Total All Land Uses	**1,114**	**4,784,241**	**1,405**	**11,232,319**	**1,539**	**13,754,096**	**1,708**	**14,641,162**	**3,398**	**14,742,332**	**4,919**	**14,742,332**

land use

Source: City of Lathrop; LWA; EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.
[2] Development projections were provided by LWA and are based on land use data provided by the City as of February, 2020. Includes development projections in Central Lathrop, Mossdale Landing, South Lathrop, Lathrop Gateway, Crossroads, Historic/East Lathrop, and Sharpe Depot.
[3] Includes development projections in the South Lathrop Specific Plan.
[4] For the purpose of this analysis, low density residential is considered to be owner-occupied and high density residential is assumed to be renter-occupied.
[5] Nonresidential commercial land use projections provided by the City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in the City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

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Table A-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Cumulative Occupied Dwelling Units and Building Square Footage

City of Lathrop

Land Use	Vacancy Rate [1]	Occupied Dwelling Units/Building Square Feet					
		2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	659	753	825	984	2,572	4,002
High Density Residential	6.0%	387	567	621	621	621	621
Subtotal Residential		**1,047**	**1,320**	**1,446**	**1,605**	**3,194**	**4,623**
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	848,682	2,074,135	2,448,458	2,747,916	2,804,065	2,804,065
Office Commercial	7.5%	565,788	1,382,757	1,632,305	1,831,944	1,869,377	1,869,377
Industrial	7.5%	2,985,558	6,780,639	8,387,835	8,709,275	8,709,275	8,709,275
Subtotal Nonresidential		**4,400,028**	**10,237,531**	**12,468,599**	**13,289,135**	**13,382,717**	**13,382,717**
Development Projections in Annexation Area							
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	25,394	152,364	253,940	253,940	253,940	253,940
Subtotal Nonresidential		**25,394**	**152,364**	**253,940**	**253,940**	**253,940**	**253,940**
Total City of Lathrop Development Projections							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	659	753	825	984	2,572	4,002
High Density Residential	6.0%	387	567	621	621	621	621
Subtotal Residential		**1,047**	**1,320**	**1,446**	**1,605**	**3,194**	**4,623**
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	874,076	2,226,500	2,702,398	3,001,856	3,058,006	3,058,006
Office Commercial	7.5%	565,788	1,382,757	1,632,305	1,831,944	1,869,377	1,869,377
Industrial	7.5%	2,985,558	6,780,639	8,387,835	8,709,275	8,709,275	8,709,275
Subtotal Nonresidential		**4,425,422**	**10,389,895**	**12,722,539**	**13,543,075**	**13,636,657**	**13,636,657**

occupied

Source: California Department of Finance; City of Lathrop; San Joaquin County; Costar; LWA; EPS.

[1] For details pertaining to vacancy rate assumptions, refer to Table A-5.

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City of Lathrop

Table A-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Cumulative Estimated Population and Employees

Land Use	Assumption [1]	Estimated Population/Employees 2025	2030	2035	2040	2050	Buildout (2060)
Project Residents							
Residential Land Uses	*PPH*						
Low Density Residential	3.30	2,176	2,486	2,722	3,246	8,489	13,207
High Density Residential	2.50	968	1,417	1,553	1,553	1,553	1,553
Subtotal Residential		**3,144**	**3,903**	**4,275**	**4,800**	**10,042**	**14,760**
Total Resident Population		**3,144**	**3,903**	**4,275**	**4,800**	**10,042**	**14,760**
Project Employees							
Nonresidential Land Uses	*Sq. Ft. per Emp.*						
Retail Commercial	400	2,185	5,566	6,756	7,505	7,645	7,645
Office Commercial	400	1,414	3,457	4,081	4,580	4,673	4,673
Industrial	2,000	1,493	3,390	4,194	4,355	4,355	4,355
Subtotal Nonresidential		**5,092**	**12,413**	**15,031**	**16,439**	**16,673**	**16,673**
Total Employee Population		**5,092**	**12,413**	**15,031**	**16,439**	**16,673**	**16,673**
Project Persons Served		**5,690**	**10,110**	**11,791**	**13,019**	**18,379**	**23,097**

pop

Source: California Department of Finance; EPS.

[1] For persons per household and square feet per employee assumptions, refer to Table A-5.

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Table A-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Land Use Assumptions

City of Lathrop

Land Use	Estimated Assessed Value [1]	Property Turnover Rate [2]	Vacancy Rate [3]	Persons Per Household/ Sq. Ft. per Employee [4]
Residential Land Uses	*per Unit*			
Owner-Occupied Residential				
Low Density Residential	$525,000	14.3%	6.0%	3.30
Renter Occupied Residential				
High Density Residential	$200,000	6.7%	6.0%	2.50
Nonresidential Land Uses	*per Sq. Ft.*			
Retail Commercial	$250	5.0%	7.5%	400
Office Commercial	$250	5.0%	7.5%	400
Industrial	$100	5.0%	7.5%	2,000

lu assum

Source: The Gregory Group; Costar; Colliers, International; CBRE; US Census; EPS.

[1] Residential assessed values are based on sales data of comparable products as obtained through The Gregory Group for the last 4 quarters (Q1 2020 through Q4 2020). Nonresidential values per square foot based on comparable transaction data for transactions made in San Joaquin County since 2005 obtained from Costar, data accessed on March 25, 2021. Commercial retail and office categories are a blended average of retail and commercial uses.

[2] Owner-occupied residential assumed to turn over once every 7 years and renter-occupied residential is assumed to turn over once every 15 years. Nonresidential uses are assumed to turn over once every 20 years.

[3] Residential vacancy rates obtained from the US Census American Community Survey, 2018 estimates, for San Joaquin County. Commercial and industrial vacancy rates based on Q3 2019 Costar and Q3 2019 Colliers International market reports for the Stockton/Modesto area.

[4] Persons per household figures obtained from the US Census American Community Survey, 2018 estimates. Square feet per employee values are based on empirical research for proposed land uses.

APPENDIX B:

General Fund Revenue Analysis

Table B-1 Revenue-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget F-8

Table B-2 Estimated Annual General Fund Revenues F-9

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Table B-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Revenue-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget (2020$)

City of Lathrop

Item	Estimating Procedure	Case Study Reference	FY 2020-21 Budgeted General Fund Revenues [1]	Offsetting Revenues	FY 2020-21 Budgeted Net General Fund Revenues	Service Population [2]	Revenue Multiplier
General Fund Revenues							
Property Tax	Case Study	Table B-3	$4,800,000	-	$4,800,000	N/A	-
Property Tax in Lieu of VLF	Case Study	Table B-3	$2,000,000	-	$2,000,000	N/A	-
Property Transfer Tax [3]	Case Study	Table B-4	$0	-	$0	N/A	-
Sales and Use Tax	Case Study	Table B-5	$4,000,000	-	$4,000,000	N/A	-
Prop. 172 Public Safety Sales Tax [4]	[4]	-	$0	-	$0	N/A	-
Transient Occupancy Tax	Persons Served	-	$550,000	-	$550,000	31,933	$17.22
Franchise Tax	Persons Served	-	$840,000	-	$840,000	31,933	$26.31
Licenses and Permits	Persons Served	-	$218,006	-	$218,006	31,933	$6.83
Intergovernmental Revenue	[5]	-	$335,000	-	$335,000	N/A	-
Current Service Charges	[6]	-	$710,320	($710,320)	$0	N/A	-
Fines	Persons Served	-	$96,000	-	$96,000	31,933	$3.01
Use of Money and Property	[5]	-	$190,900	-	$190,900	N/A	-
Other	[5]	-	$995,370	-	$995,370	N/A	-
Indirect Cost/Transfer In	[5]	-	$5,349,840	-	$5,349,840	N/A	-
Subtotal General Fund Revenues			**$20,085,436**	**($710,320)**	**$19,375,116**		

rev pro

Source: City of Lathrop FY 2019-21 Adopted Budget and Budget Amendments (Dated March 4, 2021); EPS.

[1] Based on amended Fiscal Year 2020-21 Budgeted General Fund revenues as provided by City staff, current as of March, 2021.
[2] Refer to Table A-1 for details.
[3] City Property Transfer Tax revenues are included in the Property Tax total.
[4] Cities that did not receive property tax or exist in 1980 are ineligible for Proposition 172 revenues. The City of Lathrop incorporated in 1989 and is therefore ineligible to receive Proposition 172 revenue.
[5] This revenue source is not expected to be affected by anticipated development and therefore is not evaluated in this analysis.
[6] This revenue source is dedicated to and directly offsets costs as shown in Table C-1.

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Table B-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Project Revenues by Phase (2020$)

City of Lathrop

Revenues	Source	Cumulative Estimated Annual Revenues					
		2025	2030	2035	2040	2050	Buildout (2060)
General Fund							
Property Tax	Table B-3	$1,302,600	$2,508,900	$2,970,200	$3,260,300	$4,285,100	$5,181,800
Property Tax in Lieu of VLF	Table B-3	$524,200	$1,014,400	$1,204,400	$1,320,900	$1,732,300	$2,092,400
Property Transfer Tax	Table B-4	$51,600	$84,500	$98,300	$109,900	$180,400	$243,200
Sales and Use Tax	Table B-5	$2,173,900	$5,370,000	$6,510,000	$7,203,900	$7,536,100	$7,699,700
Transient Occupancy Tax	-	$98,000	$174,100	$203,100	$224,200	$316,500	$397,800
Franchise Tax	-	$149,700	$265,900	$310,200	$342,500	$483,400	$607,600
Licenses and Permits	-	$38,800	$69,000	$80,500	$88,900	$125,500	$157,700
Fines	-	$17,100	$30,400	$35,400	$39,100	$55,300	$69,400
Total Annual General Fund Revenues		**$4,355,900**	**$9,517,200**	**$11,412,100**	**$12,589,700**	**$14,714,600**	**$16,449,600**
Less EIFD Contribution		($130,260)	($501,772)	($594,039)	($652,066)	($857,014)	($1,036,354)
Net General Fund Revenues		**$4,225,640**	**$9,015,428**	**$10,818,061**	**$11,937,634**	**$13,857,586**	**$15,413,246**
EIFD Contribution - Maximum Tax Rate							
Less EIFD Contribution		($130,260)	($501,772)	($594,039)	($652,066)	($857,014)	($1,036,354)
Net General Fund Revenues		**$4,095,380**	**$8,513,657**	**$10,224,021**	**$11,285,568**	**$13,000,573**	**$14,376,891**
EIFD Contribution - Variable Tax Rate							
Less EIFD Contribution		($130,260)	($326,152)	($282,169)	($309,731)	($192,828)	($233,180)
Net General Fund Revenues		**$4,095,380**	**$8,689,277**	**$10,535,892**	**$11,627,903**	**$13,664,758**	**$15,180,066**

rev

Source: City of Lathrop FY 2020-21 Adopted Budget; EPS.

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Property Tax Revenues (2020$)

City of Lathrop

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Assessed Value of New Development	Table D-2							
Assessed Value of New Development in Current City Limits		*a*	$1,155,739,800	$2,208,724,755	$2,602,589,505	$2,860,955,705	$3,773,498,205	$4,572,023,205
Assessed Value of New Development in Annexation Area		*b*	$6,863,250	$41,179,500	$68,632,500	$68,632,500	$68,632,500	$68,632,500
Total Assessed Value		***c = a + b***	**$1,162,603,050**	**$2,249,904,255**	**$2,671,222,005**	**$2,929,588,205**	**$3,842,130,705**	**$4,640,655,705**
Property Tax Revenue (1% of Assessed Value)	1.0000%							
Property Tax Revenue in Current City Limits		*d = a * 1.00%*	$11,557,398	$22,087,248	$26,025,895	$28,609,557	$37,734,982	$45,720,232
Property Tax Revenue in Annexation Area		*e = b * 1.00%*	$68,633	$411,795	$686,325	$686,325	$686,325	$686,325
Total Property Tax Revenue		***f = d + e***	**$11,626,031**	**$22,499,043**	**$26,712,220**	**$29,295,882**	**$38,421,307**	**$46,406,557**
Estimated Property Tax Allocation								
Estimated Property Tax Allocation in Current City Limits [1]								
City of Lathrop General Fund	11.2295%	*g = d * 11.23%*	$1,297,838	$2,480,288	$2,922,578	$3,212,711	$4,237,450	$5,134,154
Other Agencies/ERAF	88.7705%	*h = d * 88.77%*	$10,259,560	$19,606,960	$23,103,317	$25,396,847	$33,497,532	$40,586,078
Property Tax Allocation in Annexation Area [2]								
City of Lathrop General Fund	6.9381%	*i = e * 6.94%*	$4,762	$28,571	$47,618	$47,618	$47,618	$47,618
Other Agencies/ERAF	93.0619%	*j = e * 93.06%*	$63,871	$383,224	$638,707	$638,707	$638,707	$638,707
Total City of Lathrop General Fund Property Tax		***k = g + i***	**$1,302,600**	**$2,508,859**	**$2,970,196**	**$3,260,329**	**$4,285,068**	**$5,181,772**
EIFD Allocation - Maximum Tax Rate								
EIFD Allocation Percentage [3]		*l*	10.0%	20.0%	20.0%	20.0%	20.0%	20.0%
EIFD Allocation		*m = k * l*	$130,260	$501,772	$594,039	$652,066	$857,014	$1,036,354
Net City General Fund Property Tax		***n - k - m***	**$1,172,340**	**$2,007,087**	**$2,376,157**	**$2,608,263**	**$3,428,055**	**$4,145,418**
EIFD Allocation - Variable Tax Rate								
EIFD Allocation Percentage [3]		*l*	10.0%	13.0%	9.5%	9.5%	4.5%	4.5%
EIFD Allocation		*m = k * l*	$130,260	$326,152	$282,169	$309,731	$192,828	$233,180
Net City General Fund Property Tax		***n - k - m***	**$1,172,340**	**$2,182,707**	**$2,688,028**	**$2,950,598**	**$4,092,240**	**$4,948,592**

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Property Tax Revenues (2020$)

City of Lathrop

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)								
Total Citywide Assessed Value [4]		*l*	$4,435,798,404	$4,435,798,404	$4,435,798,404	$4,435,798,404	$4,435,798,404	$4,435,798,404
Total Assessed Value of Project		*m*	$1,162,603,050	$2,249,904,255	$2,671,222,005	$2,929,588,205	$3,842,130,705	$4,640,655,705
Total Assessed Value		*n = l + m*	**$5,598,401,454**	**$6,685,702,659**	**$7,107,020,409**	**$7,365,386,609**	**$8,277,929,109**	**$9,076,454,109**
Percent Change in AV		*o = m / l*	26.21%	50.72%	60.22%	66.04%	86.62%	104.62%
Property Tax In-Lieu of VLF [5]	**$2,000,000**	***p = o * $2,000,000***	**$524,191**	**$1,014,430**	**$1,204,393**	**$1,320,884**	**$1,732,329**	**$2,092,365**

prop tax

Source: City of Lathrop; San Joaquin County Auditor-Controller; EPS.

[1] Reflects the average property tax allocation to the City General Fund for all TRAs within the 200-year flood plain that are within the boundaries of the City of Lathrop. TRAs include: 007-000, 007-007, 007-008, 007-012, 007-013, 007-014, 007-022, 007-029, 007-041, 007-043, 007-046, 007-047, 007-048, 007-049, 007-071, 007-074, 007-091, 007-092, 007-093, and 007-095.
[2] Refer to Table D-1 for details.
[3] EIFD allocation percentage represents the portion of property tax revenues to be diverted to the EIFD. Alocation percentages are negotiated allocation amounts based on discussions between the County, the Cities of Lathrop, Stockton, and Manteca, and Project Consultants. Reflects the Initial Base Rate for the period ending 2029 and the Maximum Tax Allocation Rate for 2030 and beyond.
[4] Reflects Assessed Valuation for FY 2020-21. Includes Citywide secured, unsecured, homeowner exemption, and public utility roll.
[5] Property tax in-lieu of VLF amount derived from the City of Lathrop FY 2020-21 Annual Budget. Refer to Table B-1 for details.

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Table B-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Real Property Transfer Tax (2020$)

City of Lathrop

Item	Assumption/ Source	Estimated Annual Property Transfer Tax Revenue (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Rate per $1,000 of AV	$0.55						
Project Assessed Value	Table D-2						
Owner-Occupied Residential		$368,287,500	$420,787,500	$460,687,500	$549,412,500	$1,436,662,500	$2,235,187,500
Renter-Occupied Residential		$82,400,000	$120,600,000	$132,200,000	$132,200,000	$132,200,000	$132,200,000
Nonresidential		$711,915,550	$1,708,516,755	$2,078,334,505	$2,247,975,705	$2,273,268,205	$2,273,268,205
Total Assessed Value		**$1,162,603,050**	**$2,249,904,255**	**$2,671,222,005**	**$2,929,588,205**	**$3,842,130,705**	**$4,640,655,705**
Turnover Rate							
Owner-Occupied Residential	14.30%						
Renter-Occupied Residential	6.70%						
Nonresidential	5.00%						
Annual Transfer Tax Revenue [1]							
Owner-Occupied Residential		$28,966	$33,095	$36,233	$43,211	$112,994	$175,797
Renter-Occupied Residential		$3,036	$4,444	$4,872	$4,872	$4,872	$4,872
Nonresidential		$19,578	$46,984	$57,154	$61,819	$62,515	$62,515
Total Annual Transfer Tax Revenue		**$51,580**	**$84,523**	**$98,259**	**$109,902**	**$180,380**	**$243,184**

transfer

Source: San Joaquin County Auditor Assessor; City of Lathrop; EPS.

[1] Formula for Transfer Tax = Assessed Value/$1,000 * Rate per $1,000 of Assessed Value * Turnover rate.

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Table B-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Taxable Sales and Use Tax Revenue (2020$)

City of Lathrop

Item	Formula	Source/ Assumptions	Annual Sales Tax Revenue 2025	2030	2035	2040	2050	Buildout (2060)
Estimated Annual Taxable Sales								
Annual Taxable Sales from Market Support (Residents and Employees)	*a*		$23,862,923	$35,879,306	$40,846,091	$45,671,517	$78,967,069	$108,705,661
Annual Taxable Sales from Onsite Commercial Uses	*b*		$193,525,754	$501,119,932	$610,149,049	$674,720,431	$674,646,037	$661,263,670
Annual Taxable Sales from New Development	*c = a + b*		**$217,388,677**	**$536,999,238**	**$650,995,140**	**$720,391,948**	**$753,613,106**	**$769,969,332**
Annual Sales Tax Revenue [1]								
Bradley Burns Local Sales Tax Revenue	*d = c * 1.0000%*	1.0000%	$2,173,887	$5,369,992	$6,509,951	$7,203,919	$7,536,131	$7,699,693
City of Lathrop Prop 172 Public Safety Sales Tax Revenue [2]	*f = d * 0.0000%*	0.0000%	-	-	-	-	-	-

sales

Source: City of Lathrop; California State Board of Equalization; EPS.

[1] This analysis excludes Measure C sales tax revenues. Approved by voters in November 2012, Measure C enacts a permanent one percent “general purpose tax” rate to generate revenue that may be used by the City to pay for general City operations and programs, including public safety provided by the City or through contract with entities such as the County Sheriff Department and Lathrop Manteca Fire District.
[2] Cities that did not receive property tax or incorporate by 1980 are ineligible for Proposition 172 revenues. The City of Lathrop incorporated in 1989 and is therefore ineligible to receive Proposition 172 revenue.

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Table B-5A
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Taxable Sales from Proposed Development, Market Support Method (2020$)

City of Lathrop

Annual Taxable Sales from Market Support	Assumption	Estimated Annual Taxable Sales (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Annual Taxable Sales from New Residents							
Residential Development	Table A-3			*Occupied Dwelling Units*			
Owner-Occupied Residential		659	753	825	984	2,572	4,002
Renter-Occupied Residential		387	567	621	621	621	621
Total Residential Development		**1,047**	**1,320**	**1,446**	**1,605**	**3,194**	**4,623**
Taxable Retail Expenditures	*per Household [1]*			*Taxable Retail Expenditures*			
Low Density Residential	$26,000	$17,144,660	$19,588,660	$21,446,100	$25,576,460	$66,880,060	$104,053,300
High Density Residential	$15,000	$5,809,200	$8,502,300	$9,320,100	$9,320,100	$9,320,100	$9,320,100
Total Taxable Retail Expenditures		**$22,953,860**	**$28,090,960**	**$30,766,200**	**$34,896,560**	**$76,200,160**	**$113,373,400**
Estimated Citywide Capture from New Households [2]	**80%**	**$18,363,088**	**$22,472,768**	**$24,612,960**	**$27,917,248**	**$60,960,128**	**$90,698,720**
Estimated Taxable Sales inside Project Area	50%	$9,181,544	$11,236,384	$12,306,480	$13,958,624	$30,480,064	$45,349,360
Estimated Taxable Sales outside Project Area	50%	$9,181,544	$11,236,384	$12,306,480	$13,958,624	$30,480,064	$45,349,360
Annual Taxable Sales from New Employment							
Taxable Sales from New Employment							
Employees	Table A-4	5,092	12,413	15,031	16,439	16,673	16,673
Average Daily Taxable Sales per New Employee	$10.00						
Work Days per Year	240						
Taxable Sales from New Employees [3]	50%						
Total Taxable Sales from New Employees		**$6,110,928**	**$14,896,153**	**$18,036,812**	**$19,726,966**	**$20,007,712**	**$20,007,712**
Estimated Citywide Capture from New Employees [2]	**90%**	**$5,499,835**	**$13,406,538**	**$16,233,131**	**$17,754,269**	**$18,006,941**	**$18,006,941**
Estimated Taxable Sales inside Project Area	70%	$3,849,884	$9,384,576	$11,363,191	$12,427,988	$12,604,859	$12,604,859
Estimated Taxable Sales outside Project Area	30%	$1,649,950	$4,021,961	$4,869,939	$5,326,281	$5,402,082	$5,402,082
Total Annual Taxable Sales from Market Support		**$23,862,923**	**$35,879,306**	**$40,846,091**	**$45,671,517**	**$78,967,069**	**$108,705,661**
Taxable City Sales inside Project Area		$13,031,428	$20,620,960	$23,669,671	$26,386,612	$43,084,923	$57,954,219
Taxable City Sales outside Project Area		$10,831,494	$15,258,345	$17,176,419	$19,284,905	$35,882,146	$50,751,442

sales a

Source: Costar; Gregory Group; Bureau of Labor Statistics; City of Lathrop; EPS.

[1] For details pertaining to household taxable expenditure assumptions, refer to Table D-3.
[2] Represents the portion of household and employee retail expenditures estimated to take place within the City of Lathrop.
[3] Taxable sales from employees discounted by 50 percent to account for employees who are also residents.

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Table B-5B
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Taxable Sales from Onsite Nonresidential (2020$)

City of Lathrop

Item	Annual Taxable Sales per Sq. Ft. [1]	Estimated Annual Taxable Sales (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Taxable Sales from Commercial Development							
Taxable Sales Generating Occupied Commercial Development Square Feet				*Occupied Building Square Feet*			
Retail Commercial		874,076	2,226,500	2,702,398	3,001,856	3,058,006	3,058,006
Total		**874,076**	**2,226,500**	**2,702,398**	**3,001,856**	**3,058,006**	**3,058,006**
Annual Taxable Sales from Onsite Commercial Development				*Total Taxable Sales*			
Retail Commercial	$240	$209,778,278	$534,359,905	$648,575,575	$720,445,500	$733,921,344	$733,921,344
Total		**$209,778,278**	**$534,359,905**	**$648,575,575**	**$720,445,500**	**$733,921,344**	**$733,921,344**
Less Total Annual Taxable Sales from Market Support (within the Project) [2]		$13,031,428	$20,620,960	$23,669,671	$26,386,612	$43,084,923	$57,954,219
Annual Sales Less Market Support		**$196,746,850**	**$513,738,945**	**$624,905,904**	**$694,058,888**	**$690,836,421**	**$675,967,125**
	Shift from Existing Retail						
Less Shift of Sales from Existing Retail to the Project [3]	10%	$20,977,828	$53,435,991	$64,857,558	$72,044,550	$69,083,642	$67,596,713
Total Taxable Sales from Retail Commercial Uses		**$175,769,022**	**$460,302,954**	**$560,048,346**	**$622,014,338**	**$621,752,779**	**$608,370,413**
Occupied Nonretail Commercial Uses				*Occupied Building Square Feet*			
Office Commercial		565,788	1,382,757	1,632,305	1,831,944	1,869,377	1,869,377
Industrial		2,985,558	6,780,639	8,387,835	8,709,275	8,709,275	8,709,275
Total		**3,551,346**	**8,163,396**	**10,020,141**	**10,541,219**	**10,578,652**	**10,578,652**
Total Taxable Sales from Nonretail Commercial Uses				*Total Taxable Sales*			
Office Commercial	$5	$2,828,940	$6,913,785	$8,161,527	$9,159,720	$9,346,885	$9,346,885
Industrial	$5	$14,927,791	$33,903,193	$41,939,176	$43,546,373	$43,546,373	$43,546,373
Total		**$17,756,732**	**$40,816,978**	**$50,100,703**	**$52,706,093**	**$52,893,258**	**$52,893,258**
Total Taxable Sales from Nonretail Commercial Development		**$17,756,732**	**$40,816,978**	**$50,100,703**	**$52,706,093**	**$52,893,258**	**$52,893,258**
Total Nonresidential Taxable Sales		**$193,525,754**	**$501,119,932**	**$610,149,049**	**$674,720,431**	**$674,646,037**	**$661,263,670**

sales b

Source: U.S. Department of Labor Bureau of Labor Statistics; Urban Land Institute; EPS.

[1] Commercial taxable sales assumptions based on an analysis of data from ULI's Dollars & Cents of Shopping Centers: 2008 and escalated to current dollars. Industrial taxable sales per square foot based on research of industrial development, this analysis includes a conservative taxable sales per square foot assumption representing onsite business-to-business sales activity.
[2] Estimated in Table B-5A.
[3] Represents a discount factor to account for taxable sales transactions that may shift from the City's existing retail centers to those included in the Project. Applied only to Retail uses within the Project.

APPENDIX C:

General Fund Expenditure Analysis

Table C-1 Expenditure-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget F-16

Table C-2 Estimated Annual General Fund Expenditures F-17

Table C-3 Estimated Annual Police Expenditures F-18

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Table C-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Expenditure-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget (2020$)

City of Lathrop

Item	Estimating Procedure	FY 2020-21 Budgeted Expenditures [1]	Less Offsetting Revenue	FY 2020-21 Net City Expenditures	Population or Persons Served	FY 2020-21 Avg. Cost	Adjustment Factor [2]	Net FY 2020-21 Avg. Cost
General Fund [3]								
General Government	Persons Served	$2,153,257	($39,000)	$2,114,257	31,933	$66.21	100%	$66.21
Human Resources	Persons Served	$370,064	-	$370,064	31,933	$11.59	100%	$11.59
Central Services	Persons Served	$984,529	-	$984,529	31,933	$30.83	100%	$30.83
Finance and Information Technology	Persons Served	$3,548,550	($35,100)	$3,513,450	31,933	$110.03	100%	$110.03
Animal Services	Persons Served	$376,487	($1,500)	$374,987	31,933	$11.74	100%	$11.74
Community Development	Persons Served	$2,433,677	($59,000)	$2,374,677	31,933	$74.36	100%	$74.36
Parks and Recreation	Per Capita	$2,352,679	($285,300)	$2,067,379	26,833	$77.05	100%	$77.05
Police Services (Non-Contract) [4]	Per Capita	$1,284,634	($22,289)	$1,262,345	26,833	$47.04	100%	$47.04
Police Services (Contract) [4]	Case Study	$9,436,505	-	$9,436,505	NA	NA	100%	NA
Public Works	Persons Served							
City Hall [5]	Persons Served	$495,704	($6,066)	$489,638	31,933	$15.33	100%	$15.33
Administration [5] [6]	Persons Served	$1,329,646	($6,066)	$1,323,580	31,933	$41.45	100%	$41.45
Utility Engineering [5]	Persons Served	$246,545	($6,066)	$240,479	31,933	$7.53	100%	$7.53
Building Maintenance [5]	Persons Served	$395,882	($6,066)	$389,816	31,933	$12.21	100%	$12.21
Code Compliance [6]	Persons Served	$0	($6,000)	($6,000)	31,933	$0.00	100%	$0.00
Total Public Works		**$2,467,777**	**($30,264)**	**$2,437,513**		**$76.52**		**$76.52**
Other [6]	[7]	$1,000,000	-	$1,000,000	NA	-	-	-
Subtotal Annual General Fund Expenditures		**$26,408,159**	**($472,453)**	**$25,935,706**				
Transfer Out	[7]	$217,921	-	$217,921	NA	-	-	-
Total Annual General Fund Expenditures		**$26,626,080**	**($472,453)**	**$26,153,627**				

exp

Source: City of Lathrop FY 2019-21 Adopted Budget and Budget Amendments (Dated March 4, 2021); EPS.

[1] Based on amended Fiscal Year 2020-21 Budgeted General Fund expenditures as provided by City staff, current as of March 4, 2021.
[2] An adjustment factor may be used to reflect the fact that new employees may not increase certain General Fund department expenditures at a 1:1 ratio. This analysis does not assume an adjustment at this time.
[3] With the exception of Police expenditures, this analysis estimates impacts of proposed development on City General Fund expenditures only. Fire services are provided to the City by the Lathrop Manteca Fire District and are excluded from this analysis.
[4] Police costs include expenditures allocated to the General Fund, COPS, Mossdale, and Measure C.
[5] Offsetting Revenues for Public Works categories of City Hall, Administration, Utility Engineering, and Building Maintenance totals $24,264 as provided by City Staff. As the allocation of these revenues is not available at this time, it is assumed that the revenue is divided evenly between these four categories.
[6] Amended Fiscal Year 2020-21 Public Works Administration expenditures include Code Compliance
[6] Includes capital replacement and pension stability.
[7] This expenditure category is not expected to be affected by the project and not evaluated as part of this analysis.

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Table C-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual General Fund Expenditures (2020$)

City of Lathrop

Expenditure Category	Estimated Annual Expenditure [1]					
	2025	2030	2035	2040	2050	Buildout (2060)
General Fund						
General Government	$376,761	$669,377	$780,652	$861,988	$1,216,826	$1,529,210
Human Resources	$65,946	$117,163	$136,640	$150,876	$212,984	$267,662
Central Services	$175,443	$311,703	$363,520	$401,395	$566,630	$712,095
Finance and Information Technology	$626,098	$1,112,363	$1,297,279	$1,432,442	$2,022,109	$2,541,226
Animal Services	$66,823	$118,721	$138,457	$152,883	$215,818	$271,222
Community Development	$423,168	$751,826	$876,807	$968,162	$1,366,707	$1,717,568
Culture and Recreation	$242,253	$300,734	$329,400	$369,790	$773,695	$1,137,210
Police Services (Non-Contract)	$147,920	$183,629	$201,132	$225,794	$472,420	$694,382
Police Services (Contract)	$1,532,158	$1,902,039	$2,083,325	$2,339,172	$4,893,743	$7,192,954
Public Works	$435,435	$773,620	$902,224	$996,226	$1,406,324	$1,767,356
Total Annual General Fund Expenditures	**$4,092,005**	**$6,241,176**	**$7,109,435**	**$7,898,728**	**$13,147,256**	**$17,830,887**

exp est

Source: City of Lathrop FY 2020-21 Adopted Budget; EPS.

[1] Annual expenditure estimated on a per persons served or per capita basis. Refer to Table C-1 for estimating procedure and Table A-5 for population and employment estimates.

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Table C-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Annual Police Expenditures (2020$)

City of Lathrop

Expenditure Category	Assumption / Source	Estimated Annual Police Expenditure					
		2025	2030	2035	2040	2050	Buildout (2060)
Estimated Project Residents	Table A-4	3,144	3,903	4,275	4,800	10,042	14,760
Estimated Annual Police Staffing Required for Development							
Officers Required per 1,000 Residents [1]	1.5 Officers						
Officers Required to Serve Project Development		**5**	**6**	**6**	**7**	**15**	**22**
Estimated Annual Police Expenditures							
Annual Operating Expenditures per Officer [2]	$324,885						
Estimated Annual Police Expenditures		**$1,532,158**	**$1,902,039**	**$2,083,325**	**$2,339,172**	**$4,893,743**	**$7,192,954**

police

Source: City of Lathrop FY 2020-21 Adopted Budget; EPS.

[1] Based on information provided by the City, Citywide level of service standard for police services is 1.5 officers per 1,000 residents.
[2] Based on information provided by the City, current as of June 2020.

APPENDIX D:

Supporting Tables for Revenue and Expenditure Analysis

Table D-1 Preliminary Property Tax Allocations for Annexation Area F-19

Table D-2 Cumulative Assessed Valuation F-20

Table D-3 Estimated Average Annual Household Income F-21

Table D-4 Total and Taxable Retail Sales per Square Feet.....F-22

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Table D-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Preliminary Property Tax Allocations for Annexation Area

City of Lathrop

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]: 102-100	102-121	Adjusted Existing Base Revenue [1] 102-100	102-121	Property Tax Sharing Agreement [2]	Post Annexation Average Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*c*	*d*	*e*	*f = e * ($20,642 + $39,050)*	*g = f / $172,070*
Subject to Detachment								
10001	County General Fund	19.80000%	22.38190%	$12,654	$24,209	80%	$47,754	27.75259%
10527	Road District #5	3.87760%	4.26700%	$2,478	$4,615	-	-	0.00000%
14901	Lathrop-Manteca Fire District (LMFD)	8.62190%	0.00000%	$5,510	$0	-	-	0.00000%
14401	French Camp McKinley Rural Fire	0.00000%	9.45470%	$0	$10,226	-	-	0.00000%
40600	City of Lathrop	0.00000%	0.00000%	-	-	20%	$11,938	6.93815%
	Subtotal	**32.29950%**	**36.10360%**	**$20,642**	**$39,050**	**100%**	**$59,692**	**27.75259%**
Not Subject to Detachment								
10618	County Library	1.59760%	1.80310%	$1,021	$1,950	-	$2,971	1.72677%
12601	Manteca Unified School District	26.25470%	29.62960%	$16,779	$32,048	-	$48,827	28.37611%
13001	San Joaquin Delta Community College	3.55440%	4.01150%	$2,272	$4,339	-	$6,610	3.84172%
13201	San Joaquin County Office of Education	1.26400%	1.38930%	$808	$1,503	-	$2,310	1.34276%
16001	San Joaquin Flood Control	0.15580%	0.17590%	$100	$190	-	$290	0.16844%
21901	Mosquito Abatement	0.69960%	0.78940%	$447	$854	-	$1,301	0.75605%
22001	Reclamation District #17	0.00000%	0.00000%	$0	$0	-	$0	0.00000%
24601	South San Joaquin Irrigation	5.27940%	0.00000%	$3,374	$0	-	$3,374	1.96082%
25301	CSA No. 4 Lathrop	1.54290%	0.00000%	$986	$0	-	$986	0.57305%
41100	Education Revenue Augmentation Fund (ERAF)	27.35210%	26.09760%	$17,480	$28,227	-	$45,708	26.56353%
	Subtotal	**67.70050%**	**63.89640%**	**$43,267**	**$69,111**	**0%**	**$112,378**	**65.30926%**
Total		**100.00000%**	**100.00000%**	**$63,909**	**$108,161**	**100%**	**$172,070**	**100.00000%**

TRA

Source: San Joaquin County Auditor-Controller; EPS.

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

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Table D-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Cumulative Assessed Valuation (2020$)

City of Lathrop

Item	Rounded Value per Unit/Sq. Ft. [1]	Total Assessed Value (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses	*per Unit*						
Low Density Residential	$525,000	$368,287,500	$420,787,500	$460,687,500	$549,412,500	$1,436,662,500	$2,235,187,500
High Density Residential	$200,000	$82,400,000	$120,600,000	$132,200,000	$132,200,000	$132,200,000	$132,200,000
Subtotal Residential		**$450,687,500**	**$541,387,500**	**$592,887,500**	**$681,612,500**	**$1,568,862,500**	**$2,367,387,500**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$229,373,550	$560,577,150	$661,745,400	$742,680,000	$757,855,500	$757,855,500
Office Commercial	$250	$152,915,700	$373,718,100	$441,163,600	$495,120,000	$505,237,000	$505,237,000.00
Industrial	$100	$322,763,050	$733,042,005	$906,793,005	$941,543,205	$941,543,205	$941,543,205
Subtotal Nonresidential		**$705,052,300**	**$1,667,337,255**	**$2,009,702,005**	**$2,179,343,205**	**$2,204,635,705**	**$2,204,635,705**
Total All Land Uses		**$1,155,739,800**	**$2,208,724,755**	**$2,602,589,505**	**$2,860,955,705**	**$3,773,498,205**	**$4,572,023,205**
Development Projections in Annexation Area							
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$6,863,250	$41,179,500	$68,632,500	$68,632,500	$68,632,500	$68,632,500
Subtotal Nonresidential		**$6,863,250**	**$41,179,500**	**$68,632,500**	**$68,632,500**	**$68,632,500**	**$68,632,500**
Total All Land Uses		**$6,863,250**	**$41,179,500**	**$68,632,500**	**$68,632,500**	**$68,632,500**	**$68,632,500**
Total City of Lathrop Development Projections							
Residential Land Uses	*per Unit*						
Low Density Residential	$525,000	$368,287,500	$420,787,500	$460,687,500	$549,412,500	$1,436,662,500	$2,235,187,500
High Density Residential	$200,000	$82,400,000	$120,600,000	$132,200,000	$132,200,000	$132,200,000	$132,200,000
Subtotal Residential		**$82,400,000**	**$120,600,000**	**$132,200,000**	**$132,200,000**	**$132,200,000**	**$132,200,000**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$236,236,800	$601,756,650	$730,377,900	$811,312,500	$826,488,000	$826,488,000
Office Commercial	$250	$152,915,700	$373,718,100	$441,163,600	$495,120,000	$505,237,000	$505,237,000
Industrial	$100	$322,763,050	$733,042,005	$906,793,005	$941,543,205	$941,543,205	$941,543,205
Subtotal Nonresidential		**$711,915,550**	**$1,708,516,755**	**$2,078,334,505**	**$2,247,975,705**	**$2,273,268,205**	**$2,273,268,205**
Total All Land Uses		**$1,162,603,050**	**$2,249,904,255**	**$2,671,222,005**	**$2,929,588,205**	**$3,842,130,705**	**$4,640,655,705**

AV

Source: Costar; CBRE; The Gregory Group; EPS.

[1] Refer to Table A-5 for details.

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Table D-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Estimated Average Annual Household Income (2020$)

City of Lathrop

Residential Land Use	Estimated Home Value [1]	Total Annual Mortgage or Rent [2]	Estimated Household Income [3]	Taxable Expenditures as a Percent of Income [4]	Annual Taxable Expenditures per Household (Rounded)
Owner-Occupied Residential					
Low Density Residential	$525,000	$39,356	$112,000	23%	$26,000
Renter-Occupied Residential					
High Density Residential	$200,000	$18,000	$51,000	30%	$15,000

income

Source: Costar; The Gregory Group; Bureau of Labor Statistics; EPS.

[1] See Table A-5 for detail on estimated values for owner-occupied units.

[2] Based on a 5%, 30-year fixed-rate mortgage with a 20% down payment, $150 monthly Homeowner's association dues and 2% annual taxes and insurance.
High density residential based on an average monthly rent assumption of $1,500 based on data on similar multifamily residential obtained from Costar and an average size of 1,000 square feet.

[3] Assumes 35% of income dedicated to housing costs (mortgage, taxes, insurance, and HOA dues) or rent payments. Rounded to the nearest $1,000.

[4] Based on household expenditures data from the Bureau of Labor Statistics, 2018 Consumer Expenditure Survey.

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Table D-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Lathrop
Total and Taxable Retail Sales per Square Feet (2020$)

			Total Retail Sales per Square Foot					
			Total Retail Sales by Shopping Center Type					
	Original Data	Escalated Data	Neighborhood		Community		Regional	
Item	[see Note]	(2020$) [1]	% [2]	No.	% [2]	No.	% [2]	No.
Total Retail Sales per Square Foot								
Motor Vehicle and Parts Dealers [3]	$250	$279	3%	$8	2%	$6	1%	$3
Home Furnishings and Appliance Stores	$525	$586	0%	$0	7%	$41	10%	$59
Bldg. Matrl. and Garden Equip. and Supplies	$356	$398	0%	$0	15%	$60	1%	$4
Food and Beverage Stores [4]	-	$578	55%	$318	24%	$139	3%	$17
Gasoline Stations [5]	$1,321	$1,664	1%	$17	2%	$33	1%	$17
Clothing and Clothing Accessories Stores	$370	$413	2%	$8	5%	$21	20%	$83
General Merchandise Stores	$360	$402	5%	$20	20%	$80	20%	$80
Food Services and Drinking Places	$492	$550	8%	$44	10%	$55	20%	$110
Other Retail	$209	$234	12%	$28	7%	$16	18%	$42
Nonretail [6]	NA	$0	14%	$0	8%	$0	6%	$0
Total			**100%**	**$440**	**100%**	**$450**	**100%**	**$410**
Taxable Retail Sales per Square Foot by Retail Center Type								
Percent Taxable by Shopping Center Type [7]				44%		54%		98%
Taxable Sales per Square Foot (Rounded)				**$190**		**$240**		**$400**

retail sales

Note: Original data is based on an average of multiple sources and is presented in 2016$ unless noted otherwise in footnotes.

Source: BizMiner 2016; ULI Dollars & Cents 2008; State of California Board of Equalization (BOE) Publication 61; Bureau of Labor Statistics, "CPI-All Urban Consumers (Current Series) - West Urban"; RetailSails http://retailsails.files.wordpress.com/2011/09/rs_spsf.pdf; eMarketer pulled February 2019; respective annual 10-K reports; EPS.

[1] Sales adjusted to year-end 2020 based on the Consumer Price Index, All items in West urban, all urban consumers, not seasonally adjusted:

Year	CPI	Adjustment to 2020$
2008	219.65	25.9%
2016	247.71	11.7%
2018	263.26	5.1%
2019	270.35	2.3%
2020	276.59	0.0%

[2] Reflects percentage of total square footage by retail category by retail center type, estimated based on ULI's Dollars & Cents 2008.
[3] Reflects motor vehicle parts only; excludes taxable sales per square foot for dealerships.
[4] Sales per square foot for Food and Beverage stores estimated based on the averages from BizMiner, RetailSales, eMarketer, and annual 10-K reports, escalated to 2020$.
[5] Estimated using ULI's Dollars & Cents, 2008, escalated to 2020$.
[6] Included to account for non-taxable retail space occupants, such as services.
[7] Based on BOE Publication 61, March 2018.

ATTACHMENT G:

Manteca Fiscal Impact Analysis

List of Tables

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Table 2 Estimated Annual Revenues and Expenditures G-2

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City of Manteca

Table 1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Summary of Annual Surplus/Deficits (2020$)

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact Summary						
Prior to EIFD Allocation						
Annual General Fund Revenues	$4,922,000	$10,196,000	$15,653,000	$17,714,000	$18,846,000	$19,403,000
Annual General Fund Expenditures	$5,884,000	$8,951,000	$12,428,000	$13,793,000	$14,069,000	$14,204,000
Net General Fund Surplus/(Deficit)	**($962,000)**	**$1,245,000**	**$3,225,000**	**$3,921,000**	**$4,777,000**	**$5,199,000**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($88,900)	($666,300)	($943,000)	($1,044,100)	($1,079,900)	($1,097,400)
Net General Fund Surplus/(Deficit)	**($1,050,900)**	**$578,700**	**$2,282,000**	**$2,876,900**	**$3,697,100**	**$4,101,600**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($88,900)	($433,100)	($447,900)	($496,000)	($243,000)	($246,900)
Net General Fund Surplus/(Deficit)	**($1,050,900)**	**$811,900**	**$2,777,100**	**$3,425,000**	**$4,534,000**	**$4,952,100**

sum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 for details.

Table 2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual Revenues and Expenditures (2020$)

City of Manteca

Item	Estimated Annual Revenues / Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual General Fund Revenues						
Property Taxes	$1,777,900	$3,331,400	$4,715,100	$5,220,700	$5,399,400	$5,487,100
Property Tax In-Lieu of Vehicle License Fees	$1,024,500	$1,956,100	$2,815,000	$3,137,400	$3,234,600	$3,282,300
Real Property Transfer Tax	$71,200	$144,000	$204,000	$225,300	$228,800	$230,500
Sales and Use Taxes	$1,621,400	$3,996,700	$6,814,500	$7,893,500	$8,702,000	$9,099,000
Public Safety Sales and Use Tax	$46,900	$115,600	$197,000	$228,200	$251,600	$263,100
Transient Occupancy Tax	$115,200	$197,600	$275,000	$305,700	$312,100	$315,300
Licenses and Permits	-	-	-	-	-	-
Business Licenses	$72,300	$124,100	$172,700	$191,900	$195,900	$197,900
Franchise Fees	$192,600	$330,600	$460,000	$511,200	$522,000	$527,300
Total General Fund Revenue	**$4,922,000**	**$10,196,100**	**$15,653,300**	**$17,713,900**	**$18,846,400**	**$19,402,500**
Annual General Fund Expenditures						
General Government						
Legislation and Policy	$170,100	$291,900	$406,200	$451,400	$460,900	$465,600
Legal Services	$99,800	$171,200	$238,200	$264,700	$270,300	$273,100
City Administration	$86,800	$149,000	$207,300	$230,400	$235,300	$237,600
Public Works Administration	$16,700	$28,700	$40,000	$44,400	$45,400	$45,800
Non Departmental	$995,200	$1,707,800	$2,376,400	$2,641,000	$2,696,700	$2,724,100
Human Resources	$178,200	$305,800	$425,600	$473,000	$482,900	$487,800
Fiscal and Revenue Management	$96,600	$165,700	$230,600	$256,300	$261,700	$264,400
Economic and Community Development	$79,300	$136,100	$189,400	$210,500	$215,000	$217,200
Fleet Maintenance	$48,800	$83,800	$116,600	$129,600	$132,400	$133,700
Subtotal General Government	**$1,771,500**	**$3,040,000**	**$4,230,300**	**$4,701,300**	**$4,800,600**	**$4,849,300**
Public Safety						
Police Protection	$2,015,500	$3,458,800	$4,812,900	$5,348,900	$5,461,700	$5,517,100
Animal Services	$21,400	$36,800	$51,200	$56,900	$58,100	$58,700
Fire Protection	$1,700,000	$1,692,300	$2,354,800	$2,617,000	$2,672,200	$2,699,300
Subtotal Public Safety	**$3,736,900**	**$5,187,900**	**$7,218,900**	**$8,022,800**	**$8,192,000**	**$8,275,100**
Parks, Recreation, and Community Services						
Parks Maintenance	$181,200	$368,100	$492,600	$534,200	$534,200	$534,200
Library	$8,200	$16,700	$22,400	$24,200	$24,200	$24,200
Recreational and Senior Services	$61,500	$125,000	$167,300	$181,400	$181,400	$181,400
Subtotal Parks, Recreation, and Community Svcs	**$250,900**	**$509,800**	**$682,300**	**$739,800**	**$739,800**	**$739,800**
Public Utilities						
Storm Drainage	$72,800	$124,900	$173,800	$193,100	$197,200	$199,200
Subtotal Public Utilities	**$72,800**	**$124,900**	**$173,800**	**$193,100**	**$197,200**	**$199,200**
Transportation						
Streets	$51,400	$88,200	$122,700	$136,400	$139,300	$140,700
Subtotal Transportation	**$51,400**	**$88,200**	**$122,700**	**$136,400**	**$139,300**	**$140,700**
Total General Fund Expenditures	**$5,883,500**	**$8,950,800**	**$12,428,000**	**$13,793,400**	**$14,068,900**	**$14,204,100**
EIFD Contribution [2]						
Maximum Tax Rate	($88,900)	($666,300)	($943,000)	($1,044,100)	($1,079,900)	($1,097,400)
Variable Tax Rate	($88,900)	($433,100)	($447,900)	($496,000)	($243,000)	($246,900)
Net General Fund Surplus/(Deficit)						
Prior to EIFD Allocation	**($961,500)**	**$1,245,300**	**$3,225,300**	**$3,920,500**	**$4,777,500**	**$5,198,400**
Net of EIFD Allocation - Maximum Tax	**($1,050,400)**	**$579,000**	**$2,282,300**	**$2,876,400**	**$3,697,600**	**$4,101,000**
Net of EIFD Allocation - Variable Tax	**($1,050,400)**	**$812,200**	**$2,777,400**	**$3,424,500**	**$4,534,500**	**$4,951,500**

detsum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-2 for details.

APPENDICES:

Appendix A: General Assumptions

Appendix B: General Fund Revenue Analysis

Appendix C: General Fund Expenditure Analysis

Appendix D: Supporting Tables for Revenue and Expenditure Analysis

APPENDIX A:

General Assumptions

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Table A-5 Land Use Assumptions G-7

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Table A-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
General Assumptions

Item	City of Manteca Assumption
General Assumptions	
Fiscal Year of Budget Analysis [1]	FY 2020-21
Base Fiscal Year of Potential EIFD [2]	FY 2022-23
General Demographic Characteristics	
City of Manteca	
Population [3]	84,800
Employees [4]	21,000
City of Manteca Persons Served [5]	**95,300**

gen assumps

Source: California Department of Finance; EDD; U.S. Census LED; EPS.

[1] Reflects the City of Manteca Fiscal Year 2020-21 adopted budget. Revenues and expenditures are in 2020 dollars. This analysis does not reflect changes in values resulting from inflation or appreciation.

[2] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[3] Based on population estimates from the California Department of Finance (DOF) data for January 1, 2020.

[4] US Census Onthemap.ces.census.gov estimated a total of 18,767 jobs in Manteca, CA in 2018. California EDD reports an annual average growth rate of 0.95% since 2018 for the Stockton-Lodi MSA. EPS adjusted the 2018 employment figure to arrive at a 2020 employment estimate using this growth rate and further increased the total by 10% to account for self-employed workers. Estimate is rounded to the nearest hundred employees.

[5] Persons served is defined as total population plus half of total employees. Used to estimate specific revenues and expenditures that are assumed to be impacted by growth in resident and employment populations and to avoid double counting of employees who reside in the City.

Table A-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Cumulative Land Use Projections

City of Manteca

	Cumulative Dwelling Units/Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
Land Use	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Development Projections in Current City Limits [2]												
Residential Land Uses [4]												
Low Density Residential	1,057	-	2,180	-	3,171	-	3,559	-	3,559	-	3,559	-
High Density Residential	469	-	738	-	738	-	738	-	738	-	738	-
Subtotal Residential	**1,526**	**-**	**2,918**	**-**	**3,909**	**-**	**4,297**	**-**	**4,297**	**-**	**4,297**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	622,825	-	1,704,068	-	2,777,102	-	3,119,274	-	3,519,274	-	3,715,722
Office Commercial [5]	-	155,706	-	426,017	-	694,276	-	779,819	-	879,819	-	928,931
Industrial	-	3,625,609	-	3,998,189	-	4,185,741	-	4,185,741	-	4,185,741	-	4,185,741
Subtotal Nonresidential	**-**	**4,404,141**	**-**	**6,128,274**	**-**	**7,657,119**	**-**	**8,084,834**	**-**	**8,584,834**	**-**	**8,830,394**
Total All Land Uses	**1,526**	**4,404,141**	**2,918**	**6,128,274**	**3,909**	**7,657,119**	**4,297**	**8,084,834**	**4,297**	**8,584,834**	**4,297**	**8,830,394**
Development Projections in Annexation Areas [3]												
Residential Land Uses [4]												
Low Density Residential	276	-	691	-	860	-	860	-	860	-	860	-
Subtotal Residential	**276**	**-**	**691**	**-**	**860**	**-**	**860**	**-**	**860**	**-**	**860**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	-	-	-	-	229,500	-	382,500	-	382,500	-	382,500
Industrial	-	-	-	-	-	1,131,402	-	1,885,670	-	1,885,670	-	1,885,670
Subtotal Nonresidential	**-**	**-**	**-**	**-**	**-**	**1,360,902**	**-**	**2,268,170**	**-**	**2,268,170**	**-**	**2,268,170**
Total All Land Uses	**276**	**-**	**691**	**-**	**860**	**1,360,902**	**860**	**2,268,170**	**860**	**2,268,170**	**860**	**2,268,170**
Total City of Manteca Development Projections												
Residential Land Uses [4]												
Low Density Residential	1,333	-	2,871	-	4,031	-	4,419	-	4,419	-	4,419	-
High Density Residential	469	-	738	-	738	-	738	-	738	-	738	-
Subtotal Residential	**1,802**	**-**	**3,609**	**-**	**4,769**	**-**	**5,157**	**-**	**5,157**	**-**	**5,157**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	622,825	-	1,704,068	-	3,006,602	-	3,501,774	-	3,901,774	-	4,098,222
Office Commercial [5]	-	155,706	-	426,017	-	694,276	-	779,819	-	879,819	-	928,931
Industrial	-	3,625,609	-	3,998,189	-	5,317,143	-	6,071,411	-	6,071,411	-	6,071,411
Subtotal Nonresidential	**-**	**4,404,141**	**-**	**6,128,274**	**-**	**9,018,021**	**-**	**10,353,004**	**-**	**10,853,004**	**-**	**11,098,564**
Total All Land Uses	**1,802**	**4,404,141**	**3,609**	**6,128,274**	**4,769**	**9,018,021**	**5,157**	**10,353,004**	**5,157**	**10,853,004**	**5,157**	**11,098,564**

lu

Source: City of Manteca; LWA; EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] Development projections were provided by LWA and are based on land use data provided by the City as of February, 2020. Includes development projections in railroad Industrial Area, Center Point South, Telles and Willson, Villa Ticino West, Yosemite Greens, Kiper, Alma Apartments, Yosemite/Fishback, Family Entertainment Zone, Embarcadero, Airport/Daniels, Highway 120, Oakwood Trails, Denali, Sundance, The Trails of Manteca, Cerri, Terra Ranch, Wackerly, Lewis Estates, and Oleander.

[3] Includes development projections in the Manteca Annexation Area, and Oakwood Shores.

[4] For the purpose of this analysis, low density residential is considered to be owner-occupied and high density residential is assumed to be renter-occupied.

[5] Nonresidential commercial land use projections provided by the City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in the City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

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Table A-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Cumulative Occupied Dwelling Units and Building Square Footage

City of Manteca

Land Use	Vacancy Rate [1]	Occupied Dwelling Units/Building Square Feet 2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	994	2,049	2,981	3,346	3,346	3,346
High Density Residential	6.0%	441	694	694	694	694	694
Subtotal Residential Land Uses		**1,435**	**2,743**	**3,675**	**4,039**	**4,039**	**4,039**
Nonresidential Land Uses				*Building Square Feet*			
Retail Commercial	7.5%	576,113	1,576,263	2,568,820	2,885,329	3,255,329	3,437,043
Office Commercial	7.5%	144,028	394,066	642,205	721,332	813,832	859,261
Industrial	7.5%	3,353,689	3,698,325	3,871,811	3,871,811	3,871,811	3,871,811
Subtotal Nonresidential		**4,073,830**	**5,668,653**	**7,082,835**	**7,478,471**	**7,940,971**	**8,168,114**
Development Projections in Annexation Areas							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	259	649	808	808	808	808
Subtotal Residential Land Uses		**259**	**649**	**808**	**808**	**808**	**808**
Nonresidential Land Uses				*Building Square Feet*			
Retail Commercial	7.5%	-	-	212,288	353,813	353,813	353,813
Industrial	7.5%	-	-	1,046,547	1,744,245	1,744,245	1,744,245
Subtotal Nonresidential		**-**	**-**	**1,258,834**	**2,098,057**	**2,098,057**	**2,098,057**
Total City of Manteca Development Projections							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	1,253	2,699	3,789	4,154	4,154	4,154
High Density Residential	6.0%	441	694	694	694	694	694
Subtotal Residential Land Uses		**1,694**	**3,392**	**4,483**	**4,848**	**4,848**	**4,848**
Nonresidential Land Uses				*Building Square Feet*			
Retail Commercial	7.5%	576,113	1,576,263	2,781,107	3,239,141	3,609,141	3,790,855
Office Commercial	7.5%	144,028	394,066	642,205	721,332	813,832	859,261
Industrial	7.5%	3,353,689	3,698,325	4,918,358	5,616,055	5,616,055	5,616,055
Subtotal Nonresidential		**4,073,830**	**5,668,653**	**8,341,670**	**9,576,529**	**10,039,029**	**10,266,172**

occupied

Source: California Department of Finance; City of Manteca; Costar; LWA; EPS.

[1] For details pertaining to vacancy rate assumptions, refer to Table A-5.

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City of Manteca

Table A-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Cumulative Estimated Population and Employees

Land Use	Assumption [1]	Estimated Population/Employees 2025	2030	2035	2040	2050	Buildout (2060)
Project Residents							
Residential Land Uses	*PPH*						
Low Density Residential	3.30	4,135	8,906	12,504	13,708	13,708	13,708
High Density Residential	2.50	1,102	1,734	1,734	1,734	1,734	1,734
Subtotal Residential Land Uses		**5,237**	**10,640**	**14,238**	**15,442**	**15,442**	**15,442**
Total Resident Population		**5,237**	**10,640**	**14,238**	**15,442**	**15,442**	**15,442**
Project Employees							
Nonresidential Land Uses	*Sq. Ft. per Emp.*						
Retail Commercial	400	1,440	3,941	6,953	8,098	9,023	9,477
Office Commercial	400	360	985	1,606	1,803	2,035	2,148
Industrial	2,000	8,384	9,246	12,296	14,040	14,040	14,040
Subtotal Nonresidential		**10,185**	**14,172**	**20,854**	**23,941**	**25,098**	**25,665**
Total Employee Population		**10,185**	**14,172**	**20,854**	**23,941**	**25,098**	**25,665**
Project Persons Served		**10,329**	**17,726**	**24,666**	**27,413**	**27,991**	**28,275**

pop

Source: California Department of Finance; EPS.

[1] For persons per household and square feet per employee assumptions, refer to Table A-5.

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Table A-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Land Use Assumptions

City of Manteca

Land Use	Estimated Assessed Value [1]	Property Turnover Rate [2]	Vacancy Rate [3]	Persons per Household/ Sq. Ft. per Employee [4]
Residential Land Uses	*per Unit*			
Owner-Occupied Residential				
Low Density Residential	$500,000	14.3%	6.0%	3.30
Renter-Occupied Residential				
High Density Residential	$200,000	6.7%	6.0%	2.50
Nonresidential Land Uses	*per Sq. Ft.*			
Retail Commercial	$250	5.0%	7.5%	400
Office Commercial	$250	5.0%	7.5%	400
Industrial	$100	5.0%	7.5%	2,000

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Source: The Gregory Group; Costar; Colliers, International; CBRE; US Census; EPS.

[1] Residential assessed values are based on sales data of comparable products as obtained through The Gregory Group for the last 4 quarters (Q1 2020 through Q4 2020). Nonresidential values per square foot based on comparable transaction data for transactions made in San Joaquin County since 2005 obtained from Costar, data accessed on March 25, 2021. Commercial retail and office categories are a blended average of retail and commercial uses.

[2] Owner-occupied residential assumed to turn over once every 7 years and renter-occupied residential is assumed to turn over once every 15 years. Nonresidential uses are assumed to turn over once every 20 years.

[3] Residential vacancy rates obtained from the US Census American Community Survey, 2018 estimates, for San Joaquin County. Commercial and industrial vacancy rates based on Q3 2019 Costar and Q3 2019 Colliers International market reports for the Stockton/Modesto area.

[4] Persons per household figures obtained from the US Census American Community Survey, 2018 estimates. Square feet per employee values are based on empirical research for proposed land uses.

APPENDIX B:

General Fund Revenue Analysis

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City of Manteca

Table B-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Revenue-Estimating Procedures Based on City of Manteca FY 2020-21 Budget (2020$)

Item	Estimating Procedure	Case Study Reference	FY 2020-21 Budgeted General Fund Revenues [1]	Offsetting Revenues	FY 2020-21 Budgeted Net General Fund Revenues	Service Population [2]	Revenue Multiplier
General Fund Revenues							
Property Taxes	Case Study	Table B-3	$10,600,345	-	$10,600,345	NA	-
Property Tax In-Lieu of Vehicle License Fees	Case Study	Table B-3	$7,228,240	-	$7,228,240	NA	-
Real Property Transfer Tax	Case Study	Table B-4	$678,590	-	$678,590	NA	-
Sales and Use Taxes	Case Study	Table B-5	$11,770,857	-	$11,770,857	NA	-
Public Safety Sales and Use Tax	Case Study	Table B-5	$340,315	-	$340,315	NA	-
Transient Occupancy Tax	Persons Served	-	$1,062,469	-	$1,062,469	95,300	$11.15
Licenses and Permits	Persons Served	-	$252,635	($252,635)	-	95,300	-
Business Licenses	Persons Served	-	$667,000	-	$667,000	95,300	$7.00
Franchise Fees	Persons Served	-	$1,777,125	-	$1,777,125	95,300	$18.65
Excise Tax	[3]	-	$450,000	-	$450,000	NA	-
Intergovernmental	[3]	-	$1,746,492	($295,000)	$1,451,492	NA	-
Charges for Services	[3]	-	$8,699,849	($4,940,845)	$3,759,004	NA	-
Fines and Forfeitures	Persons Served	-	$304,980	($304,980)	$0	95,300	-
Use of Money & Property	[3]	-	$920,000	-	$920,000	NA	-
All Other Revenue	[3]	-	$57,650	-	$57,650	NA	-
Total General Fund Revenues			**$46,556,547**	**($5,793,460)**	**$40,763,087**		
Fund Reserves			$8,315,434				
Total General Fund Revenues (Incl. Reserves)			**$54,871,981**				

rev pro

Source: City of Manteca FY 2020-21 Final Budget including Midyear Budget Amendments (Current as of March 10, 2021); EPS.

[1] Includes midyear budget amendments as provided by City staff, current as of March 10, 2021.
[2] Refer to Table A-1 for details.
[3] This revenue source is not expected to be affected by anticipated development and therefore is not evaluated in this analysis.

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Table B-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual General Fund Revenues (2020$)

City of Manteca

Revenue Category	Case Study Reference	Estimated Annual Revenue (Rounded)					
		2025	2030	2035	2040	2050	Buildout (2060)
General Fund Revenues							
Property Taxes	Table B-3	$1,777,900	$3,331,400	$4,715,100	$5,220,700	$5,399,400	$5,487,100
Property Tax In-Lieu of Vehicle License Fees	Table B-3	$1,024,500	$1,956,100	$2,815,000	$3,137,400	$3,234,600	$3,282,300
Real Property Transfer Tax	Table B-4	$71,200	$144,000	$204,000	$225,300	$228,800	$230,500
Sales and Use Taxes	Table B-5	$1,621,400	$3,996,700	$6,814,500	$7,893,500	$8,702,000	$9,099,000
Public Safety Sales and Use Tax	Table B-5	$46,900	$115,600	$197,000	$228,200	$251,600	$263,100
Transient Occupancy Tax	-	$115,200	$197,600	$275,000	$305,700	$312,100	$315,300
Licenses and Permits	-	-	-	-	-	-	-
Business Licenses	-	$72,300	$124,100	$172,700	$191,900	$195,900	$197,900
Franchise Fees	-	$192,600	$330,600	$460,000	$511,200	$522,000	$527,300
Fines and Forfeitures	-	-	-	-	-	-	-
Total General Fund Revenue		**$4,922,000**	**$10,196,100**	**$15,653,300**	**$17,713,900**	**$18,846,400**	**$19,402,500**
EIFD Contribution - Maximum Tax Rate							
Less EIFD Contribution		($88,893)	($666,284)	($943,014)	($1,044,130)	($1,079,872)	($1,097,426)
Net General Fund Revenues		**$4,833,107**	**$9,529,816**	**$14,710,286**	**$16,669,770**	**$17,766,528**	**$18,305,074**
EIFD Contribution - Variable Tax Rate							
Less EIFD Contribution		($88,893)	($433,084)	($447,932)	($495,962)	($242,971)	($246,921)
Net General Fund Revenues		**$4,833,107**	**$9,763,016**	**$15,205,368**	**$17,217,938**	**$18,603,429**	**$19,155,579**

rev

Source: City of Manteca FY 2020-21 Adopted Budget; EPS.

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual Property Tax Revenues (2020$)

City of Manteca

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Assessed Value of New Development	Table D-2							
Assessed Value of New Development in Current City Limits		*a*	$1,179,618,758	$2,170,065,092	$3,019,643,625	$3,320,572,292	$3,445,572,292	$3,506,962,292
Assessed Value of New Development in Annexation Area		*b*	$137,875,000	$345,375,000	$600,390,200	$714,067,000	$714,067,000	$714,067,000
Total Assessed Value		***c = a + b***	**$1,317,493,758**	**$2,515,440,092**	**$3,620,033,825**	**$4,034,639,292**	**$4,159,639,292**	**$4,221,029,292**
Property Tax Revenue (1% of Assessed Value)	1.0000%							
Property Tax Revenue in Current City Limits		*d = a * 1.00%*	$11,796,188	$21,700,651	$30,196,436	$33,205,723	$34,455,723	$35,069,623
Property Tax Revenue in Annexation Areas		*e = b * 1.00%*	$1,378,750	$3,453,750	$6,003,902	$7,140,670	$7,140,670	$7,140,670
Total Property Tax Revenue		***f = d + e***	**$13,174,938**	**$25,154,401**	**$36,200,338**	**$40,346,393**	**$41,596,393**	**$42,210,293**
Estimated Property Tax Allocation								
Property Tax Allocation in Current City Limits [1]								
City of Manteca General Fund	14.2968%	*g = d * 14.30%*	$1,686,477	$3,102,498	$4,317,123	$4,747,355	$4,926,065	$5,013,833
Other Agencies/ERAF	85.7032%	*h = d * 85.70%*	$10,109,711	$18,598,153	$25,879,313	$28,458,368	$29,529,658	$30,055,790
Property Tax Allocation in Annexation Areas [2]								
City of Manteca General Fund	6.6282%	*i = e * 6.63%*	$91,386	$228,921	$397,949	$473,296	$473,296	$473,296
Other Agencies/ERAF	93.3718%	*j = e * 93.37%*	$1,287,364	$3,224,829	$5,605,953	$6,667,374	$6,667,374	$6,667,374
Total City of Manteca General Fund Property Tax		***k = g + i***	**$1,777,863**	**$3,331,419**	**$4,715,072**	**$5,220,651**	**$5,399,361**	**$5,487,129**
EIFD Allocation - Maximum Tax Rate								
EIFD Allocation Percentage [3]		*l*	5.0%	20.0%	20.0%	20.0%	20.0%	20.0%
EIFD Allocation		*m = k * l*	$88,893	$666,284	$943,014	$1,044,130	$1,079,872	$1,097,426
Net City General Fund Property Tax		***n - k - m***	**$1,688,970**	**$2,665,135**	**$3,772,058**	**$4,176,521**	**$4,319,489**	**$4,389,703**
EIFD Allocation - Variable Tax Rate								
EIFD Allocation Percentage [3]		*l*	5.0%	13.0%	9.5%	9.5%	4.5%	4.5%
EIFD Allocation		*m = k * l*	$88,893	$433,084	$447,932	$495,962	$242,971	$246,921
Net City General Fund Property Tax		***n - k - m***	**$1,688,970**	**$2,898,334**	**$4,267,141**	**$4,724,689**	**$5,156,390**	**$5,240,208**

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual Property Tax Revenues (2020$)

City of Manteca

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)								
Total Citywide Assessed Value [4]		*l*	$9,295,356,393	$9,295,356,393	$9,295,356,393	$9,295,356,393	$9,295,356,393	$9,295,356,393
Total Assessed Value of Project		*m*	$1,317,493,758	$2,515,440,092	$3,620,033,825	$4,034,639,292	$4,159,639,292	$4,221,029,292
Total Assessed Value		*n = l + m*	**$10,612,850,151**	**$11,810,796,485**	**$12,915,390,218**	**$13,329,995,685**	**$13,454,995,685**	**$13,516,385,685**
Percent Change in AV		*o = m / l*	14.17%	27.06%	38.94%	43.40%	44.75%	45.41%
Property Tax In-Lieu of VLF [5]	**$7,228,240**	***p = o * $7,228,240***	**$1,024,507**	**$1,956,052**	**$2,815,005**	**$3,137,410**	**$3,234,612**	**$3,282,350**

prop tax

Source: City of Manteca; San Joaquin County Auditor-Controller; EPS.

[1] Reflects the average property tax allocation to the City's General Fund for all TRAs within the 200-year flood plain that are within the City's boundary and not included in a redevelopment area. TRAs located in Project boundary include: 002-000, 002-005, 002-006, 002-055, 002-057, 002-058, 002-060, 002-063, 002-064, 002-074, 002-076, 002-078, 002-080, 002-087, and 002-088. Project TRAs not included in the redevelopment area include: 002-000, 002-060, 002-063, and 002-088.
[2] Reflects the estimated property tax allocation to the City's General Fund of TRAs anticipated to annex into the City of Manteca within the boundary of the flood basin. Refer to Table D-1 for details.
[3] EIFD allocation percentage represents the portion of property tax revenues to be diverted to the EIFD. Alocation percentages are negotiated allocation amounts based on discussions between the County, the Cities of Lathrop, Stockton, and Manteca, and Project Consultants. Reflects the Initial Base Rate for the period ending 2029 and the Maximum Tax Allocation Rate for 2030 and beyond.
[4] Reflects Assessed Valuation for FY 2019-20. Includes Citywide secured, unsecured, homeowner exemption, and public utility roll.
[5] Property tax in-lieu of VLF amount derived from the City of Manteca FY 2019-20 Annual Budget. Refer to Table B-1 for details.

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Table B-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Real Property Transfer Tax (2020$)

City of Manteca

Description	Assumption/ Source	Estimated Annual Property Transfer Tax Revenue (2020$)					
		2025	2030	2035	2040	2050	Buildout (2060)
Rate per $1,000 of AV	$0.55						
Project Assessed Value	Table D-2						
Low Density Residential		$666,500,000	$1,435,500,000	$2,015,500,000	$2,209,500,000	$2,209,500,000	$2,209,500,000
High Density Residential		$93,800,000	$147,600,000	$147,600,000	$147,600,000	$147,600,000	$147,600,000
Nonresidential		$557,193,758	$932,340,092	$1,456,933,825	$1,677,539,292	$1,802,539,292	$1,863,929,292
Total Assessed Value		**$1,317,493,758**	**$2,515,440,092**	**$3,620,033,825**	**$4,034,639,292**	**$4,159,639,292**	**$4,221,029,292**
Turnover Rate							
Low Density Residential	14.30%						
High Density Residential	6.70%						
Nonresidential	5.00%						
Annual Transfer Tax Revenue [1]							
Low Density Residential		$52,420	$112,902	$158,519	$173,777	$173,777	$173,777
High Density Residential		$3,457	$5,439	$5,439	$5,439	$5,439	$5,439
Nonresidential		$15,323	$25,639	$40,066	$46,132	$49,570	$51,258
Total Annual Transfer Tax Revenue		**$71,200**	**$143,980**	**$204,024**	**$225,349**	**$228,786**	**$230,474**

transfer

Source: City of Manteca; San Joaquin County Auditor-Controller; EPS.

[1] Formula for Transfer Tax = Assessed Value/$1,000 * Rate per $1,000 of Assessed Value * Turnover rate.

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Table B-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual Taxable Sales and Use Tax Revenue (2020$)

City of Manteca

Item	Formula	Source/ Assumptions	Annual Sales Tax Revenue 2025	2030	2035	2040	2050	Buildout (2060)
Estimated Annual Taxable Sales								
Annual Taxable Sales from Market Support (Residents and Employees)	*a*		$40,347,645	$75,445,812	$103,598,636	$113,935,379	$115,184,129	$115,797,415
Annual Taxable Sales from Onsite Commercial Uses	*b*		$121,792,711	$324,229,106	$577,848,534	$675,416,296	$755,012,084	$794,103,167
Annual Taxable Sales from New Development	*c = a + b*		**$162,140,356**	**$399,674,918**	**$681,447,170**	**$789,351,675**	**$870,196,213**	**$909,900,582**
Annual Sales Tax Revenue								
Bradley Burns Local Sales Tax Revenue	*d = c * 1.0000%*	1.0000%	$1,621,404	$3,996,749	$6,814,472	$7,893,517	$8,701,962	$9,099,006
City of Manteca Prop 172 Public Safety Sales Tax Revenue [1]	*e = d * 2.8912%*	2.8912%	$46,877	$115,553	$197,018	$228,215	$251,588	$263,067

sales

Source: City of Manteca; California State Board of Equalization; EPS.

[1] Calculated as the ratio of Proposition 172 Public Safety Tax revenue to total sales tax revenue based on the FY 2020-21 Budget. Any variation in the relationship between Proposition 172 Public Safety Tax revenue and total sales tax revenue affecting the estimate of this revenue source is estimated to be nominal.

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Table B-5A
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual Taxable Sales from Proposed Development, Market Support Method (2020$)

City of Manteca

Annual Taxable Sales from Market Support	Assumption	Estimated Annual Taxable Sales (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Annual Taxable Sales from New Residents							
Residential Development	Table A-3			*Occupied Dwelling Units*			
Low Density Residential		1,253	2,699	3,789	4,154	4,154	4,154
High Density Residential		441	694	694	694	694	694
Total Residential Development		**1,694**	**3,392**	**4,483**	**4,848**	**4,848**	**4,848**
Taxable Retail Expenditures	*per Household [1]*			*Taxable Retail Expenditures*			
Low Density Residential	$24,000	$30,072,480	$64,769,760	$90,939,360	$99,692,640	$99,692,640	$99,692,640
High Density Residential	$15,000	$6,612,900	$10,405,800	$10,405,800	$10,405,800	$10,405,800	$10,405,800
Total Taxable Retail Expenditures		**$36,685,380**	**$75,175,560**	**$101,345,160**	**$110,098,440**	**$110,098,440**	**$110,098,440**
Estimated Citywide Capture from New Households [2]	**80%**	**$29,348,304**	**$60,140,448**	**$81,076,128**	**$88,078,752**	**$88,078,752**	**$88,078,752**
Estimated Taxable Sales inside Project Area	50%	$14,674,152	$30,070,224	$40,538,064	$44,039,376	$44,039,376	$44,039,376
Estimated Taxable Sales outside Project Area	50%	$14,674,152	$30,070,224	$40,538,064	$44,039,376	$44,039,376	$44,039,376
Annual Taxable Sales from New Employment							
Taxable Sales from New Employment							
Employees	Table A-4	10,185	14,172	20,854	23,941	25,098	25,665
Average Daily Taxable Sales per New Employee	$10.00						
Work Days per Year	240						
Taxable Sales from New Employees [3]	50%						
Total Taxable Sales from New Employees		**$12,221,490**	**$17,005,960**	**$25,025,009**	**$28,729,586**	**$30,117,086**	**$30,798,515**
Estimated Citywide Capture from New Employees [2]	**90%**	**$10,999,341**	**$15,305,364**	**$22,522,508**	**$25,856,627**	**$27,105,377**	**$27,718,663**
Estimated Taxable Sales inside Project Area	70%	$7,699,539	$10,713,755	$15,765,756	$18,099,639	$18,973,764	$19,403,064
Estimated Taxable Sales outside Project Area	30%	$3,299,802	$4,591,609	$6,756,752	$7,756,988	$8,131,613	$8,315,599
Total Annual Taxable Sales from Market Support		**$40,347,645**	**$75,445,812**	**$103,598,636**	**$113,935,379**	**$115,184,129**	**$115,797,415**
Taxable City Sales inside Project Area		$22,373,691	$40,783,979	$56,303,820	$62,139,015	$63,013,140	$63,442,440
Taxable City Sales outside Project Area		$17,973,954	$34,661,833	$47,294,816	$51,796,364	$52,170,989	$52,354,975

sales a

Source: Costar; Gregory Group; Bureau of Labor Statistics; City of Manteca; EPS.

[1] For details pertaining to household taxable expenditure assumptions, refer to Table D-3.
[2] Represents the portion of household and employee retail expenditures estimated to take place within the City of Manteca.
[3] Taxable sales from employees discounted by 50 percent to account for employees who are also residents.

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Table B-5B
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual Taxable Sales from Onsite Nonresidential (2020$)

City of Manteca

Item	Annual Taxable Sales per Sq. Ft. [1]	Estimated Annual Taxable Sales (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Taxable Sales from Commercial Development							
Taxable Sales Generating Occupied Commercial Development Square Feet				*Occupied Building Square Feet*			
Retail Commercial		576,113	1,576,263	2,781,107	3,239,141	3,609,141	3,790,855
Total		**576,113**	**1,576,263**	**2,781,107**	**3,239,141**	**3,609,141**	**3,790,855**
Total Taxable Sales from Onsite Commercial Development				*Total Taxable Sales*			
Retail Commercial	$240	$138,267,165	$378,303,037	$667,465,733	$777,393,858	$866,193,858	$909,805,314
Total		**$138,267,165**	**$378,303,037**	**$667,465,733**	**$777,393,858**	**$866,193,858**	**$909,805,314**
Less Total Annual Taxable Sales from Market Support (within the Project) [2]		$22,373,691	$40,783,979	$56,303,820	$62,139,015	$63,013,140	$63,442,440
Annual Sales Less Market Support		**$115,893,474**	**$337,519,058**	**$611,161,913**	**$715,254,843**	**$803,180,718**	**$846,362,873**
	Shift from Existing Retail						
Less Shift of Sales from Existing Regional and Community Retail to the Project [3]	10%	$11,589,347	$33,751,906	$61,116,191	$71,525,484	$80,318,072	$84,636,287
Total Taxable Sales from Retail Commercial Uses		**$104,304,127**	**$303,767,152**	**$550,045,722**	**$643,729,358**	**$722,862,646**	**$761,726,586**
Occupied Nonretail Commercial Uses				*Occupied Building Square Feet*			
Office Commercial		144,028	394,066	642,205	721,332	813,832	859,261
Industrial		3,353,689	3,698,325	4,918,358	5,616,055	5,616,055	5,616,055
Total		**3,497,717**	**4,092,391**	**5,560,562**	**6,337,388**	**6,429,888**	**6,475,316**
Total Taxable Sales from Nonretail Commercial Uses				*Total Taxable Sales*			
Office Commercial	$5	$720,141	$1,970,328	$3,211,025	$3,606,661	$4,069,161	$4,296,304
Industrial	$5	$16,768,443	$18,491,625	$24,591,788	$28,080,277	$28,080,277	$28,080,277
Total		**$17,488,584**	**$20,461,954**	**$27,802,812**	**$31,686,938**	**$32,149,438**	**$32,376,581**
Total Taxable Sales from Nonretail Commercial Development		**$17,488,584**	**$20,461,954**	**$27,802,812**	**$31,686,938**	**$32,149,438**	**$32,376,581**
Total Taxable Sales from Onsite Commercial Uses		**$121,792,711**	**$324,229,106**	**$577,848,534**	**$675,416,296**	**$755,012,084**	**$794,103,167**

sales b

Source: U.S. Department of Labor Bureau of Labor Statistics; Urban Land Institute; EPS.

[1] See Table D-4 for the taxable retail sales calculation. All retail is assumed to be community serving retail. Sales per square foot for the Retail space is based on average total sales per square foot figure derived from BizMiner and eMarketer data (escalated to 2020$) and converts total sales to taxable sales per square foot to account for a small portion of non-taxable goods sold.
[2] Estimated in Table B-5A.
[3] Represents a discount factor to account for taxable sales transactions that may shift from the City's existing retail centers to those included in the Project. Applied only to Retail uses within the Project.

APPENDIX C:

General Fund Expenditure Analysis

Table C-1 Expenditure-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget G-16

Table C-2 Estimated Annual General Fund Expenditures G-17

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Table C-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Expenditure-Estimating Procedures Based on City of Manteca FY 2020-21 Budget (2020$)

City of Manteca

Item	Estimating Procedure	FY 2020-21 Budgeted Expenditures [1]	Less Offsetting Revenue	FY 2020-21 Net City Expenditures	Population or Persons Served	FY 2020-21 Avg. Cost	Adjustment Factor [2]	Net FY 2019-20 Avg. Cost
General Fund Expenditures								
General Government								
Legislation and Policy	Persons Served	$1,569,362	-	$1,569,362	95,300	$16.47	100%	$16.47
Legal Services	Persons Served	$920,326	-	$920,326	95,300	$9.66	100%	$9.66
City Administration	Persons Served	$1,276,411	($475,458)	$800,953	95,300	$8.40	100%	$8.40
Public Works Administration	Persons Served	$1,709,398	($1,554,893)	$154,505	95,300	$1.62	100%	$1.62
Non Departmental	Persons Served	$9,181,518	-	$9,181,518	95,300	$96.34	100%	$96.34
Human Resources	Persons Served	$1,644,221	-	$1,644,221	95,300	$17.25	100%	$17.25
Fiscal and Revenue Management	Persons Served	$1,713,751	($822,631)	$891,120	95,300	$9.35	100%	$9.35
Economic and Community Development	Persons Served	$365,978	-	$365,978	95,300	$3.84	200%	$7.68
Fleet Maintenance	Persons Served	$450,675	-	$450,675	95,300	$4.73	100%	$4.73
Subtotal General Government		**$18,831,640**	**($2,852,981)**	**$15,978,659**				
Public Safety								
Police Protection [3]	Persons Served	$19,436,258	($840,780)	$18,595,478	95,300	$195.13	100%	$195.13
Animal Services	Persons Served	$450,319	($252,635)	$197,684	95,300	$2.07	100%	$2.07
Fire Protection [3] [4]	Persons Served	$10,890,170	($1,792,064)	$9,098,106	95,300	$95.47	100%	$95.47
Subtotal Public Safety		**$30,776,747**	**($2,885,479)**	**$27,891,268**				
Parks, Recreation, and Community Services								
Parks Maintenance	Per Capita	$2,988,546	($55,000)	$2,933,546	84,800	$34.59	100%	$34.59
Library	Per Capita	$133,160	-	$133,160	84,800	$1.57	100%	$1.57
Recreational and Senior Services	Per Capita	$996,298	-	$996,298	84,800	$11.75	100%	$11.75
Subtotal Parks, Recreation, and Community Svcs		**$4,118,004**	**($55,000)**	**$4,063,004**				
Public Utilities								
Storm Drainage	Persons Served	$671,420	-	$671,420	95,300	$7.05	100%	$7.05
Subtotal Public Utilities		**$671,420**	**-**	**$671,420**				
Transportation								
Streets	Persons Served	$474,170	-	$474,170	95,300	$4.98	100%	$4.98
Subtotal Transportation		**$474,170**	**-**	**$474,170**				
Total General Fund Expenditures		**$54,871,981**	**($5,793,460)**	**$49,078,521**				

exp

Source: City of Manteca FY 2020-21 Final Budget including Midyear Budget Amendments (Current as of March 10, 2021); EPS.

[1] Includes midyear budget amendments as provided by City staff, current as of March 10, 2021.
[2] An adjustment factor may be used to reflect the fact that new employees may not increase certain General Fund department expenditures at a 1:1 ratio. This analysis does not assume an adjustment at this time.
[3] Police and Fire protection expenditures included reflect only City General Fund Police expenditures and excludes any Measure M funded expenditures (Fund 320) for one-time capital expenditures included in the public safety endowment fund (Fund 330).
[4] It is anticipated that Project development would result in the need for an additional fire station to serve the Project area to the south of the City prior to development of the first phase of the Project, based on information provided by the Fire Chief. This ongoing operations of a new fire station in the initial phase of Project development (2020 - 2025).

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Table C-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Annual General Fund Expenditures (2020$)

City of Manteca

Expenditure Category	Estimated Annual Expenditure [1]					
	2025	2030	2035	2040	2050	Buildout (2060)
General Fund						
General Government						
Legislation and Policy	$170,100	$291,904	$406,182	$451,421	$460,942	$465,617
Legal Services	$99,753	$171,182	$238,199	$264,728	$270,311	$273,053
City Administration	$86,814	$148,979	$207,303	$230,391	$235,250	$237,636
Public Works Administration	$16,747	$28,738	$39,989	$44,443	$45,380	$45,840
Non Departmental	$995,169	$1,707,778	$2,376,361	$2,641,030	$2,696,729	$2,724,083
Human Resources	$178,214	$305,828	$425,557	$472,954	$482,929	$487,827
Fiscal and Revenue Management	$96,587	$165,750	$230,640	$256,328	$261,733	$264,388
Economic and Community Development	$79,335	$136,145	$189,445	$210,544	$214,985	$217,166
Fleet Maintenance	$48,848	$83,826	$116,644	$129,635	$132,369	$133,712
Subtotal General Government	**$1,771,567**	**$3,040,130**	**$4,230,319**	**$4,701,475**	**$4,800,628**	**$4,849,324**
Public Safety						
Police Protection	$2,015,532	$3,458,790	$4,812,882	$5,348,922	$5,461,729	$5,517,131
Animal Services	$21,427	$36,770	$51,165	$56,863	$58,062	$58,651
Fire Protection [2]	$1,700,000	$1,692,263	$2,354,772	$2,617,037	$2,672,230	$2,699,336
Subtotal Public Safety	**$3,736,959**	**$5,187,822**	**$7,218,819**	**$8,022,822**	**$8,192,021**	**$8,275,118**
Parks, Recreation, and Community Services						
Parks Maintenance	$181,171	$368,082	$492,561	$534,197	$534,197	$534,197
Library	$8,224	$16,708	$22,358	$24,248	$24,248	$24,248
Recreational and Senior Services	$61,530	$125,009	$167,285	$181,425	$181,425	$181,425
Subtotal Parks, Recreation, and Community Svcs	**$250,925**	**$509,799**	**$682,204**	**$739,871**	**$739,871**	**$739,871**
Public Utilities						
Storm Drainage	$72,774	$124,885	$173,777	$193,132	$197,205	$199,205
Subtotal Public Utilities	**$72,774**	**$124,885**	**$173,777**	**$193,132**	**$197,205**	**$199,205**
Transportation						
Streets	$51,394	$88,196	$122,725	$136,393	$139,270	$140,682
Subtotal Transportation	**$51,394**	**$88,196**	**$122,725**	**$136,393**	**$139,270**	**$140,682**
Total Annual General Fund Expenditures	**$5,883,619**	**$8,950,832**	**$12,427,844**	**$13,793,693**	**$14,068,994**	**$14,204,200**

exp est

Source: City of Manteca FY 2020-21 Adopted Budget; EPS.

[1] Annual expenditure estimated on a per persons served or per capita basis. Refer to Table C-1 for estimating procedure and Table A-5 for population and employment estimates.

[2] Based on information provided by the Fire Chief, it is anticipated that an additional fire station would be required to service Project development south of the City. Staffing for an additional Fire station would consist of Three Fire Captains, Three Fire engineers, Three Firefighters and two Firefighter floaters. It is estimated that staffing and operations of this station would result in annual expenditures equalling $1,700,000 annually, based on information provided by the Manteca Fire Department. The ongoing annual operational costs of a new fires station is included in the initial phase of the development. It is assumed that this cost is captured in the annual expenditures calculated using the multiplier method for all remaining phases.

APPENDIX D:

Supporting Tables for Revenue and Expenditure Analysis

Table D-1 Preliminary Property Tax Allocations for Annexation Area G-18

Table D-2 Cumulative Assessed Valuation G-19

Table D-3 Estimated Average Annual Household Income G-20

Table D-4 Total and Taxable Retail Sales per Square Feet..... G-21

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Table D-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Preliminary Property Tax Allocations for Annexation Areas

City of Manteca

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2019-20) [1]			Property Tax Sharing Agreement [2]	Post Annexation Average	
		TRA 102-136	TRA 102-001	TRA 102-136	TRA 102-001	Total		Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*e*	*f*	*g = e + f*	*h*	*e = d * $396,888*	*f = e / $1,197,578*
Subject to Detachment									
10001	County General	20.32600%	20.29360%	$228,594	$14,804	$243,398	80%	$317,510	26.51271%
10527	Road District 5	3.97920%	3.97840%	$44,751	$2,902	$47,653	-	-	0.00000%
14901	Lathrop-Manteca Rural Fire	8.83690%	8.84610%	$99,384	$6,453	$105,837	-	-	0.00000%
40200	City of Manteca	0.00000%	0.00000%	-	-	-	20%	$79,378	6.62818%
	Subtotal	**33.14210%**	**33.11810%**	**$372,728**	**$24,160**	**$396,888**	**100%**	**$396,888**	**33.14089%**
Not Subject to Detachment									
10618	County Library	1.63940%	1.63910%	$18,437	$1,196	$19,633	-	$19,633	1.63940%
12601	Manteca Unified Schools	26.94230%	26.93720%	$303,000	$19,651	$322,650	-	$322,650	26.94192%
13001	S.J. Delta Comm College	3.64750%	3.64670%	$41,021	$2,660	$43,681	-	$43,681	3.64745%
13201	County Office Of Education	1.28960%	1.31780%	$14,501	$961	$15,463	-	$15,463	1.29115%
16001	Sjc Flood Control	0.16000%	0.15990%	$1,799	$117	$1,916	-	$1,916	0.15997%
21901	Sjc Mosquito Abatement	0.71800%	0.71790%	$8,075	$524	$8,598	-	$8,598	0.71797%
24601	South San Joaquin Irrigation	5.41160%	5.41660%	$60,861	$3,951	$64,813	-	$64,813	5.41200%
41100	ERAF - Educational Revenue Augmentation Fund	27.04950%	27.04670%	$304,205	$19,731	$323,936	-	$323,936	27.04926%
	Subtotal	**66.85790%**	**66.88190%**	**$751,899**	**$48,791**	**$800,690**	**0%**	**$800,690**	**66.85911%**
Total		**100.00000%**	**100.00000%**	**$1,124,627**	**$72,951**	**$1,197,578**	**100%**	**$1,197,578**	**100.00000%**

TRA

Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Manteca dated November 2018 related to annexed areas to the City.

Table D-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Cumulative Assessed Valuation (2020$)

City of Manteca

Item	Rounded Value per Unit/Sq. Ft. [1]	Total Assessed Value (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses	*per Unit*						
Low Density Residential	$500,000	$528,625,000	$1,090,125,000	$1,585,625,000	$1,779,625,000	$1,779,625,000	$1,779,625,000
High Density Residential	$200,000	$93,800,000	$147,600,000	$147,600,000	$147,600,000	$147,600,000	$147,600,000
Subtotal Residential		**$622,425,000**	**$1,237,725,000**	**$1,733,225,000**	**$1,927,225,000**	**$1,927,225,000**	**$1,927,225,000**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$155,706,267	$426,016,933	$694,275,600	$779,818,533	$879,818,533	$928,930,533
Office Commercial	$250	$38,926,567	$106,504,233	$173,568,900	$194,954,633	$219,954,633	$232,232,633
Industrial	$100	$362,560,925	$399,818,925	$418,574,125	$418,574,125	$418,574,125	$418,574,125
Subtotal Nonresidential		**$557,193,758**	**$932,340,092**	**$1,286,418,625**	**$1,393,347,292**	**$1,518,347,292**	**$1,579,737,292**
Total All Land Uses		**$1,179,618,758**	**$2,170,065,092**	**$3,019,643,625**	**$3,320,572,292**	**$3,445,572,292**	**$3,506,962,292**
Development Projections in Annexation Areas							
Residential Land Uses	*per Unit*						
Low Density Residential	$500,000	$137,875,000	$345,375,000	$429,875,000	$429,875,000	$429,875,000	$429,875,000
Subtotal Residential		**$137,875,000**	**$345,375,000**	**$429,875,000**	**$429,875,000**	**$429,875,000**	**$429,875,000**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	-	-	$57,375,000	$95,625,000	$95,625,000	$95,625,000
Industrial	$100	-	-	$113,140,200	$188,567,000	$188,567,000	$188,567,000
Subtotal Nonresidential		**-**	**-**	**$170,515,200**	**$284,192,000**	**$284,192,000**	**$284,192,000**
Total All Land Uses		**$137,875,000**	**$345,375,000**	**$600,390,200**	**$714,067,000**	**$714,067,000**	**$714,067,000**
Total City of Manteca Development Projections							
Residential Land Uses	*per Unit*						
Low Density Residential	$500,000	$666,500,000	$1,435,500,000	$2,015,500,000	$2,209,500,000	$2,209,500,000	$2,209,500,000
High Density Residential	$200,000	$93,800,000	$147,600,000	$147,600,000	$147,600,000	$147,600,000	$147,600,000
Subtotal Residential		**$760,300,000**	**$1,583,100,000**	**$2,163,100,000**	**$2,357,100,000**	**$2,357,100,000**	**$2,357,100,000**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$155,706,267	$426,016,933	$751,650,600	$875,443,533	$975,443,533	$1,024,555,533
Office Commercial	$250	$38,926,567	$106,504,233	$173,568,900	$194,954,633	$219,954,633	$232,232,633
Industrial	$100	$362,560,925	$399,818,925	$531,714,325	$607,141,125	$607,141,125	$607,141,125
Subtotal Nonresidential		**$557,193,758**	**$932,340,092**	**$1,456,933,825**	**$1,677,539,292**	**$1,802,539,292**	**$1,863,929,292**
Total All Land Uses		**$1,317,493,758**	**$2,515,440,092**	**$3,620,033,825**	**$4,034,639,292**	**$4,159,639,292**	**$4,221,029,292**

AV

Source: Costar; CBRE; The Gregory Group; EPS.

[1] Refer to Table A-5 for details.

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Table D-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Estimated Average Annual Household Income (2020$)

City of Manteca

Residential Land Use	Estimated Home Value [1]	Total Annual Mortgage or Rent [2]	Estimated Household Income [3]	Taxable Expenditures as a Percentage of Income [4]	Annual Taxable Expenditures per Household (Rounded)
Owner-Occupied Residential					
Low Density Residential	$500,000	$35,767	$102,000	23%	$24,000
Renter-Occupied Residential					
High Density Residential	$200,000	$18,000	$51,000	30%	$15,000

income

Source: Costar; Gregory Group; Bureau of Labor Statistics; EPS.

[1] See Table A-5 for detail on estimated values for residential units.

[2] Based on a 5%, 30-year fixed-rate mortgage with a 20% down payment, $150 monthly Homeowner's association dues and 2% annual taxes and insurance.
High density residential based on an average monthly rent assumption of $1,500 based on data on similar multifamily residential obtained from Costar, September 2019 with an average unit size of 1,000 square feet.

[3] Assumes 35% of income dedicated to housing costs (mortgage, taxes, insurance, and HOA dues) or rent payments. Rounded to the nearest $1,000.

[4] Based on household expenditures data from the Bureau of Labor Statistics, 2018 Consumer Expenditure Survey.

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Table D-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Manteca
Total and Taxable Retail Sales per Square Feet (2020$)

			Total Retail Sales per Square Foot					
			Total Retail Sales by Shopping Center Type					
	Original Data	Escalated Data	Neighborhood		Community		Regional	
Item	[see Note]	(2019$) [1]	% [2]	No.	% [2]	No.	% [2]	No.
Total Retail Sales per Square Foot								
Motor Vehicle and Parts Dealers [3]	$250	$279	3%	$8	2%	$6	1%	$3
Home Furnishings and Appliance Stores	$525	$586	0%	$0	7%	$41	10%	$59
Bldg. Matrl. and Garden Equip. and Supplies	$356	$398	0%	$0	15%	$60	1%	$4
Food and Beverage Stores [4]	-	$578	55%	$318	24%	$139	3%	$17
Gasoline Stations [5]	$1,321	$1,664	1%	$17	2%	$33	1%	$17
Clothing and Clothing Accessories Stores	$370	$413	2%	$8	5%	$21	20%	$83
General Merchandise Stores	$360	$402	5%	$20	20%	$80	20%	$80
Food Services and Drinking Places	$492	$550	8%	$44	10%	$55	20%	$110
Other Retail	$209	$234	12%	$28	7%	$16	18%	$42
Nonretail [6]	NA	$0	14%	$0	8%	$0	6%	$0
Total			**100%**	**$440**	**100%**	**$450**	**100%**	**$410**
Taxable Retail Sales per Square Foot by Retail Center Type								
Percent Taxable by Shopping Center Type [7]				44%		54%		98%
Taxable Sales per Square Foot (Rounded)				**$190**		**$240**		**$400**

retail sales

Note: Original data is based on an average of multiple sources and is presented in 2016$ unless noted otherwise in footnotes.

Source: BizMiner 2016; ULI Dollars & Cents 2008; State of California Board of Equalization (BOE) Publication 61; Bureau of Labor Statistics, "CPI-All Urban Consumers (Current Series) - West Urban"; RetailSails http://retailsails.files.wordpress.com/2011/09/rs_spsf.pdf; eMarketer pulled February 2019; respective annual 10-K reports; EPS.

[1] Sales adjusted to year-end 2020 based on the Consumer Price Index, All items in West urban, all urban consumers, not seasonally adjusted:

Year	CPI	Adjustment to 2020$
2008	219.65	25.9%
2016	247.71	11.7%
2018	263.26	5.1%
2019	270.35	2.3%
2020	276.59	0.0%

[2] Reflects percentage of total square footage by retail category by retail center type, estimated based on ULI's Dollars & Cents 2008.
[3] Reflects motor vehicle parts only; excludes taxable sales per square foot for dealerships.
[4] Sales per square foot for Food and Beverage stores estimated based on the averages from BizMiner, RetailSales, eMarketer, and annual 10-K reports, escalated to 2020$.
[5] Estimated using ULI's Dollars & Cents, 2008, escalated to 2020$.
[6] Included to account for non-taxable retail space occupants, such as services.
[7] Based on BOE Publication 61, March 2018.

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ATTACHMENT H:

Stockton Fiscal Impact Analysis

List of Tables

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Table 2 Estimated Annual Revenues and Expenditures H-2

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City of Stockton

Table 1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Summary of Annual Surplus/Deficits (2020$)

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact Summary						
Prior to EIFD Allocation						
Annual General Fund Revenues	$1,352,000	$2,886,000	$4,905,000	$7,103,000	$10,075,000	$11,239,000
Annual General Fund Expenditures	$2,988,000	$3,708,000	$4,730,000	$5,582,000	$6,348,000	$6,624,000
Net General Fund Surplus/(Deficit)	**($1,639,000)**	**($920,000)**	**($6,000)**	**$1,244,000**	**$3,367,000**	**$4,238,000**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($2,800)	($98,700)	($181,000)	($277,600)	($360,600)	($377,700)
Net General Fund Surplus/(Deficit)	**($1,641,800)**	**($1,018,700)**	**($187,000)**	**$966,400**	**$3,006,400**	**$3,860,300**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($2,800)	($64,200)	($86,000)	($131,900)	($81,100)	($85,000)
Net General Fund Surplus/(Deficit)	**($1,641,800)**	**($984,200)**	**($92,000)**	**$1,112,100**	**$3,285,900**	**$4,153,000**

sum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 for details.

Table 2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual Revenues and Expenditures (2020$)

City of Stockton

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual General Fund Revenues						
Property Tax	$277,700	$493,500	$905,000	$1,388,200	$1,803,100	$1,888,400
Property Tax in Lieu of VLF	$196,300	$381,800	$692,400	$1,051,200	$1,417,800	$1,530,300
Property Transfer Tax	$9,400	$14,900	$23,700	$33,600	$43,300	$46,300
Sales and Use Tax	$657,400	$1,556,300	$2,559,600	$3,636,900	$5,530,500	$6,384,400
Prop. 172 Public Safety Sales Tax	$24,400	$57,700	$94,900	$134,800	$205,000	$236,600
Utility User Taxes	$103,000	$211,200	$348,000	$474,600	$594,500	$637,800
Franchise Taxes	$44,600	$91,400	$150,600	$205,500	$257,400	$276,100
Transient Occupancy Tax	$8,200	$16,800	$27,700	$37,800	$47,300	$50,800
Business License Tax	$29,900	$61,200	$100,900	$137,500	$172,300	$184,800
Licenses and Permits	$600	$1,300	$2,100	$2,900	$3,600	$3,900
Total Annual General Fund Revenue	**$1,351,500**	**$2,886,100**	**$4,904,900**	**$7,103,000**	**$10,074,800**	**$11,239,400**
Annual General Fund Expenditures						
General Government Administration	$52,800	$108,200	$178,200	$243,100	$304,500	$326,700
Police Services	$404,000	$828,100	$1,364,300	$1,860,600	$2,330,700	$2,500,300
Fire Services	$136,500	$279,700	$460,800	$628,500	$787,300	$844,600
Fire Station Expenditures	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$2,300,000
Public Works	$50,200	$103,000	$169,600	$231,300	$289,800	$310,900
Economic Development	$4,100	$8,500	$13,900	$19,000	$23,800	$25,500
Office of Violence Prevention	$6,200	$12,700	$20,900	$28,500	$35,700	$38,300
Library and Recreation (prior to 2034)	$17,900	$34,600	-	-	-	-
Library and Recreation (2034 and beyond)	-	-	$171,600	$206,800	$206,800	$206,800
Entertainment Venues	$11,400	$22,000	$33,200	$40,100	$40,100	$40,100
Downtown Marina	$700	$1,400	$2,100	$2,500	$2,500	$2,500
Golf Courses	$1,300	$4,200	$7,000	$9,500	$11,900	$12,800
Development Services	$2,500	$5,200	$8,500	$11,600	$14,500	$15,600
Total Annual General Fund Expenditures	**$2,987,600**	**$3,707,600**	**$4,730,100**	**$5,581,500**	**$6,347,600**	**$6,624,100**
EIFD Contribution [2]						
Maximum Tax Rate	($2,800)	($98,700)	($181,000)	($277,600)	($360,600)	($377,700)
Variable Tax Rate	($2,800)	($64,200)	($86,000)	($131,900)	($81,100)	($85,000)
Net General Fund Surplus/(Deficit)						
Prior to EIFD Allocation	**($1,636,100)**	**($821,500)**	**$174,800**	**$1,521,500**	**$3,727,200**	**$4,615,300**
Net of EIFD Allocation - Maximum Tax	**($1,638,900)**	**($920,200)**	**($6,200)**	**$1,243,900**	**$3,366,600**	**$4,237,600**
Net of EIFD Allocation - Variable Tax	**($1,638,900)**	**($885,700)**	**$88,800**	**$1,389,600**	**$3,646,100**	**$4,530,300**

det sum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Contribution represents the portion of City property tax revenues diverted to the EIFD. Refer to Table B-3 for details.

APPENDICES:

Appendix A: General Assumptions

Appendix B: General Fund Revenue Analysis

Appendix C: General Fund Expenditure Analysis

Appendix D: Supporting Tables for Revenue and Expenditure Analysis

APPENDIX A:

General Assumptions

Table A-1 General Assumptions H-3

Table A-2 Cumulative Land Use Projections H-4

Table A-3 Cumulative Occupied Dwelling Units and Building Square Footage H-5

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Table A-5 Land Use Assumptions H-7

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Table A-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
General Assumptions

Item	City of Stockton Assumption
General Assumptions	
Fiscal Year of Budget Analysis [1]	FY 2020-21
Base Fiscal Year of Potential EIFD [2]	FY 2022-23
General Demographic Characteristics	
City of Stockton	
Population [3]	318,522
Employees [4]	123,000
City of Stockton Persons Served [5]	**380,022**
	gen assumps

Source: California Department of Finance; EDD; U.S. Census LED; EPS.

[1] Reflects the City of Stockton Fiscal Year 2020-21 adopted budget. Revenues and expenditures are in 2020 dollars. This analysis does not reflect changes in values resulting from inflation or appreciation.

[2] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[3] Based on population estimates from the California Department of Finance (DOF) data for January 1, 2020.

[4] US Census Onthemap.ces.census.gov estimated a total of 109,746 jobs in Stockton, CA in 2018. California EDD reports an annual average growth rate of 0.95% since 2018 for the Stockton-Lodi MSA. EPS adjusted the 2018 employment figure to arrive at a 2020 employment estimate using this growth rate and further increased the total by 10% to account for self-employed workers. Estimate is rounded to the nearest hundred employees.

[5] Persons served is defined as total population plus half of total employees. Used to estimate specific revenues and expenditures that are assumed to be impacted by growth in resident and employment populations and to avoid double counting of employees who reside in the City.

Table A-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Cumulative Land Use Projections

City of Stockton

	Cumulative Dwelling Units/Building Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
Land Use	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Development Projections in Current City Limits [2]												
Residential Land Uses [4]												
Low Density Residential	187	-	187	-	187	-	187	-	187	-	187	-
High Density Residential	75	-	375	-	695	-	888	-	888	-	888	-
Subtotal Residential	**262**	**-**	**562**	**-**	**882**	**-**	**1,075**	**-**	**1,075**	**-**	**1,075**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	151,652	-	239,152	-	326,652	-	414,152	-	589,152	-	609,207
Office Commercial [5]	-	64,994	-	102,494	-	139,994	-	177,494	-	252,494	-	261,089
Industrial	-	-	-	-	-	1,104,150	-	2,864,525	-	3,920,750	-	3,920,750
Subtotal Nonresidential	**-**	**216,645**	**-**	**341,645**	**-**	**1,570,795**	**-**	**3,456,170**	**-**	**4,762,395**	**-**	**4,791,045**
Total All Land Uses	**262**	**216,645**	**562**	**341,645**	**882**	**1,570,795**	**1,075**	**3,456,170**	**1,075**	**4,762,395**	**1,075**	**4,791,045**
Development Projections in Annexation Areas [3]												
Nonresidential Land Uses												
Retail Commercial [5]	-	162,500	-	512,500	-	887,500	-	1,287,500	-	2,028,500	-	2,433,600
Subtotal Nonresidential	**-**	**162,500**	**-**	**512,500**	**-**	**887,500**	**-**	**1,287,500**	**-**	**2,028,500**	**-**	**2,433,600**
Total All Land Uses	**-**	**162,500**	**-**	**512,500**	**-**	**887,500**	**-**	**1,287,500**	**-**	**2,028,500**	**-**	**2,433,600**
Total City of Stockton Development Projections												
Residential Land Uses [4]												
Low Density Residential	187	-	187	-	187	-	187	-	187	-	187	-
High Density Residential	75	-	375	-	695	-	888	-	888	-	888	-
Subtotal Residential	**262**	**-**	**562**	**-**	**882**	**-**	**1,075**	**-**	**1,075**	**-**	**1,075**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	314,152	-	751,652	-	1,214,152	-	1,701,652	-	2,617,652	-	3,042,807
Office Commercial [5]	-	64,994	-	102,494	-	139,994	-	177,494	-	252,494	-	261,089
Industrial	-	-	-	-	-	1,104,150	-	2,864,525	-	3,920,750	-	3,920,750
Subtotal Nonresidential	**-**	**379,145**	**-**	**854,145**	**-**	**2,458,295**	**-**	**4,743,670**	**-**	**6,790,895**	**-**	**7,224,645**
Total All Land Uses	**262**	**379,145**	**562**	**854,145**	**882**	**2,458,295**	**1,075**	**4,743,670**	**1,075**	**6,790,895**	**1,075**	**7,224,645**

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Source: City of Stockton; LWA; EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.
[2] Development projections were provided by LWA and are based on land use data provided by the City as of February, 2020. Includes development projections in Weston Ranch and the South Airport Area.
[3] Includes development projections in the future Stockton Annexation Area.
[4] For the purpose of this analysis, low density residential is considered to be owner-occupied and high density residential is assumed to be renter-occupied.
[5] Nonresidential commercial land use projections provided by the City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in the City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

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Table A-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Cumulative Occupied Dwelling Units and Building Square Footage

City of Stockton

Land Use	Vacancy Rate [1]	Occupied Dwelling Units/Building Square Feet					
		2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	176	176	176	176	176	176
High Density Residential	6.0%	71	353	653	835	835	835
Subtotal Residential Land Uses		**246**	**528**	**829**	**1,010**	**1,010**	**1,010**
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	140,278	221,215	302,153	383,090	544,965	563,516
Office Commercial	7.5%	60,119	94,806	129,494	164,181	233,556	241,507
Industrial	7.5%	-	-	1,021,339	2,649,686	3,626,694	3,626,694
Subtotal Nonresidential		**200,397**	**316,022**	**1,452,985**	**3,196,957**	**4,405,215**	**4,431,717**
Development Projections in Annexation Areas							
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	150,313	474,063	820,938	1,190,938	1,876,363	2,251,080
Subtotal Nonresidential		**150,313**	**474,063**	**820,938**	**1,190,938**	**1,876,363**	**2,251,080**
Total City of Stockton Development Projections							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	176	176	176	176	176	176
High Density Residential	6.0%	71	353	653	835	835	835
Subtotal Residential Land Uses		**246**	**528**	**829**	**1,010**	**1,010**	**1,010**
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	290,590	695,278	1,123,090	1,574,028	2,421,328	2,814,596
Office Commercial	7.5%	60,119	94,806	129,494	164,181	233,556	241,507
Industrial	7.5%	-	-	1,021,339	2,649,686	3,626,694	3,626,694
Subtotal Nonresidential		**350,709**	**790,084**	**2,273,923**	**4,387,895**	**6,281,578**	**6,682,797**

occupied

Source: California Department of Finance; City of Stockton; Costar; LWA; EPS.

[1] For details pertaining to vacancy rate assumptions, refer to Table A-5.

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City of Stockton

Table A-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Cumulative Estimated Population and Employees

Land Use	Assumption [1]	Estimated Population/Employees 2025	2030	2035	2040	2050	Buildout (2060)
Project Residents							
Residential Land Uses	*PPH*						
Low Density Residential	3.30	580	580	580	580	580	580
High Density Residential	2.50	176	881	1,633	2,087	2,087	2,087
Subtotal Residential Land Uses		**756**	**1,461**	**2,213**	**2,667**	**2,667**	**2,667**
Total Resident Population		**756**	**1,461**	**2,213**	**2,667**	**2,667**	**2,667**
Project Employees							
Nonresidential Land Uses	*Sq. Ft. per Emp.*						
Retail Commercial	400	726	1,738	2,808	3,935	6,053	7,036
Office Commercial	400	150	237	324	410	584	604
Industrial	2,000	0	0	511	1,325	1,813	1,813
Subtotal Nonresidential		**877**	**1,975**	**3,642**	**5,670**	**8,451**	**9,454**
Total Employee Population		**877**	**1,975**	**3,642**	**5,670**	**8,451**	**9,454**
Project Persons Served		**1,195**	**2,449**	**4,034**	**5,502**	**6,892**	**7,394**

pop

Source: California Department of Finance; EPS.

[1] For persons per household and square feet per employee assumptions, refer to Table A-5.

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City of Stockton

Table A-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Land Use Assumptions

Land Use	Estimated Assessed Value [1]	Property Turnover Rate [2]	Vacancy Rate [3]	Persons Per Household/ Sq. Ft. per Employee [4]
Residential Land Uses	*per Unit*			*PPH*
Low Density Residential	$425,000	14.3%	6.0%	3.30
High Density Residential	$200,000	6.7%	6.0%	2.50
Nonresidential Land Uses	*per Sq. Ft.*			*Sq. Ft. per Emp.*
Retail Commercial	$250	5.0%	7.5%	400
Office Commercial	$250	5.0%	7.5%	400
Industrial	$100	5.0%	7.5%	2,000

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Source: The Gregory Group; Costar; Colliers, International; CBRE; US Census; EPS.

[1] Residential assessed values are based on sales data of comparable products as obtained through The Gregory Group for the last 4 quarters (Q3 2018 through Q2 2019). Nonresidential values per square foot based on comparable transaction data for transactions made in San Joaquin County since 2005 obtained from Costar, data accessed on March 25, 2021. Commercial retail and office categories are a blended average of retail and commercial uses.

[2] Owner-occupied residential (low density) assumed to turn over once every 7 years and renter-occupied (high density) residential is assumed to turn over once every 15 years. Nonresidential uses are assumed to turn over once every 20 years.

[3] Residential vacancy rates obtained from the US Census American Community Survey, 2018 estimates, for San Joaquin County. Commercial and industrial vacancy rates based on Q3 2019 Costar and Q3 2019 Colliers International market reports for the Stockton/Modesto area.

[4] Persons per household figures obtained from the US Census American Community Survey, 2018 estimates. Square feet per employee values are based on empirical research for proposed land uses.

APPENDIX B:

General Fund Revenue Analysis

Table B-1 Revenue-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget H-8

Table B-2 Estimated Annual General Fund Revenues H-9

Table B-3 Estimated Annual Property Tax Revenues (2 pages) H-10

Table B-4 Real Property Transfer Tax H-12

Table B-5 Estimated Annual Taxable Sales and Use Tax Revenue H-13

Table B-5A Estimated Annual Taxable Sales from Proposed Development, Market Support Method H-14

Table B-5B Estimated Annual Taxable Sales from Onsite Nonresidential H-15

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Table B-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Revenue-Estimating Procedures Based on City of Stockton FY 2020-21 Budget (2020$)

City of Stockton

Item	Estimating Procedure	Case Study Reference	FY 2020-21 Budgeted General Fund Revenues	Offsetting Revenue	FY 2020-21 Budgeted Net General Fund Revenues	Service Population [1]	Revenue Multiplier
General Fund Revenues							
Taxes							
Property Tax	Case Study	Table B-3	$37,023,000	-	$37,023,000	N/A	-
Property Tax in Lieu of VLF	Case Study	Table B-3	$25,626,000	-	$25,626,000	N/A	-
Property Transfer Tax	Case Study	Table B-4	$780,000	-	$780,000	N/A	-
Sales and Use Tax	Case Study	Table B-5	$43,229,000	-	$43,229,000	N/A	-
Measure A Transaction Tax	[2]	-	$28,472,000	-	$28,472,000	N/A	-
Prop. 172 Public Safety Sales Tax	Case Study	Table B-5	$1,602,000	-	$1,602,000	N/A	-
Utility User Taxes	Persons Served	-	$32,780,000	-	$32,780,000	380,022	$86.26
Franchise Taxes	Persons Served	-	$14,191,000	-	$14,191,000	380,022	$37.34
Transient Occupancy Tax	Persons Served	-	$2,609,000	-	$2,609,000	380,022	$6.87
Business License Tax	Persons Served	-	$9,500,000	-	$9,500,000	380,022	$25.00
Total Taxes			**$195,812,000**	**-**	**$195,812,000**	N/A	-
Licenses and Permits	Persons Served	-	$530,735	($329,550)	$201,185	380,022	$0.53
Intergovernmental Revenue	[3]	-	$3,106,730	($85,000)	$3,021,730	N/A	-
Charges for Services	[4]	-	$9,033,455	($8,976,275)	$57,180	N/A	-
Uses of Money and Property	[3]	-	$6,111,582	($378,804)	$5,732,778	N/A	-
Sale of Fixed Assets	[3]	-	$100,000	-	$100,000	N/A	-
Fines and Forfeitures	[4]	-	$1,057,657	($843,655)	$214,002	N/A	-
Reimbursements/Other Revenue	[3]	-	$7,330,167	($2,079,215)	$5,250,952	N/A	-
Subtotal General Fund Revenue			**$223,082,326**	**($12,692,499)**	**$210,389,827**		
Transfers In	[3]	-	$368,000	-	$368,000	N/A	-
Total General Fund Revenue			**$223,450,326**	**($12,692,499)**	**$210,757,827**		

rev

Source: City of Stockton Fiscal Year 2020-21 Approved Annual Budget; EPS.

[1] Refer to Table A-1.
[2] Measure A is a 0.75% transaction and use tax approved by voters in November 2013 and is set to expire in 2024 or sooner if certain conditions are met. As it is unknown if Measure A will be extended beyond the initial 10 year period, it has been excluded from this analysis.
[3] These revenue sources are not anticipated to be impacted by development included in this analysis.
[4] Based on the City of Stockton Fiscal Year 2020-21 Approved Annual Budget, these revenue categories are fully offset by expenditures as shown on Table C-1.

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Table B-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual General Fund Revenues (2020$)

City of Stockton

Revenue Category	Case Study Reference	Estimated Annual Revenue (Rounded) 2025	2030	2035	2040	2050	Buildout (2060)
General Fund Revenues							
Property Tax	Table B-3	$277,700	$493,500	$905,000	$1,388,200	$1,803,100	$1,888,400
Property Tax in Lieu of VLF	Table B-3	$196,300	$381,800	$692,400	$1,051,200	$1,417,800	$1,530,300
Property Transfer Tax	Table B-4	$9,400	$14,900	$23,700	$33,600	$43,300	$46,300
Sales and Use Tax	Table B-5	$657,400	$1,556,300	$2,559,600	$3,636,900	$5,530,500	$6,384,400
Prop. 172 Public Safety Sales Tax	Table B-5	$24,400	$57,700	$94,900	$134,800	$205,000	$236,600
Utility User Taxes	-	$103,000	$211,200	$348,000	$474,600	$594,500	$637,800
Franchise Taxes	-	$44,600	$91,400	$150,600	$205,500	$257,400	$276,100
Transient Occupancy Tax	-	$8,200	$16,800	$27,700	$37,800	$47,300	$50,800
Business License Tax	-	$29,900	$61,200	$100,900	$137,500	$172,300	$184,800
Licenses and Permits	-	$600	$1,300	$2,100	$2,900	$3,600	$3,900
Total General Fund Revenue		**$1,351,500**	**$2,886,100**	**$4,904,900**	**$7,103,000**	**$10,074,800**	**$11,239,400**
EIFD Contribution - Maximum Tax Rate							
Less EIFD Contribution		($2,777)	($98,702)	($181,000)	($277,645)	($360,630)	($377,672)
Net General Fund Revenues		**$1,348,723**	**$2,787,398**	**$4,723,900**	**$6,825,355**	**$9,714,170**	**$10,861,728**
EIFD Contribution - Variable Tax Rate							
Less EIFD Contribution		($2,777)	($64,156)	($85,975)	($131,881)	($81,142)	($84,976)
Net General Fund Revenues		**$1,348,723**	**$2,821,944**	**$4,818,925**	**$6,971,119**	**$9,993,658**	**$11,154,424**

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Source: City of Stockton Fiscal Year 2020-21 Approved Annual Budget; EPS.

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual Property Tax Revenues (2020$)

City of Stockton

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Assessed Value of New Development	Table D-2							
Assessed Value of New Development in Current City Limits		*a*	$148,619,250	$239,869,250	$445,534,250	$691,421,750	$859,544,250	$866,706,750
Assessed Value of New Development in Annexation Area		*b*	$40,625,000	$128,125,000	$221,875,000	$321,875,000	$507,125,000	$608,400,000
Total Assessed Value		***c = a + b***	**$189,244,250**	**$367,994,250**	**$667,409,250**	**$1,013,296,750**	**$1,366,669,250**	**$1,475,106,750**
Property Tax Revenue (1% of Assessed Value)	1.0000%							
Property Tax Revenue in Current City Limits		*d = a * 1.00%*	$1,486,193	$2,398,693	$4,455,343	$6,914,218	$8,595,443	$8,667,068
Property Tax Revenue in Annexation Areas		*e = b * 1.00%*	$406,250	$1,281,250	$2,218,750	$3,218,750	$5,071,250	$6,084,000
Total Property Tax Revenue		***f = d + e***	**$1,892,443**	**$3,679,943**	**$6,674,093**	**$10,132,968**	**$13,666,693**	**$14,751,068**
Estimated Property Tax Allocation								
Property Tax Allocation in Current City Limits [1]								
City of Stockton General Fund	16.7111%	*g = d * 16.71%*	$248,360	$400,849	$744,539	$1,155,445	$1,436,397	$1,448,367
Other Agencies/ERAF	83.2889%	*h = d * 83.29%*	$1,237,833	$1,997,843	$3,710,804	$5,758,772	$7,159,045	$7,218,701
Property Tax Allocation in Annexation Areas [2]								
City of Stockton General Fund	7.2320%	*i = e * 7.23%*	$29,380	$92,659	$160,459	$232,779	$366,751	$439,992
Other Agencies/ERAF	92.7680%	*j = e * 92.77%*	$376,870	$1,188,591	$2,058,291	$2,985,971	$4,704,499	$5,644,008
Total City of Stockton General Fund Property Tax		***k = g + i***	**$277,740**	**$493,509**	**$904,998**	**$1,388,224**	**$1,803,148**	**$1,888,359**
EIFD Allocation - Maximum Tax Rate								
EIFD Allocation Percentage [3]		*l*	1.0%	20.0%	20.0%	20.0%	20.0%	20.0%
EIFD Allocation		*m = k * l*	$2,777	$98,702	$181,000	$277,645	$360,630	$377,672
Net City General Fund Property Tax		***n - k - m***	**$274,962**	**$394,807**	**$723,998**	**$1,110,579**	**$1,442,518**	**$1,510,687**
EIFD Allocation - Variable Tax Rate								
EIFD Allocation Percentage [3]		*l*	1.0%	13.0%	9.5%	9.5%	4.5%	4.5%
EIFD Allocation		*m = k * l*	$2,777	$64,156	$85,975	$131,881	$81,142	$84,976
Net City General Fund Property Tax		***n - k - m***	**$274,962**	**$429,352**	**$819,023**	**$1,256,343**	**$1,722,006**	**$1,803,383**

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual Property Tax Revenues (2020$)

City of Stockton

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)								
Total Citywide Assessed Value [4]		*l*	$24,701,295,559	$24,701,295,559	$24,701,295,559	$24,701,295,559	$24,701,295,559	$24,701,295,559
Total Assessed Value of Project		*m*	$189,244,250	$367,994,250	$667,409,250	$1,013,296,750	$1,366,669,250	$1,475,106,750
Total Assessed Value		*n = l + m*	**$24,890,539,809**	**$25,069,289,809**	**$25,368,704,809**	**$25,714,592,309**	**$26,067,964,809**	**$26,176,402,309**
Percent Change in AV		*o = m / l*	0.77%	1.49%	2.70%	4.10%	5.53%	5.97%
Property Tax In-Lieu of VLF [5]	**$25,626,000**	***p = o * $25,626,000***	**$196,329**	**$381,770**	**$692,394**	**$1,051,230**	**$1,417,831**	**$1,530,328**

prop tax

Source: City of Stockton; San Joaquin County Auditor-Controller; EPS.

[1] Reflects the average property tax allocation to the City's General Fund for all TRAs within the 200-year flood plain that are within the City's boundary. TRAs include: 003-159, 003-206, 003-238, 003,240, 003-289, 003-312, 003-455, 003-463, 003-464, 003-479, and 003-481.
[2] Refer to Table D-1 for details.
[3] EIFD allocation percentage represents the portion of property tax revenues to be diverted to the EIFD. Alocation percentages are negotiated allocation amounts based on discussions between the County, the Cities of Lathrop, Stockton, and Manteca, and Project Consultants. Reflects the Initial Base Rate for the period ending 2029 and the Maximum Tax Allocation Rate for 2030 and beyond.
[4] Reflects Assessed Valuation for FY 2020-21. Includes Citywide secured, unsecured, homeowner exemption, and public utility roll.
[5] Property tax in-lieu of VLF amount derived from the City of Stockton FY 2020-21 Annual Budget. Refer to Table B-1 for details.

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Table B-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Real Property Transfer Tax (2020$)

City of Stockton

Description	Assumption/ Source	Estimated Annual Property Transfer Tax Revenue (2020$)					
		2025	2030	2035	2040	2050	Buildout (2060)
Rate per $1,000 of AV	$0.55						
Project Assessed Value	Table D-2						
Low Density Residential		$79,458,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000
High Density Residential		$15,000,000	$75,000,000	$139,000,000	$177,600,000	$177,600,000	$177,600,000
Nonresidential		$94,786,250	$213,536,250	$448,951,250	$756,238,750	$1,109,611,250	$1,218,048,750
Total Assessed Value		**$189,244,250**	**$367,994,250**	**$667,409,250**	**$1,013,296,750**	**$1,366,669,250**	**$1,475,106,750**
Turnover Rate							
Low Density Residential	14.30%						
High Density Residential	6.70%						
Nonresidential	5.00%						
Annual Transfer Tax Revenue [1]							
Low Density Residential		$6,249	$6,249	$6,249	$6,249	$6,249	$6,249
High Density Residential		$553	$2,764	$5,122	$6,545	$6,545	$6,545
Nonresidential		$2,607	$5,872	$12,346	$20,797	$30,514	$33,496
Total Annual Transfer Tax Revenue		**$9,409**	**$14,885**	**$23,718**	**$33,590**	**$43,308**	**$46,290**

transfer

Source: City of Stockton; San Joaquin County Auditor-Controller; EPS.

[1] Formula for Transfer Tax = Assessed Value/$1000 * Rate per $1,000 of Assessed Value * Turnover rate.

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Table B-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual Taxable Sales and Use Tax Revenue (2020$)

City of Stockton

Item	Formula	Source/ Assumptions	Annual Sales Tax Revenue 2025	2030	2035	2040	2050	Buildout (2060)
Estimated Annual Taxable Sales								
Annual Taxable Sales from Market Support (Residents and Employees)	*a*		$5,167,169	$9,737,481	$15,147,354	$19,514,889	$22,517,496	$23,600,786
Annual Taxable Sales from Onsite Commercial Uses	*b*		$60,572,394	$145,888,155	$240,817,294	$344,175,286	$530,532,359	$614,835,607
Annual Taxable Sales from New Development	*c = a + b*		**$65,739,563**	**$155,625,636**	**$255,964,648**	**$363,690,175**	**$553,049,855**	**$638,436,394**
Annual Sales Tax Revenue								
Bradley Burns Local Sales Tax Revenue	*d = c * 1.0000%*	1.0000%	$657,396	$1,556,256	$2,559,646	$3,636,902	$5,530,499	$6,384,364
City of Stockton Prop 172 Public Safety Sales Tax Revenue [1]	*e = d * 3.7058%*	3.7058%	$24,362	$57,672	$94,857	$134,778	$204,952	$236,595

sales

Source: City of Stockton; California State Board of Equalization; EPS.

[1] Calculated as the ratio of Proposition 172 Public Safety Tax revenue to total sales tax revenue based on the FY 2020-21 Budget. Any variation in the relationship between Proposition 172 Public Safety Tax revenue and total sales tax revenue affecting the estimate of this revenue source is estimated to be nominal.

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Table B-5A
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual Taxable Sales from Proposed Development, Market Support Method (2020$)

City of Stockton

Annual Taxable Sales from Market Support	Assumption	Estimated Annual Taxable Sales (2020$)					
		2025	2030	2035	2040	2050	Buildout (2060)
Annual Taxable Sales from New Residents							
Residential Development	Table A-3			*Occupied Dwelling Units*			
Low Density Residential		176	176	176	176	176	176
High Density Residential		71	353	653	835	835	835
Total Residential Development		**246**	**528**	**829**	**1,010**	**1,010**	**1,010**
Taxable Retail Expenditures	*per Household [1]*			*Taxable Retail Expenditures*			
Low Density Residential	$24,000	$4,217,818	$4,217,818	$4,217,818	$4,217,818	$4,217,818	$4,217,818
High Density Residential	$15,000	$1,057,500	$5,287,500	$9,799,500	$12,520,800	$12,520,800	$12,520,800
Total Taxable Retail Expenditures		**$5,275,318**	**$9,505,318**	**$14,017,318**	**$16,738,618**	**$16,738,618**	**$16,738,618**
Estimated Citywide Capture from New Households [2]	**80%**	**$4,220,254**	**$7,604,254**	**$11,213,854**	**$13,390,894**	**$13,390,894**	**$13,390,894**
Estimated Taxable Sales inside Project Area	50%	$2,110,127	$3,802,127	$5,606,927	$6,695,447	$6,695,447	$6,695,447
Estimated Taxable Sales outside Project Area	50%	$2,110,127	$3,802,127	$5,606,927	$6,695,447	$6,695,447	$6,695,447
Annual Taxable Sales from New Employment							
Taxable Sales from New Employment							
Employees	Table A-4	877	1,975	3,642	5,670	8,451	9,454
Average Daily Taxable Sales per New Employee	$10.00						
Work Days per Year	240						
Taxable Sales from New Employees [3]	50%						
Total Taxable Sales from New Employees		**$1,052,127**	**$2,370,252**	**$4,370,556**	**$6,804,439**	**$10,140,669**	**$11,344,325**
Estimated Citywide Capture from New Employees [2]	**90%**	**$946,915**	**$2,133,227**	**$3,933,500**	**$6,123,995**	**$9,126,602**	**$10,209,892**
Estimated Taxable Sales inside Project Area	70%	$662,840	$1,493,259	$2,753,450	$4,286,796	$6,388,621	$7,146,925
Estimated Taxable Sales outside Project Area	30%	$284,074	$639,968	$1,180,050	$1,837,198	$2,737,981	$3,062,968
Total Annual Taxable Sales from Market Support		**$5,167,169**	**$9,737,481**	**$15,147,354**	**$19,514,889**	**$22,517,496**	**$23,600,786**
Taxable City Sales inside Project Area		$2,772,967	$5,295,386	$8,360,377	$10,982,243	$13,084,068	$13,842,372
Taxable City Sales outside Project Area		$2,394,201	$4,442,095	$6,786,977	$8,532,646	$9,433,428	$9,758,415

sales a

Source: Costar; Gregory Group; Bureau of Labor Statistics; City of Stockton; EPS.

[1] For details pertaining to household taxable expenditure assumptions, refer to Table D-3.
[2] Represents the portion of household and employee retail expenditures estimated to take place within the City of Stockton.
[3] Taxable sales from employees discounted by 50 percent to account for employees who are also residents.

Table B-5B
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual Taxable Sales from Onsite Nonresidential (2020$)

City of Stockton

Item	Annual Taxable Sales per Sq. Ft. [1] / Assumption	Estimated Annual Taxable Sales (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Taxable Sales from Commercial Development							
Taxable Sales Generating Occupied Commercial Development Square Feet				*Occupied Building Square Feet*			
Retail Commercial		290,590	695,278	1,123,090	1,574,028	2,421,328	2,814,596
Total		**290,590**	**695,278**	**1,123,090**	**1,574,028**	**2,421,328**	**2,814,596**
Total Taxable Sales from Onsite Commercial Development				*Total Taxable Sales*			
Retail Commercial	$240	$69,741,633	$166,866,633	$269,541,633	$377,766,633	$581,118,633	$675,503,043
Total		**$69,741,633**	**$166,866,633**	**$269,541,633**	**$377,766,633**	**$581,118,633**	**$675,503,043**
Less Total Annual Taxable Sales from Market Support (within the Project) [2]		$2,772,967	$5,295,386	$8,360,377	$10,982,243	$13,084,068	$13,842,372
Annual Sales Less Market Support		**$66,968,666**	**$161,571,247**	**$261,181,256**	**$366,784,390**	**$568,034,565**	**$661,660,671**
	Shift from Existing Retail						
Less Shift of Sales from Existing Regional and Community Retail to the Project [3]	10%	$6,696,867	$16,157,125	$26,118,126	$36,678,439	$56,803,456	$66,166,067
Total Taxable Sales from Retail Commercial Uses		**$60,271,799**	**$145,414,122**	**$235,063,130**	**$330,105,951**	**$511,231,108**	**$595,494,604**
Occupied Nonretail Commercial Uses				*Occupied Building Square Feet*			
Office Commercial		$60,119	$94,806	$129,494	$164,181	$233,556	$241,507
Industrial		-	-	$1,021,339	$2,649,686	$3,626,694	$3,626,694
Total		**$60,119**	**$94,806**	**$1,150,833**	**$2,813,867**	**$3,860,250**	**$3,868,201**
Total Taxable Sales from Nonretail Commercial Uses				*Total Taxable Sales*			
Office Commercial	$5	$300,595	$474,032	$647,470	$820,907	$1,167,782	$1,207,534
Industrial	$5	-	-	$5,106,694	$13,248,428	$18,133,469	$18,133,469
Total		**$300,595**	**$474,032**	**$5,754,164**	**$14,069,336**	**$19,301,251**	**$19,341,003**
Total Taxable Sales from Nonretail Commercial Development		**$300,595**	**$474,032**	**$5,754,164**	**$14,069,336**	**$19,301,251**	**$19,341,003**
Total Taxable Sales from Onsite Commercial Uses		**$60,572,394**	**$145,888,155**	**$240,817,294**	**$344,175,286**	**$530,532,359**	**$614,835,607**

sales b

Source: U.S. Department of Labor Bureau of Labor Statistics; Urban Land Institute; EPS.

[1] See Table D-4 for the taxable retail sales calculation. All retail is assumed to be community serving retail. Sales per square foot for the Retail space is based on average total sales per square foot figure derived from BizMiner and eMarketer data (escalated to 2020$) and converts total sales to taxable sales per square foot to account for a small portion of non-taxable goods sold.
[2] Estimated in Table B-5A.
[3] Represents a discount factor to account for taxable sales transactions that may shift from the City's existing retail centers to those included in the Project. Applied only to the Retail uses within the Project.

APPENDIX C:

General Fund Expenditure Analysis

Table C-1 Expenditure-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget H-16

Table C-2 Estimated Annual General Fund Expenditures H-17

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Table C-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Expenditure-Estimating Procedures Based on City of Stockton FY 2020-21 Budget (2020$)

City of Stockton

Item	Estimating Procedure	FY 2020-21 Budgeted Expenditures [1]	Less Offsetting Revenue	FY 2020-21 Net City Expenditures	Population or Persons Served	FY 2020-21 Avg. Cost	Adjustment Factor [2]	FY 2020-21 Avg. Cost
General Fund								
General Government Administration	Persons Served	$16,978,158	($187,500)	$16,790,658	380,022	$44.18	100%	$44.18
Police Services	Persons Served	$136,160,466	($7,648,853)	$128,511,613	380,022	$338.17	100%	$338.17
Fire Services	Persons Served	$48,088,874	($4,678,487)	$43,410,387	380,022	$114.23	100%	$114.23
Fire Station Expenditures [3]	Case Study	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Public Works	Persons Served	$16,015,900	($37,355)	$15,978,545	380,022	$42.05	100%	$42.05
Economic Development	Persons Served	$1,452,575	($140,304)	$1,312,271	380,022	$3.45	100%	$3.45
Office of Violence Prevention	Persons Served	$1,967,245	-	$1,967,245	380,022	$5.18	100%	$5.18
Library and Recreation (prior to 2034) [4]	Per Capita	$7,550,000	-	$7,550,000	318,522	$23.70	100%	$23.70
Library and Recreation (2034 and beyond) [4]	Per Capita	$24,697,929	-	$24,697,929	318,522	$77.54	100%	$77.54
Entertainment Venues	Per Capita	$4,785,000	-	$4,785,000	318,522	$15.02	100%	$15.02
Downtown Marina	Per Capita	$297,000	-	$297,000	318,522	$0.93	100%	$0.93
Golf Courses	Per Capita	$550,000	-	$550,000	318,522	$1.73	100%	$1.73
Grant Match	[5]	$100,000	-	$100,000	N/A	-	100%	-
Development Services	Persons Served	$800,000	-	$800,000	380,022	$2.11	100%	$2.11
Low and Moderate Income Housing	[5]	-	-	-	N/A	-	100%	-
Radio and Retirement ISF	[5]	$5,250,000	-	$5,250,000	N/A	-	100%	-
Subtotal Annual General Fund Expenditures		**$264,693,147**	**($12,692,499)**	**$252,000,648**				
Debt Service	[5]	$1,837,175	-	$1,837,175	N/A	-	100%	-
Contingency	[5]	$2,000,000	-	$2,000,000	N/A	-	100%	-
Total Annual General Fund Expenditures		**$268,530,322**	**($12,692,499)**	**$255,837,823**				
Available Balance	[6]	($45,079,996)		($45,079,996)				

exp

Source: City of Stockton Fiscal Year 2020-21 Approved Annual Budget; City of Stockton; EPS.

[1] Represents the approved FY 2020-21 budgeted expenditures.
[2] An adjustment factor may be used to reflect the fact that new employees may not increase certain General Fund department expenditures at a 1:1 ratio. This analysis does not assume an adjustment at this time.
[3] Based on conversations with the Fire Chief it is anticipated that an additional fire station would be required to serve the anticipated development south of the City. The annual operating costs related to the operation of the additional fire station have been included as an additional annual expenditure in all phases of development.
[4] Under current budget conditions, Library and Recreation funding includes support from Sales Tax Measure M. This sales tax measure is expected to expire in 2034 and is not anticipated to be renewed. As a result all Library and Recreation expenditures currently funded through Measure M are expected to be absorbed by the City General Fund beginning in 2034.
[5] This expenditure category is not expected to be affected by the project and not evaluated as part of this analysis.
[6] Available Balance reflects surplus annual General Fund Revenues beyond those required to fund all annual General Fund Expenditures.

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Table C-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Annual General Fund Expenditures (2020$)

City of Stockton

Expenditure Category	Estimated Annual Expenditure [1]					
	2025	2030	2035	2040	2050	Buildout (2060)
General Fund						
General Government Administration	$52,781	$108,196	$178,247	$243,094	$304,513	$326,672
Police Services	$403,972	$828,110	$1,364,263	$1,860,582	$2,330,670	$2,500,269
Fire Services	$136,459	$279,730	$460,839	$628,493	$787,285	$844,575
Fire Station Expenditures [2]	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$2,300,000	$2,300,000
Public Works	$50,228	$102,963	$169,626	$231,336	$289,785	$310,872
Economic Development	$4,125	$8,456	$13,931	$18,999	$23,799	$25,531
Office of Violence Prevention	$6,184	$12,677	$20,884	$28,482	$35,678	$38,274
Library and Recreation (prior to 2034) [3]	$17,924	$34,635	-	-	-	-
Library and Recreation (2034 and beyond) [3]	-	-	$171,610	$206,778	$206,778	$206,778
Entertainment Venues	$11,360	$21,951	$33,248	$40,061	$40,061	$40,061
Downtown Marina	$705	$1,362	$2,064	$2,487	$2,487	$2,487
Golf Courses	$1,306	$4,228	$6,966	$9,500	$11,901	$12,767
Development Services	$2,515	$5,155	$8,493	$11,582	$14,509	$15,564
Total Annual General Fund Expenditures	**$2,987,559**	**$3,707,464**	**$4,730,170**	**$5,581,394**	**$6,347,464**	**$6,623,849**

exp est

Source: City of Stockton Fiscal Year 2020-21 Approved Annual Budget; EPS.

[1] Annual expenditure estimated on a per persons served or per capita basis. Refer to Table C-1 for estimating procedure and Table A-5 for population and employment estimates.

[2] Based on conversations with the Fire Chief it is anticipated that an additional fire station would be required to serve the anticipated development south of the City. This analysis assumes the required station will be developed and staffed within the first phase of development. Based on information provided by the Fire Chief, current as of July 2020, the additional station would require nine additional firefighters to staff an engine and company for a total annual expenditure increase of $2,300,000. The fire station expenditures have been included in this analysis in addition to the per persons served multiplier expenditures.

[3] Under current budget conditions, Library and Recreation funding includes support from Sales Tax Measure M. This sales tax measure is expected to expire in 2034 and is not anticipated to be renewed. As a result, all Library and Recreation expenditures currently funded through Measure M are expected to be absorbed by the City General Fund beginning in 2034.

APPENDIX D:

Supporting Tables for Revenue and Expenditure Analysis

Table D-1 Preliminary Property Tax Allocations for Annexation Area H-18

Table D-2 Cumulative Assessed Valuation H-19

Table D-3 Estimated Average Annual Household Income H-20

Table D-4 Total and Taxable Retail Sales per Square Feet..... H-21

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Table D-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Preliminary Property Tax Allocations for Annexation Area

City of Stockton

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2019-20) [1]			Property Tax Sharing Agreement [2]	Post Annexation Average	
		TRA 102-135	TRA 102-032	TRA 102-135	TRA 102-032	Total		Base Revenue	Post-ERAF Distribution
Formula		*a*	*b*	*e*	*f*	*g = e + f*	*h*	*e = d * $278,126*	*f = e / $769,158*
Subject to Detachment									
10001	County General	22.29650%	22.30610%	$172,291	($796)	$171,495	80%	$222,501	28.92784%
10527	Road District 1	4.26040%	4.26030%	$32,921	($152)	$32,769	-	-	0.00000%
14401	French Camp-Mc Kinley Rural Fire	9.60300%	9.60300%	$74,205	($343)	$73,862	-	-	0.00000%
40400	City of Stockton	0.00000%	0.00000%	-	-	-	20%	$55,625	7.23196%
	Subtotal	**36.15990%**	**36.16940%**	**$279,417**	**($1,291)**	**$278,126**	**100%**	**$278,126**	**36.15980%**
Not Subject to Detachment									
10618	County Library	1.80010%	1.80010%	$13,910	($64)	$13,846	-	$13,846	1.80013%
12601	Manteca Unified Schools	29.58380%	29.58380%	$228,602	($1,056)	$227,546	-	$227,546	29.58378%
13001	S.J. Delta Comm College	4.00510%	4.00510%	$30,949	($143)	$30,806	-	$30,806	4.00514%
13201	County Office Of Education	1.43850%	1.42890%	$11,116	($51)	$11,065	-	$11,065	1.43855%
16001	Sjc Flood Control	0.17560%	0.17570%	$1,357	($6)	$1,351	-	$1,351	0.17564%
21901	Sjc Mosquito Abatement	0.78840%	0.78840%	$6,092	($28)	$6,064	-	$6,064	0.78838%
41100	ERAF - Educational Revenue Augmentation Fund	26.04860%	26.04860%	$201,285	($930)	$200,355	-	$200,355	26.04859%
	Subtotal	**63.84010%**	**63.83060%**	**$493,311**	**($2,279)**	**$491,032**	-	**$491,032**	**63.84020%**
Total		**100.00000%**	**100.00000%**	**$772,729**	**($3,570)**	**$769,158**	**100%**	**$769,158**	**100.00000%**

TRA

Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Stockton dated August 2015 related to annexed areas to the City.

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Table D-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Cumulative Assessed Valuation (2020$)

City of Stockton

Item	Rounded Value per Unit/Sq. Ft. [1]	Total Assessed Value (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses	*per Unit*						
Low Density Residential	$425,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000
High Density Residential	$200,000	$15,000,000	$75,000,000	$139,000,000	$177,600,000	$177,600,000	$177,600,000
Subtotal Residential		**$94,458,000**	**$154,458,000**	**$218,458,000**	**$257,058,000**	**$257,058,000**	**$257,058,000**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$37,912,875	$59,787,875	$81,662,875	$103,537,875	$147,287,875	$152,301,625
Office Commercial	$250	$16,248,375	$25,623,375	$34,998,375	$44,373,375	$63,123,375	$65,272,125
Industrial	$100	-	-	$110,415,000	$286,452,500	$392,075,000	$392,075,000
Subtotal Nonresidential		**$54,161,250**	**$85,411,250**	**$227,076,250**	**$434,363,750**	**$602,486,250**	**$609,648,750**
Total All Land Uses		**$148,619,250**	**$239,869,250**	**$445,534,250**	**$691,421,750**	**$859,544,250**	**$866,706,750**
Development Projections in Annexation Areas							
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$40,625,000	$128,125,000	$221,875,000	$321,875,000	$507,125,000	$608,400,000
Subtotal Nonresidential		**$40,625,000**	**$128,125,000**	**$221,875,000**	**$321,875,000**	**$507,125,000**	**$608,400,000**
Total All Land Uses		**$40,625,000**	**$128,125,000**	**$221,875,000**	**$321,875,000**	**$507,125,000**	**$608,400,000**
Total City of Stockton Development Projections							
Residential Land Uses	*per Unit*						
Low Density Residential	$425,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000	$79,458,000
High Density Residential	$200,000	$15,000,000	$75,000,000	$139,000,000	$177,600,000	$177,600,000	$177,600,000
Subtotal Residential		**$94,458,000**	**$154,458,000**	**$218,458,000**	**$257,058,000**	**$257,058,000**	**$257,058,000**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$78,537,875	$187,912,875	$303,537,875	$425,412,875	$654,412,875	$760,701,625
Office Commercial	$250	$16,248,375	$25,623,375	$34,998,375	$44,373,375	$63,123,375	$65,272,125
Industrial	$100	-	-	$110,415,000	$286,452,500	$392,075,000	$392,075,000
Subtotal Nonresidential		**$94,786,250**	**$213,536,250**	**$448,951,250**	**$756,238,750**	**$1,109,611,250**	**$1,218,048,750**
Total All Land Uses		**$189,244,250**	**$367,994,250**	**$667,409,250**	**$1,013,296,750**	**$1,366,669,250**	**$1,475,106,750**

AV

Source: Costar; CBRE; The Gregory Group; EPS.

[1] Refer to Table A-5 for details.

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Table D-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Estimated Average Annual Household Income (2020$)

City of Stockton

Residential Land Use	Estimated Home Value [1]	Total Annual Mortgage or Rent [2]	Estimated Household Income [3]	Taxable Expenditures as a Percent of Income [4]	Annual Taxable Expenditures per Household (Rounded)
Owner-Occupied Residential					
Low Density Residential	$425,000	$32,202	$92,000	26%	$24,000
Renter-Occupied Residential					
High Density Residential	$200,000	$18,000	$51,000	30%	$15,000

income

Source: Costar; Gregory Group; Bureau of Labor Statistics; EPS.

[1] See Table A-5 for detail on estimated values for residential units.
[2] Based on a 5%, 30-year fixed-rate mortgage with a 20% down payment, $150 monthly Homeowner's association dues and 2% annual taxes and insurance.
High density residential based on an average monthly rent assumption of $1,500 based on data on similar multifamily residential obtained from Costar, September 2019 with an average unit size of 1,000 square feet.
[3] Assumes 35% of income dedicated to housing costs (mortgage, taxes, insurance, and HOA dues) or rent payments. Rounded to the nearest $1,000.
[4] Based on household expenditures data from the Bureau of Labor Statistics, 2018 Consumer Expenditure Survey.

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Table D-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - City of Stockton
Total and Taxable Retail Sales per Square Feet (2020$)

			Total Retail Sales per Square Foot					
			Total Retail Sales by Shopping Center Type					
	Original Data	Escalated Data	Neighborhood		Community		Regional	
Item	[see Note]	(2020$) [1]	% [2]	No.	% [2]	No.	% [2]	No.
Total Retail Sales per Square Foot								
Motor Vehicle and Parts Dealers [3]	$250	$279	3%	$8	2%	$6	1%	$3
Home Furnishings and Appliance Stores	$525	$586	0%	$0	7%	$41	10%	$59
Bldg. Matrl. and Garden Equip. and Supplies	$356	$398	0%	$0	15%	$60	1%	$4
Food and Beverage Stores [4]	-	$578	55%	$318	24%	$139	3%	$17
Gasoline Stations [5]	$1,321	$1,664	1%	$17	2%	$33	1%	$17
Clothing and Clothing Accessories Stores	$370	$413	2%	$8	5%	$21	20%	$83
General Merchandise Stores	$360	$402	5%	$20	20%	$80	20%	$80
Food Services and Drinking Places	$492	$550	8%	$44	10%	$55	20%	$110
Other Retail	$209	$234	12%	$28	7%	$16	18%	$42
Nonretail [6]	NA	$0	14%	$0	8%	$0	6%	$0
Total			**100%**	**$440**	**100%**	**$450**	**100%**	**$410**
Taxable Retail Sales per Square Foot by Retail Center Type								
Percent Taxable by Shopping Center Type [7]				44%		54%		98%
Taxable Sales per Square Foot (Rounded)				**$190**		**$240**		**$400**

retail sales

Note: Original data is based on an average of multiple sources and is presented in 2016$ unless noted otherwise in footnotes.

Source: BizMiner 2016; ULI Dollars & Cents 2008; State of California Board of Equalization (BOE) Publication 61; Bureau of Labor Statistics, "CPI-All Urban Consumers (Current Series) - West Urban"; RetailSails http://retailsails.files.wordpress.com/2011/09/rs_spsf.pdf; eMarketer pulled February 2019; respective annual 10-K reports; EPS.

[1] Sales adjusted to year-end 2020 based on the Consumer Price Index, All items in West urban, all urban consumers, not seasonally adjusted:

Year	CPI	Adjustment to 2020$
2008	219.65	25.9%
2016	247.71	11.7%
2018	263.26	5.1%
2019	270.35	2.3%
2020	276.59	0.0%

[2] Reflects percentage of total square footage by retail category by retail center type, estimated based on ULI's Dollars & Cents 2008.
[3] Reflects motor vehicle parts only; excludes taxable sales per square foot for dealerships.
[4] Sales per square foot for Food and Beverage stores estimated based on the averages from BizMiner, RetailSales, eMarketer, and annual 10-K reports, escalated to 2020$.
[5] Estimated using ULI's Dollars & Cents, 2008, escalated to 2020$.
[6] Included to account for non-taxable retail space occupants, such as services.
[7] Based on BOE Publication 61, March 2018.

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ATTACHMENT I:

San Joaquin County Fiscal Impact Analysis

List of Tables

Table 1 Summary of Annual Surplus/Deficits.....I-1

Table 2 Estimated Annual Revenues and Expenditures I-2

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San Joaquin County

Table 1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Summary of Annual Surplus/Deficits (2020$)

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual Fiscal Impact Summary						
Prior to EIFD Allocation						
Annual General Fund Revenues	$10,131,000	$20,394,000	$28,056,000	$32,359,000	$37,918,000	$41,536,000
Annual General Fund Expenditures	$4,169,000	$7,886,000	$10,502,000	$11,861,000	$14,093,000	$15,827,000
Net General Fund Surplus/(Deficit)	**$5,962,000**	**$12,508,000**	**$17,554,000**	**$20,498,000**	**$23,825,000**	**$25,709,000**
Net of EIFD Allocation - Maximum Tax Rate						
EIFD Contribution [2]	($2,466,100)	($2,005,300)	($2,718,300)	($3,116,300)	($3,659,600)	($4,037,900)
Net General Fund Surplus/(Deficit)	**$3,495,900**	**$10,502,700**	**$14,835,700**	**$17,381,700**	**$20,165,400**	**$21,671,100**
Net of EIFD Allocation - Variable Tax Rate						
EIFD Contribution [2]	($2,466,100)	($1,303,400)	($1,291,200)	($1,480,200)	($823,400)	($908,500)
Net General Fund Surplus/(Deficit)	**$3,495,900**	**$11,204,600**	**$16,262,800**	**$19,017,800**	**$23,001,600**	**$24,800,500**

sum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] EIFD Allocation represents the portion of County property tax revenues diverted to the EIFD. Refer to Table B-3 for details.

Table 2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual Revenues and Expenditures (2020$)

San Joaquin County

Item	Estimated Annual Revenues/Expenditures (Rounded)					
	2025 [1]	2030	2035	2040	2050	Buildout (2060)
Annual General Fund Revenues (Prior to EIFD Contribution)						
Property Tax (without EIFD Contribution)	$5,213,700	$10,026,300	$13,591,500	$15,581,500	$18,298,200	$20,189,600
Property Tax in Lieu of VLF	$3,002,700	$5,774,400	$7,827,600	$8,973,700	$10,538,300	$11,627,600
Property Transfer Tax	$132,200	$243,400	$326,000	$368,800	$452,500	$519,900
Prop. 172 Public Safety Sales Tax	$1,704,100	$4,200,700	$6,111,600	$7,210,000	$8,362,500	$8,899,800
Licenses, Permits, and Franchise	$45,300	$86,900	$116,200	$131,800	$155,700	$173,700
Motor Vehicle License Fee	$6,000	$10,500	$13,600	$15,100	$18,500	$21,600
Fines, Forfeitures and Penalties	$26,900	$51,700	$69,100	$78,400	$92,600	$103,300
Total General Fund Revenue	**$10,130,900**	**$20,393,900**	**$28,055,600**	**$32,359,300**	**$37,918,300**	**$41,535,500**
Annual General Fund Expenditures						
General Government						
Legislative & Administrative	$90,000	$172,700	$231,000	$261,900	$309,400	$345,200
Finance	$589,900	$1,131,500	$1,513,900	$1,715,900	$2,027,700	$2,261,900
County Counsel	$5,300	$10,200	$13,600	$15,500	$18,300	$20,400
Human Resources	$31,700	$60,700	$81,200	$92,100	$108,800	$121,400
Elections	$65,500	$125,600	$168,000	$190,400	$225,000	$251,000
Property Management	$271,300	$520,400	$696,300	$789,200	$932,600	$1,040,300
Other General	$77,800	$149,200	$199,600	$226,300	$267,400	$298,300
Total General Government	**$1,131,500**	**$2,170,300**	**$2,903,600**	**$3,291,300**	**$3,889,200**	**$4,338,500**
Public Protection						
Judicial	$887,500	$1,702,300	$2,277,600	$2,581,500	$3,050,600	$3,403,000
Police Protection	$418,300	$802,200	$1,073,400	$1,216,600	$1,437,600	$1,603,700
Detention and Corrections	$960,300	$1,841,900	$2,464,500	$2,793,300	$3,300,900	$3,682,200
Protective Inspection	$106,100	$203,400	$272,200	$308,500	$364,600	$406,700
Other Protection	$4,700	$9,000	$12,000	$13,600	$16,100	$17,900
Total Public Protection	**$2,376,900**	**$4,558,800**	**$6,099,700**	**$6,913,500**	**$8,169,800**	**$9,113,500**
Health and Sanitation						
Health Services	$316,200	$553,800	$717,200	$792,600	$974,000	$1,137,300
Total Health and Sanitation	**$316,200**	**$553,800**	**$717,200**	**$792,600**	**$974,000**	**$1,137,300**
Public Assistance						
Administration	-	-	-	-	-	-
Aid Programs	$184,600	$323,300	$418,700	$462,700	$568,600	$663,900
General Relief	$11,200	$19,700	$25,500	$28,100	$34,600	$40,400
Other Assistance	$74,100	$129,700	$168,000	$185,700	$228,200	$266,400
Veterans Services	$3,900	$6,800	$8,800	$9,700	$11,900	$13,900
Total Public Assistance	**$273,800**	**$479,500**	**$621,000**	**$686,200**	**$843,300**	**$984,600**
Education						
Agriculture Education	$10,000	$18,000	$23,000	$25,000	$31,000	$36,000
Total Education	**$10,000**	**$18,000**	**$23,000**	**$25,000**	**$31,000**	**$36,000**
Recreation						
Recreation Services	$55,000	$96,000	$124,000	$137,000	$168,000	$196,000
Cultural Services	$6,000	$10,000	$13,000	$15,000	$18,000	$21,000
Total Recreation	**$61,000**	**$106,000**	**$137,000**	**$152,000**	**$186,000**	**$217,000**
Total General Fund Expenditures	**$4,169,400**	**$7,886,400**	**$10,501,500**	**$11,860,600**	**$14,093,300**	**$15,826,900**
EIFD Contribution [2]						
Maximum Tax Rate	($2,466,100)	($2,005,300)	($2,718,300)	($3,116,300)	($3,659,600)	($4,037,900)
Variable Tax Rate	($2,466,100)	($1,303,400)	($1,291,200)	($1,480,200)	($823,400)	($908,500)
Net General Fund Surplus/(Deficit)						
Prior to EIFD Allocation	**$5,961,500**	**$12,507,500**	**$17,554,100**	**$20,498,700**	**$23,825,000**	**$25,708,600**
Net of EIFD Allocation - Maximum Tax	**$3,495,400**	**$10,502,200**	**$14,835,800**	**$17,382,400**	**$20,165,400**	**$21,670,700**
Net of EIFD Allocation - Variable Tax	**$3,495,400**	**$11,204,100**	**$16,262,900**	**$19,018,500**	**$23,001,600**	**$24,800,100**

det sum

Source: EPS.

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.
[2] EIFD Contribution represents the portion of County property tax revenues diverted to the EIFD. Refer to Table B-3 for details.

APPENDICES:

Appendix A: General Assumptions

Appendix B: General Fund Revenue Analysis

Appendix C: General Fund Expenditure Analysis

Appendix D: Supporting Tables for Revenue and Expenditure Analysis

APPENDIX A:

General Assumptions

Table A-1 General Assumptions I-3

Table A-2 Cumulative Land Use Projections I-4

Table A-3 Cumulative Occupied Dwelling Units and Building Square Footage I-5

Table A-4 Cumulative Estimated Population and Employees I-6

Table A-5 Land Use Assumptions I-7

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Table A-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
General Assumptions

Item	San Joaquin County Assumption
General Assumptions	
Fiscal Year of Budget Analysis [1]	FY 2020-21
Base Fiscal Year of Potential EIFD [2]	FY 2022-23
General Demographic Characteristics	
San Joaquin County	
Population [3]	773,632
Employees [4]	282,200
San Joaquin County Persons Served [5]	**914,732**

gen assumps

Source: California Department of Finance; EDD; U.S. Census LED; EPS.

[1] Reflects the County of San Joaquin Fiscal Year 2020-21 adopted budget. Revenues and expenditures are in 2020 dollars. This analysis does not reflect changes in values resulting from inflation or appreciation.

[2] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[3] Based on population estimates from the California Department of Finance (DOF) data for January 1, 2020.

[4] US Census Onthemap.ces.census.gov estimated a total of 251,730 jobs in San Joaquin County, CA in 2018. California EDD reports an annual average growth rate of 0.95% since 2018 for the Stockton-Lodi MSA. EPS adjusted the 2018 employment figure to arrive at a 2020 employment estimate using this growth rate and further increased the total by 10% to account for self-employed workers. Estimate is rounded to the nearest hundred employees.

[5] Persons served is defined as total population plus half of total employees. Used to estimate specific revenues and expenditures that are assumed to be impacted by growth in resident and employment populations and to avoid double counting of employees who reside in the City.

Table A-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Cumulative Land Use Projections

San Joaquin County

Land Use	Cumulative Dwelling Units/Square Footage											
	2025 [1]		2030		2035		2040		2050		Buildout (2060)	
	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.	Dwelling Units	Building Sq. Ft.
Development Projections in Current City Limits [2]												
Residential Land Uses [4]												
Low Density Residential	1,946	-	3,169	-	4,236	-	4,793	-	6,483	-	8,004	-
High Density Residential	956	-	1,716	-	2,094	-	2,287	-	2,287	-	2,287	-
Subtotal Residential	**2,902**	**-**	**4,885**	**-**	**6,330**	**-**	**7,080**	**-**	**8,770**	**-**	**10,291**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	1,691,971	-	4,185,528	-	5,750,736	-	6,504,146	-	7,139,848	-	7,356,351
Office Commercial [5]	-	832,363	-	2,023,383	-	2,598,924	-	2,937,792	-	3,153,260	-	3,210,967
Industrial	-	6,853,240	-	11,328,609	-	14,357,821	-	16,465,698	-	17,521,923	-	17,521,923
Subtotal Nonresidential	**-**	**9,377,573**	**-**	**17,537,520**	**-**	**22,707,480**	**-**	**25,907,636**	**-**	**27,815,031**	**-**	**28,089,241**
Total All Land Uses	**2,902**	**9,377,573**	**4,885**	**17,537,520**	**6,330**	**22,707,480**	**7,080**	**25,907,636**	**8,770**	**27,815,031**	**10,291**	**28,089,241**
Development Projections in Annexation Areas [2]												
Residential Land Uses [4]												
Low Density Residential	276	-	691	-	860	-	860	-	860	-	860	-
Subtotal Residential	**276**	**-**	**691**	**-**	**860**	**-**	**860**	**-**	**860**	**-**	**860**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	189,953	-	677,218	-	1,391,530	-	1,944,530	-	2,685,530	-	3,090,630
Industrial	-	-	-	-	-	1,131,402	-	1,885,670	-	1,885,670	-	1,885,670
Subtotal Nonresidential	**-**	**189,953**	**-**	**677,218**	**-**	**2,522,932**	**-**	**3,830,200**	**-**	**4,571,200**	**-**	**4,976,300**
Total All Land Uses	**276**	**189,953**	**691**	**677,218**	**860**	**2,522,932**	**860**	**3,830,200**	**860**	**4,571,200**	**860**	**4,976,300**
Total San Joaquin County Development Projections												
Residential Land Uses [4]												
Low Density Residential	2,221	-	3,859	-	5,095	-	5,652	-	7,342	-	8,863	-
High Density Residential	956	-	1,716	-	2,094	-	2,287	-	2,287	-	2,287	-
Subtotal Residential	**3,177**	**-**	**5,575**	**-**	**7,189**	**-**	**7,939**	**-**	**9,629**	**-**	**11,150**	**-**
Nonresidential Land Uses												
Retail Commercial [5]	-	1,881,924	-	4,862,746	-	7,142,266	-	8,448,676	-	9,825,378	-	10,446,981
Office Commercial [5]	-	832,363	-	2,023,383	-	2,598,924	-	2,937,792	-	3,153,260	-	3,210,967
Industrial	-	6,853,240	-	11,328,609	-	15,489,223	-	18,351,368	-	19,407,593	-	19,407,593
Subtotal Nonresidential	**-**	**9,567,526**	**-**	**18,214,738**	**-**	**25,230,412**	**-**	**29,737,836**	**-**	**32,386,231**	**-**	**33,065,541**
Total All Land Uses	**3,177**	**9,567,526**	**5,575**	**18,214,738**	**7,189**	**25,230,412**	**7,939**	**29,737,836**	**9,629**	**32,386,231**	**11,150**	**33,065,541**

lu

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

[1] This analysis assumes the EIFD will be formed in FY 2022-23 (Base Year) with the first year of revenue accruing to the district in FY 2023-24. Secured and unsecured tax rolls for a fiscal year are based on taxable assessed values with a lien date of the prior January 1. Thus, the initial phase of this analysis includes estimated development occurring in July-December 2022 (50% of development estimated in calendar year 2022) and development occurring in full calendar years for the remainder of the phase (2023-2025). Subsequent phases include 5-year development periods for development occurring from 2026 through 2040 and 10-year development periods from 2041 through 2060.

[2] Development projections include development projections in incorporated cities as were provided by LWA based on land use data provided by the Cities of Lathrop, Manteca, and Stockton as of February, 2020.

[3] Includes development projections in the future Stockton annexation area, the future Manteca Annexation area, and the Oakwood Shores and South Lathrop developments.

[4] For purposes of this analysis, residential units were categorized as owner- or renter-occupied based on assumed density.

[5] Nonresidential commercial land use projections provided by the applicable City reflect a general commercial land use designation. This analysis assumes general commercial will comprise both retail and office land uses. EPS determined a preliminary estimated allocation of retail and office space based on the existing proportion of retail and office space in each City, the City's current General Plan, and the proposed land use plans of anticipated development projects within the EIFD boundary.

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Table A-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Cumulative Occupied Dwelling Units and Building Square Footage

San Joaquin County

Land Use	Vacancy Rate [1]	Occupied Dwelling Units/Building Square Feet 2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	1,829	2,979	3,982	4,505	6,094	7,523
High Density Residential	6.0%	899	1,613	1,968	2,150	2,150	2,150
Subtotal Residential		**2,728**	**4,592**	**5,950**	**6,655**	**8,244**	**9,673**
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	1,565,073	3,871,613	5,319,430	6,016,335	6,604,359	6,804,624
Office Commercial	7.5%	769,935	1,871,629	2,404,004	2,717,458	2,916,766	2,970,145
Industrial	7.5%	6,339,247	10,478,964	13,280,985	15,230,771	16,207,779	16,207,779
Subtotal Nonresidential		**8,674,255**	**16,222,206**	**21,004,419**	**23,964,563**	**25,728,904**	**25,982,548**
Development Projections in Annexation Areas							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	259	649	808	808	808	808
Subtotal Residential		**259**	**649**	**808**	**808**	**808**	**808**
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	175,707	626,427	1,287,165	1,798,690	2,484,115	2,858,833
Industrial	7.5%	-	-	1,046,547	1,744,245	1,744,245	1,744,245
Subtotal Nonresidential		**175,707**	**626,427**	**2,333,712**	**3,542,935**	**4,228,360**	**4,603,078**
Total San Joaquin County Development Projections							
Residential Land Uses				*Occupied Dwelling Units*			
Low Density Residential	6.0%	2,088	3,628	4,790	5,313	6,902	8,332
High Density Residential	6.0%	899	1,613	1,968	2,150	2,150	2,150
Subtotal Residential		**2,987**	**5,241**	**6,758**	**7,463**	**9,052**	**10,481**
Nonresidential Land Uses				*Occupied Building Square Feet*			
Retail Commercial	7.5%	1,740,779	4,498,040	6,606,596	7,815,025	9,088,474	9,663,457
Office Commercial	7.5%	769,935	1,871,629	2,404,004	2,717,458	2,916,766	2,970,145
Industrial	7.5%	6,339,247	10,478,964	14,327,532	16,975,016	17,952,024	17,952,024
Subtotal Nonresidential		**8,849,962**	**16,848,633**	**23,338,131**	**27,507,498**	**29,957,264**	**30,585,625**

occupied

Source: California Department of Finance; San Joaquin County; Costar; LWA; EPS.

[1] For details pertaining to vacancy rate assumptions, refer to Table A-5.

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Table A-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Cumulative Estimated Population and Employees

San Joaquin County

Land Use	Assumption [1]	Estimated Population/Employees 2025	2030	2035	2040	2050	Buildout (2060)
Project Residents							
Residential Land Uses	*PPH*						
Low Density Residential	3.30	6,891	11,972	15,806	17,534	22,776	27,494
High Density Residential	2.50	2,247	4,033	4,921	5,374	5,374	5,374
Subtotal Residential		**9,138**	**16,005**	**20,727**	**22,908**	**28,150**	**32,868**
Total Resident Population		**9,138**	**16,005**	**20,727**	**22,908**	**28,150**	**32,868**
Project Employees							
Nonresidential Land Uses	*Sq. Ft. per Emp.*						
Retail Commercial	400	4,352	11,245	16,516	19,538	22,721	24,159
Office Commercial	400	1,925	4,679	6,010	6,794	7,292	7,425
Industrial	2,000	3,170	5,239	7,164	8,488	8,976	8,976
Subtotal Nonresidential		**9,447**	**21,163**	**29,690**	**34,820**	**38,989**	**40,560**
Total Employee Population		**9,447**	**21,163**	**29,690**	**34,820**	**38,989**	**40,560**
Project Persons Served		**13,862**	**26,587**	**35,572**	**40,318**	**47,645**	**53,148**

pop

Source: California Department of Finance; EPS.

[1] For persons per household and square feet per employee assumptions, refer to Table A-5.

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Table A-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Land Use Assumptions

San Joaquin County

Land Use	Estimated Assessed Value [1]	Property Turnover Rate [2]	Vacancy Rate [3]	Persons per Household/ Sq. Ft. per Employee [4]
Residential Land Uses	*per Unit*			
Low Density Residential [5]	$510,427	14.3%	6.0%	3.30
High Density Residential	$200,000	6.7%	6.0%	2.50
Nonresidential Land Uses	*per Sq. Ft.*			
Retail Commercial	$250	5.0%	7.5%	400
Office Commercial	$250	5.0%	7.5%	400
Industrial	$100	5.0%	7.5%	2,000

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Source: The Gregory Group; Costar; Colliers, International; CBRE; US Census; EPS.

[1] Residential assessed values are based on sales data of comparable products as obtained through The Gregory Group for the last 4 quarters (Q1 2020 through Q4 2020). Nonresidential values per square foot based on comparable transaction data for transactions made in San Joaquin County since 2005 obtained from Costar, data accessed on March 25, 2021.

[2] Owner-occupied residential assumed to turn over once every 7 years and renter-occupied residential is assumed to turn over once every 15 years. Nonresidential uses are assumed to turn over once every 20 years.

[3] Residential vacancy rates obtained from the US Census American Community Survey, 2018 estimates, for San Joaquin County. Commercial and industrial vacancy rates based on Q3 2019 Costar and Q3 2019 Colliers International market reports for the Stockton/Modesto area.

[4] Persons per household figures obtained from the US Census American Community Survey, 2018 estimates. Square feet per employee values are based on empirical research for proposed land uses.

[5] Estimated Countywide assessed value per unit reflects the weighted average, at buildout, of the assessed values per unit assumptions for Lathrop, Manteca, and Stockton. The assessed value per unit for low density residential is assumed to be $425,000 in the City of Stockton, $500,000 in the City of Manteca, and $525,000 in the City of Lathrop. The assumption varies in each phase based on varying amounts of low density residential development in each jurisdiction by phase.

APPENDIX B:

General Fund Revenue Analysis

Table B-1 Revenue-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget I-8

Table B-2 Estimated Annual General Fund Revenues I-9

Table B-3 Estimated Annual Property Tax Revenues (2 pages) I-10

Table B-4 Real Property Transfer Tax I-12

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Table B-5A Estimated Annual Taxable Sales from Proposed Development, Market Support Method I-14

Table B-5B Estimated Annual Taxable Sales from Onsite Nonresidential I-15

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Table B-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Revenue-Estimating Procedures Based on San Joaquin County FY 2020-21 Budget (2020$)

San Joaquin County

Item	Estimating Procedure	Case Study Reference	FY 2020-21 Budgeted General Fund Revenues [1]	Offsetting Revenue	FY 2020-21 Budgeted Net General Fund Revenues	Service Population [2]	Revenue Multiplier
General Fund Revenues							
Property Tax	Case Study	Table B-3	$168,865,867	($190,792)	$168,675,075	N/A	-
Property Tax in Lieu of VLF	Case Study	Table B-3	$95,777,111	-	$95,777,111	N/A	-
Property Transfer Tax	Case Study	Table B-4	$5,016,651	-	$5,016,651	N/A	-
Sales and Use Tax	[3]	-	$22,156,588	-	$22,156,588	N/A	-
Prop. 172 Public Safety Sales Tax	Case Study	Table B-5	$67,134,327	-	$67,134,327	N/A	-
Transient Occupancy Tax	[4]	-	$510,000	($510,000)	$0	N/A	-
Licenses, Permits, and Franchise	Persons Served	-	$8,598,700	($5,609,526)	$2,989,174	914,732	$3.27
Intergovernmental Revenue	[4]	-	$495,324,122	($556,335,941)	($61,011,819)	N/A	-
Motor Vehicle License Fee	Per Capita	-	$509,137	-	$509,137	773,632	$0.66
Current Service Charges	[4]	-	$45,015,682	($44,355,867)	$659,815	N/A	-
Fines, Forfeitures and Penalties	Persons Served	-	$5,344,414	($3,566,648)	$1,777,766	914,732	$1.94
Use of Money and Property	[4]	-	$6,471,039	($946,039)	$5,525,000	N/A	-
Other Taxes - Racehorse	[4]	-	$2,000	-	$2,000	N/A	-
Miscellaneous Revenues	[4]	-	$2,319,268	($2,308,468)	$10,800	N/A	-
Other	[4]	-	$57,178,862	($68,647,404)	($11,468,542)	N/A	-
Subtotal General Fund Revenue			**$980,223,768**	**($682,470,685)**	**$297,753,083**		
Contingency Fund	[4]	-	$4,974,834	($4,974,834)	$0	N/A	-
Total General Fund Revenue			**$985,198,602**	**($687,445,519)**	**$297,753,083**		

rev pro

Source: San Joaquin County Fiscal Year 2020-21 Approved Annual Budget; EPS.

[1] Includes midyear budget adjustments as presented to the County Board of Supervisors on February 23, 2021.
[2] Refer to Table A-1.
[3] It is assumed that all sales tax revenue generated by the project will be contained within City boundaries; therefore, no sales and use tax is calculated in this analysis.
[4] This revenue source is not expected to be affected by anticipated development and therefore is not evaluated in this analysis.

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Table B-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual General Fund Revenues (2020$)

San Joaquin County

Revenue Category	Case Study Reference	Estimated Annual Revenue (Rounded)					
		2025	2030	2035	2040	2050	Buildout (2060)
General Fund Revenues							
Property Tax (without EIFD Contribution)	Table B-3	$5,213,691	$10,026,311	$13,591,493	$15,581,504	$18,298,205	$20,189,567
Property Tax in Lieu of VLF	Table B-3	$3,002,700	$5,774,400	$7,827,600	$8,973,700	$10,538,300	$11,627,600
Property Transfer Tax	Table B-4	$132,200	$243,400	$326,000	$368,800	$452,500	$519,900
Prop. 172 Public Safety Sales Tax	Table B-5	$1,704,067	$4,200,671	$6,111,610	$7,209,969	$8,362,507	$8,899,797
Licenses, Permits, and Franchise	-	$45,300	$86,900	$116,200	$131,800	$155,700	$173,700
Motor Vehicle License Fee	-	$6,000	$10,500	$13,600	$15,100	$18,500	$21,600
Fines, Forfeitures and Penalties	-	$26,900	$51,700	$69,100	$78,400	$92,600	$103,300
Total General Fund Revenue		**$10,130,859**	**$20,393,881**	**$28,055,604**	**$32,359,273**	**$37,918,311**	**$41,535,464**
EIFD Contribution - Maximum Tax Rate							
Less EIFD Contribution		($2,466,076)	($2,005,262)	($2,718,299)	($3,116,301)	($3,659,641)	($4,037,913)
Net General Fund Revenues		**$7,664,783**	**$18,388,619**	**$25,337,305**	**$29,242,972**	**$34,258,670**	**$37,497,551**
EIFD Contribution - Variable Tax Rate							
Less EIFD Contribution		($2,466,076)	($1,303,420)	($1,291,192)	($1,480,243)	($823,419)	($908,531)
Net General Fund Revenues		**$7,664,783**	**$19,090,461**	**$26,764,412**	**$30,879,030**	**$37,094,892**	**$40,626,934**

rev

Source: San Joaquin County Fiscal Year 2020-21 Approved Annual Budget; EPS.

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual Property Tax Revenues (2020$)

San Joaquin County

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Assessed Value of New Development	Table D-2							
Assessed Value of New Development in Current City Limits		*a*	$2,483,977,808	$4,618,659,097	$6,067,767,380	$6,872,949,747	$8,078,614,747	$8,945,692,247
Assessed Value of New Development in Annexation Area		*b*	$185,363,250	$514,679,500	$890,897,700	$1,104,574,500	$1,289,824,500	$1,391,099,500
Total Assessed Value		***c = a + b***	**$2,669,341,058**	**$5,133,338,597**	**$6,958,665,080**	**$7,977,524,247**	**$9,368,439,247**	**$10,336,791,747**
Property Tax Revenue (1% of Assessed Value)	1.0000%							
Property Tax Revenue in Current City Limits		*d = a * 1.00%*	$24,839,778	$46,186,591	$60,677,674	$68,729,497	$80,786,147	$89,456,922
Property Tax Revenue in Annexation Areas		*e = b * 1.00%*	$1,853,633	$5,146,795	$8,908,977	$11,045,745	$12,898,245	$13,910,995
Total Property Tax Revenue		***f = d + e***	**$26,693,411**	**$51,333,386**	**$69,586,651**	**$79,775,242**	**$93,684,392**	**$103,367,917**
Estimated Property Tax Allocation								
Estimated Property Tax Allocation in Current City Limits [1]								
San Joaquin County General Fund	19.5318%	*g = d * 19.53%*	$4,851,644	$9,021,051	$11,851,414	$13,424,076	$15,778,951	$17,472,506
Other Agencies/ERAF	80.4682%	*h = d * 80.47%*	$19,988,134	$37,165,540	$48,826,260	$55,305,421	$65,007,196	$71,984,417
Property Tax Allocation in Annexation Areas [2]								
San Joaquin County General Fund	27.3226%	*i = e * 27.32%*	$362,047	$1,005,259	$1,740,079	$2,157,428	$2,519,253	$2,717,061
Other Agencies/ERAF	72.6774%	*j = e * 72.68%*	$1,491,586	$4,141,536	$7,168,898	$8,888,317	$10,378,992	$11,193,934
Subtotal San Joaquin County General Fund Property Tax		***k = g + i***	**$5,213,691**	**$10,026,311**	**$13,591,493**	**$15,581,504**	**$18,298,205**	**$20,189,567**
EIFD Allocation - Maximum Tax Rate								
EIFD Allocation Percentage [3]		*l*	47.3%	20.0%	20.0%	20.0%	20.0%	20.0%
EIFD Allocation		*m = k * l*	$2,466,076	$2,005,262	$2,718,299	$3,116,301	$3,659,641	$4,037,913
Net San Joaquin County General Fund Property Tax		***n - k - m***	**$2,747,615**	**$8,021,048**	**$10,873,195**	**$12,465,203**	**$14,638,564**	**$16,151,654**
EIFD Allocation - Variable Tax Rate								
EIFD Allocation Percentage [3]		*l*	47.3%	13.0%	9.5%	9.5%	4.5%	4.5%
EIFD Allocation		*m = k * l*	$2,466,076	$1,303,420	$1,291,192	$1,480,243	$823,419	$908,531
Net San Joaquin County General Fund Property Tax		***n - k - m***	**$2,747,615**	**$8,722,890**	**$12,300,301**	**$14,101,261**	**$17,474,786**	**$19,281,037**

Table B-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual Property Tax Revenues (2020$)

San Joaquin County

Item	Assumption/ Source	Formula	Estimated Property Tax Revenues (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)								
Total Countywide Assessed Value [4]		*o*	$85,144,874,422	$85,144,874,422	$85,144,874,422	$85,144,874,422	$85,144,874,422	$85,144,874,422
Total Assessed Value of Project		*p*	$2,669,341,058	$5,133,338,597	$6,958,665,080	$7,977,524,247	$9,368,439,247	$10,336,791,747
Total Assessed Value		*q = o + p*	**$87,814,215,480**	**$90,278,213,019**	**$92,103,539,502**	**$93,122,398,669**	**$94,513,313,669**	**$95,481,666,169**
Percent Change in AV		*r = p / o*	3.14%	6.03%	8.17%	9.37%	11.00%	12.14%
Property Tax In-Lieu of VLF [5]	**$95,777,111**	***s = r * $95,777,111***	**$3,002,668**	**$5,774,350**	**$7,827,610**	**$8,973,696**	**$10,538,298**	**$11,627,571**

prop tax

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

[1] Reflects the average property tax allocation to the County General Fund for all TRAs within the 200-year flood plain that are within the boundaries of the Cities of Lathrop, Manteca, and Stockton. TRAs include: 002-000, 002-060, 002-063, 002-064, 002-087, 002-088, 003-159, 003-206, 003-238, 003-240, 003-289, 003-312, 003463, 003-464, 007-000, 007-002, 007-007, 007-008, 007-010, 007-012, 007-013, 007-014, 007-022, 007-029, 007-032, 007-041, 007-043, 007-046, 007-047, 007-048, 007-049, 007-071, and 007-074.
[2] Refer to Table D-1 for details.
[3] EIFD allocation percentage represents the portion of property tax revenues to be diverted to the EIFD. Alocation percentages are negotiated allocation amounts based on discussions between the County, the Cities of Lathrop, Stockton, and Manteca, and Project Consultants. Reflects the Initial Base Rate for the period ending 2029 and the Maximum Tax Allocation Rate for 2030 and beyond.
[4] Reflects Assessed Valuation for FY 2020-21. Includes countywide secured, unsecured, homeowner exemption, and public utility roll.
[5] Property tax in-lieu of VLF amount derived from the San Joaquin County FY 2020-21 Annual Budget. Refer to Table B-1 for details.

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Table B-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Real Property Transfer Tax (2020$)

San Joaquin County

Item	Assumption/ Source	Estimated Annual Property Transfer Tax Revenue (2020$)					
		2025	2030	2035	2040	2050	Buildout (2060)
Rate per $1,000 of AV	$0.55						
Project Assessed Value	Table D-2						
Owner-Occupied Residential		$1,114,245,500	$1,935,745,500	$2,555,645,500	$2,838,370,500	$3,725,620,500	$4,524,145,500
Renter-Occupied Residential		$191,200,000	$343,200,000	$418,800,000	$457,400,000	$457,400,000	$457,400,000
Nonresidential		$1,363,895,558	$2,854,393,097	$3,984,219,580	$4,681,753,747	$5,185,418,747	$5,355,246,247
Total Assessed Value		**$2,669,341,058**	**$5,133,338,597**	**$6,958,665,080**	**$7,977,524,247**	**$9,368,439,247**	**$10,336,791,747**
Turnover Rate							
Owner-Occupied Residential	14.30%						
Renter-Occupied Residential	6.70%						
Nonresidential	5.00%						
Annual Transfer Tax Revenue [1]							
Owner-Occupied Residential		$87,635	$152,246	$201,002	$223,238	$293,020	$355,824
Renter-Occupied Residential		$7,046	$12,647	$15,433	$16,855	$16,855	$16,855
Nonresidential		$37,507	$78,496	$109,566	$128,748	$142,599	$147,269
Total Annual Transfer Tax Revenue		**$132,188**	**$243,389**	**$326,000**	**$368,841**	**$452,474**	**$519,949**

transfer

Source: San Joaquin County Auditor Assessor; San Joaquin County; EPS

[1] Formula for Transfer Tax = Assessed Value/$1,000 * Rate per $1,000 of Assessed Value * Turnover rate.

Table B-5
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual Taxable Sales and Use Tax Revenue (2020$)

San Joaquin County

Item	Formula	Source/ Assumptions	Annual Sales Tax Revenue 2025	2030	2035	2040	2050	Buildout (2060)
Estimated Annual Taxable Sales								
Annual Taxable Sales from Market Support (Residents and Employees)	*a*	Table B-5A	$59,945,710	$109,328,494	$144,085,582	$161,240,158	$195,743,518	$224,702,686
Annual Taxable Sales from Onsite Commercial Uses	*b*	Table B-5B	$379,767,600	$974,602,038	$1,432,939,055	$1,699,202,239	$1,962,096,751	$2,071,778,709
Annual Taxable Sales from Total Net New Development	*c = a + b*		**$439,713,310**	**$1,083,930,532**	**$1,577,024,637**	**$1,860,442,397**	**$2,157,840,269**	**$2,296,481,395**
County Prop 172 Public Safety Sales Tax Revenue								
County Prop 172 Sales Tax Rate	*d*	0.50%						
County Share of Prop 172 Revenue [1]	*e*	95.00%						
Adjustment for Unincorporated County Costs [2]	*f*	81.59%						
County Prop 172 Public Safety Sales Tax Revenue	***g = c * d * e * f***		**$1,704,067**	**$4,200,671**	**$6,111,610**	**$7,209,969**	**$8,362,507**	**$8,899,797**

sales

Source: San Joaquin County; California State Board of Equalization; EPS.

[1] Provided by San Joaquin County.
[2] Represents an adjustment made to account for the portion of Proposition 172 revenues allocated to services provided only to the unincorporated portions of the County.

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Table B-5A
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual Taxable Sales from Proposed Development, Market Support Method (2020$)

San Joaquin County

Annual Taxable Sales from Market Support	Assumption	Estimated Annual Taxable Sales (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Annual Taxable Sales from New Residents							
Residential Development	Table A-3			*Occupied Dwelling Units*			
Low Density Residential		2,088	3,628	4,790	5,313	6,902	8,332
High Density Residential		899	1,613	1,968	2,150	2,150	2,150
Total Residential Development		**2,987**	**5,241**	**6,758**	**7,463**	**9,052**	**10,481**
Taxable Retail Expenditures	*per Household [1]*			*Taxable Retail Expenditures*			
Low Density Residential	$24,000	$50,116,138	$87,069,418	$114,953,578	$127,519,498	$165,645,898	$199,959,658
High Density Residential	$15,000	$13,479,600	$24,195,600	$29,525,400	$32,246,700	$32,246,700	$32,246,700
Total Taxable Retail Expenditures		**$63,595,738**	**$111,265,018**	**$144,478,978**	**$159,766,198**	**$197,892,598**	**$232,206,358**
Estimated Countywide Capture from New Households [2]	**80%**	**$50,876,590**	**$89,012,014**	**$115,583,182**	**$127,812,958**	**$158,314,078**	**$185,765,086**
Estimated Taxable Sales Inside Project Area	50%	$25,438,295	$44,506,007	$57,791,591	$63,906,479	$79,157,039	$92,882,543
Estimated Taxable Sales Outside Project Area	50%	$25,438,295	$44,506,007	$57,791,591	$63,906,479	$79,157,039	$92,882,543
Annual Taxable Sales from New Employment							
Taxable Sales from New Employment							
Employees	Table A-4	9,447	21,163	29,690	34,820	38,989	40,560
Average Daily Taxable Sales per New Employee	$10.00						
Work Days per Year	240						
Taxable Sales from New Employees [3]	50%						
Total Taxable Sales from New Employees		**$11,336,400**	**$25,395,600**	**$35,628,000**	**$41,784,000**	**$46,786,800**	**$48,672,000**
Estimated Citywide Capture from New Employees [2]	**90%**	**$9,069,120**	**$20,316,480**	**$28,502,400**	**$33,427,200**	**$37,429,440**	**$38,937,600**
Estimated Taxable Sales Inside Project Area	70%	$6,348,384	$14,221,536	$19,951,680	$23,399,040	$26,200,608	$27,256,320
Estimated Taxable Sales Outside Project Area	30%	$2,720,736	$6,094,944	$8,550,720	$10,028,160	$11,228,832	$11,681,280
Total Annual Taxable Sales from Market Support		**$59,945,710**	**$109,328,494**	**$144,085,582**	**$161,240,158**	**$195,743,518**	**$224,702,686**
Taxable City Sales Inside Project Area		$31,786,679	$58,727,543	$77,743,271	$87,305,519	$105,357,647	$120,138,863
Taxable City Sales Outside Project Area		$28,159,031	$50,600,951	$66,342,311	$73,934,639	$90,385,871	$104,563,823

sales a

Source: Costar; Gregory Group; Bureau of Labor Statistics; San Joaquin County; EPS.

[1] For details pertaining to household taxable expenditure assumptions, refer to Table D-3.
[2] Represents the portion of household and employee retail expenditures estimated to take place in San Joaquin County.
[3] Taxable sales from employees discounted by 50% to account for employees who also are residents.

Table B-5B
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual Taxable Sales from On-Site Nonresidential (2020$)

San Joaquin County

Item	Annual Taxable Sales per Sq. Ft. [1]	Estimated Annual Taxable Sales (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Taxable Sales from Commercial Development							
Taxable Sales Generating Occupied Commercial Development Square Feet				*Occupied Building Square Feet*			
Retail Commercial		1,740,779	4,498,040	6,606,596	7,815,025	9,088,474	9,663,457
Total		**1,740,779**	**4,498,040**	**6,606,596**	**7,815,025**	**9,088,474**	**9,663,457**
Annual Taxable Sales from On-Site Commercial Development				*Total Taxable Sales*			
Retail	$240	$417,787,076	$1,079,529,575	$1,585,582,941	$1,875,605,991	$2,181,233,835	$2,319,229,701
Total		**$417,787,076**	**$1,079,529,575**	**$1,585,582,941**	**$1,875,605,991**	**$2,181,233,835**	**$2,319,229,701**
Less Total Annual Taxable Sales from Market Support (in the Project) [2]		$31,786,679	$58,727,543	$77,743,271	$87,305,519	$105,357,647	$120,138,863
Annual Sales Less Market Support		**$386,000,397**	**$1,020,802,032**	**$1,507,839,670**	**$1,788,300,472**	**$2,075,876,188**	**$2,199,090,838**
Less Shift of Sales from Existing Regional and Community Retail to the Project [3]	*Shift from Existing Retail* 10%	$41,778,708	$107,952,958	$158,558,294	$187,560,599	$218,123,383	$231,922,970
Total Taxable Sales from Retail Commercial Uses		**$344,221,690**	**$912,849,074**	**$1,349,281,376**	**$1,600,739,873**	**$1,857,752,804**	**$1,967,167,868**
Occupied Nonretail Commercial Uses				*Occupied Building Square Feet*			
Office Commercial		769,935	1,871,629	2,404,004	2,717,458	2,916,766	2,970,145
Industrial		6,339,247	10,478,964	14,327,532	16,975,016	17,952,024	17,952,024
Total		**7,109,182**	**12,350,593**	**16,731,536**	**19,692,473**	**20,868,789**	**20,922,168**
Total Taxable Sales from Nonretail Commercial Uses				*Total Taxable Sales*			
Office Commercial	$5	$3,849,677	$9,358,146	$12,020,021	$13,587,288	$14,583,828	$14,850,723
Industrial	$5	$31,696,234	$52,394,818	$71,637,658	$84,875,078	$89,760,119	$89,760,119
Total		**$35,545,911**	**$61,752,964**	**$83,657,679**	**$98,462,367**	**$104,343,947**	**$104,610,842**
Total Taxable Sales from Nonretail Commercial Development		**$35,545,911**	**$61,752,964**	**$83,657,679**	**$98,462,367**	**$104,343,947**	**$104,610,842**
Total Nonresidential Taxable Sales		**$379,767,600**	**$974,602,038**	**$1,432,939,055**	**$1,699,202,239**	**$1,962,096,751**	**$2,071,778,709**

sales b

Source: Costar; Gregory Group; Bureau of Labor Statistics; EPS.

[1] See Table D-4 for the taxable retail sales calculation. All retail is assumed to be community serving retail. Sales per square foot for the Retail space is based on average total sales per square foot figure derived from BizMiner and eMarketer data (escalated to 2020$) and converts total sales to taxable sales per square foot to account for a small portion of non-taxable goods sold.
[2] Estimated in Table B-5A.
[3] Represents a discount factor to account for taxable sales transactions that may shift from the cities' existing Regional- and Community-serving retail centers to those included in the Project.

APPENDIX C:

General Fund Expenditure Analysis

Table C-1 Expenditure-Estimating Procedures Based on City of Lathrop FY 2020-21 Budget I-16

Table C-2 Estimated Annual General Fund Expenditures I-17

Table C-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Expenditure-Estimating Procedures Based on San Joaquin County FY 2020-21 Budget (2020$)

San Joaquin County

Item	Estimating Procedure	FY 2020-21 Budgeted Expenditures	Less Offsetting Revenue	FY 2020-21 Net County Expenditures	Population or Persons Served	FY 2020-21 Avg. Cost	Adjustment Factor [1]	Net FY 2020-21 Avg. Cost
General Fund								
General Government								
Legislative & Administrative	Persons Served	$6,227,194	($286,105)	$5,941,089	914,732	$6.49	100%	$6.49
Finance	Persons Served	$54,203,124	($15,273,674)	$38,929,450	914,732	$42.56	100%	$42.56
County Counsel	Persons Served	$536,073	($185,262)	$350,811	914,732	$0.38	100%	$0.38
Human Resources	Persons Served	$2,951,843	($862,982)	$2,088,861	914,732	$2.28	100%	$2.28
Elections	Persons Served	$9,613,575	($5,293,315)	$4,320,260	914,732	$4.72	100%	$4.72
Property Management	Persons Served	$18,563,221	($658,989)	$17,904,232	914,732	$19.57	100%	$19.57
Economic Promotion	[3]	$419,781	($510,000)	($90,219)	N/A	N/A	100%	N/A
Other General	Persons Served	$7,128,467	($1,994,885)	$5,133,582	914,732	$5.61	100%	$5.61
Total General Government		**$99,643,278**	**($25,065,212)**	**$74,578,066**				
Public Protection								
Judicial	Persons Served	$99,942,302	($41,373,427)	$58,568,875	914,732	$64.03	100%	$64.03
Police Protection [2]								
Countywide Police Protection	Persons Served	$28,852,310	($1,250,807)	$27,601,503	914,732	$30.17	100%	$30.17
Unincorporated County Police Protection	[3]	$64,810,501	($35,937,052)	$28,873,449	N/A	N/A	100%	N/A
Detention and Corrections	Persons Served	$125,277,743	($61,904,073)	$63,373,670	914,732	$69.28	100%	$69.28
Flood Control	Persons Served	$670,000	($670,000)	$0	914,732	-	100%	-
Protective Inspection	Persons Served	$18,678,578	($11,679,174)	$6,999,404	914,732	$7.65	100%	$7.65
Other Protection	Persons Served	$8,227,084	($7,918,171)	$308,913	914,732	$0.34	100%	$0.34
Total Public Protection		**$346,458,518**	**($160,732,704)**	**$185,725,814**				
Public Ways and Facilities	[3]	**$40,000**	**($40,000)**	**$0**	N/A	N/A	100%	N/A
Health and Sanitation								
Health Services	Per Capita	$96,285,002	($69,516,326)	$26,768,676	773,632	$34.60	100%	$34.60
Sanitation	Per Capita	$9,000	($9,000)	$0	773,632	-	100%	-
Total Health and Sanitation		**$96,294,002**	**($69,525,326)**	**$26,768,676**				
Public Assistance								
Administration	Per Capita	$190,949,113	($190,949,113)	$0	773,632	-	100%	-
Aid Programs	Per Capita	$215,832,666	($200,206,142)	$15,626,524	773,632	$20.20	100%	$20.20
General Relief	Per Capita	$950,000	$0	$950,000	773,632	$1.23	100%	$1.23
Other Assistance	Per Capita	$39,965,240	($33,695,007)	$6,270,233	773,632	$8.10	100%	$8.10
Veterans Services	Per Capita	$524,873	($197,210)	$327,663	773,632	$0.42	100%	$0.42
Total Public Assistance		**$448,221,892**	**($425,047,472)**	**$23,174,420**				
Education								
Agriculture Education	Per Capita	$846,913	$0	$846,913	773,632	$1.09	100%	$1.09
Total Education		**$846,913**	**$0**	**$846,913**				
Recreation								
Recreation Services	Per Capita	$6,678,208	($2,059,971)	$4,618,237	773,632	$5.97	100%	$5.97
Cultural Services	Per Capita	$495,550	$0	$495,550	773,632	$0.64	100%	$0.64
Total Recreation		**$7,173,758**	**($2,059,971)**	**$5,113,787**				
Contingency Reserve		**$816,330**	**($4,974,834)**	**($4,158,504)**	N/A	N/A	100%	N/A
Total General Fund Expenditures		**$999,494,691**	**($687,445,519)**	**$312,049,172**				

exp pro

Source: San Joaquin County Fiscal Year 2020-21 Approved Annual Budget; San Joaquin County Administrator; EPS.

[1] An adjustment factor may be used to reflect the fact that new employees may not increase certain General Fund department expenditures at a 1:1 ratio. This analysis does not assume an adjustment.
[2] A majority of the police protection budget serves the unincorporated County population only. This analysis excludes this portion of the budget and only accounts for countywide cost impacts.
[3] These cost categories serve the unincorporated County population only and have been excluded from the analysis.

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Table C-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Annual General Fund Expenditures (2020$)

San Joaquin County

Expenditure Category	Estimated Annual Expenditure					
	2025	2030	2035	2040	2050	Buildout (2060)
General Fund						
General Government						
Legislative & Administrative	$90,029	$172,677	$231,036	$261,861	$309,446	$345,191
Finance	$589,922	$1,131,477	$1,513,884	$1,715,866	$2,027,670	$2,261,889
County Counsel	$5,316	$10,196	$13,642	$15,462	$18,272	$20,383
Human Resources	$31,654	$60,712	$81,231	$92,069	$108,800	$121,368
Elections	$65,468	$125,567	$168,006	$190,421	$225,024	$251,017
Property Management	$271,314	$520,383	$696,258	$789,152	$932,555	$1,040,276
Other General	$77,792	$149,207	$199,634	$226,269	$267,386	$298,273
Total General Government	**$1,131,495**	**$2,170,219**	**$2,903,692**	**$3,291,102**	**$3,889,153**	**$4,338,396**
Public Protection						
Judicial	$887,530	$1,702,292	$2,277,620	$2,581,499	$3,050,604	$3,402,984
Police Protection	$418,263	$802,232	$1,073,364	$1,216,572	$1,437,645	$1,603,710
Detention and Corrections	$960,340	$1,841,943	$2,464,468	$2,793,277	$3,300,865	$3,682,154
Protective Inspection	$106,066	$203,436	$272,192	$308,508	$364,569	$406,681
Other Protection	$4,681	$8,978	$12,013	$13,616	$16,090	$17,949
Total Public Protection	**$2,376,881**	**$4,558,882**	**$6,099,658**	**$6,913,472**	**$8,169,773**	**$9,113,478**
Health and Sanitation						
Health Services	$316,187	$553,794	$717,181	$792,647	$974,027	$1,137,276
Total Health and Sanitation	**$316,187**	**$553,794**	**$717,181**	**$792,647**	**$974,027**	**$1,137,276**
Public Assistance						
Administration	-	-	-	-	-	-
Aid Programs	$184,578	$323,284	$418,663	$462,717	$568,599	$663,898
General Relief	$11,221	$19,654	$25,452	$28,130	$34,567	$40,361
Other Assistance	$74,063	$129,719	$167,991	$185,668	$228,154	$266,393
Veterans Services	$3,870	$6,779	$8,779	$9,702	$11,923	$13,921
Total Public Assistance	**$273,732**	**$479,435**	**$620,885**	**$686,217**	**$843,243**	**$984,573**
Education						
Agriculture Education	$10,004	$17,521	$22,690	$25,078	$30,816	$35,981
Total Education	**$10,004**	**$17,521**	**$22,690**	**$25,078**	**$30,816**	**$35,981**
Recreation						
Recreation Services	$54,550	$95,543	$123,731	$136,751	$168,043	$196,207
Cultural Services	$5,853	$10,252	$13,277	$14,674	$18,031	$21,054
Total Recreation	**$60,403**	**$105,795**	**$137,008**	**$151,424**	**$186,074**	**$217,261**
Total Annual General Fund Expenditures	**$4,168,701**	**$7,885,646**	**$10,501,114**	**$11,859,939**	**$14,093,087**	**$15,826,964**

exp

Source: San Joaquin County Fiscal Year 2020-21 Approved Annual Budget; EPS.

APPENDIX D:

Supporting Tables for Revenue and Expenditure Analysis

Table D-1 Preliminary Property Tax Allocations for Annexation Area (2 pages) I-18

Table D-2 Cumulative Assessed Valuation I-20

Table D-3 Estimated Average Annual Household Income I-21

Table D-4 Total and Taxable Retail Sales per Square Feet..... I-22

Table D-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Preliminary Property Tax Allocations for Annexation Area

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]					
		TRA 102-135	TRA 102-032	TRA 102-136	TRA 102-001	TRA 102-100	TRA 102-121
Subject to Detachment							
10001	County General	22.29650%	22.30610%	20.32600%	20.29360%	19.80000%	22.38190%
10527	Road District 1	4.26040%	4.26030%	0.00000%	0.00000%	0.00000%	0.00000%
10527	Road District 5	0.00000%	0.00000%	3.97920%	3.97840%	3.87760%	4.26700%
14901	Lathrop-Manteca Rural Fire	0.00000%	0.00000%	8.83690%	8.84610%	8.62190%	0.00000%
14401	French Camp-Mc Kinley Rural Fire	9.60300%	9.60300%	0.00000%	0.00000%	0.00000%	9.45470%
	City General Fund	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
	Subtotal	**36.15990%**	**36.16940%**	**33.14210%**	**33.11810%**	**32.29950%**	**36.10360%**
Not Subject to Detachment							
10618	County Library	1.80010%	1.80010%	1.63940%	1.63910%	1.59760%	1.80310%
12601	Manteca Unified Schools	29.58380%	29.58380%	26.94230%	26.93720%	26.25470%	29.62960%
13001	S.J. Delta Comm College	4.00510%	4.00510%	3.64750%	3.64670%	3.55440%	4.01150%
13201	County Office Of Education	1.43850%	1.42890%	1.28960%	1.31780%	1.26400%	1.38930%
16001	Sjc Flood Control	0.17560%	0.17570%	0.16000%	0.15990%	0.15580%	0.17590%
21901	Sjc Mosquito Abatement	0.78840%	0.78840%	0.71800%	0.71790%	0.69960%	0.78940%
24601	South San Joaquin Irrigation	0.00000%	0.00000%	5.41160%	5.41660%	0.00000%	0.00000%
14901	Lathrop Manteca Fire District	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
22001	Reclamation District #17	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
24601	South San Joaquin Irrigation	0.00000%	0.00000%	0.00000%	0.00000%	5.27940%	0.00000%
25301	CSA No. 4 Lathrop	0.00000%	0.00000%	0.00000%	0.00000%	1.54290%	0.00000%
41100	ERAF	26.04860%	26.04860%	27.04950%	27.04670%	27.35210%	26.09760%
	Subtotal	**63.84010%**	**63.83060%**	**66.85790%**	**66.88190%**	**67.70050%**	**63.89640%**
Total		**100.00000%**	**100.00000%**	**100.00000%**	**100.00000%**	**100.00000%**	**100.00000%**

Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreements between San Joaquin County and the Cities of Stockton, Lathrop, and Manteca related to annexed areas to the City.

Table D-1
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Preliminary Property Tax Allocations for Annexation Area

San Joaquin County

Tax Code	Entity	Gross Revenue (FY 2019-20) [1] TRA 102-135	TRA 102-032	TRA 102-136	TRA 102-001	TRA 102-100	TRA 102-121	Total	Property Tax-Sharing Agreement [2]	Post Annexation Average Base Revenue	Post-ERAF Distribution
Subject to Detachment											
10001	County General	$172,291	($796)	$228,594	$14,804	$12,654	$24,209	$451,756	80%	$587,765	27.32264%
10527	Road District 1	$32,921	($152)	-	-	-	-	$32,769	-	-	0.00000%
10527	Road District 5	-	-	$44,751	$2,902	$2,478	$4,615	$54,746	-	-	0.00000%
14901	Lathrop-Manteca Rural Fire	-	-	$99,384	$6,453	$5,510	-	$111,347	-	-	0.00000%
14401	French Camp-Mc Kinley Rural Fire	$74,205	($343)	-	-	-	$10,226	$84,088	-	-	0.00000%
	City General Fund	-	-	-	-	-	-	-	20%	$146,941	6.83066%
	Subtotal	**$279,417**	**($1,291)**	**$372,728**	**$24,160**	**$20,642**	**$39,050**	**$734,707**	**100%**	**$734,707**	**34.15330%**
Not Subject to Detachment											
10618	County Library	$13,910	($64)	$18,437	$1,196	$1,021	$1,950	$36,450	-	$36,450	1.69441%
12601	Manteca Unified Schools	$228,602	($1,056)	$303,000	$19,651	$16,779	$32,048	$599,023	-	$599,023	27.84598%
13001	S.J. Delta Comm College	$30,949	($143)	$41,021	$2,660	$2,272	$4,339	$81,097	-	$81,097	3.76986%
13201	County Office Of Education	$11,116	($51)	$14,501	$961	$808	$1,503	$28,838	-	$28,838	1.34054%
16001	Sjc Flood Control	$1,357	($6)	$1,799	$117	$100	$190	$3,556	-	$3,556	0.16532%
21901	Sjc Mosquito Abatement	$6,092	($28)	$8,075	$524	$447	$854	$15,963	-	$15,963	0.74205%
24601	South San Joaquin Irrigation	-	-	$60,861	$3,951	-	-	$64,813	-	$64,813	3.01287%
14901	Lathrop Manteca Fire District	-	-	-	-	-	$15,249	$15,249	-	$15,249	0.70887%
22001	Reclamation District #17	-	-	-	-	-	$1,507	$1,507	-	$1,507	0.07004%
24601	South San Joaquin Irrigation	-	-	-	-	$3,374	-	$3,374			
25301	CSA No. 4 Lathrop	-	-	-	-	$986	-	$986			
41100	ERAF	$201,285	($930)	$304,205	$19,731	$17,480	$28,227	$569,999	-	$569,999	26.49675%
	Subtotal	**$493,311**	**($2,279)**	**$751,899**	**$48,791**	**$43,267**	**$85,867**	**$1,420,856**	-	**$1,416,496**	**65.84670%**
Total		**$772,729**	**($3,570)**	**$1,124,627**	**$72,951**	**$63,909**	**$124,917**	**$2,155,562**	**100%**	**$2,151,202**	**100.00000%**

TRA

Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreements between San Joaquin County and the Cities of Stockton, Lathrop, and Manteca related to annexed areas to the City.

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Table D-2
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Cumulative Assessed Valuation (2020$)

San Joaquin County

Item	Rounded Value per Unit/Sq. Ft. [1]	Total Assessed Value (2020$) 2025	2030	2035	2040	2050	Buildout (2060)
Development Projections in Current City Limits							
Residential Land Uses	*per Unit*						
Low Density Residential	[2]	$976,370,500	$1,590,370,500	$2,125,770,500	$2,408,495,500	$3,295,745,500	$4,094,270,500
High Density Residential	$200,000	$191,200,000	$343,200,000	$418,800,000	$457,400,000	$457,400,000	$457,400,000
Subtotal Residential		**$1,167,570,500**	**$1,933,570,500**	**$2,544,570,500**	**$2,865,895,500**	**$3,753,145,500**	**$4,551,670,500**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$422,992,692	$1,046,381,958	$1,437,683,875	$1,626,036,408	$1,784,961,908	$1,839,087,658
Office Commercial	$250	$208,090,642	$505,845,708	$649,730,875	$734,448,008	$788,315,008	$802,741,758
Industrial	$100	$685,323,975	$1,132,860,930	$1,435,782,130	$1,646,569,830	$1,752,192,330	$1,752,192,330
Subtotal Nonresidential		**$1,316,407,308**	**$2,685,088,597**	**$3,523,196,880**	**$4,007,054,247**	**$4,325,469,247**	**$4,394,021,747**
Total All Land Uses		**$2,483,977,808**	**$4,618,659,097**	**$6,067,767,380**	**$6,872,949,747**	**$8,078,614,747**	**$8,945,692,247**
Development Projections in Annexation Areas							
Residential Land Uses	*per Unit*						
Low Density Residential	[2]	$137,875,000	$345,375,000	$429,875,000	$429,875,000	$429,875,000	$429,875,000
Subtotal Owner-Occupied Residential		**$137,875,000**	**$345,375,000**	**$429,875,000**	**$429,875,000**	**$429,875,000**	**$429,875,000**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$47,488,250	$169,304,500	$347,882,500	$486,132,500	$671,382,500	$772,657,500
Industrial	$100	-	-	$113,140,200	$188,567,000	$188,567,000	$188,567,000
Subtotal Nonresidential		**$47,488,250**	**$169,304,500**	**$461,022,700**	**$674,699,500**	**$859,949,500**	**$961,224,500**
Total All Land Uses		**$185,363,250**	**$514,679,500**	**$890,897,700**	**$1,104,574,500**	**$1,289,824,500**	**$1,391,099,500**
Total San Joaquin County Development Projections							
Residential Land Uses	*per Unit*						
Low Density Residential	[2]	$1,114,245,500	$1,935,745,500	$2,555,645,500	$2,838,370,500	$3,725,620,500	$4,524,145,500
High Density Residential	$200,000	$191,200,000	$343,200,000	$418,800,000	$457,400,000	$457,400,000	$457,400,000
Subtotal Residential		**$1,305,445,500**	**$2,278,945,500**	**$2,974,445,500**	**$3,295,770,500**	**$4,183,020,500**	**$4,981,545,500**
Nonresidential Land Uses	*per Sq. Ft.*						
Retail Commercial	$250	$470,480,942	$1,215,686,458	$1,785,566,375	$2,112,168,908	$2,456,344,408	$2,611,745,158
Office Commercial	$250	$208,090,642	$505,845,708	$649,730,875	$734,448,008	$788,315,008	$802,741,758
Industrial	$100	$685,323,975	$1,132,860,930	$1,548,922,330	$1,835,136,830	$1,940,759,330	$1,940,759,330
Subtotal Nonresidential		**$1,363,895,558**	**$2,854,393,097**	**$3,984,219,580**	**$4,681,753,747**	**$5,185,418,747**	**$5,355,246,247**
Total All Land Uses		**$2,669,341,058**	**$5,133,338,597**	**$6,958,665,080**	**$7,977,524,247**	**$9,368,439,247**	**$10,336,791,747**

AV

Source: Costar; CBRE; The Gregory Group; EPS.

[1] Refer to Table A-5 for details.

[2] Countywide Project assessed value is calculated as the sum of the Project assessed values for Lathrop, Manteca, and Stockton, based on differing assessed value assumptions by jurisdiction. The assessed value per unit for low density residential is assumed to be $450,000 in the City of Stockton and $500,000 in the City of Manteca, and $525,000 in the City of Lathrop. as the phasing of the Project varies from jurisdiction to jurisdiction, the average assessed value per unit for low density residential Countywide varies between phases.

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Table D-3
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Estimated Average Annual Household Income (2020$)

San Joaquin County

Residential Land Use	Estimated Home Value [1]	Total Annual Mortgage or Rent [2]	Estimated Household Income [3]	Taxable Expenditures as a Percentage of Income [4]	Annual Taxable Expenditures per Household (Rounded)
Owner-Occupied Residential					
Low Density Residential	$510,427	$36,514	$104,000	23%	$24,000
Renter-Occupied Residential					
High Density Residential	$200,000	$18,000	$51,000	30%	$15,000

income

Source: Costar; The Gregory Group; Bureau of Labor Statistics; EPS.

[1] See Table A-5 for detail on estimated values for owner-occupied units.
[2] Based on a 5%, 30-year fixed-rate mortgage with a 20% down payment, $150 monthly Homeowners' Association dues and 2% annual taxes and insurance.
High density residential based on an average monthly rent assumption of $1,500 based on data on similar multifamily residential obtained from Costar and an average size of 1,000 square feet.
[3] Assumes 35% of income dedicated to housing costs (mortgage, taxes, insurance, and HOA dues) or rent payments. Rounded to the nearest $1,000.
[4] Based on household expenditures data from the Bureau of Labor Statistics, 2018 Consumer Expenditure Survey.

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Table D-4
Mossdale Tract Infrastructure Finance Plan
Fiscal Impact Analysis - San Joaquin County
Total and Taxable Retail Sales per Square Feet (2020$)

			Total Retail Sales per Square Foot					
			Total Retail Sales by Shopping Center Type					
	Original Data	Escalated Data	Neighborhood		Community		Regional	
Item	[see Note]	(2020$) [1]	% [2]	No.	% [2]	No.	% [2]	No.
Total Retail Sales per Square Foot								
Motor Vehicle and Parts Dealers [3]	$250	$279	3%	$8	2%	$6	1%	$3
Home Furnishings and Appliance Stores	$525	$586	0%	$0	7%	$41	10%	$59
Bldg. Matrl. and Garden Equip. and Supplies	$356	$398	0%	$0	15%	$60	1%	$4
Food and Beverage Stores [4]	-	$578	55%	$318	24%	$139	3%	$17
Gasoline Stations [5]	$1,321	$1,664	1%	$17	2%	$33	1%	$17
Clothing and Clothing Accessories Stores	$370	$413	2%	$8	5%	$21	20%	$83
General Merchandise Stores	$360	$402	5%	$20	20%	$80	20%	$80
Food Services and Drinking Places	$492	$550	8%	$44	10%	$55	20%	$110
Other Retail	$209	$234	12%	$28	7%	$16	18%	$42
Nonretail [6]	NA	$0	14%	$0	8%	$0	6%	$0
Total			**100%**	**$440**	**100%**	**$450**	**100%**	**$410**
Taxable Retail Sales per Square Foot by Retail Center Type								
Percent Taxable by Shopping Center Type [7]				44%		54%		98%
Taxable Sales per Square Foot (Rounded)				**$190**		**$240**		**$400**

retail sales

Note: Original data is based on an average of multiple sources and is presented in 2016$ unless noted otherwise in footnotes.

Source: BizMiner 2016; ULI Dollars & Cents 2008; State of California Board of Equalization (BOE) Publication 61; Bureau of Labor Statistics, "CPI-All Urban Consumers (Current Series) - West Urban"; RetailSails http://retailsails.files.wordpress.com/2011/09/rs_spsf.pdf; eMarketer pulled February 2019; respective annual 10-K reports; EPS.

[1] Sales adjusted to year-end 2019 based on the Consumer Price Index, All items in West urban, all urban consumers, not seasonally adjusted:

Year	CPI	Adjustment to 2019$
2008	219.65	25.9%
2016	247.71	11.7%
2018	263.26	5.1%
2019	270.35	2.3%
2020	276.59	0.0%

[2] Reflects percentage of total square footage by retail category by retail center type, estimated based on ULI's Dollars & Cents 2008.
[3] Reflects motor vehicle parts only; excludes taxable sales per square foot for dealerships.
[4] Sales per square foot for Food and Beverage stores estimated based on the averages from BizMiner, RetailSales, eMarketer, and annual 10-K reports, escalated to 2020$.
[5] Estimated using ULI's Dollars & Cents, 2008, escalated to 2020$.
[6] Included to account for non-taxable retail space occupants, such as services.
[7] Based on BOE Publication 61, March 2018.

Agenda Item 6.1

April 21, 2022

TO: Mossdale Tract Enhanced Infrastructure Financing District (EIFD) Public Financing Authority (PFA) Board

FROM: Chris Elias, Executive Director
Seth Wurzel, LWA, SJAFCA Financial Consultant
Constantine Baranoff, Lozano Smith, Special EIFD Counsel to LWA

SUBJECT: **Approval of a Resolution Memorializing the First Public Hearing of the Authority and Calling the Second Public Hearing of the Authority**

RECOMMENDATION

Adopt a resolution memorializing the first public hearing of the Authority, setting forth the schedule for the second public hearing of the Authority, and other related actions.

DISCUSSION

Enhanced Infrastructure Financing District Law ("EIFD Law") prescribes the process to form the Mossdale Tract Enhanced Infrastructure Financing District ("EIFD").

This resolution memorializes the first public hearing and sets the second public hearing for May 26, 2022, at 10:00 a.m. At the second public hearing the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority ("PFA") will consider any additional written and oral comments on the EIFD plan and will act to modify or reject the plan. Staff will ensure all noticing requirements are met for the second public hearing which includes publishing in the newspaper and posting on the EIFD website.

FISCAL IMPACT

The EIFD's funding of infrastructure costs will be limited to new incremental property tax revenue that is directly derived from development within the proposed EIFD boundary. There is no Fiscal Impact to the PFA as a result of the Board's approval of staff's recommendation.

ATTACHEMENTS

1. Resolution 2022-06 - A RESOLUTION MEMORIALIZING THE FIRST PUBLIC HEARING OF THE AUTHORITY, SETTING FORTH THE SCHEDULE FOR THE SECOND PUBLIC HEARING OF THE AUTHORITY, AND OTHER RELATED ACTIONS

CHRIS ELIAS, Secretary
Public Financing Authority of the Mossdale Tract
Enhanced Infrastructure Financing District

RESOLUTION NO. 2022-06

Public Financing Authority of the
Mossdale Tract Enhanced Infrastructure Financing District

A RESOLUTION MEMORIALIZING THE FIRST PUBLIC HEARING OF THE AUTHORITY, SETTING FORTH THE SCHEDULE FOR THE SECOND PUBLIC HEARING OF THE AUTHORITY, AND OTHER RELATED ACTIONS

WHEREAS, pursuant to Resolution No. R-22-5019 adopted on January 13, 2022 (the "Resolution of Intention"), the City Council of the City of Lathrop authorized the initiation of proceedings to establish the Mossdale Tract Enhanced Infrastructure Financing District (the "EIFD") and established the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority (the "Authority") in accordance with the requirements of Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (the "EIFD Law");

WHEREAS, as part of the EIFD formation process, the Governing Board of the Authority ("Board") directed the preparation of an infrastructure financing plan (the "Plan");

WHEREAS, pursuant to Government Code Section 53398.66(a), the Authority is required to hold the first public hearing to provide the opportunity for questions and consideration of comments on the draft Plan from all interested persons, including all landowners and residents within the EIFD;

WHEREAS, a notice of the first public hearing was duly given as required by the EIFD Law, as evidenced by the certification on file with Secretary of the Authority;

WHEREAS, pursuant to the EIFD Law, a public hearing was convened by the Board on April 21, 2022, at the hour of 10:00 a.m., or as soon thereafter as the matter could be heard, at the Stockton City Hall, 425 N. El Dorado Street, 2nd Floor Council Chambers, Stockton, California; and

WHEREAS, at the hearing, the testimony of all interested persons, including all landowners and residents within the EIFD, desiring to be heard on the draft Plan or any other related matters was heard and considered, and a full and fair hearing was held thereon;

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority that:

Section 1. **Recitals**. The Board finds and determines that the foregoing recitals are true and correct.

Section 2. **Infrastructure Financing Plan**. Pursuant to Government Code Section 53398.66, the draft Plan was presented to all interested persons, including all landowners and residents within the EIFD, at the first public hearing of the Authority held on April 21, 2022, at which time an opportunity for questions and consideration of comments was provided.

Section 3. **Second Public Hearing**. In accordance with the EIFD Law, the Board hereby calls the second public hearing to be held May 26, 2022, at the hour of 10:00 a.m., or as soon thereafter as the matter may be heard, at the Stockton City Hall, 425 N. El Dorado Street, 2nd Floor Council Chambers, Stockton, California, California, as the time and place when and where the Authority will conduct the second public hearing on the proposed Plan.

Section 4. **Notice of Second Public Hearing.** Notice of the second public hearing shall be provided in accordance with the EIFD Law. The Authority has arranged the publication of the notice of second public hearing to be in a newspaper of general circulation in the County of San Joaquin in accordance with Government Code Section 53398.66.

Section 5. **Effective Date**. This Resolution shall take effect from and after its adoption.

Section 6. **Severability**. If any section, subsection, phrase, or clause of this Resolution is for any reason found to be invalid, such section, subsection, phrase, or clause shall be severed from, and shall not affect the validity of, all remaining portions of this Resolution that can be given effect without the severed portion.

Section 7. **General Authorization**. The Executive Director, the Secretary of the Authority, and all other officers, consultants and agents of the Authority are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution. Any actions heretofore taken by said officers and agents, on behalf of the Authority, that is in conformity with the purposes and intent of this Resolution and with the provisions of the EIFD Law with respect to the proposed EIFD, are hereby approved and confirmed.

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PASSED AND ADOPTED by the Public Financing Authority of the Mossdale Tract Enhanced Infrastructure Financing District on this 21st day of April, 2022, by the following votes.

AYES:

NOES:

ABSENT:

ABSTAIN:

KATHERINE M. MILLER, Chair
Public Financing Authority of the Mossdale Tract Enhanced Infrastructure Financing District

ATTEST:

CHRIS ELIAS, Secretary
Public Financing Authority of the Mossdale Tract Enhanced Infrastructure Financing District

APPROVED AS TO FORM:

SCOTT L. SHAPIRO, Legal Counsel
Public Financing Authority of the Mossdale Tract Enhanced Infrastructure Financing District

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End of
Agenda Packet