LWA

LARSEN WURZEL
& Associates, Inc.
2450 Venture Oaks Way, Suite 240
Sacramento, CA 95833

PUBLIC FINANCE
& MANAGEMENT
RESOLVED

Mossdale Tract Program:

2019 Annual Adequate Progress Report Update

FOR URBAN LEVEL OF PROTECTION

FINAL REPORT

Prepared for: The San Joaquin Area Flood Control Agency (SJAFCA)
June 28, 2019

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Appendix B: San Joaquin Area Flood Control Agency Resolution No. 18-21: Adopting the Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee and Authorizing the Executive Director to Execute a Collection Agreement (*excluding* the final Nexus Study)[1]

Executed Agreement for Collection of San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Level of Protection Development Impact Fee

San Joaquin Area Flood Control Agency Resolution No. 19-15: Resolution Approving the form of Fee Crediting Agreement and Authorizing the Executive Director to Execute Agreement(s)

[1] A full copy of the referenced Final Nexus Study can be found here: https://stockton.granicus.com/MetaViewer.php?view_id=70&clip_id=6278&meta_id=557166

in substantial conformance with the form of Agreement Subject to Agency Counsel Review and Approval.

Appendix C: RD 17 LSRP Project Supporting Tables

Appendix D: Revised Draft Technical Memorandum - Mossdale Tract Area: Overlay Assessment Rate Analysis dated June 28, 2019

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LIST OF ABBREVIATIONS

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

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

Overview & Context

Larsen Wurzel & Associates, Inc. (LWA) has been engaged by the San Joaquin Flood Control Agency (SJAFCA), the Local Flood Management Agency (LFMA) for the Mossdale Tract Area (the Area), to prepare the Annual Report on Adequate Progress toward the achievement of an Urban Level of Flood Protection (ULOP) within the Mossdale Tract Area. In 2016 and 2017, the Cities of Lathrop and Manteca, as well as Reclamation District 17 (RD 17) comprised the LFMA and these agencies reported the status of Adequate Progress for the Mossdale Tract Area to the Central Valley Flood Protection Board (CVFPB). In January 2018, SJAFCA took over the role of LFMA for the Area and assumed responsibility for Annual Reporting pursuant to Government Code §65007 (a)(5). This Annual Report is being submitted by SJAFCA to support all land use agencies within the Mossdale Tract Area. This is the fourth Annual Report on Adequate Progress for the Area and the second prepared by SJAFCA.

As noted in last year's Annual Report, prior to January 2018, SJAFCA's membership consisted of the City of Stockton, San Joaquin County and the San Joaquin County Flood Control and Water Conservation District (SJCFCWCD). Effective January 1, 2018, the Joint Exercise of Powers Agreement (JEPA) establishing SJAFCA was amended to include the Cities of Lathrop and Manteca. This action was taken by all the members of the new SJAFCA organization as part of the plan (described further within this report[2]) to achieve ULOP.

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

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

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

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

- The development of the scope, schedule, and cost to complete flood protection facilities;
- Documentation that revenues have been identified to support implementation of the flood protection facilities;

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

- Evidence that critical features of the flood protection facilities are under construction and progressing;
- The city or county has not been responsible for a significant delay in the completion of the system; and
- The LFMA has provided DWR and the CVFPB information to determine substantial completion of the required flood protection.

Regarding the last bullet, the LFMA must annually document:

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

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

*This **2019 Annual Adequate Progress Report Update** is intended to satisfy the annual reporting requirements of the LFMA for reference by the Land Use Agencies in the Mossdale Tract Area in their ULOP findings.*

Mossdale Tract Area Approach to ULOP

An APR was prepared in June 2016 by the Cities of Lathrop, Manteca and RD 17 to provide information for the Cities and County located within the Mossdale Tract Area, for their reference in support of their respective ULOP findings for land use decisions within the Mossdale Tract Area. The following describes the evidentiary conclusions from the 2016 APR, based on DWR's ULOP criteria (collectively the ULOP Criteria EVD-3[3]):

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

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

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

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

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

On June 28, 2018, SJAFCA, acting as the LFMA and on behalf of the Mossdale Tract Area, transmitted the annual update of the APR, the ***2018 Annual Adequate Progress Report Update***, June 28, 2018.

*This **2019 Annual Adequate Progress Report Update** is intended to continue to address the requirements of Government Code Section 65007 (a)(5). "The local flood management agency shall annually report to the CVFPB on the efforts in working toward completion of the flood protection system."*

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

Adequate Progress toward ULOP

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

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

The Project, as described in 2016 previously consisted of a Fix-In-Place Levee Improvement Project and an extension of the existing dryland levee in Manteca. A review of the (i) project scope, (ii) project schedule, and (iii) the cost of the completed flood protection system, all as proposed in 2016, demonstrates that they were developed to meet the appropriate standard of protection based on information known at that time. Prior to the last year's annual report, information was been shared by the State of California regarding potential changes in hydraulics and hydrology due to climate change. As discussed further below, the City of Lathrop and SJAFCA are currently advancing a Feasibility Study funded by State of California under its Urban Flood Risk Reduction (UFRR) program. As part of the UFRR study already underway, that information is being considered to determine what changes, if any, need to be made to the proposed project to ensure that it continues to meet the appropriate standard of protection. Because of the uncertain nature of climate change and the resulting impacts to hydraulics and hydrology, SJAFCA, in an effort to address these uncertainties, in February 2019, adopted a Policy for Adapting Design Standards for the Mossdale Tract Area (SJAFCA Resolution No. 19-06 included as **Appendix A**). This policy identifies 7 specific elements that are to be incorporated into both the design and implementation of the Mossdale Tract 200-Year improvements to address climate change uncertainties. Further, SJAFCA has engaged a task order with PBI to update the scope and cost of the 200-Year improvements to address the adopted Climate Adaptation Policy. The 2018 Annual APR reported that the UFRR study was incomplete and that a new determination that the project meets the appropriate standard of protection would need to be made in conjunction with this 2019 Annual Report. As of the date of this report, the UFRR study remains incomplete and the Climate Adaptation Policy evaluation is underway. As such, a new determination that the project meets the appropriate standard of protection will need to be made in conjunction with the 2020 Annual Report. For the purposes of this analysis, it is assumed that the Project will provide 200-year flood protection for the Mossdale Tract Area by 2025.

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

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

Since June 2016 (the time the APR was completed), a cumulative total of approximately $10.2 million of LSRP improvements (an additional $2.3 million since June 2018) have been completed including the construction of seepage berms during and after the storms of February 2017. In addition, the RD 17 Levee Area Public

Financing Authority, a Joint Powers Authority (JPA) set up by agencies in the RD 17 Basin, issued $20.85 million of bonds in 2017 to both refinance a prior financing from 2009 and to generate additional net new proceeds for flood control improvements of $6.531 million. These funds have been utilized by RD 17 to continue to advance the LSRP over the last 12 months. Remaining work on the LSRP continues to progress through the regulatory review process and is now scheduled to resume construction in the later part of Summer 2019. Over the last year, DWR has completed an audit of the RD 17 grant and the grant has been amended to address cost sharing modifications and budget. The projections included within this APR, relative to the 2018 APR, have been revised in light of the slower regulatory process and to reflect the updated schedule for the completion of the LSRP.

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

Since June 2016, the City of Lathrop secured a commitment of $5.0 million from DWR under the UFRR Program and has subsequently executed a funding agreement with DWR to first fund a feasibility analysis of a focused array of alternatives which address state estimates of climate change through 2040 (which is scoped to cost $667,000) and then provide the remaining funds to advance environment review (California Environmental Quality Act [CEQA] Analysis) and preliminary design of an initial phase of the preferred alternative. As of the date of this 2019 Annual APR Update, the feasibility study portion of the scope of work is nearly complete and is expected to be finalized by December 2019. This effort is incorporating climate change uncertainties as well as addressing issues that could lead to a different array of elements and result in Federal participation in the Project. To the extent that the UFRR study results in a modified Project with State and Federal participation beyond what were identified in the 2016 Engineer's Report, updated information will be prepared by SJAFCA and will be reflected within future Annual Reports.

Summary of Scope, Schedule & Cost

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

1. RD 17 LSRP

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

   a. Phase 1 (Completed 2008-09)
   b. Phase 2 (Completed 2009-11)

c. Phase 3 (Construction Commenced 2016 - Completion scheduled in 2022)

2. SJAFCA Project[4]

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

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

Schedule

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

Activity	**Completion[5]**
Phase 3: RD 17 LSRP	10/31/2022
Phase 4: Project	
Engineering Design[6]	12/31/2024
Environmental Documentation	6/31/2022
Permitting	12/31/2021
Right of Way Acquisition[7]	10/10/2022
Construction	6/1/2025

Total Program Costs

Table 1 presents the total costs for the LSRP and SJAFCA Projects. The total estimated design, permitting, and construction project costs in 2016 dollars is **$210.2 million**. This number has been updated with this 2019 Annual APR Update to reflect increased costs related to the LSRP.

[4] Throughout this report the Phase 4 Project was formerly known as the "Fix-In-Place" Project and included the extension of the RD 17 dryland levee.
[5] The Completion schedule for the LSRP has been updated to reflect a 2022 completion with this 2019 APR.
[6] It is expected that the project would be phased and the first package of engineering plans and specific would be completed in time to commence construction in 2022.
[7] Completion is reflective of possession of the necessary rights to complete the improvements.

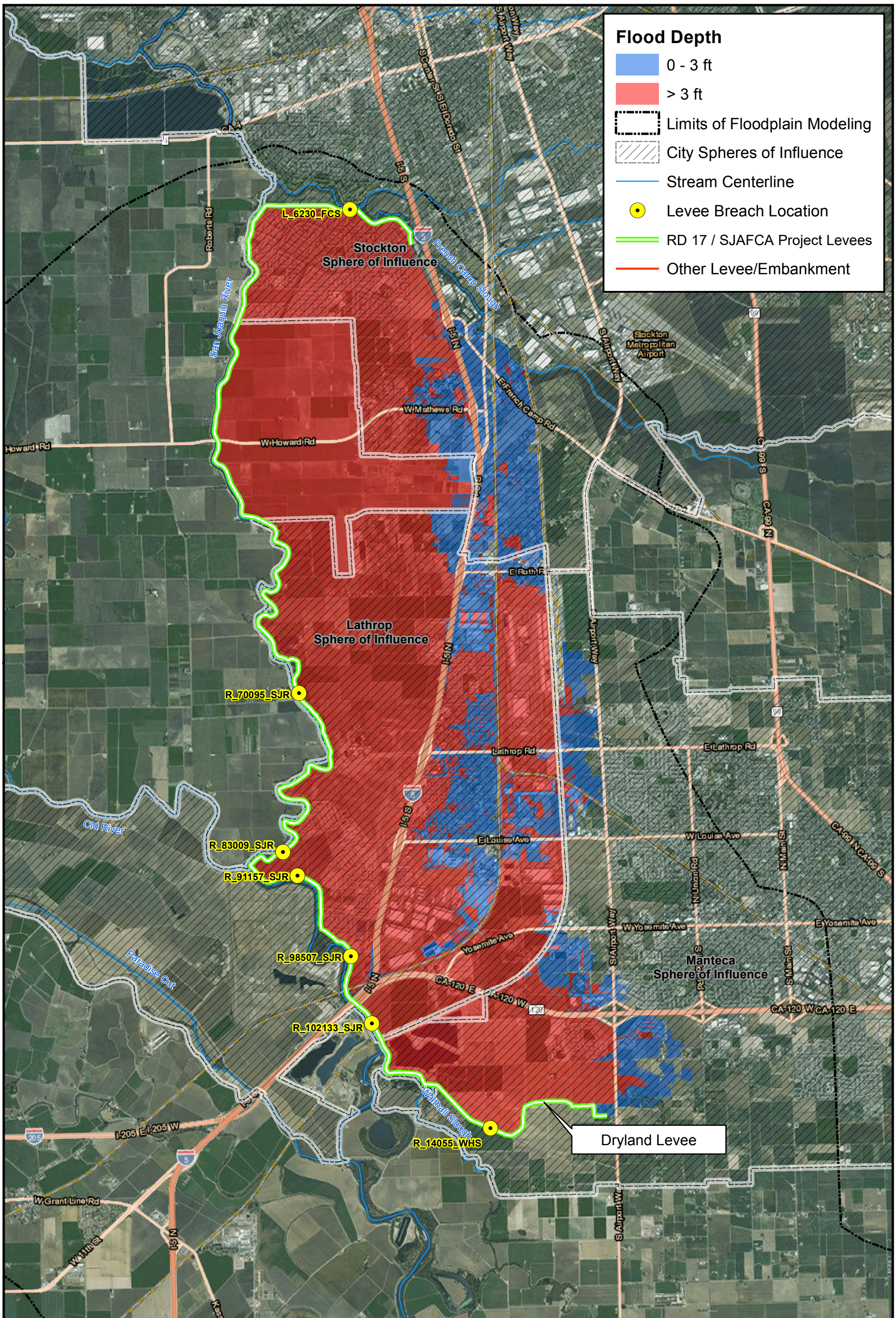
Table 1
Mossdale Tract: 2019 Adequate Progress Report
Program Cost Summary

Project Phase	Total Project Costs 2016$
LSRP Phase 1	$2,836,509
LSRP Phase 2 *(including Parks)*	$12,949,337
LSRP Phase 3	$57,044,031
SJAFCA Project	$137,381,000
Total Cost	**$210,210,877**

Source: Peterson Brustad, Kjeldsen Sinnock & Neudeck

Applicable Geographic Area Reliant on Adequate Progress Report

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



PETERSON . BRUSTAD . INC
ENGINEERING . CONSULTING
1180 Iron Point Rd., Suite 260
Folsom, CA 95630
Phone: (916) 608-2212
Fax: (916) 608-2232

N

0 1 Miles
1 inch = 1 mile

MAY 6, 2016

SJAFCA: LOCAL FLOOD MANAGEMENT AGENCY

200-YEAR FLOODPLAIN DEPTHS FOR AREAS PROTECTED BY LEVEES

FIGURE
1

Project Funding and Financing Approach

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

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

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

- Net revenues from the existing RD 17 Assessment
    - It is expected that some net revenues (after debt service, RD 17 operation and maintenance [O&M] expenses and pay-as-you-go funding for the final construction of the LSRP) will be available to fund the SJAFCA Project.

- A Regional SJAFCA 200-Year Development Impact Fee (DIF)
    - A Regional DIF paid by property owners developing property within the 200-year floodplain. Property already entitled and planned for development within the basin that benefits from the SJAFCA Project that has (or will in the future) advanced funds can apply that prior funding as credit towards the project's fee obligation via a fee crediting arrangement. The Regional DIF was established by SJAFCA in November 2018 by SJAFCA Resolution 18-21. Further in March 2018, SJAFCA Adopted Resolution 19-15 formalizing a crediting program (**Appendix B**).

- A new Special Benefit Assessment District
    - A new special benefit Overlay Assessment district (OAD) would levy assessments on properties (parcels) directly receiving flood damage reduction benefit from the construction and long-term O&M of the Project. The next step is for SJAFCA to qualify a consultant to prepare the requisite Assessment Engineer's Report and administer the legislative processes required by Proposition 218 and the underlying statutory authority for the imposition of the assessment. In June 2019, SJAFCA issued an RFP to qualify a consultant for this effort. SJAFCA expects to select a consultant by July 19, 2019.

- A new Enhanced Infrastructure Financing District (EIFD)
    - A new EIFD would capture a portion of the growth in general property taxes and dedicate the revenue toward the construction of the Project. This revenue, in conjunction with the new Special Benefit Assessment revenues could be pledged to the repayment of bonds, the proceeds of which could fund construction of the Project. SJAFCA commenced the formation

effort of the EIFD in May 2019 and is advancing this effort in coordination with the member agencies.

Governance Approach to Funding & Implementation

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

Implementing Entity: SJAFCA

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

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

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

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

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

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

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

- *Regional DIF Program*
  - LWA supported the implementation of the Interim Development Impact Fee Program established by Lathrop and Manteca. In November 2018, LWA prepared a new Regional DIF Nexus Study for adoption by SJAFCA. Also at that time, LWA supported the development and adoption of collection agreements between SJAFCA and the local agencies collecting the DIF. In March 2019, LWA supported the established of a fee and Work-In-Kind crediting program. (Reference **Appendix B**).

- *Overlay Assessment District Support*

  LWA is currently supporting the evaluation and selection of an Assessment Engineer to support the establishment of the OAD. The OAD, in combination with a new EIFD, will generate the funding needed to finance the final design and construction of the Project.

- *Enhanced Infrastructure Financing District Coordination*

  The last mechanism identified in the APR is an EIFD. This mechanism allows the use of Tax Increment Financing for the Project. The entities will form a new Public Financing Authority that includes members of the legislative bodies of the public agencies that form the EIFD, plus at least two public members. The Public Financing Authority will prepare an Infrastructure Financing District Plan (the Plan) describing the funding for the construction of the Project and specifying how much of the property tax increment each taxing entity would allocate to the Project. The Plan will also describe the use of the OAD revenues and their utilization as part of a long-term debt issuance supported by the combination of OAD revenues and tax increment. LWA is currently support the implementation and evaluation of the EIFD and its formation.

Project Funding and Financing Plan

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

Remaining Project Costs

LSRP Project

This document has been updated since the preparation of the original APR to reflect progress since May 2016 based on the remaining costs as of May 2019 for the RD 17 LRSP as summarized in **Table 2** below. **Table 2** shows the split of costs between the State and RD 17 and the percentage of remaining project costs based on the amount expended in the last 12 months. Because the cost estimate for the LSRP has been updated since June 2018 and increased a greater amount than has been spent in the last year, **Table 2** shows that the reduction in remaining costs is negative. As a result, the percent of remaining costs as of June 2017 (the last APR's remaining cost estimate) is negative as well.

Phase 4 Project Costs

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

Sources & Uses

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

- The RD 17 Mossdale Tract Assessment and the associated bond issuances in combination with committed State funding from DWR's EIP will continue to fund seepage remediation work until completion in 2022. This financing plan has been updated to reflect the change in the State cost sharing memorialized through a funding agreement amendment between DWR and RD 17. The State cost sharing split for the LSRP Project is now 60%/40% State versus Local Funding.
- The Cities, RD 17, and/or their developer partners, would continue to cash flow the design of the Phase 4 Project and the implementation of the contemplated funding mechanisms until 2020 from

either cash reserves or developer advances. The amount of cash flow provided would be net of any Regional Development Impact fees received. The total funding received including previously advanced funds is assumed to be $3.54 million. All contributions from development interests are assumed to be creditable toward the contemplated development impact fee program, however, the specific terms and policies for credit and reimbursement are to be determined.

- Net revenues from RD 17's implementation of the LSRP, including retention releases and net RD 17 Assessment revenues after debt service, would be available to help fund Phase 4 Project expenses.
- SJAFCA establishes the following funding mechanisms:
  - A Regional DIF program collecting revenues in 2018.[8]
  - A new OAD in place to collect revenues in FY 2020/2021.
  - A new EIFD covering the properties directly benefiting from the project. The EIFD would have a Base Year of 2019/20 and start receiving revenues in 2020/21.
  - A bond authorization to securitize both new OAD and EIFD revenues would take place in FY 2022/23. The proceeds from the bond authorization would be used to fund construction costs of the Phase 4 Project.

Detailed Cash Flow Analysis and Schedule of Expenses and Revenues

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

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

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

With this 2019 Annual APR Update, the analysis associated with Government Code §65007(a)(2)(A) has been updated. As noted above, **Table 5** presents the updated schedule of revenue and expense projections in order to demonstrate progress of the Project as it relates to the requirements of Government Code §65007(a)(2)(A). Because of permitting and funding delays related to the LSRP project, the estimates, including the overall costs and timing of expenses, as well as the schedule of revenues, have been updated relative to the 2018 APR Update.

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

[8] This action has been completed.

Revenues and Bond Proceeds. Further, consistent with the revised schedule, 90% of the revenues that are schedule to be received by this year have either been appropriated by a granting agency (in this case the State) or have been set aside by RD 17 (reference **Table 6**). State funding for the RD 17 Project was included within prior State Budget Appropriations and the entirety of RD 17's grant agreement has been appropriated. As it relates to the local share of the funding, while RD 17 is not required to adopt an appropriated budget by law[9], they have set aside the funds for the Project and entered into contracts and/or are required by law based on the source of the revenues to expend those funds for the specific purpose of implementing the LSRP (this is consistent with the intent of a budgetary appropriation). More specifically, those contracts include the EIP Funding Agreement that RD 17 has entered into with DWR as well as the Indenture of Trust Agreements between the District and its Bond Trustee. Finally, as a matter of law, RD 17's Assessment Revenues must be utilized consistent with its Assessment Engineer's Report and annual resolution approving the levy of the assessment.

Finally, the last requirement of Government Code §65007(a)(2)(A) is that the revenues scheduled to be received by that year are currently being expended. As noted previously, RD 17 has expended an additional $2.3 million on the LSRP since June 2018.

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

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

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

Table 2
Mossdale Tract: 2019 Adequate Progress Report
RD 17 LSRP Remaining Capital Cost Estimate & Cost Share

Item	Remaining Costs *May 2019*	Local [1] *40%*	State [1] 60%
LSRP - Project Remaining Costs			
Phase 1 ROW Remaining Costs	171,290	68,516	102,774
Phase 2 ROW Remaining Costs	2,237,535	895,014	1,342,521
Phase 3 Remaining Costs	42,366,000	5,354,114	37,011,886
Total Remaining Cost	**$44,774,825**	**$6,317,644**	**$38,457,181**
Remaining Costs as of APR *(June 2018)*	**$44,203,386**		
Reduction in Remaining Costs [1]	**-$571,439**		
% of June 2018 Remaining Project Completed	(1%)		

Source: Kjeldsen Sinnock & Neudeck (Updated by LWA)

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

[2] As a result of cost increases in the LSRP program, the reduction in remaining costs is negative for this APR.

Table 3
Mossdale Tract: 2019 Adequate Progress Report
ULDC Project Engineer's Opinion of Probable Cost

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

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

Table 4
Mossdale Tract: 2019 Adequate Progress Report
ULOP Adequate Progress Sources & Uses Statement (through 2026)

Item	Total [1]	Notes
Project Uses		
LSRP Expenditures		
LSRP - Phase I	$ 2,836,509	
LSRP - Phase II (including Parks)	$ 12,949,337	
LSRP - Phase III	$ 57,044,031	
Subtotal: LSRP Expenditures	**$ 72,829,877**	
ULOP Program Planning & Implementation		
Pre-Project Expenditures (PBI/LWA/ETC)	$ 3,229,308	
Funding Program Implementation Costs	$ 1,396,255	
Subtotal: ULOP Program Planning & Implementation	**$ 4,625,564**	
SJAFCA Project Expenditures		
Soft Costs	$ 29,123,047	
Construction Costs	$ 99,940,992	
Right-of-Way	$ 20,957,007	
Dryland Levee Extension	$ 20,774,042	
Subtotal: SJAFCA Project Expenditures	**$ 170,795,088**	
Total Project Uses	**$ 248,250,529**	
Project Sources		
State Funding for LSRP (EIP Program)	$ 43,713,000	[2]
Subtotal State Funding	*$ 43,713,000*	
Local Funding Sources		
LSRP Funding		
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues	$ 25,784,037	[3]
LSRP - RD 17 Mossdale Tract (Bond Revenues)	$ 31,339,531	[4]
LSRP - RD 17 Mossdale Tract (Debt Service)	($ 23,376,766)	[5]
SJAFCA Project Funding		
Developer Advances / City Funding	*$ 3,542,659*	[6]
SJAFCA Overlay Assessment - ULDC	$ 42,865,049	[7]
Development Fee Program	$ 20,117,016	[8]
EIFD Revenues	$ 15,037,997	[9]
Future EIFD / Assessment Overlay Financing(Bond Proceeds)	$ 114,000,000	[10]
Future EIFD / Assessment Overlay Financing(Debt Service Carry)	($ 24,227,728)	[11]
Subtotal Local Funding	*$ 205,081,795*	
Total Project Sources	**$ 248,794,795**	
Total Project Sources less Uses	**$ 544,266**	

Source: LWA

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

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

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

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

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

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

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

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

[9] EIFD revenues collected during period of implementation.

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

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

Table 5
Mossdale Tract: 2019 Adequate Progress Report
ULOP Levee Program Cash Flow and Financing Analysis

Year	*Reference* (ULOP APR)	Total	Credit [1]	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
LSRP Beginning Balance				**-**	**-**	**2,777,476**	**2,608,239**	**4,869,577**	**4,790,676**	**4,775,316**	**9,652,295**	**1,984,486**	**4,583,695**	**27,895**	**0**	**-**	**2,656,652**	**2,597,612**	**4,702,331**	**4,661,058**
LSRP Expenditures																				
LSRP - Phase I	*Table C4*	**2,836,509**	2,389,737	4,736	5,416	3,256	1,147	999	137,771	122,157	-	-	86,250	85,040	-	-	-	-	-	-
LSRP - Phase II *(including Parks)*	*Table C4*	**12,949,337**	4,422,373	4,105,206	486,457	1,435,354	202,861	24,374	35,177	-	-	-	1,126,668	1,110,867	-	-	-	-	-	-
LSRP - Phase III	*Table C4 & Table C1*	**57,044,031**	200,296	1,266,817	777,723	300,622	288,589	648,653	606,490	867,918	6,261,989	3,458,934	13,351,098	13,253,722	13,797,725	1,963,454	-	-	-	-
Total LSRP Expenditures		**72,829,877**	**7,012,406**	**5,376,759**	**1,269,596**	**1,739,232**	**492,597**	**674,025**	**779,438**	**990,075**	**6,261,989**	**3,458,934**	**14,564,016**	**14,449,629**	**13,797,725**	**1,963,454**	**-**	**-**	**-**	**-**
State Sources																				
State EIP Funding (State Share)	*Table C3*	**39,154,936**	-	1,991,867	2,355,408	420,838	1,041,086	-	-	-	-	3,686,006	10,107,433	6,502,333	6,208,976	4,689,222	-	2,151,767	-	-
State EIP Funding (Local Credit)	*Table C3*	**4,558,064**	-	1,077,608	473,025	31,194	576,149	-	-	-	-	2,400,088	-	-	-	-	-	-	-	-
Local Sources																				
RD 17 Assessment Net Revenues - LSRP	*Table C5*	**25,784,037**	-	1,925,564	2,478,092	2,379,632	2,399,375	1,852,919	1,956,198	574,322	18,734	1,314,839	1,325,645	1,336,202	1,346,492	1,356,495	1,366,190	1,375,556	1,384,571	1,393,211
Total LSRP Revenues		**69,497,037**	**-**	**4,995,039**	**5,306,525**	**2,831,664**	**4,016,610**	**1,852,919**	**1,956,198**	**574,322**	**18,734**	**7,400,932**	**11,433,078**	**7,838,535**	**7,555,469**	**6,045,717**	**1,366,190**	**3,527,324**	**1,384,571**	**1,393,211**
Preliminary Ending Balance LSRP Expenditures			**(7,012,406)**	**(381,720)**	**4,036,929**	**3,869,908**	**6,132,252**	**6,048,470**	**5,967,436**	**4,359,563**	**3,409,040**	**5,926,484**	**1,452,756**	**(6,583,198)**	**(6,242,257)**	**4,082,263**	**4,022,842**	**6,124,936**	**6,086,902**	**6,054,268**
RD 17 Bond Financing - 2009																				
Assumed Draws on Proceeds / Cash on Hand	*Calculated [2]*	**24,808,325**	7,012,406	2,041,119	-	-	-	-	-	-	-	78,710	-	8,009,466	7,666,624	-	-			
Debt Service	*Table C5*	**(9,131,584)**	-	(1,659,399)	(1,259,453)	(1,261,669)	(1,262,675)	(1,257,794)	(1,192,120)	(1,238,474)	-	-	-	-	-	-	-	-	-	-
RD 17 Bond Refunding - 2016																				
Net New Proceeds	*Assumed [3]*	**6,531,206**	-	-	-	-	-	-	-	6,531,206	-	-	-	-	-	-	-	-	-	-
Combined Debt Service post refunding	*From OS*	**(14,245,182)**	-	-	-	-	-	-	-	-	(1,424,554)	(1,421,499)	(1,424,861)	(1,426,267)	(1,424,367)	(1,425,611)	(1,425,230)	(1,422,605)	(1,425,844)	(1,424,344)
Ending Balance LSRP Expenditures			**-**	**-**	**2,777,476**	**2,608,239**	**4,869,577**	**4,790,676**	**4,775,316**	**9,652,295**	**1,984,486**	**4,583,695**	**27,895**	**0**	**-**	**2,656,652**	**2,597,612**	**4,702,331**	**4,661,058**	**4,629,925**
SJAFCA Project Beginning Balance				**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**119,179**	**3,299,830**	**4,073,403**	**10,017,507**	**14,803,849**	**(3,714,130)**	**(27,971,305)**	**(68,000,590)**	**(100,579,780)**
SJAFCA Project Expenditures																				
Pre-Project Expenditures (PBI/LWA/ETC)	*Table B7*	**3,229,308**	-	-	-	-	-	719,212	719,212	789,704	1,001,181	-	-	-	-	-	-	-	-	-
Funding Program Implementation Costs	*Assumed*	**1,396,255**	-	-	-	-	-	-	-	-	-	185,813	968,354	242,088	-	-	-	-	-	-
Soft Costs	*Table 7*	**29,123,047**	-	-	-	-	-	-	-	-	-	-	545,052	2,877,307	4,047,837	5,844,110	6,095,890	5,686,299	4,026,552	-
Construction Costs	*Table 7*	**99,940,992**	-	-	-	-	-	-	-	-	-	-	-	-	-	19,055,403	24,533,831	30,323,816	26,027,942	-
Right-of-Way	*Table 7*	**20,957,007**	-	-	-	-	-	-	-	-	-	-	-	-	-	1,552,268	1,598,836	6,874,761	5,384,799	5,546,343
Dryland Levee Extension	*Table 7*	**20,774,042**	-	-	-	-	-	-	-	-	-	-	-	-	-	2,195,862	2,261,738	8,037,656	8,278,786	-
Total SJAFCA Project Expenditures		**175,420,652**	**-**	**-**	**-**	**-**	**-**	**719,212**	**719,212**	**789,704**	**1,001,181**	**185,813**	**1,513,406**	**3,119,395**	**4,047,837**	**28,647,643**	**34,490,296**	**50,922,532**	**43,718,078**	**5,546,343**
SJAFCA Project Revenues																				
State Sources																				
State UFRR Funding (Preliminary Design Only)	*N/A*	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State Funding (Future Bond)	*N/A*	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Local Sources																				
SJAFCA Overlay Assessment - ULDC	*Overlay Model*	**42,865,049**	-	-	-	-	-	-	-	-	-	-	-	6,200,000	6,170,631	6,150,691	6,120,890	6,097,617	6,072,953	6,052,268
Lathrop/Manteca/Developer Advance Funding	*[4]*	**3,542,659**	-	-	-	-	-	719,212	719,212	789,704	1,001,181	208,901	104,450	-	-	-	-	-	-	-
Development Fee Program	*Table B2 [5]*	**20,117,016**	-	-	-	-	-	-	-	-	119,179	3,157,564	2,182,528	2,403,776	1,674,362	2,484,076	1,978,603	2,083,402	1,731,316	2,302,210
Regional EIFD TI Revenues	*Appendix E Table 2*	**15,037,997**	-	-	-	-	-	-	-	-	-	-	-	459,723	989,187	1,494,897	2,133,629	2,712,227	3,334,619	3,913,716
Total SJAFCA Project Revenues		**81,562,722**		**-**	**-**	**-**	**-**	**719,212**	**719,212**	**789,704**	**1,120,360**	**3,366,464**	**2,286,979**	**9,063,499**	**8,834,179**	**10,129,664**	**10,233,121**	**10,893,246**	**11,138,888**	**12,268,193**
Preliminary Ending Balance SJAFCA Project				**-**	**-**	**-**	**-**	**-**	**-**	**-**	**119,179**	**3,299,830**	**4,073,403**	**10,017,507**	**14,803,849**	**(3,714,130)**	**(27,971,305)**	**(68,000,590)**	**(100,579,780)**	**(93,857,930)**

Table 5
Mossdale Tract: 2019 Adequate Progress Report
ULOP Levee Program Cash Flow and Financing Analysis

Year	*Reference* (ULOP APR)	Total	Credit [1]	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
LEVEE PROGRAM - STARTING BALANCE				**-**	**-**	**2,777,476**	**2,608,239**	**4,869,577**	**4,790,676**	**4,775,316**	**9,652,295**	**2,103,665**	**7,883,525**	**4,101,298**	**10,017,507**	**14,803,849**	**69,942,521**	**40,580,921**	**40,610,967**	**2,945,117**
Net Cash Flow LSRP	[6]			-	2,777,476	(169,237)	2,261,338	(78,900)	(15,360)	4,876,979	(7,667,810)	2,599,209	(4,555,800)	(27,895)	(0)	2,656,652	(59,040)	2,104,719	(41,273)	(31,133)
Net Cash Flow SJAFCA Project	[6]			-	-	-	-	-	-	-	119,179	3,180,651	773,573	5,944,104	4,786,342	(18,517,979)	(24,257,174)	(40,029,286)	(32,579,190)	6,721,850
Program Financing																				
Bridge Financing Costs (Developer Advances / Other)																				
Proceeds	*N/A*	**-**		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AD & EIFD Borrowing																				
Proceeds		**114,000,000**		-	-	-	-	-	-	-	-	-	-	-	-	71,000,000	-	43,000,000	-	-
Debt Service Costs		**(24,227,728)**		-	-	-	-	-	-	-	-	-	-	-	-	-	(5,045,387)	(5,045,387)	(5,045,387)	(9,091,568)
LEVEE PROGRAM - ENDING BALANCE				**-**	**2,777,476**	**2,608,239**	**4,869,577**	**4,790,676**	**4,775,316**	**9,652,295**	**2,103,665**	**7,883,525**	**4,101,298**	**10,017,507**	**14,803,849**	**69,942,521**	**40,580,921**	**40,610,967**	**2,945,117**	**544,266**

[1] Credit amounts shown for LSRP on Table C2
[2] Amount needed to support project cashflows prior to 2017. Amount in 2017 is amount projected by RD 17. The amount is assumed to come from Bond Proceeds or Reserves available to support the LSRP.
[3] Amount based on RD 17 refunding bond issuance.
[4] Amount provided by Lathrop Council Actions. Amounts already committed by the Cities of Lathrop & Manteca from General, Enterpise and Developer committed funding. Reference Table B7.
[5] Actul and future assumed Development Impact Fee revenues based on projected absorption assumptions. To the extent that development absorption does not generate the needed development fee revenues, it is assumed the development interests advance fund development impact fees at a sufficient pace to cash flow the near term revenue shortfalls in order to cover projected expenditures in a similar fashion as has been done in the past, *reference Note [4]* .
[6] Prior to 2020, the net cash flows of the LSRP RD 17 Project and the Fix-In-Place urban project are assumed to be required to independently cash flow the respective projects, however, after January 2021, it is assumed that the combined cashflows of the respective projects have the benefit of comibined funding sources, therefore, the Levee Program Ending Balance is required to be positive in order to ensure that the Levee Program is able to cash flow program expenditures.

Table 6
Mossdale Tract: 2019 Adequate Progress Report
Government Code 65007 (a) Analysis

Item	Total Revenues Scheduled to be Appropriated by June 2019 for each Identified Revenue *Per 2019 APR*	Appropriation Applicable *(Y, N or N/A)*	Note *If Y - Details*	65007 (a) Check *% Appropriated if Required*	
Project Revenues - LSRP					
State Funding for LSRP (EIP Program)	$ 19,795,560	N/A	Part of Prop1E Allocation 5096.821 Project 3860-P1E-203.	N/A	[1]
Local Funding Sources					
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues)	$ 16,225,319	N/A	Annual RD 17 Budget	N/A	[2]
LSRP - RD 17 Mossdale Tract (Bond Revenues/Cash Balance)	$ 9,132,235	N/A	Annual RD 17 Budget	N/A	[3]
LSRP - RD 17 Mossdale Tract (Debt Service)	($ 2,846,053)	N/A	Annual RD 17 Budget	N/A	
Project Revenues - SJAFCA Project					
SJAFCA Overlay Assessment - ULDC	*$ 0*	N/A	Future Source	N/A	
Developer Advances / City Funding	*$ 3,542,659*	N/A	Agreement / City Council Actions	N/A	[4]
Development Fee Program	*$ 4,368,007*	N/A	City Council Actions (Fee Programs)	N/A	[5]
EIFD Revenues	*$ 0*	N/A	Future Source	N/A	
Future EIFD / Assessment Overlay Financing (Bond Proceeds)	$ 0	N/A	Future Source	N/A	
Future EIFD / Assessment Overlay Financing (Debt Service Carry)	$ 0	N/A	Future Source	N/A	

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

[1] Based on information provided from RD 17. See Table C5 for RD 17 Annual Budgets / Financial Statement Information
[2] Reference Table C5 for supporting information on RD 17's budgets.
[3] Based on RD17 Financing Authority's December 2016 Bond Issuance Official Statement and information from RD 17, represents use of Bond Proceeds and or cash available to fund Capital Outlays.
[4] Based on data provided by the City of Lathrop, SJAFCA and known contract that have been authorized by Council action.
[5] As reported by the City of Lathrop and SJAFCA.

Table 7
Mossdale Tract: 2019 Adequate Progress Report
Expenditure Schedule for the Phase 4 Project

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Soft Costs											
Admin / Planning	-	-	545,052	1,122,808	1,156,492	1,191,187	408,974	421,243	433,881	670,345	**5,949,982**
Environmental / Permitting	-	-	-	701,867	722,923	744,611	511,300	526,639	542,438	-	**3,749,777**
Surveying / Engineering	-	-	-	1,052,632	2,168,422	2,233,475	2,300,479	1,184,747	-	-	**8,939,755**
Construction Management	-	-	-	-	-	1,339,906	2,300,172	2,843,012	2,440,252	-	**8,923,342**
Mitigation	-	-	-	-	-	334,932	574,966	710,658	609,981	-	**2,230,537**
Subtotal Soft Costs	**-**	**-**	***545,052***	***2,877,307***	***4,047,837***	***5,844,110***	***6,095,890***	***5,686,299***	***4,026,552***	***670,345***	***29,793,393***
Construction	-	-	-	-	-	19,055,403	24,533,831	30,323,816	26,027,942	-	**99,940,992**
Real Estate (Existing)	-	-	-	-	-	-	-	5,227,960	5,384,799	5,546,343	**16,159,102**
Real Estate (New)	-	-	-	-	-	1,552,268	1,598,836	1,646,801	-	-	**4,797,905**
Dryland Levee Extension	-	-	-	-	-	2,195,862	2,261,738	8,037,656	8,278,786	-	**20,774,042**
Total Expenses	**-**	**-**	**545,052**	**2,877,307**	**4,047,837**	**28,647,643**	**34,490,296**	**50,922,532**	**43,718,078**	**6,216,688**	**171,465,433**

Source: KSN / PBI / LWA

Evaluation of Identified Revenues

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

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

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

Development Fees & Advance Funding

Currently, SJAFCA, through a collection agreement with the Cities of Lathrop, Manteca, Stockton and San Joaquin County (reference **Appendix B**) is collecting fees as a condition of development within the Project's benefit area. Currently, portions of the Mossdale Tract Area include planned development projects that lie within the 200-Year Floodplain, and, as a result, within the Phase 4 Project benefit area. In order to mitigate the impact of development in the floodplain, a Regional DIF has been imposed to provide funding to ensure that improvements can be made to flood control infrastructure to mitigate increases in expected annual damages.

In order to ensure that sufficient revenues are made available from this mechanism to meet the near-term cash flow demands of the project, the land use agencies have entered into agreements with landowners to advance the fee obligation and utilize this advanced funding as credit toward payment of the fee. An analysis showing an allocation of the costs to planned development is documented in the "Mossdale Tract Area: Regional Urban Level of Flood Protection Levee Impact Fee Final Nexus Study" dated November 8, 2018. **Appendix B** shows the actual revenues received in 2018 and a projection of the revenues to come from the Regional Fee Program overtime.

To continue to advance the Phase 4 Project the land use agencies and developers will need to continue to provide upfront cash to fund the initial cash flow of the Project during the early formulation and planning phases. This funding is expected to support ongoing efforts until the approval of an Overlay Assessment and through December 2020. This early funding is expected to be reimbursed (in the future) or, in the case of developer funding, creditable toward the DIF Program as described above.

New Special Assessment

Given the fact that a significant portion of the beneficiaries of the Phase 4 Project are already developed properties within the Mossdale Tract Area, the APR described a plan to move forward with the formation of a new special benefit assessment district that would overlay the existing RD 17 Mossdale Tract Assessment. RD 17's existing Mossdale Tract Assessment currently generates in excess of $3.2 million per year with an average residential assessment of approximately $96 per year. In order to test the feasibility of a new OAD,

a detailed analysis of the apportionment of special benefits for the Phase 4 Project was completed as part of the financial analyses associated with the Governance Analysis completed in late 2017 and has been updated as part of this 2019 Annual APR Update. The new OAD is assumed to have an expected average residential per parcel assessment of approximately $76 in addition to the existing assessment. With this assumed average residential per parcel assessment and similar apportionment as the existing RD 17 Mossdale Tract Assessment, the overlay assessment is expected to generate an additional $6.2 million per year. **Appendix D** provides the updated analysis technical memorandum and provides a supporting analysis for the overlay assessment revenues presented in **Table 5**.

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

Enhanced Infrastructure Financing District

The local land use agencies have the ability to initiate formation of an EIFD[10] which would allow for the use of Tax Increment Financing for the regional flood control improvements. The entities would form a new Public Financing Authority that would include members of the legislative bodies of the public agencies that form the district, plus at least two public members. The Public Financing Authority would prepare an Infrastructure Financing District Plan that describes the funding for the construction of regional flood control improvements that provide benefit to the Mossdale Tract Area. The Infrastructure Financing District Plan would also specify what taxing entities receiving a share of Property Tax Increment would be participating in the EIFD and how much of the increment each Taxing Entity would allocate to the Project as well as what other revenue sources would be used to fund the Project. In this case, the proposed OAD would be identified as an additional funding source.

EIFD Formation Procedure

In order to form the EIFD, each Taxing Entity participating must approve the Infrastructure Financing District Plan. As a note, school districts may not participate within the EIFD. In addition, a Noticed Public Hearing is required at the time the EIFD is created. The formation process does not require a vote of qualified electors to be formed, however, a vote is required in order for the EIFD to issue debt. The voter threshold for the approval of debt is 55 percent and it is expected that the vote would be by registered voters residing within the boundary of the EIFD.[11]

EIFD / Special Benefit District Financing

Appendix E presents an updated analysis of the projected revenues to come from the proposed EIFD given certain stated assumptions regarding a future Infrastructure Financing Plan. In order to ensure sufficient revenues are available to finance the improvements, the Public Financing Authority created as part of the EIFD

[10] Specifically, the process would start with San Joaquin County.
[11] It is assumed that there will be more than 12 registered voters residing within the boundary of the proposed EIFD.

process would issue debt secured by a combination of Assessment District and Tax Increment Revenues. An updated analysis of the financing capacity of the proposed OAD and EIFD has been prepared and is also included within **Appendix E. Figure 2** below illustrates the revenues, proposed bond issuances, and debt service associated with the assumed financing.

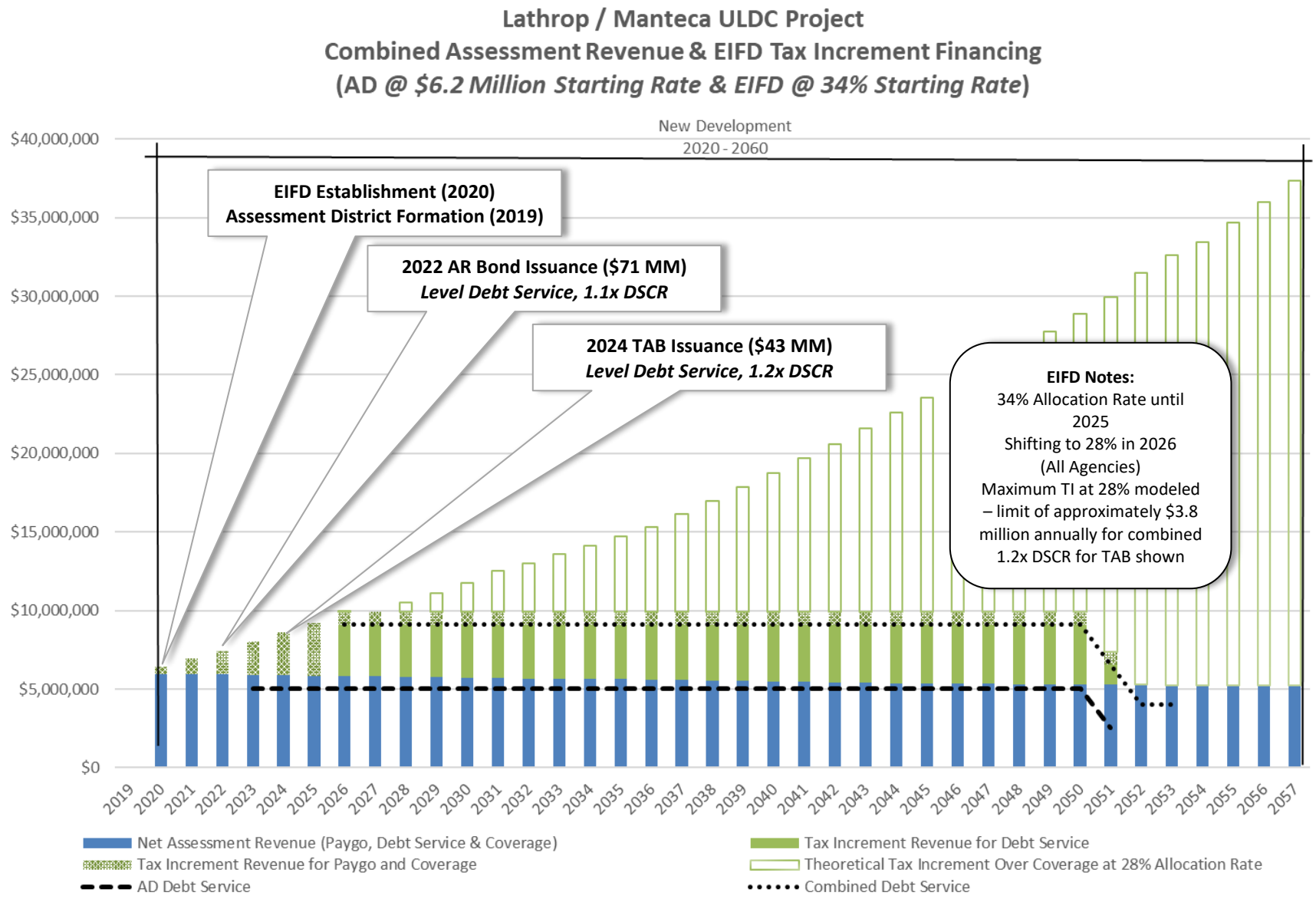
The updated Financing Plan assumes the following borrowings take place:

- A 2022 borrowing yielding $71.0 million in proceeds (approximately $79.4 Million Par) takes place. This borrowing would be secured by an established assessment district with several years of collection history and rate covenant of 1.1x Maximum Annual Debt Service. The current financing plan assumes a 30-year issue with 4.8% interest rate and level debt services. The issue is sized for one year of capitalized interest and a 50% of Maximum Annual Debt Service reserve fund.
- A 2024 borrowing yielding $43 million is proceeds (approximately $55.7 million Par) takes place. This borrowing would be secured by a pledge of Tax Increment from the EIFD as well as an assumption that debt service coverage could be met with a backup pledge of any net assessment revenues. The current financing plan assumes a 30-year issue with 6% interest rate and level debt service. The issues sized for two years of capitalized interest and 1x Maximum Annual Debt Service Reserve Fund.

The Financing Plan presented with this 2019 Annual APR Update has refined the EIFD Revenue Analysis previously presented. As shown in **Appendix E**, the updated EIFD revenue analysis has been prepared to present an initial starting property tax revenue allocation rate of 34 percent that shifts to 28 percent in 2025/26. This results in modeled capacity of approximately $615 million through 2060. However, the Updated Financing plan need shown in **Table E17** (and demonstrated in **Figure 2**) is approximately $102 million between 2018/19 and 2051/52.

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

Figure 2: EIFD Assessment Hybrid Financing Approach



Status and Schedule for Funding & Financing Implementation

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

Activity	Start	End	Duration *[1]*	Status
MOU Principles		June 1, 2016	N/A	Completed
Prepare and Review ULOP Adequate Progress Report		June 1, 2016	N/A	Completed
Enter into MOU		June 30, 2016	N/A	Completed
Adopt ULOP Adequate Progress Findings		July 2, 2016	N/A	Completed
Develop Funding/Governance Evaluation Framework		March 2016	N/A	Completed
Prepare Financial & Governance Analysis Supporting Governance Entity & Financial Plan		September 2017	N/A	Completed
Implement Governance Entity				
Enter into JPA & (SJAFCA Reorganization)		December 2017	N/A	Completed
Implement Funding Mechanisms				
Interim Impact Fee		April 2017	N/A	Completed
Regional Impact Fee	January 2018	December 2018	N/A	Completed
Overlay Assessment District	June 2018	August 2020	26 months	Preliminary Analysis Completed & Implementation Scoped & Consultant Selection Underway
IFD Adoption and EIFD Formation	September 2018	August 2020	23 months	Analysis & Evaluation Scoped, Implementation Ongoing
Implement Financing Entity / Mechanism				
Amend Current RD 17 PFA / Confirm Financing Entity	2022	2022	TBD	
Issued Hybrid Financing Debt		2024	N/A	

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

APPENDIX A:
SAN JOAQUIN AREA FLOOD CONTROL AGENCY RESOLUTION NO. 19-06: RESOLUTION TO ADOPT POLICY ON ADAPTING DESIGN STANDARDS FOR THE MOSSDALE TRACT AREA OF SJAFCA IN LIGHT OF CLIMATE CHANGE

RESOLUTION NO. SJAFCA 19-06

SAN JOAQUIN AREA
FLOOD CONTROL AGENCY

==========

RESOLUTION TO ADOPT POLICY ON ADAPTING DESIGN STANDARDS FOR THE MOSSDALE TRACT AREA OF SJAFCA IN LIGHT OF CLIMATE CHANGE

WHEREAS, the overwhelming consensus of the international scientific community, as established by the Intergovernmental Panel on Climate Change and confirmed by the National Academy of Sciences, is that climate change is a real and increasingly urgent threat that demands action at every level of government; and

WHEREAS, the Sacramento-San Joaquin Delta (hereinafter Delta) is a unique natural and geographic feature of the State of California, and is the largest estuary on the Pacific Coast of the United States encompassing an area of over 730,000 acres with islands and tracts of rich fertile soil surrounded by miles of sloughs and winding channels protected by levees; and

WHEREAS, climate change is directly impacting San Joaquin County citizens through sea level rise, flooding, increased wildfires, drought, and air pollution harming the public health; and

WHEREAS, further climate change is expected to impact the region's temperatures, precipitation and sea level with consequences for the area population, agriculture, environment and infrastructure; and

WHEREAS, to protect these critical resources, the San Joaquin Area Flood Control Agency must continually evaluate the risks and impacts from climate changer uncertainties and identify appropriate adaptation and mitigation strategies utilizing the best available science in conjunction with stakeholders for adapting design standards for the Mossdale Tract Area of SJAFCA.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY, AS FOLLOWS:

That the Policy on Climate Change is hereby approved and adopted, a copy of which is attached as Exhibit "A" and incorporated by this reference.

PASSED, APPROVED AND ADOPTED this 7th day of February, 2019.

JESÚS ANDRADE, Chair
of the San Joaquin Area
Flood Control Agency

ATTEST:

CHRIS ELIAS, Secretary
of the San Joaquin Area
Flood Control Agency

APPROVED AS TO FORM:

SCOTT L. SHAPIRO, Legal Counsel
for the San Joaquin Area
Flood Control Agency

EXHIBIT "A"

San Joaquin Area Flood Control Agency
Policy for Adapting Design Standards
for the Mossdale Tract Area of SJAFCA
in Light of Climate Change Uncertainties

February 7, 2019

Introduction

The San Joaquin Area Flood Control Agency (SJAFCA) is advancing a program for increasing the level of flood protection provided by the Mossdale Tract levees through (i) development of locally-funded improvements, (ii) partnering with the State on potential State funding of improvements, and/or (iii) the pursuit of a Federally-authorized set of improvements. In the development of locally-funded improvements and other improvements which may be cost-shared with the State and Federal governments, it is necessary to select the appropriate future hydrology, considering climate change estimates, to inform design-level work. Unfortunately, the uncertainties (magnitude, timing, and nature of frequency) associated with accurately predicting that future hydrology requires that the agency balance the flood risk associated with understating that hydrology with the financial costs associated with overstating that hydrology. The purpose of this document is to provide a Board-adopted policy for managing that risk specifically for the Mossdale Tract levees.

In addition, the passage of SB5 has imposed on communities in the Central Valley an obligation to ensure that future development will be subject to at least 200-year flood protection. The Department of Water Resources (DWR) has developed guidance for the Urban Level Of [Flood] Protection (ULOP) including findings that must be made

Available Data on Climate Change Through Hydrologic Studies

Climate change, as it applies to Mossdale Tract levees, is comprised of both tailwater conditions as well as watershed hydrology. Tailwater conditions are important because water surface profiles are calculated from downstream to upstream, and tailwater elevation (also known as "stage") is an input to the model. In the case of the San Joaquin River, the downstream limit of the hydraulic model is roughly the Deep Water Ship Channel near the Smith Canal Gate project. The stage at that location is affected by sea level, tide cycles, hydraulics of the Delta, physical configuration of the Delta in a given event, storm surge, flood flows from the various tributary rivers and streams entering the Delta, and to some extent, wind setup (if all or part of the Delta were to become a large body of open water in the future, for instance). Sea level rise is an essential component of tailwater conditions to consider.

Although sea level rise at the Golden Gate Bridge has been studied extensively, the science and engineering of predicting San Joaquin River tailwater conditions and watershed hydrology is new. The only study to date to address both aspects of climate

change for the San Joaquin River is the work by the State associated with the 2017 Update of the Central Valley Flood Protection Plan (CVFPP). That study concludes that significant changes are likely for both tailwater conditions and San Joaquin River flows as a result of climate change. For example, the 200-year event in the year 2067 is estimated by the 2017 CVFPP as a tailwater stage of 12.6', a stage which would overtop numerous Delta islands and overwhelm many existing and proposed facilities. In terms of watershed hydrology, the CVFPP also predicts a tripling of 200-year flood flows by the year 2067.

Additional Relevant Information

Until the development of the 2017 CVFPP Update, communities developing programs of improvements were required, under the ULOP guidelines, to address the risk of climate change without DWR generated estimates of tailwater conditions coupled with watershed hydrology. For example, in preparing adequate progress reports under ULOP for the River Islands Community of Lathrop, the City of Lathrop designed to the current hydrology, incorporated information from consensus sea level rise, and then added a further foot to the stage to address the uncertainty of changes to watershed hydrology as a result of climate change. Similarly, projects designed on the Sacramento River system have also incorporated additional stage or freeboard to address the uncertainty of changes to watershed hydrology as a result of climate change.

During the development of the 2017 CVFPP Update, commentators provided written comments to DWR regarding the significant changes projected by the Update and whether investment decisions should be made based on the Update. In response, DWR provided the following:

> The 2017 CVFPP Update climate change analysis was used for system-scale planning and development of State policy in accordance with the directives and guidance of AB 2800, Executive Order B 30-15, Executive Order S-13-08, Public Resources Code 71155, and the California Natural Resources Agency publication, "Safeguarding California: Reducing Climate Risk (2014)" at a programmatic level. It has not been used to make investment-level decisions, project design, and implementation. While the 2017 CVFPP Update refines the overall near and long-term investment needs established in the 2017 CVFPP, it is not a decision document. Given the current state of climate change science and its uncertainties, application of the climate change projections for design purposes would not be appropriate at this time. A more detailed programmatic account of the climate change analyses and summary of the findings is presented in the supporting document "2017 CVFPP Update – Climate Change Analysis Technical Memorandum." The document also recommends further study:
>
> - Addressing uncertainty by evaluating a broader set of future climate scenarios, or sensitivity analyses.

- Additional study to gain insight about reservoir climate vulnerability and potential adaptation needs.

The use of levee fragility and flood frequency curves is incorporated into the probabilistic methodology used for the CVFPP flood risk and potential life loss evaluations of the urban levee improvements and systemwide actions. Levee fragility data was developed based on the Nonurban/Urban Levee Evaluations program undertaken by the State. Further details on the methods and sources of data can be found in the "2017 CVFPP Update – Scenario Technical Analyses Summary Report" which supports the 2017 CVFPP Update.

Agency Policy

Based on the statement from DWR, it is not expected that SJAFCA use the 2017 CVFPP Update as a basis for design- and investment-level decisions. However, the trend of the 2017 CVFPP Update demonstrates that climate change will increase both the flows projected to flow down the San Joaquin River and increase the tailwater stages. DWR's climate change estimates are for 50 years in the future only, and those estimates show the trends are still worsening at the end of that period with no eventual "leveling out" of the effects.

SJAFCA's policy for design- and investment-level decisions must address this trend and the risk associated with uncertainty without using the DWR estimates which were not prepared for this purpose. The Board of Directors of the San Joaquin Area Flood Control Agency acknowledges that this policy may result in a future finding by a land use agency that the designed (or potentially constructed) project will not be able to provide 200-year flood protection in light of changing conditions caused by climate change or other factors, and that achieving and maintaining a particular level of flood protection often requires a community to recommit itself to implement further measures.

Therefore, it is the policy of the Board of Directors of the San Joaquin Area Flood Control Agency that design- and investment-level decisions shall incorporate the following elements (which are considered to be no, low, or medium regret to address the uncertainty of climate change) until such time as that uncertainty is reduced.

- Incorporation of additional stage at the downstream boundary of the San Joaquin River hydraulic model to cover "intermediate" estimates of sea level rise per U. S. Army Corps of Engineers guidance, plus an additional factor for uncertainty;

- The inclusion of some additional measure of stage in levee design. This additional stage will differ in different reaches to be determined by SJAFCA staff based upon input from consultants and partner agencies, but is expected to be in the zero to three-foot range;

EXHIBIT "A"

- Where real estate is being acquired for project improvements (and where land use coordination as described below is not adequate), SJAFCA will acquire the necessary real estate to support potential future levee raises and/or extensions based on the 2017 CVFPP climate change hydrology;

- Coordination with relevant land-use agencies in and around current and future levee alignments to ensure approved development can accommodate expanded levee footprints and extended levee alignments;

- At least every three years, and more often when the state of the science demands, staff shall review available studies and models and make recommendations to the Board whether this policy needs to be updated.

- SJAFCA will request that each land use agency within the Mossdale Tract annually provide to SJAFCA a summary of any findings made toward adequate progress;

- SJAFCA will develop cost estimates to provide SJAFCA with necessary resources to further study and evaluate this issue through and after project completion.

APPENDIX B:

SAN JOAQUIN AREA FLOOD CONTROL AGENCY RESOLUTION NO. 18-21: ADOPTING THE MOSSDALE TRACT AREA REGIONAL URBAN LEVEL OF FLOOD PROTECTION DEVELOPMENT IMPACT FEE AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A COLLECTION AGREEMENT (*EXCLUDING THE FINAL NEXUS STUDY*)

EXECUTED AGREEMENT FOR COLLECTION OF SAN JOAQUIN AREA FLOOD CONTROL AGENCY MOSSDALE TRACT AREA REGIONAL URBAN LEVEL OF PROTECTION DEVELOPMENT IMPACT FEE

SAN JOAQUIN AREA FLOOD CONTROL AGENCY RESOLUTION NO. 19-15: RESOLUTION APPROVING THE FORM OF FEE CREDITING AGREEMENT AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AGREEMENT(S) IN SUBSTANTIAL CONFORMANCE WITH THE FORM OF AGREEMENT SUBJECT TO AGENCY COUNSEL REVIEW AND APPROVAL.

DEVELOPMENT IMPACT FEE PROGRAM SUPPORTING TABLES

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

Reso 18-21 SJAFCA Resolution Adopting Regional Impact Fee Program B1

Agmt Collection Agreement for Regional Impact Fee B4

Reso 19-15 SJAFCA Resolution Approving Crediting Program..... B18

Table B1 Development Fee Summary B30

Table B2 Total Development Impact Fee Revenue Estimate B31

Table B3 Development Impact Fee Revenue Estimate - Single Family B32

Table B4 Development Impact Fee Revenue Estimate – Multifamily B33

Table B5 Development Impact Fee Revenue Estimate – Commercial B34

Table B6 Development Impact Fee Revenue Estimate – Industrial B35

Table B7 Creditable Pre-Project Expenditures B36

RESOLUTION NO. SJAFCA 18-21

SAN JOAQUIN AREA FLOOD CONTROL AGENCY

ADOPTING THE MOSSDALE TRACT AREA REGIONAL URBAN LEVEL OF FLOOD PROTECTION DEVELOPMENT IMPACT FEE AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A COLLECTION AGREEMENT

WHEREAS, in January of 2018 the City of Stockton (Stockton), the County of San Joaquin (County), the San Joaquin County Flood Control and Water Conservation District ("SJCFCWCD"), the City of Lathrop (Lathrop), and the City of Manteca (Manteca) executed an Amended and Restated Joint Exercise of Powers Agreement ("JEPA") to reform the San Joaquin Area Flood Control Agency ("Agency") with a common goal of expanding the Agency to allow a coordinated effort to reduce flood risk in the Mossdale Tract Area (the "Program").

WHEREAS, SJAFCA, through certain state legislation and through the execution of the Amended and Restated Joint Exercise of Powers Agreement, has legal authority to prescribe, revise and collect fees as a condition of development of land (JEPA Section 7.m) for the purpose of assisting in the financing of flood control facilities, including the authority to make such fees applicable to development of land within the County, Stockton, Lathrop, and Manteca (collectively, "the Land Use Agencies").

WHEREAS, after giving notice pursuant to California Government Code Section 6062a, a public hearing was held pursuant to California Government Code Section 66018 on November 8, 2018 at the regularly scheduled meeting of the Board of Directors of the Agency (the "Board");

WHEREAS, at such hearing, Agency staff presented the Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee Nexus Study ("Nexus Study") regarding the imposition of a Development Impact Fee pursuant to the Mitigation Fee Act on new development within certain boundaries. The Nexus Study (attached hereto as Exhibit 1) was prepared and the Development Impact Fee is proposed to be imposed for the purpose of assisting in the financing of levee improvements and related flood risk reduction measures necessary to provide at least a 200-year level of flood protection to lands within the 200-year floodplain along the San Joaquin River in the Mossdale Tract Area ("Program Area") and to thereby offset the increase in damageable property that is placed in the levee protected floodplain as new development occurs in this area; and

WHEREAS, at such public hearing, written and oral presentations from interested members of the public regarding such Nexus Study and adoption of such a Development Impact Fee were accepted and considered by the Board of Directors.

WHEREAS, SJAFCA has requested that the Land Use Agencies, as a condition of issuance of a building permit for new development in the Program Area that is within each of the Land Use Agency's land use authority, collect and transmit to SJAFCA the applicable Development Impact Fee for the development project for which such building permit is to be issued, and the Land Use Agencies have expressed a willingness to do so.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board adopts the Nexus Study and the Development Impact Fee as described therein. Such Nexus Study is hereby made a part of this Resolution.

2. The Board hereby finds that there is a reasonable relationship between use of the Development Impact Fee, as described in the Nexus Study, and the types of development projects described therein.

3. The Board finds that there is a reasonable relationship between the need for the public facilities and the type of development projects on which the fee is imposed as described in the Nexus Study.

4. The Board finds that there is a reasonable relationship between the amount of the Development Fee and the cost of the public facilities or portions thereof attributable to the development on which such fee is exposed, all as described in the Nexus Study.

5. The Development Fee will be collected by the Land Use Agencies in accordance with an Agreement for Collection of San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee. The Board authorizes the Executive Director, after consultation with Agency Counsel, to execute a collection agreement substantially in the form presented to the Board at the November 8, 2018 meeting.

6. Agency will create a special interest bearing fund entitled "Development Impact Fee Fund" into which all Development Impact Fees (DIF) will be deposited and held until disbursed in accordance with the provisions of the Mitigation Fee Act.

7. Revenues within the Development Impact Fee Fund established by Section 6 hereof may be used, at the discretion of the Board of Trustees and to the extent permitted by law to:

- Fund construction of the DIF Projects identified in the Nexus Study;
- Repay any loans or advances of funds for construction of the DIF Projects;
- Fund principal and interest payments of any capital improvement bonds or the retirement of any such bonds issued in connection with the DIF Projects;
- Fund costs related to the establishment and administration of the DIF; and

- Such other purposes as may be permitted by law.

8. The Board shall periodically review actual DIF Project costs and DIF collections to determine if any modifications to the development fee program are warranted based on the following conditions:

- Changes to the DIF Projects;
- Changes in the cost of administering the DIF;
- Changes in annual financing costs;
- Changes in assumed land uses; and
- Changes in other funding sources.

These periodic reviews shall occur no less than every five years. Any modifications to the fee program shall be approved by the Board.

9. Adoption of the DIF is not a "project" under the California Environmental Quality Act because it is a funding mechanism having no physical effect on the environment.

PASSED, APPROVED AND ADOPTED this 8th day of November, 2018.

Katherine M. Miller, Chair
of the San Joaquin Area
Flood Control Agency

ATTEST:

CHRIS ELIAS, Secretary
of the San Joaquin Area
Flood Control Agency

APPROVED AS TO FORM:

SCOTT L. SHAPIRO, Legal Counsel
for the San Joaquin Area
Flood Control Agency

C2019-68 A-18-453
12/11/18

AGREEMENT FOR COLLECTION OF SAN JOAQUIN AREA FLOOD CONTROL AGENCY MOSSDALE TRACT AREA REGIONAL URBAN LEVEL OF FLOOD PROTECTION DEVELOPMENT IMPACT FEE

This Agreement for Collection of San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee ("Agreement") is made and entered into on the date it is effective pursuant to Section 12 by and among the following parties:

a. City of Stockton, hereinafter referred to as "Stockton";

b. County of San Joaquin, hereinafter referred to as "County";

c. City of Lathrop, hereinafter referred to as "Lathrop;" and

d. City of Manteca, hereinafter referred to as "Manteca."

A signatory to this Agreement is referred to herein as a Party, and collectively each Party is referred to as the Parties.

RECITALS

WHEREAS, in January of 2018, Stockton, County, the San Joaquin County Flood Control and Water Conservation District ("SJCFCWCD"), Lathrop, and Manteca executed an Amended and Restated Joint Exercise of Powers Agreement ("JEPA") to reform the San Joaquin Area Flood Control Agency ("Agency") with a common goal of expanding the Agency to allow a coordinated effort to reduce flood risk in the Mossdale Tract Area (the "Program").

WHEREAS, SJAFCA, through certain state legislation and through the execution of the Amended and Restated Joint Exercise of Powers Agreement, has legal authority to prescribe, revise and collect fees as a condition of development of land (JEPA Section 7.m) for the purpose of assisting in the financing of flood control facilities, including the authority to make such fees

2018-12-04-1301 P

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applicable to development of land within the County, Stockton, Lathrop, and Manteca (collectively, "the Land Use Agencies").

WHEREAS, SJAFCA has exercised this authority by approving Resolution 18-21 Establishing the San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee ("DIF Resolution"), which is attached hereto as Exhibit A and incorporated herein by this reference, for the purpose of assisting in the financing of levee improvements and related flood risk reduction measures necessary to provide at least a 200-year level of flood protection to lands within the 200-year floodplain along the San Joaquin River in the Mossdale Tract Area ("Program Area") and to thereby offset the increase in damageable property that is placed in the levee protected floodplain as new development occurs in this area.

WHEREAS, SJAFCA has called for the preparation of the Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee Nexus Study ("Nexus Study") which is attached as Exhibit 1 to the DIF Resolution, that describes and determines the applicable Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee ("DIF") and sets forth the required findings required by Government Code Section 66000 et. seq.

WHEREAS, SJAFCA has requested that the Land Use Agencies, as a condition of issuance of a building permit for new development in the Program Area, as shown on Exhibit 1 to the DIF Resolution (Figure 1 in the Nexus Study), that is within each of the Land Use Agency's land use authority, collect and transmit to SJAFCA the applicable DIF for the development project for which such building permit is to be issued.

WHEREAS, the Land Use Agencies are willing and desire to collect the DIF and to transmit the DIF to SJAFCA, and the Land Use Agencies and SJAFCA desire to set forth the standards applicable to the collection of the DIF.

COVENANTS

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

1. Incorporation of Recitals. The above recitals are incorporated in this Agreement by reference.

2. Collection and Transmission of DIF. Commencing January 8, 2019, the Land Use Agencies shall collect the DIF as a condition of issuance of a building permit for any building, for which a building permit is required, located in the Program Area (as shown in Exhibit 1 to the DIF Resolution). The Land Use Agencies shall transmit to SJAFCA all amounts of the DIF that have been collected, minus the hold-back processing fee for the Land Use Agencies adopted pursuant to the Nexus Study. The methodology for computing the DIF, together with other procedural criteria, are specified in the Nexus Study.

3. Deposit of DIF. SJAFCA shall establish a separate capital facilities account into which the Land Use Agencies shall, at least quarterly, deposit the DIF funds collected by the Land Use Agencies. Any interest earned on the DIF while held by the Land Use Agency shall also be deposited by the Land Use Agency.

4. Periodic Update of the DIF. SJAFCA shall promptly notify the Land Use Agencies following any adjustments made by SJAFCA to the DIF. The Land Use Agencies shall commence collection of the adjusted DIF sixty (60) calendar days following such notification.

5. Application of Fee Crediting and Reimbursement Policies. The Parties agree that in order to have a fair application of this Agreement, the DIF and the funds it will generate within each Land Use Agency, it is necessary to agree to principles which will be applied by any Land Use Agency when certain conditions occur. In such cases, the Land Use Agencies agree to apply the principles contained in Exhibit B to this Agreement. The relevant conditions are as follows:

a. The Land Use Agency has previously collected funds pursuant to a funding agreement with a developer in advance of when the fee would otherwise be due pursuant to the DIF Resolution and the funds are to be used to plan, design, and/or construct a portion of the Program; or,

b. The Land Use Agency has entered into an agreement with a developer to plan, design and/or construct a portion of the Program; or,

c. The Land Use Agency itself has funded the planning, design and/or construction of a portion of the Program.

6. Refunds. In the event that a Land Use Agency collects the DIF or a portion of the DIF in error, the Land Use Agency will recalculate the correct DIF amount, process a refund to the customer, if necessary, and notify SJAFCA of this action. SJAFCA shall promptly refund any amount due to the Land Use Agency as a result of such error, or upon request of the Land Use Agency shall work with the Land Use Agency to true-up amounts owing in conjunction with the Land Use Agency forwarding future DIFs. In the event that a Land Use Agency requests that SJAFCA process a refund due to a building permit expiring without construction taking place, SJAFCA shall promptly process such refund to the Land Use Agency minus any costs incurred by SJAFCA in processing such refund.

7. Payment of DIF under Protest. Pursuant to Title 7, Division 1, Chapter 9 of the California Government Code, commencing with §66020, any aggrieved landowner shall be entitled to pay the applicable DIF to a Land Use Agency under protest. The protest procedures set forth therein shall apply to the DIF paid under protest.

8. Appeal. SJAFCA's Board of Directors shall hear all appeals for waiver or reduction in SJAFCA's DIF. The Board of Directors may adopt such policies as it wishes for the processing of the appeal and shall have the sole authority to grant or deny the appeal. Within 5 business days following the final action of its Board of Directors regarding an appeal, SJAFCA shall notify the affected Land Use Agency in writing of its determination.

9. Compensation of Land Use Agencies. In consideration for collecting the DIF and consistent with the hold-back provided for in Section 2, SJAFCA shall reimburse the Land Use Agencies for their cost of time and materials for calculating, reporting, collecting, and processing functions. Such costs shall include the time and materials expended by, but not limited to, employees of the relevant Community Services Department, the Auditor-Controller's department, the Land Use Agencies' administrative office, and the information technology department. The Parties agree that a charge of 3% of the DIF is a reasonable estimate of the Land Use Agencies' cost of time and materials for calculating, reporting, collecting, and processing of the DIF. Each Land Use Agency and SJAFCA may agree to a different amount that reflects the Land Use

Agency's actual cost of collection by executing a letter agreement without the need to amend this Agreement.

10. Indemnification.

a. Except as provided in Section 10.b., SJAFCA agrees to indemnify, hold harmless and defend the Land Use Agencies, their Board of Supervisors or City Council, officers, directors, agents and employees from and against any and all demands, liabilities, claims, actions, costs, damages, losses, litigation or expenses (including attorney's fees) arising out of or in any way related to, directly or indirectly, any action taken by the Land Use Agencies to collect the DIF and/or their performance of the obligations of this Agreement. This indemnification shall extend and apply to any claim, demand, or litigation pertaining to the lawfulness or validity of the SJAFCA DIF.

b. Each Land Use Agency agrees to indemnify, hold harmless and defend SJAFCA, its Board of Director, officers, agents and employees from and against any and all demands, liabilities, claims, actions, costs, damages, losses, litigation or expenses (including attorney's fees) arising out of or in any way related to, directly or indirectly, any criminal, reckless, or wrongful action taken by the Land Use Agency or its employees in the collection or processing of the DIF.

11. Notices. Notice to be provided to any Party to this Agreement arising out of matters pertaining to this Agreement shall be addressed as follows:

For County and SJCFCWCD:

San Joaquin County Department of Public Works
ATTN: Public Works Director
P.O. Box 1810
Stockton, California 95201

For City of Lathrop:

City of Lathrop

ATTN: Teresa Vargas, City Clerk
390 Towne Centre Drive
Lathrop, CA 95330

For City of Manteca:

City of Manteca
ATTN: Lisa Blackmon, City Clerk
1001 W. Center Street
Manteca, CA 95337

For City of Stockton:

City of Stockton Community Development Department
ATTN: Community Development Director
424 N. El Dorado Street
Stockton, CA 95202

Any party may change the address to which subsequent notice and/or other communications can be sent by giving written notice designating a change of address to the other Parties, which shall be effective upon receipt.

12. Term. This Agreement shall be effective once executed by SJAFCA and one of the Land Use Agencies, as to SJAFCA and that Land Use Agency, and then shall be effective as to each additional Land Use Agency once executed by that Land Use Agency, and shall end when either (i) SJAFCA terminates the Agreement in accordance with Section 13, or (ii) all four Land Use Agencies have terminated the Agreement in accordance with Section 13.

13. Withdrawal from Agreement. Any Land Use Agency that has executed this Agreement, or SJAFCA, may withdraw from this Agreement by giving the other Parties at least six (6) months written notice of withdrawal. In the event of withdrawal by a Land Use Agency, that Land Use Agency shall, within 10 days of effective withdrawal, cause to be deposited into SJAFCA's separate capital facilities account all DIF funds collected prior to withdrawal.

14. Modifications. This Agreement contains the entire understanding of the Parties and no alteration, amendment, variation, or waiver of the terms of this Agreement shall be valid unless made in writing and signed by all Parties. Waiver by any Party of any default, breach or condition precedent shall not be construed as a waiver of any other default, breach or condition precedent, or any other right hereunder.

15. Governing Laws and Jurisdiction. This Agreement shall be deemed to have been executed and to be performed within the State of California and shall be construed and governed by the internal laws of the State of California. Any legal proceedings arising out of or relating to this Agreement shall be brought in the Superior Court of San Joaquin County, California.

16. Assignment; Binding on Successors. The rights and duties of the Parties may not be assigned or delegated without the written consent of all other Parties. Any attempt to assign or delegate such rights or duties in contravention of this Agreement shall be null and void. This Agreement shall be binding upon and shall inure to the benefit of the successors of the Parties hereto, respectively. Any approved assignment or delegation shall be consistent with the terms of any contracts, resolutions, indemnities and other obligations of the Agency then in effect.

17. Interpretation. This Agreement shall be deemed to have been prepared equally by all of the Parties, and the Agreement and its individual provisions shall not be construed or interpreted more favorably for one Party on the basis that another Party prepared it.

18. Entire Agreement. This Agreement constitutes the entire contract between the Parties regarding the collection, deposit, and reporting of the DIF. Any prior agreements, regarding the subject matter of this Agreement are hereby terminated effective immediately upon full execution of this Agreement.

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

20. Duplicate Counterparts. This Agreement may be executed in duplicate counterparts. The Agreement shall be deemed executed when it has been signed by SJAFCA and at least one of the Land Use Agencies.

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

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

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

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

Robert V. Elliott 12/27/2018
By: ROBERT V. ELLIOTT
Title: Chairman, Board of Supervisors

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

Rachel DeBord
for By: ~~MIMI DUZENSKI~~
Title: Clerk

CITY OF STOCKTON,
a municipal Corporation

for
By: Scott R Cadwell
Title: Deputy City Manager

ATTEST: _____
for Clerk of the City of Stockton

By: _____
Title:

APPROVED AS TO FORM AND CONTENT
By _____
Assistant City Attorney

RECOMMENDED FOR APPROVAL:

By: KRIS BALAJI
Title: Director of Public Works

APPROVED AS TO FORM

By: LAWRENCE P. MEYERS
Title: Deputy County Counsel

CITY OF LATHROP,
a municipal Corporation

By: STEPHEN J. SALVATORE
Title: CITY MANAGER

ATTEST:
Clerk of the City of Lathrop

By: TERESA VARGAS
Title: CITY CLERK

APPROVED AS TO FORM:
Salvador Navarrete, City Attorney Lathrop

Title:

CITY OF MANTECA,
a municipal Corporation

By: TIM OGDEN
Title: CITY MANAGER

ATTEST:
Clerk of the City of ~~Lathrop~~
Lisa Blackman Manteca

APPROVED AS TO FORM:
JOHN D. BRINTON, City Attorney

By: City Attorney of the
Title: City of Manteca

SAN JOAQUIN AREA FLOOD CONTROL AGENCY

By: CHRIS ELIAS
Title: Executive Director

APPROVED AS TO FORM:
Agency Counsel

By: Scott L. Shapiro

EXHIBIT A
DIF Resolution
(To be inserted once approved)

EXHIBIT B

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA REGIONAL URBAN LEVEL OF FLOOD PROTECTION
LEVEE IMPACT FEE CREDIT & REIMBURSEMENT POLICIES

UNDERLYING ASSUMPTIONS

The following are the underlying assumptions that predicate the establishment of credits and reimbursements:

- All funding, in-kind services, or construction of facilities in furtherance of providing an Urban Level of Flood Protection to Mossdale Tract Area, "Prior Advance Funding," was provided in advance of the Reclamation District 17 Interim Levee Impact Fee (Interim Levee Fee) and San Joaquin Area Flood Control Agency (SJAFCA) Regional Levee Fee (Regional DIF) (collectively, the Levee Fee) on behalf of development projects will be identified by the tables in a "Credit & Reimbursement Analysis," to be prepared by SJAFCA.
- All Prior Advance Funding of the Levee Fee will be proportionately allocable to the individual tract maps/phases/units/villages in projects based upon a project's gross developable acreage.
- Development within a project is assumed to have an obligation to fund levee improvements for all undeveloped gross developable acreage as of April 7, 2017 in Lathrop and April 22, 2017 in Manteca, the effective dates of the Interim Fees adopted by Lathrop and Manteca.
- Units within a project are assumed to have been previously absorbed if a permit for the unit has been applied for before January 8, 2019, the effective date of SJAFCA's Regional DIF.
- The Levee Fee obligation for all remaining developable acreage in a project absorbed before January 8, 2019 are the Initial Fee Rates as identified in the November 8, 2018, Mossdale Tract Area Regional Urban Level of Flood Protection Levee Impact Fee Nexus Study as adopted by SJAFCA Resolution ___-18 on November 8, 2018 (reference Table 1 of that Nexus Study).
- The credit for Prior Advance Funding will be expressed in terms of GDAs and will be determined by taking the amount of prior advance funding and dividing it by the Initial Fee Rates per GDA. The amount of GDA credit will be set by this methodology and will not be recalculated in the future by the escalating fee rate.
- All permits that have previously been applied for before January 8, 2019, (i.e., absorbed) are assumed to have been fully funded with credit from prior advance funding and no additional Levee Fees will be required to be paid for these units.
- For multiple projects that are being developed by a common landowner, if one project is determined to have advance funded Levee Fees in excess of its obligation and is due a reimbursement, the reimbursement will be applied and added to the credit of the next project currently underway with the consent of the landowner.

CREDITING POLICY FOR PRIOR ADVANCE FUNDING

The Crediting Policy will allow for the use of the accumulated credit on a proportionate basis as the remainder of a project is developed. The basis for the proportionality will be the ratio of Remaining Credit Acreage to Total Remaining Acres to be developed.

- "Remaining Credit Acreage" will be defined as the credit accumulated by the prior advance funding less the amount of credit utilized by units that have been absorbed prior to January 8, 2019.
- "Total Remaining Acres" to be developed will be defined as the difference between the total developable GDAs in a project and the amount of acres absorbed before January 9, 2019, or as subsequently revised by the Land Use Agency and the Landowner.

Use of Prior Advance Funding Credit

As homes and/or projects are constructed by permits applied for after January 9, 2019, the landowner will fund a portion of the Levee Fee based on the relative proportionality between the remainder of a project **not** able to be funded from the Remaining Credit Acreage and the Total Remaining Acres left in the project after all previously absorbed units.

To implement this policy, the Land Use Agency will calculate this remaining amount of the Levee Fee due as the individual building permits are issued for units to be constructed in the project. Collection of the Levee Fee can be deferred consistent with any adopted fee deferral program by the Land Use agency.

CREDITING POLICY FOR CONSTRUCTION OF FACILITIES

Any Developer constructed facilities will be constructed pursuant to an agreement entered into between the Land Use Agency and SJAFCA. The agreement will specify the maximum amount of credit that will be afforded for the construction of the facility which will be the lesser of the estimated cost of the facility which was the basis for the development fee program or the Developer's actual construction cost ("Constructed Facilities Funding Credit"). Constructed Facilities Funding Credit will be documented and provided when a completed facility is accepted by the appropriate entity.

Use of Constructed Facilities Funding Credit

Use of Constructed Facilities Funding Credit will be consistent with the "Use of Advance Funding Credit" described above.

REIMBURSEMENT POLICY FOR PRIOR ADVANCE FUNDING

For Development Projects due a reimbursement as a result of funding in excess of a Project's Levee Impact Fee Obligation

The reimbursement policy will be consistent with the following underlying principles.

- Reimbursements will be only be paid from levee impact fees collected from other development projects.
- No reimbursements should be paid to a party advancing funds into the levee improvement program until all levee improvement project costs are paid and the levee improvement program has been completed and certified, unless otherwise determined by SJAFCA that payment of such reimbursements is financially feasible and legally defensible by SJAFCA.

- The Board should make decisions that consider the impact to the Project and the services provided to SJAFCA beneficiaries at large.
- The Board should make decisions that consider the proportionality of the investment made into the levee improvement program.
- The Board should consider the timing of repayment of capital to those investing in the levee improvement program.

For Land Use Agencies due a reimbursement as a result of funding provided to advance the Levee Improvement Program in advance of January 1, 2018

The reimbursement policy will be consistent with the following underlying principles.

- No reimbursements should be paid from development fees to a land use agency that advanced funds into the levee improvement program until all levee improvement project costs are paid and the levee improvement program has been completed and certified, unless otherwise determined by SJAFCA that payment of such reimbursements is financially feasible and legally defensible by SJAFCA.
- The Board should make decisions that consider the impact to the Project and the services provided to SJAFCA beneficiaries at large.
- The Board should make decisions that consider the proportionality of the investment made into the levee improvement program.
- The Board should consider the timing of repayment of capital to those investing in the levee improvement program.

For Land Use Agencies due repayment pursuant to the Interim Seed Money Funding Agreement dated June 12, 2018

- Repayment will be made consistent with Section 6 of that Agreement.

RESOLUTION NO. SJAFCA 19-15

SAN JOAQUIN AREA
FLOOD CONTROL AGENCY

==========

RESOLUTION APPROVING THE FORM OF FEE CREDITING AGREEMENT AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AGREEMENT(S) IN SUBSTANTIAL CONFORMANCE WITH THE FORM OF AGREEMENT SUBJECT TO AGENCY COUNSEL REVIEW AND APPROVAL

WHEREAS, the Board of Directors (the "Board of Directors") of the San Joaquin Area Flood Control Agency (the "Agency") on November 8, 2018 pursuant to Government Code Section 66000 et. seq. has made the required findings and adopted Resolution 18-21 establishing the Mossdale Tract Area Regional Urban Level of Flood Protection Levee Impact Fee program ("the Fee"); and,

WHEREAS, the Agency has approved and executed the Agreement for Collection of San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Level of Flood Protection Levee Impact Fee with the Cities of Stockton, Lathrop, Manteca and San Joaquin County ("Collection Agreement"); and,

WHEREAS, the Fee and Collection Agreement contemplate a Fee Crediting Program in the event a developer has advanced funded its fee obligation or constructed facilities creditable toward the fee obligation; and,

WHEREAS, the Fee Crediting Program requires that in order for a developer to receive credit toward the Fee for prior advance funding or the construction of facilities the developer must enter in an agreement that specifies the terms of fee crediting.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY, AS FOLLOWS:

1. The Board of Directors hereby approves the form of Fee Credit Agreement for Developer Contribution toward the San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee attached as Exhibit "A" and incorporated by this reference; and,

2. Executive Director is authorized to finalize and execute Fee Credit Agreement(s) with developers that are in substantial conformance to the form of agreement attached as Attachment "1" subject to the review and approval by Agency Counsel.

PASSED, APPROVED AND ADOPTED this 28th day of March 2019.

JESÚS ANDRADE, Chair
of the San Joaquin Area
Flood Control Agency

ATTEST:

CHRIS ELIAS, Secretary
of the San Joaquin Area
Flood Control Agency

APPROVED AS TO FORM:

~~SCOTT L. SHAPIRO, L~~egal Counsel
for the San Joaquin Area
Flood Control Agency

Kathryn L. Oehlschlager

ATTACHMENT A

[SJAFCA STANDARD FORM]

FEE CREDIT AGREEMENT FOR DEVELOPER CONTRIBUTION TOWARD THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY MOSSDALE TRACT AREA REGIONAL URBAN LEVEL OF FLOOD PROTECTION DEVELOPMENT IMPACT FEE

This Fee Credit Agreement ("Agreement") is made and entered into on _____ by and among the San Joaquin Area Flood Control Agency ("SJAFCA"), the _____ ("Developer"), and the City of _____ ("Land Use Agency"). A signatory to this Agreement is referred to herein as a Party, and collectively each Party is referred to as the Parties.

RECITALS

WHEREAS, in January of 2018, the County of San Joaquin (County), the San Joaquin County Flood Control and Water Conservation District ("SJCFCWCD"), and the cities of Stockton, Lathrop, and Manteca executed an Amended and Restated Joint Exercise of Powers Agreement ("JEPA") to reform the San Joaquin Area Flood Control Agency ("Agency") with a common goal of expanding the Agency to allow a coordinated effort to reduce flood risk in the Mossdale Tract Area (the "Program").

WHEREAS, SJAFCA, through certain state legislation and through the execution of the Amended and Restated Joint Exercise of Powers Agreement, has legal authority to prescribe, revise and collect fees as a condition of development of land (JEPA Section 7.m) for the purpose of assisting in the financing of flood control facilities, including the authority to make such fees applicable to development of land within the County, Stockton, Lathrop, and Manteca (collectively, "the Land Use Agencies").

WHEREAS, SJAFCA has exercised this authority by approving Resolution 18-21 Establishing the San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban

Level of Flood Protection Development Impact Fee ("DIF Resolution"), for the purpose of assisting in the financing of levee improvements and related flood risk reduction measures necessary to provide at least a 200-year level of flood protection to lands within the 200-year floodplain along the San Joaquin River in the Mossdale Tract Area ("Program Area") and to thereby offset the increase in damageable property that is placed in the levee protected floodplain as new development occurs in this area.

WHEREAS, SJAFCA has prepared the Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee Nexus Study ("Nexus Study") that describes and determines the applicable Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee ("DIF") and sets forth the required findings pursuant to Government Code Section 66000 et. seq. and approved the Nexus Study and adopted the DIF.

WHEREAS, SJAFCA and the Land Use Agencies have executed an Agreement for Collection of San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee ("Collection Agreement") that provides that the Land Use Agencies, as a condition of issuance of a building permit for new development in the Program Area collect and transmit to SJAFCA the applicable DIF for the development project for which such building permit is to be issued.

WHEREAS, prior to the development of SJAFCA's DIF, some developers advanced funds to the Land Use Agencies in furtherance of the Program, and in the future other developers may advance moneys in furtherance of the Program, and in both of these cases clarity is needed as to how to credit these funds to the eventual obligations of the developers to pay the DIF prior to building permits being issued.

WHEREAS, certain developers may be willing to perform work in kind in support of the Program (such as planning, design, construction, or dedication of lands) in lieu of paying some or all of the DIF, and in some cases SJAFCA may determine that such work in kind is advantageous to the Program and may consent to the developer performing such work, but clarity is needed as to how to credit the work in kind toward the eventual obligation of the developer to pay the DIF prior to building permits being issued.

WHEREAS, the purpose of this Agreement is to provide clarity as to how to credit advanced funds or work in kind to the eventual obligation of a developer to pay the DIF prior to building permits being issued.

COVENANTS

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

1. Incorporation of Recitals. The above recitals are incorporated in this Agreement by reference.

[OPTIONAL PROVISION FOR ADVANCE PAYMENTS]

2. Credit & Reimbursement Study. In cooperation with the Land Use Agencies that have received advanced funds, SJAFCA has prepared a Credit and Reimbursement Study (include as Exhibit A) that documents the total amount of payments received by the Land Use Agencies as advances on future DIF obligations ("Prior Advance Funding Credit"). SJAFCA has committed to supplementing the Study when and if further advanced payments are made to document those payments. For any advance payments made, the Study also identifies the project or projects to which the advance payments should be applied. In preparing the Study (or any supplement) SJAFCA also consulted with the developer to ensure that information in the Study was correct. Developer hereby agrees that the Study is correct as to the amount of the Developer's Prior Advance Funding Credit and the project or projects to which the advance payment should be applied.

[OPTIONAL PROVISION FOR IN-KIND WORK]

3. Credit for In Kind Work.

a. Developer has approached SJAFCA and proposed to provide in-kind services, as reflected on Exhibit B, in furtherance of the Program and consistent with the ULOP. SJAFCA has evaluated the proposal as reflected on Exhibit B and confirmed that the proposed in-kind services are in furtherance of the Program, are

consistent with the ULOP, and are desired by SJAFCA for performance by the Developer.

b. Upon completion and acceptance of the in-kind work, as determined in this Section 3, Developer shall accrue a credit toward the DIF in an amount not to exceed $_____[1]. Upon completion and acceptance of the in-kind work, SJAFCA will determine the final credit amount, which SJAFCA will determine based upon the Developer's actual costs for the in-kind work, but which amount may not exceed the amount in the previous sentence. The final determined amount shall be referred to as the "Constructed Facilities Funding Credit."

c. Developer agrees to perform the in-kind work as described in Exhibit B. Developer shall ensure that the in-kind work is being performed consistent with all obligations reflected in Exhibit B, including but not limited to the approved plans, specifications, permitting, and permissions, including approval by or conditions imposed by Reclamation District 17. Developer understands that RD 17 may elect to require security bonds, performance bonds, insurance, or indemnities associated with the work to be performed. To the extent that Exhibit B requires the dedication of lands, rights of way, or facilitates, the in-kind work will not be deemed complete until such dedications are final.

d. Developer understands that SJAFCA is pursuing the Program under a strict timeline and is relying upon Developer to complete its work in kind consistent with the schedule contained in Exhibit B. In the event that Developer is not able to comply with the schedule contained in Exhibit B, SJAFCA shall have the sole and absolute discretion to recapture the work in kind intended to be performed Developer. In such case, SJAFCA shall provide Constructed Facilities Funding Credits only for the work which is of value to SJAFCA.

e. Developer agrees that SJAFCA, and its agents, shall have access at all reasonable times to inspect the in-kind work, and that the work will not be deemed

[1] This should be the amount developed by SJAFCA's team as part of the engineer's estimate.

complete until such time as SJAFCA or any other entity selected by SJAFCA performs a final inspection of the work and concludes that the work was performed consistent with Exhibit B.

4. Use of [Prior Advance Funding Credit][and/or Constructed Facilities Funding Credit].

a. As a result of the Developer accruing [Constructed Facilities Funding Credits and/or] [Prior Advance Funding Credits], Developer has accrued credits toward the DIF in the amount of $_____.[2] Developer shall be permitted to apply this accrued credit to the DIF on a proportionate basis as the Developer's project or projects are/is developed. The basis for the proportionality will be the ratio of Remaining Credit to Total Remaining Acres to be developed as provided in this Section 4.

b. Definitions:

i. "Remaining Credit" is defined as the credit identified in Section 4.a above.

ii. "Total Remaining Acres" is defined as the acres to be developed which are the difference between the Developer's total developable GDAs as identified in the Credit and Reimbursement Study and the amount of acres absorbed before January 9, 2019, or as subsequently revised by the Land Use Agency and the Landowner.

c. As the Developer applies for building permits and the DIF becomes due, the Developer may fund a portion of the DIF based on the relative proportionality between the Total Remaining Acres and the Remaining Credit, as calculated by the Land Use Agency. Nothing in this Agreement is intended to preclude the deferral of the DIF by the Land Use Agency consistent with any adopted fee deferral program by the Land Use agency. The DIF rate is based upon Initial Fee Rates in

[2] This should be the total amount from the two categories. If the developer used any of the credits already, that will need to be addressed here. If so, we need to subtract that amount.

November 8, 2018 Mossdale Tract Area Regional Urban Level of Flood Protection Levee Impact Fee Nexus Study as adopted by SJAFCA Resolution 18-21 on November 8, 2018.

5. Excess Credit. If the Remaining Credit accrued by the Developer is greater than the DIF applicable to the Total Remaining Acres in Developer's project or projects, the Developer may elect from the following: (i) Developer may elect to pursue an additional project or project within the Program Area to increase the Total Remaining Acres across which the Remaining Credit may be applied, or (ii) Developer may apply for a refund from SJAFCA. SJAFCA shall not be required to provide such a refund until such time as SJAFCA, in its sole and absolute discretion, determines that SJAFCA has excess funds collected from the DIF to complete the Program.

6. Notices. Notice to be provided to any Party to this Agreement arising out of matters pertaining to this Agreement shall be addressed as follows:

For Land Use Agency

[Fill In]

For Developer

[Fill In]

For SJAFCA

[Fill In]

Any party may change the address to which subsequent notice and/or other communications can be sent by giving written notice designating a change of address to the other Parties, which shall be effective upon receipt.

7. Term. This Agreement shall be effective once executed by all Parties and shall remain in effect until all accrued credits have been applied or reimbursements have been received.

8. Modifications. This Agreement contains the entire understanding of the Parties and no alteration, amendment, variation, or waiver of the terms of this Agreement shall be valid unless

made in writing and signed by all Parties. Waiver by any Party of any default, breach or condition precedent shall not be construed as a waiver of any other default, breach or condition precedent, or any other right hereunder.

9. Governing Laws And Jurisdiction. This Agreement shall be deemed to have been executed and to be performed within the State of California and shall be construed and governed by the internal laws of the State of California. Any legal proceedings arising out of or relating to this Agreement shalt be brought in the Superior Court of San Joaquin County, California.

10. Assignment; Binding on Successors. The rights and duties of the Parties may not be assigned or delegated without the written consent of all other Parties. Any attempt to assign or delegate such rights or duties in contravention of this Agreement shall be null and void. This Agreement shall be binding upon and shall inure to the benefit of the successors of the Parties hereto, respectively. Any approved assignment or delegation shall be consistent with the terms of any contracts, resolutions, indemnities and other obligations of the Agency then in effect.

11. Interpretation. This Agreement shall be deemed to have been prepared equally by all of the Parties, and the Agreement and its individual provisions shall not be construed or interpreted more favorably for one Party on the basis that another Party prepared it.

12. Entire Agreement. This Agreement constitutes the entire contract between the Parties regarding the application of credit to the DIF. Any prior agreements, regarding the subject matter of this Agreement are hereby terminated effective immediately upon full execution of this Agreement.

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

14. Duplicate Counterparts. This Agreement may be executed in duplicate counterparts.

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

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

[Signature block]

[TO BE INSERTED FOR ADVANCE FUNDING CREDIT]

EXHIBIT A

MOSSDALE TRACT ACRE REGIONAL URBAN LEVEL OF FLOOD PROTECTION

ADVANCE FUNDING CREDIT AND REIMBRUSEMENT STUDY

[TO BE INSERTED FOR CONSTRUCTION OF FACILITIES FOR IN-KIND CREDIT]

EXHIBIT B

SCOPE OF SERVICES, BUDGET ESTIMATE AND APPLICABLE TERMS FOR IN-KIND CONSTRUCTION OF CREDITABLE FACILITIES

Table B1
Mossdale Tract: 2019 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Fee Summary

	Fee Rate Summary				
Land Use	**Cost Share Per Acre**	**Administrative Fee**	**Fee Rate Per Acre**	***Units / 1,000 Building Sq Ft Per Acre***	***Fee Rate per Unit / 1,000 Building Sq Ft***
Reference	[1]	3%			*[2]*
Single-Family	$18,148	$544	$18,692	*6.13*	*$3,049*
Multifamily	$16,525	$496	$17,021	*19.19*	*$887*
Commercial	$17,187	$516	$17,702	*12.76*	*$1,387*
Industrial	$14,300	$429	$14,729	*13.76*	*$1,071*

[1] Regional Development Impact Fee Rates for FY 18/19.
[2] Single-Family and Multifamily shown in units; Commercial and Industrial shown in 1,000's of square feet.

Table B2
Mossdale Tract: 2019 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Total Development Impact Fee Revenue Estimate

		Revenue by Land Use				
Year		**Single Family**	**Multifamily**	**Commercial**	**Industrial**	**Total Fee Revenue**
		Table B3	*Table B4*	*Table B5*	*Table B6*	
2016		$ 0	$ 0	$ 0	$ 0	$ 0
2017		$ 0	$ 0	$ 0	$ 0	$ 0
2018	[1]	N/A	N/A	N/A	N/A	$ 2,152,177
2018	[2]	$ 600,408	$ 37,831	$ 100,278	$ 386,048	$ 1,124,565
2019		$ 1,134,214	$ 75,662	$ 200,557	$ 772,095	$ 2,182,528
2020		$ 1,332,326	$ 98,797	$ 200,557	$ 772,095	$ 2,403,776
2021		$ 929,813	$ 268,211	$ 214,862	$ 261,475	$ 1,674,362
2022		$ 1,018,475	$ 334,854	$ 869,273	$ 261,475	$ 2,484,076
2023		$ 1,284,458	$ 152,366	$ 280,303	$ 261,475	$ 1,978,603
2024		$ 1,284,458	$ 136,693	$ 346,062	$ 316,190	$ 2,083,402
2025		$ 992,430	$ 76,635	$ 346,062	$ 316,190	$ 1,731,316
2026		$ 841,582	$ 125,271	$ 1,017,806	$ 317,552	$ 2,302,210
2027		$ 841,582	$ 125,271	$ 1,056,235	$ 317,552	$ 2,340,639
2028		$ 841,582	$ 1,446	$ 1,056,235	$ 317,552	$ 2,216,814
2029		$ 841,582	$ 1,446	$ 1,056,235	$ 317,552	$ 2,216,814
2030		$ 1,144,349	$ 1,446	$ 1,056,235	$ 326,375	$ 2,528,404
2031		$ 339,088	$ 1,446	$ 432,015	$ 405,839	$ 1,178,387
2032		$ 339,088	$ 67,486	$ 497,774	$ 405,839	$ 1,310,186
2033		$ 318,780	$ 67,486	$ 497,774	$ 405,839	$ 1,289,878
2034		$ 14,155	$ 67,486	$ 497,774	$ 405,839	$ 985,254
2035		$ 770,433	$ 67,486	$ 458,166	$ 405,839	$ 1,701,924
2036		$ 1,131,968	$ 67,486	$ 612,586	$ 811,677	$ 2,623,718
2037		$ 1,131,968	$ 67,486	$ 628,639	$ 811,677	$ 2,639,771
2038		$ 1,131,968	$ 14,654	$ 632,887	$ 811,677	$ 2,591,187
2039		$ 1,131,968	$ 1,446	$ 632,887	$ 811,677	$ 2,577,979
2040		$ 1,131,968	$ 1,446	$ 632,887	$ 811,677	$ 2,577,979
2041		$ 1,586,776	$ 39,195	$ 322,620	$ 13,514	$ 1,962,105
2042		$ 1,586,776	$ 39,195	$ 264,432	$ 13,514	$ 1,903,917
2043		$ 1,586,776	$ 39,195	$ 264,432	$ 13,514	$ 1,903,917
2044		$ 1,388,331	$ 39,195	$ 204,085	$ 13,514	$ 1,645,125
2045		$ 1,225,967	$ 39,195	$ 178,373	$ 13,514	$ 1,457,048
2046		$ 1,225,967	$ 39,195	$ 178,373	$ 13,514	$ 1,457,048
2047		$ 1,225,967	$ 39,195	$ 178,373	$ 13,514	$ 1,457,048
2048		$ 1,139,743	$ 39,195	$ 178,373	$ 13,514	$ 1,370,824
2049		$ 681,049	$ 39,195	$ 178,373	$ 13,514	$ 912,131
2050		$ 469,689	$ 39,195	$ 178,373	$ 13,514	$ 700,770
2051		$ 469,689	$ 39,195	$ 178,373	$ 13,514	$ 700,770
2052		$ 469,689	$ 39,195	$ 178,373	$ 13,514	$ 700,770
2053		$ 469,689	$ 39,195	$ 178,373	$ 13,514	$ 700,770
2054		$ 469,689	$ 39,195	$ 178,373	$ 13,514	$ 700,770
2055		$ 469,689	$ 39,195	$ 178,373	$ 13,514	$ 700,770
2056		$ 469,689	$ 39,195	$ 178,373	$ 13,514	$ 700,770
2057		$ 469,689	$ 39,195	$ 176,394	$ 13,514	$ 698,792
2058		$ 469,689	$ 39,195	$ 139,944	$ 13,514	$ 662,341
2059		$ 469,689	$ 39,195	$ 139,944	$ 13,514	$ 662,341
2060		$ 469,689	$ 39,195	$ 139,944	$ 13,514	$ 662,341
Total		**$ 37,342,571**	**$ 2,643,745**	**$ 17,116,351**	**$ 11,301,478**	**$ 70,556,324**

[1] Represents actual revenues received for 2018 to date.
[2] Represents balance of projected revenues for 2018.

Table B3
Mossdale Tract: 2019 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Single Family

	Single Family Acres By Jurisdiction					
Year	**Lathrop**	**Manteca**	**Stockton**	**Unincorp County**	**Total**	**Fee Revenue**
	Table E13	*Table E7*	*Table E10*	*Table E16*		*Table B1*
					Fee Rate/Acre	***$ 18,148***
2016	0.0	0.0	0.0	0.0	0.0	$ 0
2017	0.0	0.0	0.0	0.0	0.0	$ 0
2018	28.5	23.0	0.0	14.7	66.2	$ 1,200,816
2019	28.5	23.0	0.0	11.0	62.5	$ 1,134,214
2020	28.5	33.1	11.9	0.0	73.4	$ 1,332,326
2021	22.3	17.1	11.9	0.0	51.2	$ 929,813
2022	22.3	22.0	11.9	0.0	56.1	$ 1,018,475
2023	22.3	36.7	11.9	0.0	70.8	$ 1,284,458
2024	22.3	36.7	11.9	0.0	70.8	$ 1,284,458
2025	22.3	25.3	7.1	0.0	54.7	$ 992,430
2026	26.8	19.5	0.0	0.0	46.4	$ 841,582
2027	26.8	19.5	0.0	0.0	46.4	$ 841,582
2028	26.8	19.5	0.0	0.0	46.4	$ 841,582
2029	26.8	19.5	0.0	0.0	46.4	$ 841,582
2030	26.8	36.2	0.0	0.0	63.1	$ 1,144,349
2031	0.8	17.9	0.0	0.0	18.7	$ 339,088
2032	0.8	17.9	0.0	0.0	18.7	$ 339,088
2033	0.8	16.8	0.0	0.0	17.6	$ 318,780
2034	0.8	0.0	0.0	0.0	0.8	$ 14,155
2035	0.8	41.7	0.0	0.0	42.5	$ 770,433
2036	0.8	61.6	0.0	0.0	62.4	$ 1,131,968
2037	0.8	61.6	0.0	0.0	62.4	$ 1,131,968
2038	0.8	61.6	0.0	0.0	62.4	$ 1,131,968
2039	0.8	61.6	0.0	0.0	62.4	$ 1,131,968
2040	0.8	61.6	0.0	0.0	62.4	$ 1,131,968
2041	25.9	61.6	0.0	0.0	87.4	$ 1,586,776
2042	25.9	61.6	0.0	0.0	87.4	$ 1,586,776
2043	25.9	61.6	0.0	0.0	87.4	$ 1,586,776
2044	25.9	50.6	0.0	0.0	76.5	$ 1,388,331
2045	25.9	41.7	0.0	0.0	67.6	$ 1,225,967
2046	25.9	41.7	0.0	0.0	67.6	$ 1,225,967
2047	25.9	41.7	0.0	0.0	67.6	$ 1,225,967
2048	25.9	36.9	0.0	0.0	62.8	$ 1,139,743
2049	25.9	11.6	0.0	0.0	37.5	$ 681,049
2050	25.9	0.0	0.0	0.0	25.9	$ 469,689
2051	25.9	0.0	0.0	0.0	25.9	$ 469,689
2052	25.9	0.0	0.0	0.0	25.9	$ 469,689
2053	25.9	0.0	0.0	0.0	25.9	$ 469,689
2054	25.9	0.0	0.0	0.0	25.9	$ 469,689
2055	25.9	0.0	0.0	0.0	25.9	$ 469,689
2056	25.9	0.0	0.0	0.0	25.9	$ 469,689
2057	25.9	0.0	0.0	0.0	25.9	$ 469,689
2058	25.9	0.0	0.0	0.0	25.9	$ 469,689
2059	25.9	0.0	0.0	0.0	25.9	$ 469,689
2060	25.9	0.0	0.0	0.0	25.9	$ 469,689
Total	***856.5***	***1,142.2***	***66.4***	***25.7***	***2,090.8***	***$37,942,980***

Source:
P:\1801000 SJAFCA Mossdale\1801014 Annual APR\Models\[1801000 200-Year Overlay Assessment DAP

Table B4
Mossdale Tract: 2019 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Multifamily

	Multifamily Acres By Jurisdiction					
Year	**Lathrop**	**Manteca**	**Stockton**	**Unincorp County**	**Total**	**Fee Revenue**
	Table E13	*Table E7*	*Table E10*	*Table E16*		*Table B1*
					Fee Rate/Acre	***$ 16,525***
2016	0.0	0.0	0.0	0.0	0.0	$ 0
2017	0.0	0.0	0.0	0.0	0.0	$ 0
2018	4.6	0.0	0.0	0.0	4.6	$ 75,662
2019	4.6	0.0	0.0	0.0	4.6	$ 75,662
2020	4.6	1.4	0.0	0.0	6.0	$ 98,797
2021	4.6	4.0	7.6	0.0	16.2	$ 268,211
2022	4.6	8.0	7.6	0.0	20.3	$ 334,854
2023	4.6	4.6	0.0	0.0	9.2	$ 152,366
2024	4.6	3.6	0.0	0.0	8.3	$ 136,693
2025	4.6	0.0	0.0	0.0	4.6	$ 76,635
2026	0.1	0.0	7.5	0.0	7.6	$ 125,271
2027	0.1	0.0	7.5	0.0	7.6	$ 125,271
2028	0.1	0.0	0.0	0.0	0.1	$ 1,446
2029	0.1	0.0	0.0	0.0	0.1	$ 1,446
2030	0.1	0.0	0.0	0.0	0.1	$ 1,446
2031	0.1	0.0	0.0	0.0	0.1	$ 1,446
2032	0.1	0.0	4.0	0.0	4.1	$ 67,486
2033	0.1	0.0	4.0	0.0	4.1	$ 67,486
2034	0.1	0.0	4.0	0.0	4.1	$ 67,486
2035	0.1	0.0	4.0	0.0	4.1	$ 67,486
2036	0.1	0.0	4.0	0.0	4.1	$ 67,486
2037	0.1	0.0	4.0	0.0	4.1	$ 67,486
2038	0.1	0.0	0.8	0.0	0.9	$ 14,654
2039	0.1	0.0	0.0	0.0	0.1	$ 1,446
2040	0.1	0.0	0.0	0.0	0.1	$ 1,446
2041	2.4	0.0	0.0	0.0	2.4	$ 39,195
2042	2.4	0.0	0.0	0.0	2.4	$ 39,195
2043	2.4	0.0	0.0	0.0	2.4	$ 39,195
2044	2.4	0.0	0.0	0.0	2.4	$ 39,195
2045	2.4	0.0	0.0	0.0	2.4	$ 39,195
2046	2.4	0.0	0.0	0.0	2.4	$ 39,195
2047	2.4	0.0	0.0	0.0	2.4	$ 39,195
2048	2.4	0.0	0.0	0.0	2.4	$ 39,195
2049	2.4	0.0	0.0	0.0	2.4	$ 39,195
2050	2.4	0.0	0.0	0.0	2.4	$ 39,195
2051	2.4	0.0	0.0	0.0	2.4	$ 39,195
2052	2.4	0.0	0.0	0.0	2.4	$ 39,195
2053	2.4	0.0	0.0	0.0	2.4	$ 39,195
2054	2.4	0.0	0.0	0.0	2.4	$ 39,195
2055	2.4	0.0	0.0	0.0	2.4	$ 39,195
2056	2.4	0.0	0.0	0.0	2.4	$ 39,195
2057	2.4	0.0	0.0	0.0	2.4	$ 39,195
2058	2.4	0.0	0.0	0.0	2.4	$ 39,195
2059	2.4	0.0	0.0	0.0	2.4	$ 39,195
2060	2.4	0.0	0.0	0.0	2.4	$ 39,195
Total	***85.7***	***21.6***	***55.0***	***0.0***	***162.3***	***$2,681,576***

Source:
P:\1801000 SJAFCA Mossdale\1801014 Annual APR\Models\[1801000 200-Year Overlay Assessment DAP

Table B5
Mossdale Tract: 2019 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Commercial

	Commercial Acres By Jurisdiction					
Year	**Lathrop**	**Manteca**	**Stockton**	**Unincorp County**	**Total**	**Fee Revenue**
	Table E13	*Table E7*	*Table E10*	*Table E16*		*Table B1*
					Fee Rate/Acre	***$ 17,187***
2016	0.0	0.0	0.0	0.0	0.0	$ 0
2017	0.0	0.0	0.0	0.0	0.0	$ 0
2018	11.7	0.0	0.0	0.0	11.7	$ 200,557
2019	11.7	0.0	0.0	0.0	11.7	$ 200,557
2020	11.7	0.0	0.0	0.0	11.7	$ 200,557
2021	12.5	0.0	0.0	0.0	12.5	$ 214,862
2022	12.5	0.0	38.1	0.0	50.6	$ 869,273
2023	12.5	0.0	3.8	0.0	16.3	$ 280,303
2024	12.5	3.8	3.8	0.0	20.1	$ 346,062
2025	12.5	3.8	3.8	0.0	20.1	$ 346,062
2026	51.6	3.8	3.8	0.0	59.2	$ 1,017,806
2027	51.6	3.8	6.0	0.0	61.5	$ 1,056,235
2028	51.6	3.8	6.0	0.0	61.5	$ 1,056,235
2029	51.6	3.8	6.0	0.0	61.5	$ 1,056,235
2030	51.6	3.8	6.0	0.0	61.5	$ 1,056,235
2031	15.3	3.8	6.0	0.0	25.1	$ 432,015
2032	15.3	7.7	6.0	0.0	29.0	$ 497,774
2033	15.3	7.7	6.0	0.0	29.0	$ 497,774
2034	15.3	7.7	6.0	0.0	29.0	$ 497,774
2035	15.3	5.3	6.0	0.0	26.7	$ 458,166
2036	25.8	3.8	6.0	0.0	35.6	$ 612,586
2037	25.8	4.8	6.0	0.0	36.6	$ 628,639
2038	25.8	5.0	6.0	0.0	36.8	$ 632,887
2039	25.8	5.0	6.0	0.0	36.8	$ 632,887
2040	25.8	5.0	6.0	0.0	36.8	$ 632,887
2041	8.1	5.0	5.6	0.0	18.8	$ 322,620
2042	8.1	5.0	2.2	0.0	15.4	$ 264,432
2043	8.1	5.0	2.2	0.0	15.4	$ 264,432
2044	8.1	1.5	2.2	0.0	11.9	$ 204,085
2045	8.1	0.0	2.2	0.0	10.4	$ 178,373
2046	8.1	0.0	2.2	0.0	10.4	$ 178,373
2047	8.1	0.0	2.2	0.0	10.4	$ 178,373
2048	8.1	0.0	2.2	0.0	10.4	$ 178,373
2049	8.1	0.0	2.2	0.0	10.4	$ 178,373
2050	8.1	0.0	2.2	0.0	10.4	$ 178,373
2051	8.1	0.0	2.2	0.0	10.4	$ 178,373
2052	8.1	0.0	2.2	0.0	10.4	$ 178,373
2053	8.1	0.0	2.2	0.0	10.4	$ 178,373
2054	8.1	0.0	2.2	0.0	10.4	$ 178,373
2055	8.1	0.0	2.2	0.0	10.4	$ 178,373
2056	8.1	0.0	2.2	0.0	10.4	$ 178,373
2057	8.1	0.0	2.1	0.0	10.3	$ 176,394
2058	8.1	0.0	0.0	0.0	8.1	$ 139,944
2059	8.1	0.0	0.0	0.0	8.1	$ 139,944
2060	8.1	0.0	0.0	0.0	8.1	$ 139,944
Total	***723.5***	***99.0***	***179.2***	***0.0***	***1,001.7***	***$17,216,630***

Table B6
Mossdale Tract: 2019 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Industrial

	Industrial Acres By Jurisdiction					
Year	**Lathrop**	**Manteca**	**Stockton**	**Unincorp County**	**Total**	**Fee Revenue**
	Table E13	*Table E7*	*Table E10*	*Table E16*		*Table B1*
					Fee Rate/Acre	***$ 14,300***
2016	0.0	0.0	0.0	0.0	0.0	$ 0
2017	0.0	0.0	0.0	0.0	0.0	$ 0
2018	54.0	0.0	0.0	0.0	54.0	$ 772,095
2019	54.0	0.0	0.0	0.0	54.0	$ 772,095
2020	54.0	0.0	0.0	0.0	54.0	$ 772,095
2021	18.3	0.0	0.0	0.0	18.3	$ 261,475
2022	18.3	0.0	0.0	0.0	18.3	$ 261,475
2023	18.3	0.0	0.0	0.0	18.3	$ 261,475
2024	18.3	3.8	0.0	0.0	22.1	$ 316,190
2025	18.3	3.8	0.0	0.0	22.1	$ 316,190
2026	18.4	3.8	0.0	0.0	22.2	$ 317,552
2027	18.4	3.8	0.0	0.0	22.2	$ 317,552
2028	18.4	3.8	0.0	0.0	22.2	$ 317,552
2029	18.4	3.8	0.0	0.0	22.2	$ 317,552
2030	18.4	4.4	0.0	0.0	22.8	$ 326,375
2031	28.4	0.0	0.0	0.0	28.4	$ 405,839
2032	28.4	0.0	0.0	0.0	28.4	$ 405,839
2033	28.4	0.0	0.0	0.0	28.4	$ 405,839
2034	28.4	0.0	0.0	0.0	28.4	$ 405,839
2035	28.4	0.0	0.0	0.0	28.4	$ 405,839
2036	56.8	0.0	0.0	0.0	56.8	$ 811,677
2037	56.8	0.0	0.0	0.0	56.8	$ 811,677
2038	56.8	0.0	0.0	0.0	56.8	$ 811,677
2039	56.8	0.0	0.0	0.0	56.8	$ 811,677
2040	56.8	0.0	0.0	0.0	56.8	$ 811,677
2041	0.9	0.0	0.0	0.0	0.9	$ 13,514
2042	0.9	0.0	0.0	0.0	0.9	$ 13,514
2043	0.9	0.0	0.0	0.0	0.9	$ 13,514
2044	0.9	0.0	0.0	0.0	0.9	$ 13,514
2045	0.9	0.0	0.0	0.0	0.9	$ 13,514
2046	0.9	0.0	0.0	0.0	0.9	$ 13,514
2047	0.9	0.0	0.0	0.0	0.9	$ 13,514
2048	0.9	0.0	0.0	0.0	0.9	$ 13,514
2049	0.9	0.0	0.0	0.0	0.9	$ 13,514
2050	0.9	0.0	0.0	0.0	0.9	$ 13,514
2051	0.9	0.0	0.0	0.0	0.9	$ 13,514
2052	0.9	0.0	0.0	0.0	0.9	$ 13,514
2053	0.9	0.0	0.0	0.0	0.9	$ 13,514
2054	0.9	0.0	0.0	0.0	0.9	$ 13,514
2055	0.9	0.0	0.0	0.0	0.9	$ 13,514
2056	0.9	0.0	0.0	0.0	0.9	$ 13,514
2057	0.9	0.0	0.0	0.0	0.9	$ 13,514
2058	0.9	0.0	0.0	0.0	0.9	$ 13,514
2059	0.9	0.0	0.0	0.0	0.9	$ 13,514
2060	0.9	0.0	0.0	0.0	0.9	$ 13,514
Total	***789.9***	***27.4***	***0.0***	***0.0***	***817.3***	***$11,687,526***

Table B7
Mossdale Tract: 2019 Adequate Progress Report
Creditable Pre-Project Expenditures

Pre-Project Expenditure - Contractor (Amendment/Task Order)	Cost	Funding Source	Amount
Peterson Brustad - Agreement No. 1	$123,244	Manteca	$61,622
Funding 11/2014 Staff Report		River Islands	$15,500
		Saybrook CLSP	$13,020
		Richland	$14,415
		Lathrop Gateway/Lazares	$3,720
		Saybrook CLSP	*$14,967*
	$123,244		**$123,244**
Peterson Brustad - Agreement No. 2	$7,500	Lathrop	$7,500
	$7,500		**$7,500**
Peterson Brustad - Agreement No. 3	$17,499	Lathrop	$17,499
	$17,499		**$17,499**
Peterson Brustad - Agreement No. 4	$50,000	Saybrook CLSP	$25,000
		Lathrop	$25,000
	$50,000		**$50,000**
Peterson Brustad - Agreement No. 5	$2,589,197	Manteca	$863,066
		Lathrop	$750,000
		Saybrook CLSP	$500,000
		Others	$476,131
	$2,589,197		**$2,589,197**
Larsen Wurzel & Associates, Inc. - Agreement No. 1 (A)	$63,540	Lathrop	$42,360
Financial Planning / Grant Application		Mantenca	$21,180
	$63,540		**$63,540**
Larsen Wurzel & Associates, Inc. - Agreement No. 1 (B)	$80,010	Lathrop	$53,340
Financial Plan for ULOP		Mantenca	$26,670
	$80,010		**$80,010**
Larsen Wurzel & Associates, Inc. - Agreement No. 3			
Financial Plan Implementation & Analysis			
Task Order No. 1	$172,018	Lathrop	$114,679
		Manteca	$57,339
Task Order No. 2	$126,300	RD 17	$126,300
	$298,318		**$298,318**
SJAFCA Seed Funding Agreement Loans & Interest in Funds	$313,351	Lathrop	$115,000
		Manteca	$65,000
		Stockton	$65,000
		SJ County	$65,000
		Interest (Use of Money)	$3,351
	$313,351		**$313,351**
Total Cost / Sources	$3,542,659	Lathrop	$1,125,378
		Lathrop Gateway/Lazares	$3,720
		Manteca	$1,094,877
		Stockton	$65,000
		SJ County	$3,351
		Others	$476,131
		Richland	$14,415
		River Islands	$15,500
		Saybrook CLSP	$552,987
		RD 17	$126,300
	$3,542,659		**$3,477,659**

Source: City of Lathrop, LWA

APPENDIX C:
RD 17 LSRP PROJECT SUPPORTING TABLES

Table C1 Remaining Expenditure Schedule for Phase 3 LSRP C1

Table C2 EIP Funding Agreement Credit C2

Table C3 State Payments Received to Date & State Share Remaining C3

Table C4 Expenses Reported to DWR C4

Table C5 Historic RD 17 Financial Statements C5

Table C1
Mossdale Tract: 2019 Adequate Progress Report
Estimated Remaining Expenditure Schedule for LSRP (All Phases)

Month & Year	**Jun 2019**	**Jul 2019**	**Aug 2019**	**Sep 2019**	**Oct 2019**	**Nov 2019**	**Dec 2019**	**Jan 2020**	**Feb 2020**	**Mar 2020**	**Apr 2020**	**May 2020**	**Jun 2020**	**Jul 2020**	**Aug 2020**
Remaining Costs	1,978,420	1,978,420	1,978,420	1,921,823	1,921,823	1,809,953	89,875	89,875	89,875	89,875	89,875	2,022,529	2,022,529	2,022,529	2,004,298
Total Expenses	**1,978,420**	**1,978,420**	**1,978,420**	**1,921,823**	**1,921,823**	**1,809,953**	**89,875**	**89,875**	**89,875**	**89,875**	**89,875**	**2,022,529**	**2,022,529**	**2,022,529**	**2,004,298**

Month & Year	**Sep 2020**	**Oct 2020**	**Nov 2020**	**Dec 2020**	**Jan 2021**	**Feb 2021**	**Mar 2021**	**Apr 2021**	**May 2021**	**Jun 2021**	**Jul 2021**	**Aug 2021**	**Sep 2021**	**Oct 2021**	**Nov 2021**
Remaining Costs	2,004,298	2,004,298	1,919,774	89,875	89,875	89,875	89,875	89,875	1,988,559	1,988,559	1,988,559	1,957,694	1,764,864	1,808,327	1,808,327
Total Expenses	**2,004,298**	**2,004,298**	**1,919,774**	**89,875**	**89,875**	**89,875**	**89,875**	**89,875**	**1,988,559**	**1,988,559**	**1,988,559**	**1,957,694**	**1,764,864**	**1,808,327**	**1,808,327**

Month & Year	**Dec 2021**	**Jan 2022**	**Feb 2022**	**Mar 2022**	**Apr 2022**	**May 2022**	**Jun 2022**	**Jul 2022**	**Aug 2022**	**Sep 2022**	**Oct 2022**	**Nov 2022**	**Dec 2022**	**TOTAL**
Remaining Costs	133,338	163,621	163,621	163,621	163,621	163,621	163,621	163,621	163,621	163,621	163,621	163,621	163,621	44,774,825
Total Expenses	**133,338**	**163,621**	**163,621**	**163,621**	**163,621**	**163,621**	**163,621**	**163,621**	**163,621**	**163,621**	**163,621**	**163,621**	**163,621**	**44,774,825**

Table C2
Mossdale Tract: 2019 Adequate Progress Report
EIP Funding Agreement Credit

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

Source: KSN

Table C3
Mossdale Tract: 2019 Adequate Progress Report
State Payments Received to Date & State Share Remaining

Received Date	Total	State Share	Credit Applied
4/15/2010	2,182,950.00	1,389,150.00	793,800.00
6/8/2010	886,525.00	602,717.00	283,808.00
12/19/2011	2,828,433.00	2,355,408.00	473,025.00
5/30/2012	452,031.61	420,837.61	31,194.00
11/13/2013	1,617,235.00	1,041,086.00	576,149.00
Subtotal	*7,967,174.61*	*5,809,198.61*	*2,157,976.00*
State Share Remaining	35,745,825.39	33,345,737.44	2,400,087.95
Total	**$ 43,713,000.00**	**$ 39,154,936.05**	**$ 4,558,063.95**

Source: KSN

Table C4
Mossdale Tract: 2019 Adequate Progress Report
Expenses Reported to DWR

Project Quarter	Year	Fiscal Quarter	LSRP - Phase I Expenses	LSRP - Phase II Expenses	LSRP - Phase III Expenses
Quarter 1	2010	Q1	$0	$866,617	$143,410
Quarter 2	2010	Q2	$0	$1,973,380	$478,498
Quarter 3	2010	Q3	$2,019	$944,450	$250,587
Quarter 4	2010	Q4	$2,717	$320,758	$394,322
Quarter 5	2011	Q1	$1,756	$58,861	$483,449
Quarter 6	2011	Q2	$0	$319,945	$105,736
Quarter 7	2011	Q3	$1,413	$79,657	$89,536
Quarter 8	2011	Q4	$2,247	$27,994	$99,003
Quarter 9	2012	Q1	$0	$119,734	$129,487
Quarter 10	2012	Q2	$1,311	$379,956	$70,233
Quarter 11	2012	Q3	$1,444	$552,568	$41,375
Quarter 12	2012	Q4	$502	$383,096	$59,527
Quarter 13	2013	Q1	$0	$83,459	$97,808
Quarter 14	2013	Q2	$638	$107,580	$38,624
Quarter 15	2013	Q3	$509	$7,251	$71,068
Quarter 16	2013	Q4	$0	$4,571	$81,088
Quarter 17	2014	Q1	$0	$369	$98,262
Quarter 18	2014	Q2	$0	$7,184	$272,519
Quarter 19	2014	Q3	$0	$9,230	$66,138
Quarter 20	2014	Q4	$999	$7,591	$211,733
Quarter 21	2015	Q1	$7,933	$8,519	$135,074
Quarter 22	2015	Q2	$7,142	$18,661	$101,491
Quarter 23	2015	Q3	$540	$7,997	$144,609
Costs to March 31, 2016			$244,314	$0	$539,040
Cost to May 2017					$6,428,868
Costs to May 2018					$1,535,811
Costs to Q36 (December 2018)					$2,310,438
Total			**$275,482**	**$6,289,429**	**$14,477,735**

Source: KSN, LWA

Table C5
Mossdale Tract: 2019 Adequate Progress
Historic RD 17 Financial Statements

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

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

Table C5
Mossdale Tract: 2019 Adequate Progress
Historic RD 17 Financial Statements

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

Source: RD 17 Audited Financial Statements through Fiscal Year

Table C5
Mossdale Tract: 2019 Adequate Progress
Historic RD 17 Financial Statements

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

Source: RD 17 Audited Financial Statements through Fiscal Year

Table C5
Mossdale Tract: 2019 Adequate Progress
Historic RD 17 Financial Statements

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

Source: RD 17 Audited Financial Statements through Fiscal Year

Table C5
Mossdale Tract: 2019 Adequate Progress
Historic RD 17 Financial Statements

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

Source: RD 17 Audited Financial Statements through Fiscal Year

Table C5
Mossdale Tract: 2019 Adequate Progress
Historic RD 17 Financial Statements

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

Source: RD 17 Audited Financial Statements through Fiscal Year

APPENDIX D:
REVISED DRAFT TECHNICAL MEMORANDUM - MOSSDALE TRACT AREA: OVERLAY ASSESSMENT RATE ANALYSIS DATED JUNE 28, 2019

LWA
LARSEN WURZEL
& Associates, Inc.
2450 Venture Oaks Way, Suite 240 • Sacramento, CA 95833
www.larsenwurzel.com

Revised Draft Technical Memorandum

Mossdale Tract Area: Overlay Assessment Rate Analysis

June 28, 2019

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

Prepared by: Megan Jonsson
Reviewed by: Seth Wurzel, CGFM

Summary

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

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

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

Methodology

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

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

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

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

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

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

Overlay Assessment Cash Flow

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

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

The goal of modeling the OA is to provide a cash flow of potential assessment revenues over time. To do this, the marginal change in assessment revenues was calculated as developable vacant properties are developed. **Table** B-3 provides the calculation of the marginal change in assessment rates per acre for Vacant Commercial, Vacant Industrial, and Vacant Residential lands as they are developed. These rates were then applied to the acreages in **Appendix A, Table A-2** to demonstrate the marginal change in assessment over time by Land Use Jurisdiction by Land Use Category in **Appendix B, Table B-2**. **Table B-1** models the OA cash flow in conjunction with the development projections as defined by the DAP absorption schedule. **Table 4** summarizes of the annual OA revenues by year. The OA revenues are effectively reduced by approximately $769,000 over the 41-year modeling period.

Implementation Concerns

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

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

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Table 1

RD 17 Area: Overlay Asssessment Rate Analysis

Current RD 17 Mossdale Tract 2016-17 Assessment Summary by Acre & by Parce

Current Assessment

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

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

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

Overaly Asessment with Vacant Multiplier: 2x

Land Use	Overlay Assessment Acreage [1]	2016-17 Average Assessment Per Acre	Equivalency Factor [2]	Multiplier [3]	Adjusted Acreage	Proportionate Total Overlay Assessment
	A (Table A-1)	B (Table 1)	C = B / $19.50	D	E = A * C * D	F = E * Assessment Rate Per Adjusted Acre [4]
Agricultural	8,347	$19.50	1.0	1.0	8,347	$168,325
Commercial	3,656	$409.50	21.0	1.0	76,781	$1,548,359
Easements	651	$390.00	20.0	1.0	13,014	$262,440
Industrial	1,767	$390.00	20.0	1.0	35,347	$712,796
Parks	319	$19.50	1.0	1.0	319	$6,434
Residential	2,360	$390.00	20.0	1.0	47,200	$951,830
Rural Residential	1,057	$49.99	2.6	1.0	2,711	$54,662
Vacant	66	$19.50	1.0	1.0	66	$1,324
Vacant Commercial	1,002	$307.13	15.75	2.0	31,555	$636,341
Vacant Industrial	817	$292.50	15.0	2.0	24,519	$494,448
Vacant Residential	2,253	$292.50	15.0	2.0	67,591	$1,363,040
Total	**22,295**	**$189.53**			**307,450**	**$6,200,000**

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

[2] The the per acres assessment for Agricultural is used as the base to calculate the Equivalency Factor as per the RD 17 Mossdale Tract Assessment Engineer's Report prepared by Kjeldsen, Sinnock & Neudeck, Inc. dated May 15, 2008.
[3] For this analysis a multiplier is used as a proxy for apportioning more benefit to Vacant lands that are developable versus currently developed properties due to the fact that the Levee Project will allow these lands to be developed.
[4] Assessment Rate Per Adjusted Acre ($20.17) is calculated as the total Adjusted Acreage (307,450) divided by the Target Assessment Rate ($6,200,000).

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

Overaly Asessment with Vacant Multiplier: 2x

Land Use	Overlay Assessment Acreage A (Table 2)	Overlay Parcel Count B	Proportionate Overlay Assessment C (Table 2)	Average Overlay Assessment Per Acre D = C / A	Equivalency Factor E = D / $20.17	Average Overlay Assessment Per Parcel F = C / B	Pct. of Total Overlay Assessment G = C / $6,200,000	Aggregate Pct. of Overlay Assessment H = SUM(G)
Agricultural	8,347	257	$168,325	$20.17	1.0	$654.96	2.7%	59.8%
Commercial	3,656	515	$1,548,359	$423.48	21.0	$3,006.52	25.0%	
Easements	651	131	$262,440	$403.32	20.0	$2,003.36	4.2%	
Industrial	1,767	257	$712,796	$403.32	20.0	$2,773.53	11.5%	
Parks	319	35	$6,434	$20.17	1.0	$183.82	0.1%	
Residential	2,360	12,478	$951,830	$403.32	20.0	$76.28	15.4%	
Rural Residential	1,057	526	$54,662	$51.70	2.6	$103.92	0.9%	
Vacant	66	107	$1,324	$20.17	1.0	$12.38	0.0%	
Vacant Commercial	1,002	187	$636,341	$635.24	31.50	$3,402.90	10.3%	40.2%
Vacant Industrial	817	90	$494,448	$604.98	30.0	$5,493.86	8.0%	
Vacant Residential	2,253	594	$1,363,040	$604.98	30.0	$2,294.68	22.0%	
Total	**22,295**	**15,177**	**$6,200,000**	**$278.08**		**$408.51**	**100.0%**	

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

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

Year	Annual Assessment Amount	Year	Annual Assessment Amount
2018	$0	2040	$5,702,005
2019	$0	2041	$5,670,166
2020	$6,200,000	2042	$5,647,889
2021	$6,170,631	2043	$5,626,330
2022	$6,150,691	2044	$5,604,771
2023	$6,120,890	2045	$5,586,161
2024	$6,097,617	2046	$5,569,671
2025	$6,072,953	2047	$5,553,182
2026	$6,052,268	2048	$5,536,692
2027	$6,024,369	2049	$5,521,161
2028	$5,995,997	2050	$5,510,726
2029	$5,969,136	2051	$5,502,641
2030	$5,942,275	2052	$5,494,555
2031	$5,911,926	2053	$5,486,469
2032	$5,897,094	2054	$5,478,383
2033	$5,880,647	2055	$5,470,298
2034	$5,864,425	2056	$5,462,212
2035	$5,851,588	2057	$5,454,126
2036	$5,830,835	2058	$5,446,065
2037	$5,798,440	2059	$5,438,453
2038	$5,765,846	2060	$5,430,840
2039	$5,733,845		

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

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

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

[1] Based on the County Land Use classifcations from the RD 17 Mossdale Tract Assessment Engineer's Report prepared by Kjeldsen, Sinnock & Neudeck, Inc. dated May 15, 2008.
[2] Summarized from Table A-2, Appendix A.

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

Development Area / Project	OA Rate Land Use Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
City of Lathrop																							
Central Lathrop																							
High Density Residential	Residential	-	-	-	3.4	3.4	3.4	3.4	3.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variable Density Residential	Residential	25.0	25.0	25.0	18.2	18.2	18.2	18.2	18.2	22.7	22.7	22.7	22.7	22.7	-	-	-	-	-	-	-	-	-
Residential/Mixed Use	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variable Density Residential Flex	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	Commercial	3.2	3.2	3.2	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.1	2.1	2.1	2.1	2.1	3.9	3.9	3.9	3.9
Office Commercial (25% Retail / 75%Non-Retail)	Commercial	3.2	3.2	3.2	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.1	2.1	2.1	2.1	2.1	3.9	3.9	3.9	3.9
Neighborhood Commercial (50% Retail / 50% Non-Retail)	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
P-SP, Neighborhood Commercial (0% Retail / 100% Non-Retail)	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Specialty Commercial (100% Retail / 0% Non-Retail)	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Central Lathrop Acres		***31.3***	***31.3***	***31.3***	***25.5***	***25.5***	***25.5***	***25.5***	***25.5***	***26.7***	***26.7***	***26.7***	***26.7***	***26.7***	***4.3***	***4.3***	***4.3***	***4.3***	***4.3***	***7.8***	***7.8***	***7.8***	***7.8***
Mossdale Landing																							
Low Density Residential	Residential	-	-	-	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	-	-	-	-	-	-	-	-	-
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density Residential	Residential	1.3	1.3	1.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	-	-	-	-	-	-	-	-	-
Community Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Neighborhood Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing Acres		***1.3***	***1.3***	***1.3***	***2.0***	***2.0***	***2.0***	***2.0***	***2.0***	***2.0***	***2.0***	***2.0***	***2.0***	***2.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***
Mossdale Landing East																							
Low Density Residential	Residential	2.3	2.3	2.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density Residential	Residential	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.3	0.3	0.3	4.0	4.0	4.0	4.0	4.0	22.0	22.0	22.0	22.0	22.0	-	-	-	-	-	-	-	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing East Acres		***3.8***	***3.8***	***3.8***	***5.1***	***5.1***	***5.1***	***5.1***	***5.1***	***22.0***	***22.0***	***22.0***	***22.0***	***22.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***
Mossdale Landing South																							
Medium Density Residential	Residential	-	-	-	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	-	-	-	-	-	-	-	-	-
High Density Residential	Residential	2.0	2.0	2.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	1.0	1.0	1.0	1.0	1.0	14.0	14.0	14.0	14.0	14.0	-	-	-	-	-	-	-	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing South Acres		***2.0***	***2.0***	***2.0***	***2.9***	***2.9***	***2.9***	***2.9***	***2.9***	***15.9***	***15.9***	***15.9***	***15.9***	***15.9***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***
Mossdale Landing Other																							
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing Other Acres		***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***
South Lathrop																							
Light Industrial / R&D Flex	Industrial	45.7	45.7	45.7	13.3	13.3	13.3	13.3	13.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Commercial(25% Retail / 75% Non-Retail)	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal South Lathrop Acres		***45.7***	***45.7***	***45.7***	***13.3***	***13.3***	***13.3***	***13.3***	***13.3***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***
Lathrop Gateway																							
Light Industrial / R&D Flex	Industrial	-	-	-	-	-	-	-	-	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	16.8	16.8	16.8	16.8
Office	Commercial	-	-	-	-	-	-	-	-	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	7.0	7.0	7.0	7.0
Office Commercial(25% Retail / 75% Non-Retail)	Commercial	-	-	-	-	-	-	-	-	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	7.0	7.0	7.0	7.0
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Lathrop Gateway Acres		***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***15.4***	***15.4***	***15.4***	***15.4***	***15.4***	***15.4***	***15.4***	***15.4***	***15.4***	***15.4***	***30.7***	***30.7***	***30.7***	***30.7***

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

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

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

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

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

Development Area / Project	OA Rate Land Use Category	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	Total
City of Lathrop																							
Central Lathrop																							
High Density Residential	Residential	-	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	**23.4**
Variable Density Residential	Residential	-	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	**608.0**
Residential/Mixed Use	Residential	-	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	**40.7**
Variable Density Residential Flex	Residential	-	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	**53.5**
Office	Commercial	3.9	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	**120.7**
Office Commercial (25% Retail / 75%Non-Retail)	Commercial	3.9	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	**120.7**
Neighborhood Commercial (50% Retail / 50% Non-Retail)	Commercial	-	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	**12.6**
P-SP, Neighborhood Commercial (0% Retail / 100% Non-Retail)	Commercial	-	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	**11.1**
Specialty Commercial (100% Retail / 0% Non-Retail)	Commercial	-	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	**7.9**
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Subtotal Central Lathrop Acres		***7.8***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***29.2***	***998.6***
Mossdale Landing																							
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**14.3**
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**3.9**
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**6.0**
Community Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Neighborhood Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Subtotal Mossdale Landing Acres		***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***24.2***
Mossdale Landing East																							
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**6.9**
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**9.0**
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**131.0**
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Subtotal Mossdale Landing East Acres		***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***146.9***
Mossdale Landing South																							
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**18.9**
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**6.0**
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**75.0**
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Subtotal Mossdale Landing South Acres		***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***100.0***
Mossdale Landing Other																							
Low Density Residential	Residential	-	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	**131.6**
Subtotal Mossdale Landing Other Acres		***0.0***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***6.6***	***131.6***
South Lathrop																							
Light Industrial / R&D Flex	Industrial	-	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	**222.3**
Office	Commercial	-	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	**4.4**
Office Commercial(25% Retail / 75% Non-Retail)	Commercial	-	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	**4.4**
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Subtotal South Lathrop Acres		***0.0***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***231.1***
Lathrop Gateway																							
Light Industrial / R&D Flex	Industrial	16.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**167.6**
Office	Commercial	7.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**69.9**
Office Commercial(25% Retail / 75% Non-Retail)	Commercial	7.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**69.9**
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.0**
Subtotal Lathrop Gateway Acres		***30.7***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***	***307.3***

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

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

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

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

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

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

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

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

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

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

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

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Annual Assessment Revenue [1]	**$6,200,000**	**$6,170,631**	**$6,150,691**	**$6,120,890**	**$6,097,617**	**$6,072,953**	**$6,052,268**	**$6,024,369**	**$5,995,997**	**$5,969,136**	**$5,942,275**
Planned Development Acres [2]											
Commercial	12	13	51	16	20	20	59	61	61	61	61
Industrial	54	18	18	18	22	22	22	22	22	22	23
Residential	79	67	76	80	79	59	54	54	46	46	63
Subtotal Planned Development Acres	***145***	***98***	***145***	***115***	***121***	***102***	***135***	***138***	***130***	***130***	***147***
Marignal Change in Assessement Revenue [3]											
Commercial	-$2,471.00	-$2,647.25	-$10,710.04	-$3,453.53	-$4,263.72	-$4,263.72	-$12,540.07	-$13,013.54	-$13,013.54	-$13,013.54	-$13,013.54
Industrial	-$10,887.98	-$3,687.29	-$3,687.29	-$3,687.29	-$4,458.86	-$4,458.86	-$4,478.07	-$4,478.07	-$4,478.07	-$4,478.07	-$4,602.49
Residential	-$16,010.47	-$13,605.14	-$15,403.60	-$16,132.28	-$15,941.01	-$11,963.09	-$10,880.38	-$10,880.38	-$9,369.31	-$9,369.31	-$12,733.67
Subtotal Marignal Change in Assessement Revenue	***-$29,369.46***	***-$19,939.68***	***-$29,800.93***	***-$23,273.09***	***-$24,663.59***	***-$20,685.67***	***-$27,898.51***	***-$28,371.99***	***-$26,860.92***	***-$26,860.92***	***-$30,349.70***
Net Change in Assessment Revenue [4]	***$6,170,631***	***$6,150,691***	***$6,120,890***	***$6,097,617***	***$6,072,953***	***$6,052,268***	***$6,024,369***	***$5,995,997***	***$5,969,136***	***$5,942,275***	***$5,911,926***

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

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

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Annual Assessment Revenue [1]	**$5,911,926**	**$5,897,094**	**$5,880,647**	**$5,864,425**	**$5,851,588**	**$5,830,835**	**$5,798,440**	**$5,765,846**	**$5,733,845**	**$5,702,005**	**$5,670,166**
Planned Development Acres [2]											
Commercial	25	29	29	29	27	36	37	37	37	37	19
Industrial	28	28	28	28	28	57	57	57	57	57	1
Residential	19	23	22	5	47	66	66	63	62	62	90
Subtotal Planned Development Acres	***72***	***80***	***79***	***62***	***102***	***159***	***160***	***157***	***156***	***156***	***110***
Marignal Change in Assessement Revenue [3]											
Commercial	-$5,322.72	-$6,132.91	-$6,132.91	-$6,132.91	-$5,644.92	-$7,547.49	-$7,745.27	-$7,797.60	-$7,797.60	-$7,797.60	-$3,974.90
Industrial	-$5,723.08	-$5,723.08	-$5,723.08	-$5,723.08	-$5,723.08	-$11,446.16	-$11,446.16	-$11,446.16	-$11,446.16	-$11,446.16	-$190.57
Residential	-$3,785.60	-$4,591.50	-$4,365.83	-$980.84	-$9,384.62	-$13,402.00	-$13,402.00	-$12,757.27	-$12,596.09	-$12,596.09	-$18,110.58
Subtotal Marignal Change in Assessement Revenue	***-$14,831.40***	***-$16,447.49***	***-$16,221.83***	***-$12,836.84***	***-$20,752.61***	***-$32,395.65***	***-$32,593.43***	***-$32,001.04***	***-$31,839.86***	***-$31,839.86***	***-$22,276.05***
Net Change in Assessment Revenue [4]	***$5,897,094***	***$5,880,647***	***$5,864,425***	***$5,851,588***	***$5,830,835***	***$5,798,440***	***$5,765,846***	***$5,733,845***	***$5,702,005***	***$5,670,166***	***$5,647,889***

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

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

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Annual Assessment Revenue [1]	**$5,647,889**	**$5,626,330**	**$5,604,771**	**$5,586,161**	**$5,569,671**	**$5,553,182**	**$5,536,692**	**$5,521,161**	**$5,510,726**	**$5,502,641**	**$5,494,555**
Planned Development Acres [2]											
Commercial	15	15	12	10	10	10	10	10	10	10	10
Industrial	1	1	1	1	1	1	1	1	1	1	1
Residential	90	90	79	70	70	70	65	40	28	28	28
Subtotal Planned Development Acres	***106***	***106***	***92***	***81***	***81***	***81***	***76***	***51***	***40***	***40***	***40***
Marignal Change in Assessement Revenue [3]											
Commercial	-$3,257.98	-$3,257.98	-$2,514.47	-$2,197.67	-$2,197.67	-$2,197.67	-$2,197.67	-$2,197.67	-$2,197.67	-$2,197.67	-$2,197.67
Industrial	-$190.57	-$190.57	-$190.57	-$190.57	-$190.57	-$190.57	-$190.57	-$190.57	-$190.57	-$190.57	-$190.57
Residential	-$18,110.58	-$18,110.58	-$15,905.46	-$14,101.27	-$14,101.27	-$14,101.27	-$13,143.15	-$8,046.14	-$5,697.50	-$5,697.50	-$5,697.50
Subtotal Marignal Change in Assessement Revenue	***-$21,559.14***	***-$21,559.14***	***-$18,610.50***	***-$16,489.51***	***-$16,489.51***	***-$16,489.51***	***-$15,531.39***	***-$10,434.38***	***-$8,085.74***	***-$8,085.74***	***-$8,085.74***
Net Change in Assessment Revenue [4]	***$5,626,330***	***$5,604,771***	***$5,586,161***	***$5,569,671***	***$5,553,182***	***$5,536,692***	***$5,521,161***	***$5,510,726***	***$5,502,641***	***$5,494,555***	***$5,486,469***

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

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

	2053	2054	2055	2056	2057	2058	2059	2060
Annual Assessment Revenue [1]	**$5,486,469**	**$5,478,383**	**$5,470,298**	**$5,462,212**	**$5,454,126**	**$5,446,065**	**$5,438,453**	**$5,430,840**
Planned Development Acres [2]								
Commercial	10	10	10	10	10	8	8	8
Industrial	1	1	1	1	1	1	1	1
Residential	28	28	28	28	28	28	28	28
Subtotal Planned Development Acres	***40***	***40***	***40***	***40***	***39***	***37***	***37***	***37***
Marignal Change in Assessement Revenue [3]								
Commercial	-$2,197.67	-$2,197.67	-$2,197.67	-$2,197.67	-$2,173.29	-$1,724.20	-$1,724.20	-$1,724.20
Industrial	-$190.57	-$190.57	-$190.57	-$190.57	-$190.57	-$190.57	-$190.57	-$190.57
Residential	-$5,697.50	-$5,697.50	-$5,697.50	-$5,697.50	-$5,697.50	-$5,697.50	-$5,697.50	-$5,697.50
Subtotal Marignal Change in Assessement Revenue	***-$8,085.74***	***-$8,085.74***	***-$8,085.74***	***-$8,085.74***	***-$8,061.36***	***-$7,612.26***	***-$7,612.26***	***-$7,612.26***
Net Change in Assessment Revenue [4]	***$5,478,383***	***$5,470,298***	***$5,462,212***	***$5,454,126***	***$5,446,065***	***$5,438,453***	***$5,430,840***	***$5,423,228***

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

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
City of Lathrop																
Central Lathrop																
High Density Residential	Residential	-	-	-	-690.68	-690.68	-690.68	-690.68	-690.68	-	-	-	-	-	-	-
Variable Density Residential	Residential	-5,041.47	-5,041.47	-5,041.47	-3,660.11	-3,660.11	-3,660.11	-3,660.11	-3,660.11	-4,582.70	-4,582.70	-4,582.70	-4,582.70	-4,582.70	-	-
Residential/Mixed Use	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variable Density Residential Flex	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Central Lathrop Marginal Change in Assessment		***($5,041.47)***	***($5,041.47)***	***($5,041.47)***	***($4,350.79)***	***($4,350.79)***	***($4,350.79)***	***($4,350.79)***	***($4,350.79)***	***($4,582.70)***	***($4,582.70)***	***($4,582.70)***	***($4,582.70)***	***($4,582.70)***	***$0.00***	***$0.00***
Mossdale Landing																
Low Density Residential	Residential	-	-	-	-289.34	-289.34	-289.34	-289.34	-289.34	-289.34	-289.34	-289.34	-289.34	-289.34	-	-
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density Residential	Residential	-260.48	-260.48	-260.48	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-127.05	-127.05	-127.05	-127.05	-127.05	-127.05	-127.05	-127.05	-127.05	-127.05	-	-
Community Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Neighborhood Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing Marginal Change in Assessmen		***($260.48)***	***($260.48)***	***($260.48)***	***($416.39)***	***($416.39)***	***($416.39)***	***($416.39)***	***($416.39)***	***($416.39)***	***($416.39)***	***($416.39)***	***($416.39)***	***($416.39)***	***$0.00***	***$0.00***
Mossdale Landing East																
Low Density Residential	Residential	-464.43	-464.43	-464.43	-	-	-	-	-	-	-	-	-	-	-	-
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density Residential	Residential	-226.87	-226.87	-226.87	-226.87	-226.87	-226.87	-226.87	-226.87	-	-	-	-	-	-	-
Commercial	Commercial	-70.58	-70.58	-70.58	-847.01	-847.01	-847.01	-847.01	-847.01	-4,658.55	-4,658.55	-4,658.55	-4,658.55	-4,658.55	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing East Marginal Change in Assess		***($761.88)***	***($761.88)***	***($761.88)***	***($1,073.88)***	***($1,073.88)***	***($1,073.88)***	***($1,073.88)***	***($1,073.88)***	***($4,658.55)***	***($4,658.55)***	***($4,658.55)***	***($4,658.55)***	***($4,658.55)***	***$0.00***	***$0.00***
Mossdale Landing South																
Medium Density Residential	Residential	-	-	-	-381.52	-381.52	-381.52	-381.52	-381.52	-381.52	-381.52	-381.52	-381.52	-381.52	-	-
High Density Residential	Residential	-406.57	-406.57	-406.57	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-211.75	-211.75	-211.75	-211.75	-211.75	-2,964.53	-2,964.53	-2,964.53	-2,964.53	-2,964.53	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing South Marginal Change in Asse		***($406.57)***	***($406.57)***	***($406.57)***	***($593.27)***	***($593.27)***	***($593.27)***	***($593.27)***	***($593.27)***	***($3,346.05)***	***($3,346.05)***	***($3,346.05)***	***($3,346.05)***	***($3,346.05)***	***$0.00***	***$0.00***
Mossdale Landing Other																
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing Other Marginal Change in Asse		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
South Lathrop																
Light Industrial / R&D Flex	Industrial	-9,207.49	-9,207.49	-9,207.49	-2,678.99	-2,678.99	-2,678.99	-2,678.99	-2,678.99	-	-	-	-	-	-	-
Office Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal South Lathrop Marginal Change in Assessment		***($9,207.49)***	***($9,207.49)***	***($9,207.49)***	***($2,678.99)***	***($2,678.99)***	***($2,678.99)***	***($2,678.99)***	***($2,678.99)***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Lathrop Gateway																
Light Industrial / R&D Flex	Industrial	-	-	-	-	-	-	-	-	-1,689.90	-1,689.90	-1,689.90	-1,689.90	-1,689.90	-1,689.90	-1,689.90
Office Commercial	Commercial	-	-	-	-	-	-	-	-	-739.54	-739.54	-739.54	-739.54	-739.54	-739.54	-739.54
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Lathrop Gateway Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***($2,429.45)***	***($2,429.45)***	***($2,429.45)***	***($2,429.45)***	***($2,429.45)***	***($2,429.45)***	***($2,429.45)***
Cross Roads																
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Cross Roads Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Historic/East Lathrop																
Low Density Residential	Residential	-53.78	-53.78	-53.78	-48.40	-48.40	-48.40	-48.40	-48.40	-48.40	-48.40	-48.40	-48.40	-48.40	-48.40	-48.40
Medium Density Residential	Residential	-181.49	-181.49	-181.49	-108.90	-108.90	-108.90	-108.90	-108.90	-108.90	-108.90	-108.90	-108.90	-108.90	-108.90	-108.90
High Density Residential	Residential	-29.41	-29.41	-29.41	-17.65	-17.65	-17.65	-17.65	-17.65	-17.65	-17.65	-17.65	-17.65	-17.65	-17.65	-17.65
Commercial	Commercial	-1,058.76	-1,058.76	-1,058.76	-635.26	-635.26	-635.26	-635.26	-635.26	-847.01	-847.01	-847.01	-847.01	-847.01	-847.01	-847.01
Industrial	Industrial	-1,680.49	-1,680.49	-1,680.49	-1,008.29	-1,008.29	-1,008.29	-1,008.29	-1,008.29	-2,016.59	-2,016.59	-2,016.59	-2,016.59	-2,016.59	-4,033.18	-4,033.18
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Historic/East Lathrop Marginal Change in Assessm		***($3,003.93)***	***($3,003.93)***	***($3,003.93)***	***($1,818.49)***	***($1,818.49)***	***($1,818.49)***	***($1,818.49)***	***($1,818.49)***	***($3,038.54)***	***($3,038.54)***	***($3,038.54)***	***($3,038.54)***	***($3,038.54)***	***($5,055.13)***	***($5,055.13)***
Subtotal City of Lathrop Marginal Change in Assessment		***($18,681.82)***	***($18,681.82)***	***($18,681.82)***	***($10,931.81)***	***($10,931.81)***	***($10,931.81)***	***($10,931.81)***	***($10,931.81)***	***($18,471.67)***	***($18,471.67)***	***($18,471.67)***	***($18,471.67)***	***($18,471.67)***	***($7,484.58)***	***($7,484.58)***
City of Manteca																
Terra Ranch																
Single-Family	Residential	-4,641.96	-4,641.96	-3,017.28	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	-	-	-282.32	-806.64	-806.64	-121.00	-	-	-	-	-	-	-	-	-
Subtotal Terra Ranch Marginal Change in Assessment		***($4,641.96)***	***($4,641.96)***	***($3,299.60)***	***($806.64)***	***($806.64)***	***($121.00)***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Cerri																
Single-Family	Residential	-	-	-	-	-985.20	-3,940.82	-3,940.82	-3,940.82	-3,940.82	-3,940.82	-3,940.82	-3,940.82	-3,694.52	-	-
Subtotal Cerri Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***($985.20)***	***($3,940.82)***	***($3,940.82)***	***($3,940.82)***	***($3,940.82)***	***($3,940.82)***	***($3,940.82)***	***($3,940.82)***	***($3,694.52)***	***$0.00***	***$0.00***
Future Development																
Multifamily	Residential	-	-	-	-	-803.17	-803.17	-732.90	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-810.19	-810.19	-810.19	-810.19	-810.19	-810.19	-810.19	-810.19	-810.19
Industrial	Industrial	-	-	-	-	-	-	-771.58	-771.58	-771.58	-771.58	-771.58	-771.58	-896.00	-	-
Subtotal Future Development Marginal Change in Assessm		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***($803.17)***	***($803.17)***	***($2,314.67)***	***($1,581.77)***	***($1,581.77)***	***($1,581.77)***	***($1,581.77)***	***($1,581.77)***	***($1,706.19)***	***($810.19)***	***($810.19)***
Denali																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-3,610.66	-3,610.66	-3,610.66
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-810.19
Subtotal Denali Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***($3,610.66)***	***($3,610.66)***	***($4,420.85)***
The Trails of Manteca																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal The Trails of Manteca Marginal Change in Assessm		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Oakwood Trails																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Oakwood Trails Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Oleander																
Single-Family	Residential	-	-	-3,655.07	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Oleander Marginal Change in Assessment		***$0.00***	***$0.00***	***($3,655.07)***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Sundance																
Single-Family	Residential	-	-	-	-3,452.53	-3,452.53	-3,452.53	-3,452.53	-1,165.23	-	-	-	-	-	-	-
Subtotal Sundance Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***($3,452.53)***	***($3,452.53)***	***($3,452.53)***	***($3,452.53)***	***($1,165.23)***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Subtotal City of Manteca Marginal Change in Assessment		***($4,641.96)***	***($4,641.96)***	***($6,954.67)***	***($4,259.16)***	***($6,047.54)***	***($8,317.51)***	***($9,708.01)***	***($6,687.81)***	***($5,522.59)***	***($5,522.59)***	***($5,522.59)***	***($5,522.59)***	***($9,011.37)***	***($4,420.85)***	***($5,231.04)***
City of Stockton																
Weston Ranch																
Single-Family	Residential	-	-	-2,391.31	-2,391.31	-2,391.31	-2,391.31	-2,391.31	-1,433.59	-	-	-	-	-	-	-
Multifamily	Residential	-	-	-	-1,531.22	-1,541.29	-	-	-	-1,511.07	-1,511.07	-	-	-	-	-805.90
Commercial	Commercial	-	-	-	-	-8,062.80	-806.28	-806.28	-806.28	-806.28	-806.28	-806.28	-806.28	-806.28	-806.28	-806.28
Subtotal City of Stockton Marginal Change in Assessment		***$0.00***	***$0.00***	***($2,391.31)***	***($3,922.53)***	***($11,995.40)***	***($3,197.59)***	***($3,197.59)***	***($2,239.87)***	***($2,317.35)***	***($2,317.35)***	***($806.28)***	***($806.28)***	***($806.28)***	***($806.28)***	***($1,612.18)***
San Joaquin County																
Future Stockton Annex																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Future Stockton Annex Marginal Change in Assess		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***
Future Manteca Annex																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Future Manteca Annex Marginal Change in Assess		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Oakwood Shores																
Single-Family	Residential	-2,960.35	-2,220.27	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Oakwood Shores Marginal Change in Assessment		***($2,960.35)***	***($2,220.27)***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Subtotal San Joaquin County Marginal Change in Assessment		***($2,960.35)***	***($2,220.27)***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***
Total RD 17 Area: Marginal Change in Assessment		**($26,284.14)**	**($25,544.05)**	**($28,027.80)**	**($19,113.50)**	**($28,974.75)**	**($22,446.91)**	**($23,837.41)**	**($19,859.50)**	**($26,311.61)**	**($26,785.08)**	**($25,274.01)**	**($25,274.01)**	**($28,762.79)**	**($13,185.18)**	**($14,801.27)**

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

Indicates an update from the May 5, 2017 version.

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
City of Lathrop																
Central Lathrop																
High Density Residential	Residential	-	-	-	-	-	-	-	-	-63.65	-63.65	-63.65	-63.65	-63.65	-63.65	-63.65
Variable Density Residential	Residential	-	-	-	-	-	-	-	-	-3,313.51	-3,313.51	-3,313.51	-3,313.51	-3,313.51	-3,313.51	-3,313.51
Residential/Mixed Use	Residential	-	-	-	-	-	-	-	-	-410.25	-410.25	-410.25	-410.25	-410.25	-410.25	-410.25
Variable Density Residential Flex	Residential	-	-	-	-	-	-	-	-	-539.44	-539.44	-539.44	-539.44	-539.44	-539.44	-539.44
Commercial	Commercial	-	-	-	-	-	-	-	-	-83.64	-83.64	-83.64	-83.64	-83.64	-83.64	-83.64
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Central Lathrop Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***
Mossdale Landing																
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Neighborhood Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing Marginal Change in Assessmen		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Mossdale Landing East																
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing East Marginal Change in Assess		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Mossdale Landing South																
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing South Marginal Change in Asse		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Mossdale Landing Other																
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-1,326.92	-1,326.92	-1,326.92	-1,326.92	-1,326.92	-1,326.92	-1,326.92
Subtotal Mossdale Landing Other Marginal Change in Asse		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***
South Lathrop																
Light Industrial / R&D Flex	Industrial	-	-	-	-	-	-	-	-	-190.57	-190.57	-190.57	-190.57	-190.57	-190.57	-190.57
Office Commercial	Commercial	-	-	-	-	-	-	-	-	-46.59	-46.59	-46.59	-46.59	-46.59	-46.59	-46.59
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal South Lathrop Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***($237.15)***	***($237.15)***	***($237.15)***	***($237.15)***	***($237.15)***	***($237.15)***	***($237.15)***

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Lathrop Gateway																
Light Industrial / R&D Flex	Industrial	-1,689.90	-1,689.90	-1,689.90	-3,379.80	-3,379.80	-3,379.80	-3,379.80	-3,379.80	-	-	-	-	-	-	-
Office Commercial	Commercial	-739.54	-739.54	-739.54	-1,479.09	-1,479.09	-1,479.09	-1,479.09	-1,479.09	-	-	-	-	-	-	-
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Lathrop Gateway Marginal Change in Assessment		***($2,429.45)***	***($2,429.45)***	***($2,429.45)***	***($4,858.89)***	***($4,858.89)***	***($4,858.89)***	***($4,858.89)***	***($4,858.89)***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Cross Roads																
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Cross Roads Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Historic/East Lathrop																
Low Density Residential	Residential	-48.40	-48.40	-48.40	-48.40	-48.40	-48.40	-48.40	-48.40	-12.10	-12.10	-12.10	-12.10	-12.10	-12.10	-12.10
Medium Density Residential	Residential	-108.90	-108.90	-108.90	-116.96	-116.96	-116.96	-116.96	-116.96	-27.22	-27.22	-27.22	-27.22	-27.22	-27.22	-27.22
High Density Residential	Residential	-17.65	-17.65	-17.65	-17.65	-17.65	-17.65	-17.65	-17.65	-4.41	-4.41	-4.41	-4.41	-4.41	-4.41	-4.41
Commercial	Commercial	-847.01	-847.01	-847.01	-847.01	-847.01	-847.01	-847.01	-847.01	-	-	-	-	-	-	-
Industrial	Industrial	-4,033.18	-4,033.18	-4,033.18	-8,066.36	-8,066.36	-8,066.36	-8,066.36	-8,066.36	-	-	-	-	-	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Historic/East Lathrop Marginal Change in Assessm		***($5,055.13)***	***($5,055.13)***	***($5,055.13)***	***($9,096.37)***	***($9,096.37)***	***($9,096.37)***	***($9,096.37)***	***($9,096.37)***	***($43.73)***	***($43.73)***	***($43.73)***	***($43.73)***	***($43.73)***	***($43.73)***	***($43.73)***
Subtotal City of Lathrop Marginal Change in Assessment		***($7,484.58)***	***($7,484.58)***	***($7,484.58)***	***($13,955.27)***	***($13,955.27)***	***($13,955.27)***	***($13,955.27)***	***($13,955.27)***	***($6,018.29)***	***($6,018.29)***	***($6,018.29)***	***($6,018.29)***	***($6,018.29)***	***($6,018.29)***	***($6,018.29)***
City of Manteca																
Terra Ranch																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Terra Ranch Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Cerri																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Cerri Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Future Development																
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-810.19	-810.19	-810.19	-810.19	-1,007.98	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Future Development Marginal Change in Assessm		***($810.19)***	***($810.19)***	***($810.19)***	***($810.19)***	***($1,007.98)***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Denali																
Single-Family	Residential	-3,384.99	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-810.19	-810.19	-322.20	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Denali Marginal Change in Assessment		***($4,195.18)***	***($810.19)***	***($322.20)***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
The Trails of Manteca																
Single-Family	Residential	-	-	-4,369.57	-4,369.57	-4,369.57	-4,369.57	-4,369.57	-4,369.57	-4,369.57	-4,369.57	-4,369.57	-4,369.57	-4,369.57	-4,369.57	-4,369.57
Subtotal The Trails of Manteca Marginal Change in Assessn		***$0.00***	***$0.00***	***($4,369.57)***	***($4,369.57)***	***($4,369.57)***	***($4,369.57)***	***($4,369.57)***	***($4,369.57)***	***($4,369.57)***	***($4,369.57)***	***($4,369.57)***	***($4,369.57)***	***($4,369.57)***	***($4,369.57)***	***($4,369.57)***
Oakwood Trails																
Single-Family	Residential	-	-	-	-4,009.31	-4,009.31	-4,009.31	-4,009.31	-4,009.31	-4,009.31	-4,009.31	-4,009.31	-1,804.19	-	-	-
Commercial	Commercial	-	-	-	-	-	-1,060.31	-1,060.31	-1,060.31	-1,060.31	-1,060.31	-1,060.31	-316.80	-	-	-
Subtotal Oakwood Trails Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***($4,009.31)***	***($4,009.31)***	***($5,069.63)***	***($5,069.63)***	***($5,069.63)***	***($5,069.63)***	***($5,069.63)***	***($5,069.63)***	***($2,120.99)***	***$0.00***	***$0.00***	***$0.00***

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Oleander																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Oleander Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Sundance																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Sundance Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Subtotal City of Manteca Marginal Change in Assessment		***($5,005.38)***	***($1,620.39)***	***($5,501.96)***	***($9,189.08)***	***($9,386.86)***	***($9,439.19)***	***($9,439.19)***	***($9,439.19)***	***($9,439.19)***	***($9,439.19)***	***($9,439.19)***	***($6,490.55)***	***($4,369.57)***	***($4,369.57)***	***($4,369.57)***
City of Stockton																
Weston Ranch																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	-805.90	-805.90	-805.90	-805.90	-805.90	-161.18	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-806.28	-806.28	-806.28	-806.28	-806.28	-806.28	-806.28	-806.28	-716.92	-	-	-	-	-	-
Subtotal City of Stockton Marginal Change in Assessment		***($1,612.18)***	***($1,612.18)***	***($1,612.18)***	***($1,612.18)***	***($1,612.18)***	***($967.46)***	***($806.28)***	***($806.28)***	***($716.92)***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
San Joaquin County																
Future Stockton Annex																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Future Stockton Annex Marginal Change in Assess		***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***	***($473.47)***
Future Manteca Annex																
Single-Family	Residential	-	-	-4,034.21	-4,034.21	-4,034.21	-4,034.21	-4,034.21	-4,034.21	-4,034.21	-4,034.21	-4,034.21	-4,034.21	-4,034.21	-4,034.21	-4,034.21
Subtotal Future Manteca Annex Marginal Change in Assess		***$0.00***	***$0.00***	***($4,034.21)***	***($4,034.21)***	***($4,034.21)***	***($4,034.21)***	***($4,034.21)***	***($4,034.21)***	***($4,034.21)***	***($4,034.21)***	***($4,034.21)***	***($4,034.21)***	***($4,034.21)***	***($4,034.21)***	***($4,034.21)***
Oakwood Shores																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Oakwood Shores Marginal Change in Assessment		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Subtotal San Joaquin County Marginal Change in Assessment		***($473.47)***	***($473.47)***	***($4,507.68)***	***($4,507.68)***	***($4,507.68)***	***($4,507.68)***	***($4,507.68)***	***($4,507.68)***	***($4,507.68)***	***($4,507.68)***	***($4,507.68)***	***($4,507.68)***	***($4,507.68)***	***($4,507.68)***	***($4,507.68)***
Total RD 17 Area: Marginal Change in Assessment		**($14,575.61)**	**($11,190.62)**	**($19,106.39)**	**($29,264.20)**	**($29,461.99)**	**($28,869.60)**	**($28,708.42)**	**($28,708.42)**	**($20,682.08)**	**($19,965.16)**	**($19,965.16)**	**($17,016.52)**	**($14,895.54)**	**($14,895.54)**	**($14,895.54)**

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

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	Total
City of Lathrop															
Central Lathrop															
High Density Residential	Residential	-63.65	-63.65	-63.65	-63.65	-63.65	-63.65	-63.65	-63.65	-63.65	-63.65	-63.65	-63.65	-63.65	($4,726.38)
Variable Density Residential	Residential	-3,313.51	-3,313.51	-3,313.51	-3,313.51	-3,313.51	-3,313.51	-3,313.51	-3,313.51	-3,313.51	-3,313.51	-3,313.51	-3,313.51	-3,313.51	($122,608.66)
Residential/Mixed Use	Residential	-410.25	-410.25	-410.25	-410.25	-410.25	-410.25	-410.25	-410.25	-410.25	-410.25	-410.25	-410.25	-410.25	($8,205.00)
Variable Density Residential Flex	Residential	-539.44	-539.44	-539.44	-539.44	-539.44	-539.44	-539.44	-539.44	-539.44	-539.44	-539.44	-539.44	-539.44	($10,788.76)
Commercial	Commercial	-83.64	-83.64	-83.64	-83.64	-83.64	-83.64	-83.64	-83.64	-83.64	-83.64	-83.64	-83.64	-83.64	($1,672.84)
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Subtotal Central Lathrop Marginal Change in Assessment		***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($4,410.49)***	***($148,001.65)***
Mossdale Landing															
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($2,893.37)
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($781.43)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	($1,270.51)
Community Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Neighborhood Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Subtotal Mossdale Landing Marginal Change in Assessmen		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***($4,945.31)***
Mossdale Landing East															
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($1,393.28)
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($1,814.93)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	($27,739.55)
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Subtotal Mossdale Landing East Marginal Change in Assess		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***($30,947.76)***
Mossdale Landing South															
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($3,815.17)
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($1,219.71)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	($15,881.42)
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Subtotal Mossdale Landing South Marginal Change in Asse		***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***($20,916.30)***
Mossdale Landing Other															
Low Density Residential	Residential	-1,326.92	-1,326.92	-1,326.92	-1,326.92	-1,326.92	-1,326.92	-1,326.92	-1,326.92	-1,326.92	-1,326.92	-1,326.92	-1,326.92	-1,326.92	($26,538.32)
Subtotal Mossdale Landing Other Marginal Change in Asse		***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($1,326.92)***	***($26,538.32)***
South Lathrop															
Light Industrial / R&D Flex	Industrial	-190.57	-190.57	-190.57	-190.57	-190.57	-190.57	-190.57	-190.57	-190.57	-190.57	-190.57	-190.57	-190.57	($44,828.79)
Office Commercial	Commercial	-46.59	-46.59	-46.59	-46.59	-46.59	-46.59	-46.59	-46.59	-46.59	-46.59	-46.59	-46.59	-46.59	($931.71)
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Subtotal South Lathrop Marginal Change in Assessment		***($237.15)***	***($237.15)***	***($237.15)***	***($237.15)***	***($237.15)***	***($237.15)***	***($237.15)***	***($237.15)***	***($237.15)***	***($237.15)***	***($237.15)***	***($237.15)***	***($237.15)***	***($45,760.50)***

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	Total
Lathrop Gateway															
Light Industrial / R&D Flex	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	($33,798.05)
Office Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	($14,790.90)
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Subtotal Lathrop Gateway Marginal Change in Assessment		*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*($48,588.94)*
Cross Roads															
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Subtotal Cross Roads Marginal Change in Assessment		*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*
Historic/East Lathrop															
Low Density Residential	Residential	-12.10	-12.10	-12.10	-12.10	-12.10	-12.10	-12.10	-12.10	-12.10	-12.10	-12.10	-12.10	-12.10	($1,371.28)
Medium Density Residential	Residential	-27.22	-27.22	-27.22	-27.22	-27.22	-27.22	-27.22	-27.22	-27.22	-27.22	-27.22	-27.22	-27.22	($3,307.21)
High Density Residential	Residential	-4.41	-4.41	-4.41	-4.41	-4.41	-4.41	-4.41	-4.41	-4.41	-4.41	-4.41	-4.41	-4.41	($529.35)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	($19,057.71)
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	($80,663.60)
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Subtotal Historic/East Lathrop Marginal Change in Assessm		*($43.73)*	*($43.73)*	*($43.73)*	*($43.73)*	*($43.73)*	*($43.73)*	*($43.73)*	*($43.73)*	*($43.73)*	*($43.73)*	*($43.73)*	*($43.73)*	*($43.73)*	*($104,929.14)*
Subtotal City of Lathrop Marginal Change in Assessment		($6,018.29)	($6,018.29)	($6,018.29)	($6,018.29)	($6,018.29)	($6,018.29)	($6,018.29)	($6,018.29)	($6,018.29)	($6,018.29)	($6,018.29)	($6,018.29)	($6,018.29)	($430,627.93)
City of Manteca															
Terra Ranch															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($12,301.20)
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($2,016.59)
Subtotal Terra Ranch Marginal Change in Assessment		*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*($14,317.79)*
Cerri															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($32,265.44)
Subtotal Cerri Marginal Change in Assessment		*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*($32,265.44)*
Future Development															
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($2,339.24)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	($11,540.50)
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	($5,525.46)
Subtotal Future Development Marginal Change in Assessm		*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*($19,405.20)*
Denali															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($14,216.96)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	($2,752.78)
Subtotal Denali Marginal Change in Assessment		*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*($16,969.74)*
The Trails of Manteca															
Single-Family	Residential	-4,369.57	-2,348.64	-	-	-	-	-	-	-	-	-	-	-	($63,522.58)
Subtotal The Trails of Manteca Marginal Change in Assessn		*($4,369.57)*	*($2,348.64)*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*($63,522.58)*
Oakwood Trails															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($33,878.71)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	($6,678.67)
Subtotal Oakwood Trails Marginal Change in Assessment		*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*($40,557.38)*

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	Total
Oleander															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($3,655.07)
Subtotal Oleander Marginal Change in Assessment		*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*($3,655.07)*
Sundance															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($14,975.34)
Subtotal Sundance Marginal Change in Assessment		*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*($14,975.34)*
Subtotal City of Manteca Marginal Change in Assessment		*($4,369.57)*	*($2,348.64)*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*($205,668.53)*
City of Stockton															
Weston Ranch															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($13,390.16)
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($11,091.24)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	($23,292.75)
Subtotal City of Stockton Marginal Change in Assessment		*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*($47,774.15)*
San Joaquin County															
Future Stockton Annex															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Commercial	Commercial	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47	-473.47	-449.09	-	-	-	($14,653.26)
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00
Subtotal Future Stockton Annex Marginal Change in Assess		*($473.47)*	*($473.47)*	*($473.47)*	*($473.47)*	*($473.47)*	*($473.47)*	*($473.47)*	*($473.47)*	*($473.47)*	*($449.09)*	*$0.00*	*$0.00*	*$0.00*	*($14,653.26)*
Future Manteca Annex															
Single-Family	Residential	-3,076.08	-	-	-	-	-	-	-	-	-	-	-	-	($55,520.75)
Subtotal Future Manteca Annex Marginal Change in Assess		*($3,076.08)*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*($55,520.75)*
Oakwood Shores															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	($5,180.62)
Subtotal Oakwood Shores Marginal Change in Assessment		*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*($5,180.62)*
Subtotal San Joaquin County Marginal Change in Assessment		*($3,549.55)*	*($473.47)*	*($473.47)*	*($473.47)*	*($473.47)*	*($473.47)*	*($473.47)*	*($473.47)*	*($473.47)*	*($449.09)*	*$0.00*	*$0.00*	*$0.00*	*($75,354.63)*
Total RD 17 Area: Marginal Change in Assessment		**($13,937.41)**	**($8,840.41)**	**($6,491.76)**	**($6,491.76)**	**($6,491.76)**	**($6,491.76)**	**($6,491.76)**	**($6,491.76)**	**($6,491.76)**	**($6,467.38)**	**($6,018.29)**	**($6,018.29)**	**($6,018.29)**	**($759,425.24)**

Indicates an update from the May 5, 2017 version.

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

Overlay Assessment Land Use Category	Assessment Rate Per Developable Acre B (Table 3)	Assessment Rate Per Developed Acre C (Table 3)	Marginal Assessment Rate Change Per Acre D = C - B
Vacant Commercial	$635.24	$423.48	($211.75)
Vacant Industrial	$604.98	$403.32	($201.66)
Vacant Residential	$604.98	$403.32	($201.66)
Total	**$1,845.19**	**$1,230.12**	**($615.07)**

APPENDIX E:
EIFD ANALYSIS SUPPORTING TABLES

EPS Table Set RD 17 Area Finance Plan Implementation EIFD Revenue Analysis prepared by Economic & Planning Systems, Inc. E1

Table E17 Hybrid Financing Revenues and Debt Service E45

DRAFT Discussion Tables

RD 17 Area Finance Plan Implementation

EIFD Revenue Analysis

The Economics of Land Use

Prepared by:

Economic & Planning Systems, Inc. (EPS)

September 21, 2017

Updated by LWA June 23, 2019 to reflect delayed base year

EPS #162095

Economic & Planning Systems, Inc.
400 Capitol Mall, 28th Floor
Sacramento, CA 95814
916 649 8010 tel
916 649 2070 fax

Oakland
Sacramento
Denver
Los Angeles

www.epsys.com

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

	Cumulative Revenue (Fiscal Years 2017-18 through 2060-61)				
Item	Lathrop	Manteca [1]	Stockton	Unincorporated San Joaquin County	**Total**
EIFD Revenue	**$372,464,822**	**$162,973,163**	**$104,088,538**	**$13,335,165**	**$652,861,689**
EIFD Revenue from City	$156,208,092	$64,955,783	$44,898,774	$0	$266,062,648
Percentage of Gross Property Tax Revenue	22%	24%	18%	NA	27%
EIFD Revenue from County	$216,256,730	$98,017,381	$59,189,764	$13,335,165	$386,799,040
Percentage of Gross Property Tax Revenue	22%	24%	18%	13%	27%
Net Property Tax Revenue [2]	**$5,229,497,822**	**$1,886,070,811**	**$1,481,755,300**	**$465,955,634**	**$9,063,279,567**
Property Tax Revenue to City [2]	$554,941,649	$205,458,667	$208,039,163	$0	**$968,439,479**
Property Tax Revenue to County [2]	$763,869,494	$307,752,976	$264,964,674	$85,742,066	**$1,422,329,210**

summ

Source: EPS.

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

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

Fiscal Year Ending	Annual EIFD Revenue (Fiscal Years 2017-18 through 2060-61)				
	Lathrop [1]	Manteca [1]	Stockton [1]	Unincorporated San Joaquin County	**Total**
2017	$0	$0	$0	$0	$0
2018	$0	$0	$0	$0	$0
2019	$0	$0	$0	$0	$0
2020	$302,868	$98,057	$47,064	$11,735	$459,723
2021	$621,404	$211,272	$132,690	$23,822	$989,187
2022	$888,961	$307,401	$262,263	$36,271	$1,494,897
2023	$1,169,509	$440,882	$474,144	$49,094	$2,133,629
2024	$1,463,586	$602,507	$583,833	$62,302	$2,712,227
2025	$1,771,751	$788,698	$698,265	$75,906	$3,334,619
2026	$2,094,585	$928,836	$800,377	$89,917	$3,913,716
2027	$2,125,142	$870,521	$762,627	$85,935	$3,844,225
2028	$2,545,730	$981,222	$877,581	$96,726	$4,501,258
2029	$2,987,578	$1,097,238	$957,338	$109,292	$5,151,446
2030	$3,451,583	$1,218,790	$1,039,927	$122,235	$5,832,536
2031	$3,938,679	$1,395,896	$1,125,448	$135,566	$6,595,589
2032	$4,220,896	$1,524,374	$1,214,001	$149,297	$7,108,569
2033	$4,514,441	$1,674,101	$1,329,850	$163,440	$7,681,832
2034	$4,819,737	$1,827,343	$1,450,395	$178,007	$8,275,481
2035	$5,137,225	$1,932,805	$1,575,812	$193,011	$8,838,853
2036	$5,467,364	$2,126,060	$1,706,287	$199,955	$9,499,666
2037	$5,897,562	$2,382,915	$1,842,008	$215,618	$10,338,103
2038	$6,346,590	$2,656,063	$1,983,175	$231,750	$11,217,578
2039	$6,815,189	$2,937,440	$2,106,915	$248,367	$12,107,910
2040	$7,304,131	$3,231,763	$2,229,188	$265,482	$13,030,564
2041	$7,814,213	$3,539,558	$2,355,740	$283,110	$13,992,621
2042	$8,301,903	$3,861,366	$2,485,502	$301,267	$14,950,039
2043	$8,809,760	$4,197,752	$2,609,743	$319,969	$15,937,225
2044	$9,338,555	$4,549,302	$2,738,039	$339,232	$16,965,128
2045	$9,889,086	$4,857,980	$2,870,522	$359,073	$17,976,662
2046	$10,462,183	$5,136,317	$3,007,326	$379,509	$18,985,335
2047	$11,058,704	$5,425,436	$3,148,592	$400,559	$20,033,290
2048	$11,679,538	$5,725,734	$3,294,465	$422,239	$21,121,977
2049	$12,325,608	$6,029,689	$3,445,094	$444,570	$22,244,961
2050	$12,997,868	$6,277,733	$3,600,633	$467,571	$23,343,806
2051	$13,697,309	$6,484,159	$3,761,241	$491,263	$24,433,971
2052	$14,424,956	$6,696,778	$3,927,082	$515,664	$25,564,480
2053	$15,181,873	$6,915,775	$4,098,325	$540,798	$26,736,771
2054	$15,969,160	$7,141,342	$4,275,146	$566,686	$27,952,334
2055	$16,787,960	$7,373,676	$4,457,725	$593,351	$29,212,711
2056	$17,639,453	$7,612,980	$4,646,248	$620,815	$30,519,496
2057	$18,524,864	$7,859,463	$4,840,908	$649,104	$31,874,339
2058	$19,445,463	$8,113,341	$5,041,028	$678,241	$33,278,072
2059	$20,402,564	$8,374,834	$5,231,017	$708,252	$34,716,667
2060	$21,397,528	$8,644,173	$5,426,707	$739,163	$36,207,571
2061	$22,431,765	$8,921,592	$5,628,267	$771,002	$37,752,626
Total	**$372,464,822**	**$162,973,163**	**$104,088,538**	**$13,335,165**	**$652,861,689**

EIFD rev

Source: EPS.

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

Jurisdiction / Item	EIFD Allocation [1]	Formula	2020	2025	2030	2040	2050	Buildout (2060)
Lathrop								
EIFD Allocation								
Estimated EIFD Allocation (Real $)	34%	*a*	$118,236	$715,537	$1,431,245	$3,060,906	$5,463,305	$9,007,621
Discount Factor		*b*	1.13	1.30	1.51	2.03	2.73	3.67
Estimated EIFD Allocation (Current 2016$)		*c = a / b*	$105,051	$548,399	$946,222	$1,505,763	$1,999,815	$2,453,422
Net Fiscal Impact								
Net Fiscal Surplus/(Deficit) (2016$)		*d*	($119,000)	($367,000)	$333,000	$1,499,000	$591,000	($316,000)
Net Fiscal Surplus/(Deficit) (after EIFD Contribution)		***e = d - c***	**($224,051)**	**($915,399)**	**($613,222)**	**($6,763)**	**($1,408,815)**	**($2,769,422)**
Manteca								
EIFD Allocation								
Estimated EIFD Allocation (Real $)	34%	*f*	$34,210	$321,619	$501,436	$1,301,474	$2,483,633	$3,422,349
Discount Factor		*g*	1.13	1.30	1.51	2.03	2.73	3.67
Estimated EIFD Allocation (Current 2016$)		*h = f / g*	$30,395	$246,495	$331,508	$640,239	$909,121	$932,151
Net Fiscal Impact								
Net Fiscal Surplus/(Deficit) (2016$)		*i*	($91,000)	($254,000)	$153,000	$1,209,000	$1,114,000	$1,114,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution)		***j - i - h***	**($121,395)**	**($500,495)**	**($178,508)**	**$568,761**	**$204,879**	**$181,849**
Stockton								
EIFD Allocation								
Estimated EIFD Allocation (Real $)	34%	*k*	$21,220	$314,827	$463,277	$972,491	$1,545,944	$2,306,640
Discount Factor		*l*	1.13	1.30	1.51	2.03	2.73	3.67
Estimated EIFD Allocation (Current 2016$)		*m = k / l*	$18,854	$241,289	$306,281	$478,401	$565,885	$628,264
Net Fiscal Impact								
Net Fiscal Surplus/(Deficit) (2016$)		*n*	($7,000)	$580,000	$984,000	$1,932,000	$2,517,000	$2,889,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution)		***o - n - m***	**($25,854)**	**$338,711**	**$677,719**	**$1,453,599**	**$1,951,115**	**$2,260,736**
San Joaquin County								
EIFD Allocation								
Estimated EIFD Allocation (Real $)	34%	*p*	$286,058	$1,982,635	$3,436,577	$7,695,693	$13,850,923	$21,470,961
Discount Factor		*q*	1.13	1.30	1.51	2.03	2.73	3.67
Estimated EIFD Allocation (Current 2016$)		*r = p / q*	$254,159	$1,519,525	$2,271,982	$3,785,771	$5,070,060	$5,848,084
Net Fiscal Impact								
Net Fiscal Surplus/(Deficit) (2016$)		*s*	$1,124,000	$3,313,000	$7,176,000	$11,520,000	$13,944,000	$15,452,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution)		***t = s - r***	**$869,841**	**$1,793,475**	**$4,904,018**	**$7,734,229**	**$8,873,940**	**$9,603,916**

fiscal

Source: EPS.

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

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

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

assumps

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

[1] This Analysis assumed an EIFD will be formed in fiscal year 2018-19.
[2] Refer to Table E-2 for details pertaining to property tax allocations for existing City and unincorporated areas.
Refer to Table E-4, Table E-5, and Table E-3 for additional details pertaining to the calculation of property tax allocations for annexation areas.
[3] Assumes 2 percent annual growth plus an additional 1 percent to account for annual turnover)

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Table 5
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Lathrop (Real $)

Lathrop

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*				
2017	$3,047,137	$0	$3,047,137	$4,074,625	$0	$4,074,625	$0	$0	$0
2018	$3,138,551	$0	$3,138,551	$4,196,864	$0	$4,196,864	$0	$0	$0
2019	$3,441,641	$27,642	$3,469,283	$4,602,155	$110,570	$4,712,725	$0	$0	$0
2020	$3,651,818	$46,981	$3,698,799	$4,883,204	$187,924	$5,071,129	$118,236	$184,632	$302,868
2021	$3,872,562	$67,464	$3,940,025	$5,178,382	$269,855	$5,448,237	$242,504	$378,900	$621,404
2022	$4,078,648	$75,006	$4,153,654	$5,453,960	$300,024	$5,753,984	$352,555	$536,406	$888,961
2023	$4,294,667	$82,949	$4,377,616	$5,742,820	$331,795	$6,074,615	$467,929	$701,580	$1,169,509
2024	$4,521,029	$91,309	$4,612,338	$6,045,512	$365,236	$6,410,748	$588,847	$874,739	$1,463,586
2025	$4,758,161	$100,105	$4,858,266	$6,362,604	$400,419	$6,763,023	$715,537	$1,056,214	$1,771,751
2026	$5,006,506	$109,354	$5,115,860	$6,694,690	$437,417	$7,132,107	$848,237	$1,246,348	$2,094,585
2027	$5,582,065	$120,054	$5,702,118	$7,464,326	$480,216	$7,944,542	$868,325	$1,256,818	$2,125,142
2028	$6,037,594	$123,423	$6,161,017	$8,073,459	$493,693	$8,567,153	$1,046,786	$1,498,944	$2,545,730
2029	$6,516,299	$126,894	$6,643,193	$8,713,582	$507,575	$9,221,158	$1,234,298	$1,753,279	$2,987,578
2030	$7,019,159	$130,468	$7,149,628	$9,386,007	$521,874	$9,907,880	$1,431,245	$2,020,338	$3,451,583
2031	$7,547,194	$134,150	$7,681,344	$10,092,094	$536,601	$10,628,695	$1,638,024	$2,300,655	$3,938,679
2032	$7,849,582	$137,943	$7,987,525	$10,496,447	$551,771	$11,048,217	$1,757,094	$2,463,802	$4,220,896
2033	$8,164,189	$141,849	$8,306,037	$10,917,137	$567,395	$11,484,532	$1,880,960	$2,633,481	$4,514,441
2034	$8,491,474	$145,872	$8,637,346	$11,354,783	$583,488	$11,938,271	$2,009,802	$2,809,934	$4,819,737
2035	$8,831,916	$150,016	$8,981,932	$11,810,021	$600,064	$12,410,085	$2,143,808	$2,993,418	$5,137,225
2036	$9,186,009	$154,284	$9,340,293	$12,283,514	$617,137	$12,900,651	$2,283,171	$3,184,193	$5,467,364
2037	$9,649,916	$158,681	$9,808,597	$12,903,849	$634,722	$13,538,572	$2,465,289	$3,432,274	$5,897,562
2038	$10,134,257	$163,209	$10,297,466	$13,551,509	$652,835	$14,204,344	$2,655,404	$3,691,185	$6,346,590
2039	$10,639,841	$167,873	$10,807,714	$14,227,575	$671,491	$14,899,066	$2,853,834	$3,961,355	$6,815,189
2040	$11,167,506	$172,677	$11,340,183	$14,933,168	$690,707	$15,623,876	$3,060,906	$4,243,225	$7,304,131
2041	$11,718,123	$177,625	$11,895,748	$15,669,452	$710,500	$16,379,952	$3,276,959	$4,537,255	$7,814,213
2042	$12,240,141	$184,425	$12,424,566	$16,367,493	$737,700	$17,105,194	$3,482,610	$4,819,293	$8,301,903
2043	$12,783,801	$191,480	$12,975,281	$17,094,474	$765,922	$17,860,396	$3,696,777	$5,112,983	$8,809,760
2044	$13,349,932	$198,800	$13,548,732	$17,851,503	$795,200	$18,646,703	$3,919,786	$5,418,769	$9,338,555
2045	$13,939,392	$206,393	$14,145,785	$18,639,729	$825,573	$19,465,302	$4,151,973	$5,737,113	$9,889,086
2046	$14,553,073	$214,270	$14,767,343	$19,460,341	$857,082	$20,317,422	$4,393,690	$6,068,493	$10,462,183
2047	$15,191,896	$222,441	$15,414,337	$20,314,574	$889,765	$21,204,339	$4,645,299	$6,413,405	$11,058,704
2048	$15,856,818	$230,916	$16,087,734	$21,203,706	$923,666	$22,127,372	$4,907,175	$6,772,363	$11,679,538
2049	$16,548,829	$239,707	$16,788,536	$22,129,063	$958,828	$23,087,891	$5,179,710	$7,145,898	$12,325,608
2050	$17,268,958	$248,824	$17,517,782	$23,092,018	$995,297	$24,087,315	$5,463,305	$7,534,563	$12,997,868
2051	$18,018,268	$258,279	$18,276,548	$24,093,994	$1,033,118	$25,127,112	$5,758,381	$7,938,928	$13,697,309
2052	$18,797,862	$268,085	$19,065,947	$25,136,465	$1,072,341	$26,208,806	$6,065,369	$8,359,587	$14,424,956
2053	$19,608,882	$278,254	$19,887,136	$26,220,960	$1,113,015	$27,333,975	$6,384,720	$8,797,153	$15,181,873
2054	$20,452,512	$288,798	$20,741,310	$27,349,061	$1,155,192	$28,504,253	$6,716,900	$9,252,261	$15,969,160
2055	$21,329,980	$299,732	$21,629,712	$28,522,409	$1,198,927	$29,721,336	$7,062,389	$9,725,571	$16,787,960
2056	$22,242,556	$311,068	$22,553,624	$29,742,703	$1,244,273	$30,986,977	$7,421,688	$10,217,764	$17,639,453
2057	$23,191,557	$322,822	$23,514,379	$31,011,705	$1,291,289	$32,302,995	$7,795,315	$10,729,549	$18,524,864
2058	$24,178,346	$335,009	$24,513,355	$32,331,239	$1,340,034	$33,671,273	$8,183,806	$11,261,657	$19,445,463
2059	$25,204,338	$347,642	$25,551,981	$33,703,193	$1,390,570	$35,093,763	$8,587,716	$11,814,848	$20,402,564
2060	$26,270,996	$360,740	$26,631,736	$35,129,526	$1,442,959	$36,572,486	$9,007,621	$12,389,907	$21,397,528
2061	$27,379,837	$374,317	$27,754,155	$36,612,267	$1,497,268	$38,109,535	$9,444,117	$12,987,648	$22,431,765
TOTAL	**$546,753,817**	**$8,187,832**	**$554,941,649**	**$731,118,165**	**$32,751,329**	**$763,869,494**	**$156,208,092**	**$216,256,730**	**$372,464,822**

proj lath

Source: EPS.

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

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

Lathrop
Existing City

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*13.20%*	*d*	*e=c-d*	*f=b*17.65%*	*g*	*h=f-g*	*i=d+g*
2017	$2,308,244,724	$23,082,447	$3,047,137	$0	**$3,047,137**	$4,074,625	$0	**$4,074,625**	**$0**
2018	$2,377,492,066	$23,774,921	$3,138,551	$0	**$3,138,551**	$4,196,864	$0	**$4,196,864**	**$0**
2019	$2,607,086,558	$26,070,866	$3,441,641	$0	**$3,441,641**	$4,602,155	$0	**$4,602,155**	**$0**
2020	$2,848,316,976	$28,483,170	$3,760,091	$108,273	**$3,651,818**	$5,027,987	$144,783	**$4,883,204**	**$253,056**
2021	$3,101,674,842	$31,016,748	$4,094,552	$221,990	**$3,872,562**	$5,475,226	$296,844	**$5,178,382**	**$518,834**
2022	$3,338,209,332	$33,382,093	$4,406,803	$328,155	**$4,078,648**	$5,892,769	$438,809	**$5,453,960**	**$766,964**
2023	$3,586,144,384	$35,861,444	$4,734,105	$439,438	**$4,294,667**	$6,330,436	$587,615	**$5,742,820**	**$1,027,053**
2024	$3,845,951,151	$38,459,512	$5,077,078	$556,049	**$4,521,029**	$6,789,059	$743,547	**$6,045,512**	**$1,299,596**
2025	$4,118,118,794	$41,181,188	$5,436,369	$678,208	**$4,758,161**	$7,269,503	$906,898	**$6,362,604**	**$1,585,106**
2026	$4,403,155,139	$44,031,551	$5,812,648	$806,143	**$5,006,506**	$7,772,662	$1,077,972	**$6,694,690**	**$1,884,115**
2027	$4,859,028,672	$48,590,287	$6,414,452	$832,387	**$5,582,065**	$8,577,393	$1,113,066	**$7,464,326**	**$1,945,453**
2028	$5,338,291,776	$53,382,918	$7,047,132	$1,009,537	**$6,037,594**	$9,423,411	$1,349,952	**$8,073,459**	**$2,359,489**
2029	$5,841,937,541	$58,419,375	$7,711,999	$1,195,700	**$6,516,299**	$10,312,471	$1,598,888	**$8,713,582**	**$2,794,589**
2030	$6,370,997,589	$63,709,976	$8,410,417	$1,391,257	**$7,019,159**	$11,246,393	$1,860,387	**$9,386,007**	**$3,251,644**
2031	$6,926,543,497	$69,265,435	$9,143,798	$1,596,604	**$7,547,194**	$12,227,070	$2,134,976	**$10,092,094**	**$3,731,580**
2032	$7,244,686,373	$72,446,864	$9,563,782	$1,714,200	**$7,849,582**	$12,788,671	$2,292,224	**$10,496,447**	**$4,006,424**
2033	$7,575,683,932	$75,756,839	$10,000,735	$1,836,546	**$8,164,189**	$13,372,964	$2,455,826	**$10,917,137**	**$4,292,373**
2034	$7,920,021,127	$79,200,211	$10,455,298	$1,963,824	**$8,491,474**	$13,980,804	$2,626,022	**$11,354,783**	**$4,589,846**
2035	$8,278,200,438	$82,782,004	$10,928,134	$2,096,218	**$8,831,916**	$14,613,080	$2,803,059	**$11,810,021**	**$4,899,277**
2036	$8,650,742,489	$86,507,425	$11,419,930	$2,233,921	**$9,186,009**	$15,270,709	$2,987,195	**$12,283,514**	**$5,221,116**
2037	$9,138,819,265	$91,388,193	$12,064,245	$2,414,329	**$9,649,916**	$16,132,286	$3,228,437	**$12,903,849**	**$5,642,766**
2038	$9,648,394,979	$96,483,950	$12,736,941	$2,602,684	**$10,134,257**	$17,031,814	$3,480,304	**$13,551,509**	**$6,082,988**
2039	$10,180,320,299	$101,803,203	$13,439,141	$2,799,300	**$10,639,841**	$17,970,794	$3,743,219	**$14,227,575**	**$6,542,519**
2040	$10,735,477,582	$107,354,776	$14,172,010	$3,004,503	**$11,167,506**	$18,950,784	$4,017,616	**$14,933,168**	**$7,022,119**
2041	$11,314,782,014	$113,147,820	$14,936,755	$3,218,632	**$11,718,123**	$19,973,401	$4,303,949	**$15,669,452**	**$7,522,581**
2042	$11,863,997,559	$118,639,976	$15,661,780	$3,421,639	**$12,240,141**	$20,942,903	$4,575,409	**$16,367,493**	**$7,997,048**
2043	$12,435,982,733	$124,359,827	$16,416,863	$3,633,062	**$12,783,801**	$21,952,598	$4,858,124	**$17,094,474**	**$8,491,186**
2044	$13,031,609,420	$130,316,094	$17,203,156	$3,853,224	**$13,349,932**	$23,004,027	$5,152,524	**$17,851,503**	**$9,005,748**
2045	$13,651,781,324	$136,517,813	$18,021,851	$4,082,459	**$13,939,392**	$24,098,785	$5,459,056	**$18,639,729**	**$9,541,515**
2046	$14,297,435,093	$142,974,351	$18,874,185	$4,321,112	**$14,553,073**	$25,238,524	$5,778,183	**$19,460,341**	**$10,099,296**
2047	$14,969,541,485	$149,695,415	$19,761,439	$4,569,544	**$15,191,896**	$26,424,959	$6,110,385	**$20,314,574**	**$10,679,929**
2048	$15,669,106,570	$156,691,066	$20,684,942	$4,828,124	**$15,856,818**	$27,659,865	$6,456,159	**$21,203,706**	**$11,284,283**
2049	$16,397,172,972	$163,971,730	$21,646,070	$5,097,240	**$16,548,829**	$28,945,083	$6,816,020	**$22,129,063**	**$11,913,260**
2050	$17,154,821,162	$171,548,212	$22,646,248	$5,377,290	**$17,268,958**	$30,282,520	$7,190,502	**$23,092,018**	**$12,567,792**
2051	$17,943,170,788	$179,431,708	$23,686,956	$5,668,688	**$18,018,268**	$31,674,153	$7,580,159	**$24,093,994**	**$13,248,848**
2052	$18,763,382,052	$187,633,821	$24,769,725	$5,971,864	**$18,797,862**	$33,122,030	$7,985,565	**$25,136,465**	**$13,957,429**
2053	$19,616,657,138	$196,166,571	$25,896,142	$6,287,260	**$19,608,882**	$34,628,272	$8,407,313	**$26,220,960**	**$14,694,573**
2054	$20,504,241,686	$205,042,417	$27,067,851	$6,615,339	**$20,452,512**	$36,195,079	$8,846,019	**$27,349,061**	**$15,461,358**
2055	$21,427,426,316	$214,274,263	$28,286,557	$6,956,576	**$21,329,980**	$37,824,730	$9,302,321	**$28,522,409**	**$16,258,897**
2056	$22,387,548,205	$223,875,482	$29,554,023	$7,311,467	**$22,242,556**	$39,519,583	$9,776,880	**$29,742,703**	**$17,088,347**
2057	$23,385,992,725	$233,859,927	$30,872,079	$7,680,523	**$23,191,557**	$41,282,086	$10,270,381	**$31,011,705**	**$17,950,903**
2058	$24,424,195,122	$244,241,951	$32,242,621	$8,064,274	**$24,178,346**	$43,114,771	$10,783,532	**$32,331,239**	**$18,847,807**
2059	$25,503,642,269	$255,036,423	$33,667,609	$8,463,271	**$25,204,338**	$45,020,263	$11,317,070	**$33,703,193**	**$19,780,341**
2060	$26,625,874,470	$266,258,745	$35,149,079	$8,878,083	**$26,270,996**	$47,001,282	$11,871,755	**$35,129,526**	**$20,749,838**
2061	$27,792,487,324	$277,924,873	$36,689,136	$9,309,299	**$27,379,837**	$49,060,643	$12,448,377	**$36,612,267**	**$21,757,675**

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

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

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

Lathrop Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*5.14%*	*d*	*e=c-d*	*f=b*20.55%*	*g*	*h=f-g*	*d+g*
2017	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2018	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2019	$53,805,455	$538,055	$27,642	$0	**$27,642**	$110,570	$0	**$110,570**	**$0**
2020	$110,839,238	$1,108,392	$56,943	$9,962	**$46,981**	$227,774	$39,849	**$187,924**	**$49,812**
2021	$171,246,622	$1,712,466	$87,978	$20,514	**$67,464**	$351,911	$82,056	**$269,855**	**$102,570**
2022	$193,490,790	$1,934,908	$99,406	$24,399	**$75,006**	$397,622	$97,598	**$300,024**	**$121,997**
2023	$216,915,486	$2,169,155	$111,440	$28,491	**$82,949**	$445,760	$113,965	**$331,795**	**$142,456**
2024	$241,571,521	$2,415,715	$124,107	$32,798	**$91,309**	$496,428	$131,192	**$365,236**	**$163,990**
2025	$267,511,696	$2,675,117	$137,434	$37,329	**$100,105**	$549,735	$149,316	**$400,419**	**$186,645**
2026	$294,790,866	$2,947,909	$151,448	$42,094	**$109,354**	$605,793	$168,376	**$437,417**	**$210,470**
2027	$303,634,592	$3,036,346	$155,992	$35,938	**$120,054**	$623,967	$143,751	**$480,216**	**$179,689**
2028	$312,743,629	$3,127,436	$160,671	$37,248	**$123,423**	$642,686	$148,992	**$493,693**	**$186,241**
2029	$322,125,938	$3,221,259	$165,492	$38,598	**$126,894**	$661,966	$154,391	**$507,575**	**$192,989**
2030	$331,789,716	$3,317,897	$170,456	$39,988	**$130,468**	$681,825	$159,952	**$521,874**	**$199,939**
2031	$341,743,408	$3,417,434	$175,570	$41,420	**$134,150**	$702,280	$165,679	**$536,601**	**$207,099**
2032	$351,995,710	$3,519,957	$180,837	$42,895	**$137,943**	$723,349	$171,578	**$551,771**	**$214,473**
2033	$362,555,581	$3,625,556	$186,262	$44,414	**$141,849**	$745,049	$177,654	**$567,395**	**$222,068**
2034	$373,432,249	$3,734,322	$191,850	$45,978	**$145,872**	$767,401	$183,913	**$583,488**	**$229,891**
2035	$384,635,216	$3,846,352	$197,606	$47,590	**$150,016**	$790,423	$190,359	**$600,064**	**$237,948**
2036	$396,174,273	$3,961,743	$203,534	$49,250	**$154,284**	$814,135	$196,998	**$617,137**	**$246,248**
2037	$408,059,501	$4,080,595	$209,640	$50,959	**$158,681**	$838,559	$203,837	**$634,722**	**$254,796**
2038	$420,301,286	$4,203,013	$215,929	$52,720	**$163,209**	$863,716	$210,881	**$652,835**	**$263,601**
2039	$432,910,325	$4,329,103	$222,407	$54,534	**$167,873**	$889,628	$218,136	**$671,491**	**$272,670**
2040	$445,897,634	$4,458,976	$229,079	$56,402	**$172,677**	$916,316	$225,609	**$690,707**	**$282,011**
2041	$459,274,563	$4,592,746	$235,951	$58,327	**$177,625**	$943,806	$233,306	**$710,500**	**$291,633**
2042	$477,658,423	$4,776,584	$245,396	$60,971	**$184,425**	$981,585	$243,884	**$737,700**	**$304,855**
2043	$496,731,967	$4,967,320	$255,195	$63,715	**$191,480**	$1,020,781	$254,859	**$765,922**	**$318,574**
2044	$516,520,032	$5,165,200	$265,361	$66,561	**$198,800**	$1,061,445	$266,245	**$795,200**	**$332,806**
2045	$537,048,321	$5,370,483	$275,908	$69,514	**$206,393**	$1,103,630	$278,057	**$825,573**	**$347,571**
2046	$558,343,440	$5,583,434	$286,848	$72,578	**$214,270**	$1,147,392	$290,310	**$857,082**	**$362,888**
2047	$580,432,922	$5,804,329	$298,196	$75,755	**$222,441**	$1,192,785	$303,020	**$889,765**	**$378,775**
2048	$603,345,264	$6,033,453	$309,968	$79,051	**$230,916**	$1,239,870	$316,204	**$923,666**	**$395,255**
2049	$627,109,957	$6,271,100	$322,177	$82,470	**$239,707**	$1,288,706	$329,878	**$958,828**	**$412,348**
2050	$651,757,521	$6,517,575	$334,839	$86,015	**$248,824**	$1,339,357	$344,060	**$995,297**	**$430,075**
2051	$677,319,540	$6,773,195	$347,972	$89,692	**$258,279**	$1,391,887	$358,769	**$1,033,118**	**$448,461**
2052	$703,828,698	$7,038,287	$361,591	$93,506	**$268,085**	$1,446,363	$374,022	**$1,072,341**	**$467,528**
2053	$731,318,818	$7,313,188	$375,714	$97,460	**$278,254**	$1,502,855	$389,840	**$1,113,015**	**$487,300**
2054	$759,824,899	$7,598,249	$390,359	$101,561	**$288,798**	$1,561,435	$406,242	**$1,155,192**	**$507,803**
2055	$789,383,159	$7,893,832	$405,544	$105,812	**$299,732**	$1,622,177	$423,250	**$1,198,927**	**$529,062**
2056	$820,031,071	$8,200,311	$421,289	$110,221	**$311,068**	$1,685,158	$440,885	**$1,244,273**	**$551,106**
2057	$851,807,413	$8,518,074	$437,614	$114,792	**$322,822**	$1,750,458	$459,169	**$1,291,289**	**$573,961**
2058	$884,752,308	$8,847,523	$454,540	$119,531	**$335,009**	$1,818,159	$478,125	**$1,340,034**	**$597,656**
2059	$918,907,270	$9,189,073	$472,087	$124,444	**$347,642**	$1,888,348	$497,778	**$1,390,570**	**$622,222**
2060	$954,315,253	$9,543,153	$490,278	$129,538	**$360,740**	$1,961,111	$518,151	**$1,442,959**	**$647,689**
2061	$991,020,698	$9,910,207	$509,135	$134,818	**$374,317**	$2,036,540	$539,272	**$1,497,268**	**$674,090**

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

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

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

Manteca

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 9	*Table 10*		*Table 9*	*Table 10*				
2017	$753,559	$0	$753,559	$1,041,446	$0	$1,041,446	$0	$0	$0
2018	$776,165	$0	$776,165	$1,072,689	$0	$1,072,689	$0	$0	$0
2019	$854,189	$23,861	$878,050	$1,180,521	$95,446	$1,275,966	$0	$0	$0
2020	$908,313	$36,145	$944,458	$1,255,322	$144,581	$1,399,903	$34,210	$63,846	$98,057
2021	$998,809	$36,986	$1,035,796	$1,380,392	$147,945	$1,528,337	$81,263	$130,009	$211,272
2022	$1,075,329	$37,852	$1,113,182	$1,486,145	$151,410	$1,637,555	$121,128	$186,273	$307,401
2023	$1,182,233	$38,745	$1,220,978	$1,633,890	$154,979	$1,788,868	$176,660	$264,222	$440,882
2024	$1,312,016	$39,664	$1,351,679	$1,813,254	$158,654	$1,971,909	$243,991	$358,516	$602,507
2025	$1,461,760	$40,610	$1,502,370	$2,020,207	$162,441	$2,182,648	$321,619	$467,078	$788,698
2026	$1,573,916	$41,585	$1,615,501	$2,175,210	$166,340	$2,341,551	$379,899	$548,937	$928,836
2027	$1,751,039	$44,292	$1,795,330	$2,420,000	$177,167	$2,597,168	$356,720	$513,800	$870,521
2028	$1,868,173	$45,420	$1,913,593	$2,581,884	$181,680	$2,763,565	$402,711	$578,511	$981,222
2029	$1,990,975	$46,582	$2,037,557	$2,751,601	$186,329	$2,937,930	$450,919	$646,319	$1,097,238
2030	$2,119,678	$47,779	$2,167,458	$2,929,474	$191,117	$3,120,591	$501,436	$717,354	$1,218,790
2031	$2,308,277	$49,012	$2,357,289	$3,190,125	$196,049	$3,386,174	$575,260	$820,636	$1,395,896
2032	$2,444,305	$50,282	$2,494,587	$3,378,120	$201,129	$3,579,249	$628,653	$895,721	$1,524,374
2033	$2,603,191	$51,590	$2,654,781	$3,597,707	$206,361	$3,804,068	$690,951	$983,150	$1,674,101
2034	$2,765,788	$52,937	$2,818,726	$3,822,422	$211,750	$4,034,172	$754,707	$1,072,636	$1,827,343
2035	$2,876,722	$54,325	$2,931,048	$3,975,737	$217,300	$4,193,038	$798,388	$1,134,417	$1,932,805
2036	$3,046,281	$72,935	$3,119,216	$4,210,074	$291,739	$4,501,813	$871,564	$1,254,496	$2,126,060
2037	$3,283,324	$92,103	$3,375,426	$4,537,676	$368,410	$4,906,086	$971,202	$1,411,713	$2,382,915
2038	$3,536,749	$111,845	$3,648,594	$4,887,918	$447,382	$5,335,300	$1,077,434	$1,578,630	$2,656,063
2039	$3,797,812	$132,181	$3,929,993	$5,248,718	$528,722	$5,777,440	$1,186,867	$1,750,573	$2,937,440
2040	$4,071,572	$153,126	$4,224,698	$5,627,064	$612,503	$6,239,567	$1,301,474	$1,930,289	$3,231,763
2041	$4,358,555	$174,699	$4,533,254	$6,023,685	$698,797	$6,722,482	$1,421,468	$2,118,090	$3,539,558
2042	$4,659,307	$196,920	$4,856,227	$6,439,336	$787,681	$7,227,016	$1,547,069	$2,314,297	$3,861,366
2043	$4,974,397	$219,808	$5,194,205	$6,874,802	$879,230	$7,754,032	$1,678,505	$2,519,248	$4,197,752
2044	$5,304,415	$243,382	$5,547,796	$7,330,898	$973,526	$8,304,425	$1,816,012	$2,733,289	$4,549,302
2045	$5,586,669	$267,663	$5,854,331	$7,720,984	$1,070,651	$8,791,635	$1,935,220	$2,922,760	$4,857,980
2046	$5,834,638	$292,672	$6,127,311	$8,063,687	$1,170,690	$9,234,377	$2,041,379	$3,094,937	$5,136,317
2047	$6,092,673	$318,432	$6,411,106	$8,420,301	$1,273,730	$9,694,031	$2,151,744	$3,273,692	$5,425,436
2048	$6,361,154	$344,965	$6,706,120	$8,791,352	$1,379,861	$10,171,213	$2,266,471	$3,459,263	$5,725,734
2049	$6,640,476	$368,214	$7,008,690	$9,177,385	$1,472,855	$10,650,240	$2,384,138	$3,645,551	$6,029,689
2050	$6,885,477	$379,060	$7,264,536	$9,515,985	$1,516,239	$11,032,223	$2,483,633	$3,794,100	$6,277,733
2051	$7,084,866	$390,231	$7,475,097	$9,791,548	$1,560,924	$11,352,472	$2,565,518	$3,918,641	$6,484,159
2052	$7,290,236	$401,738	$7,691,974	$10,075,378	$1,606,950	$11,682,328	$2,649,859	$4,046,918	$6,696,778
2053	$7,501,768	$413,589	$7,915,358	$10,367,723	$1,654,357	$12,022,080	$2,736,731	$4,179,044	$6,915,775
2054	$7,719,646	$425,796	$8,145,443	$10,668,838	$1,703,186	$12,372,024	$2,826,208	$4,315,134	$7,141,342
2055	$7,944,060	$438,370	$8,382,430	$10,978,987	$1,753,480	$12,732,467	$2,918,370	$4,455,306	$7,373,676
2056	$8,175,207	$451,321	$8,626,528	$11,298,440	$1,805,282	$13,103,723	$3,013,297	$4,599,683	$7,612,980
2057	$8,413,288	$464,660	$8,877,948	$11,627,477	$1,858,639	$13,486,116	$3,111,071	$4,748,392	$7,859,463
2058	$8,658,512	$478,399	$9,136,911	$11,966,385	$1,913,596	$13,879,981	$3,211,779	$4,901,561	$8,113,341
2059	$8,911,092	$492,551	$9,403,642	$12,315,460	$1,970,203	$14,285,663	$3,315,508	$5,059,326	$8,374,834
2060	$9,171,249	$507,127	$9,678,376	$12,675,008	$2,028,507	$14,703,515	$3,422,349	$5,221,824	$8,644,173
2061	$9,439,212	$522,140	$9,961,352	$13,045,342	$2,088,560	$15,133,902	$3,532,395	$5,389,197	$8,921,592
TOTAL	**$196,367,073**	**$9,091,594**	**$205,458,667**	**$271,386,599**	**$36,366,377**	**$307,752,976**	**$64,955,783**	**$98,017,381**	**$162,973,163**

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Source: EPS.

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

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

Manteca
Existing City

Fiscal Year 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*14.33%*	*d*	*e=c-d*	*f=b*19.81%*	*g*	*h=f-g*	*d+g*
2017	$525,776,893	$5,257,769	$753,559	$0	**$753,559**	$1,041,446	$0	**$1,041,446**	**$0**
2018	$541,550,200	$5,415,502	$776,165	$0	**$776,165**	$1,072,689	$0	**$1,072,689**	**$0**
2019	$595,989,106	$5,959,891	$854,189	$0	**$854,189**	$1,180,521	$0	**$1,180,521**	**$0**
2020	$653,206,951	$6,532,070	$936,195	$27,882	**$908,313**	$1,293,856	$38,534	**$1,255,322**	**$66,416**
2021	$748,876,300	$7,488,763	$1,073,311	$74,502	**$998,809**	$1,483,356	$102,964	**$1,380,392**	**$177,466**
2022	$829,770,002	$8,297,700	$1,189,250	$113,921	**$1,075,329**	$1,643,588	$157,443	**$1,486,145**	**$271,364**
2023	$942,784,162	$9,427,842	$1,351,225	$168,992	**$1,182,233**	$1,867,444	$233,554	**$1,633,890**	**$402,546**
2024	$1,079,985,316	$10,799,853	$1,547,866	$235,850	**$1,312,016**	$2,139,208	$325,954	**$1,813,254**	**$561,804**
2025	$1,238,289,154	$12,382,892	$1,774,752	$312,991	**$1,461,760**	$2,452,773	$432,566	**$2,020,207**	**$745,557**
2026	$1,356,855,675	$13,568,557	$1,944,685	$370,769	**$1,573,916**	$2,687,626	$512,416	**$2,175,210**	**$883,185**
2027	$1,465,093,144	$14,650,931	$2,099,814	$348,775	**$1,751,039**	$2,902,020	$482,020	**$2,420,000**	**$830,795**
2028	$1,578,603,690	$15,786,037	$2,262,500	$394,327	**$1,868,173**	$3,126,859	$544,975	**$2,581,884**	**$939,302**
2029	$1,697,606,285	$16,976,063	$2,433,058	$442,083	**$1,990,975**	$3,362,577	$610,976	**$2,751,601**	**$1,053,059**
2030	$1,822,328,293	$18,223,283	$2,611,813	$492,135	**$2,119,678**	$3,609,623	$680,149	**$2,929,474**	**$1,172,284**
2031	$2,005,092,340	$20,050,923	$2,873,756	$565,479	**$2,308,277**	$3,971,638	$781,513	**$3,190,125**	**$1,346,992**
2032	$2,136,911,611	$21,369,116	$3,062,683	$618,378	**$2,444,305**	$4,232,742	$854,622	**$3,378,120**	**$1,473,000**
2033	$2,290,882,520	$22,908,825	$3,283,359	$680,168	**$2,603,191**	$4,537,724	$940,017	**$3,597,707**	**$1,620,184**
2034	$2,448,449,556	$24,484,496	$3,509,188	$743,400	**$2,765,788**	$4,849,829	$1,027,406	**$3,822,422**	**$1,770,806**
2035	$2,555,951,704	$25,559,517	$3,663,263	$786,541	**$2,876,722**	$5,062,766	$1,087,029	**$3,975,737**	**$1,873,570**
2036	$2,720,264,876	$27,202,649	$3,898,762	$852,480	**$3,046,281**	$5,388,234	$1,178,160	**$4,210,074**	**$2,030,640**
2037	$2,949,973,944	$29,499,739	$4,227,987	$944,664	**$3,283,324**	$5,843,236	$1,305,560	**$4,537,676**	**$2,250,224**
2038	$3,195,558,668	$31,955,587	$4,579,966	$1,043,218	**$3,536,749**	$6,329,684	$1,441,766	**$4,887,918**	**$2,484,984**
2039	$3,448,545,907	$34,485,459	$4,942,555	$1,144,743	**$3,797,812**	$6,830,795	$1,582,077	**$5,248,718**	**$2,726,819**
2040	$3,713,836,378	$37,138,364	$5,322,777	$1,251,205	**$4,071,572**	$7,356,276	$1,729,211	**$5,627,064**	**$2,980,416**
2041	$3,991,940,587	$39,919,406	$5,721,364	$1,362,809	**$4,358,555**	$7,907,138	$1,883,453	**$6,023,685**	**$3,246,262**
2042	$4,283,388,594	$42,833,886	$6,139,076	$1,479,768	**$4,659,307**	$8,484,431	$2,045,095	**$6,439,336**	**$3,524,863**
2043	$4,588,730,736	$45,887,307	$6,576,701	$1,602,303	**$4,974,397**	$9,089,245	$2,214,443	**$6,874,802**	**$3,816,746**
2044	$4,908,538,357	$49,085,384	$7,035,058	$1,730,643	**$5,304,415**	$9,722,712	$2,391,814	**$7,330,898**	**$4,122,457**
2045	$5,182,060,111	$51,820,601	$7,427,077	$1,840,409	**$5,586,669**	$10,264,497	$2,543,513	**$7,720,984**	**$4,383,922**
2046	$5,422,358,272	$54,223,583	$7,771,480	$1,936,841	**$5,834,638**	$10,740,474	$2,676,787	**$8,063,687**	**$4,613,628**
2047	$5,672,410,470	$56,724,105	$8,129,862	$2,037,188	**$6,092,673**	$11,235,771	$2,815,470	**$8,420,301**	**$4,852,659**
2048	$5,932,585,676	$59,325,857	$8,502,752	$2,141,598	**$6,361,154**	$11,751,120	$2,959,768	**$8,791,352**	**$5,101,366**
2049	$6,203,266,226	$62,032,662	$8,890,699	$2,250,223	**$6,640,476**	$12,287,277	$3,109,892	**$9,177,385**	**$5,360,115**
2050	$6,440,686,899	$64,406,869	$9,230,977	$2,345,501	**$6,885,477**	$12,757,554	$3,241,569	**$9,515,985**	**$5,587,070**
2051	$6,633,907,506	$66,339,075	$9,507,907	$2,423,041	**$7,084,866**	$13,140,281	$3,348,733	**$9,791,548**	**$5,771,774**
2052	$6,832,924,731	$68,329,247	$9,793,144	$2,502,907	**$7,290,236**	$13,534,489	$3,459,111	**$10,075,378**	**$5,962,019**
2053	$7,037,912,473	$70,379,125	$10,086,938	$2,585,170	**$7,501,768**	$13,940,524	$3,572,801	**$10,367,723**	**$6,157,971**
2054	$7,249,049,848	$72,490,498	$10,389,546	$2,669,900	**$7,719,646**	$14,358,740	$3,689,901	**$10,668,838**	**$6,359,801**
2055	$7,466,521,343	$74,665,213	$10,701,233	$2,757,172	**$7,944,060**	$14,789,502	$3,810,515	**$10,978,987**	**$6,567,687**
2056	$7,690,516,983	$76,905,170	$11,022,270	$2,847,063	**$8,175,207**	$15,233,187	$3,934,747	**$11,298,440**	**$6,781,809**
2057	$7,921,232,493	$79,212,325	$11,352,938	$2,939,650	**$8,413,288**	$15,690,182	$4,062,705	**$11,627,477**	**$7,002,355**
2058	$8,158,869,467	$81,588,695	$11,693,526	$3,035,014	**$8,658,512**	$16,160,888	$4,194,503	**$11,966,385**	**$7,229,517**
2059	$8,403,635,552	$84,036,356	$12,044,332	$3,133,240	**$8,911,092**	$16,645,715	$4,330,254	**$12,315,460**	**$7,463,494**
2060	$8,655,744,618	$86,557,446	$12,405,662	$3,234,412	**$9,171,249**	$17,145,086	$4,470,078	**$12,675,008**	**$7,704,491**
2061	$8,915,416,957	$89,154,170	$12,777,832	$3,338,620	**$9,439,212**	$17,659,439	$4,614,097	**$13,045,342**	**$7,952,717**

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

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

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

Manteca Annexation Area

Fiscal Year Ending	Beginning 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*
2017	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2018	$0	$0	$0	$0	**$0**	$0	$0	**$0**	**$0**
2019	$36,000,000	$360,000	$23,861	$0	**$23,861**	$95,446	$0	**$95,446**	**$0**
2020	$64,080,000	$640,800	$42,473	$6,328	**$36,145**	$169,893	$25,312	**$144,581**	**$31,640**
2021	$66,002,400	$660,024	$43,748	$6,761	**$36,986**	$174,990	$27,045	**$147,945**	**$33,806**
2022	$67,982,472	$679,825	$45,060	$7,208	**$37,852**	$180,240	$28,830	**$151,410**	**$36,038**
2023	$70,021,946	$700,219	$46,412	$7,667	**$38,745**	$185,647	$30,668	**$154,979**	**$38,336**
2024	$72,122,605	$721,226	$47,804	$8,141	**$39,664**	$191,217	$32,562	**$158,654**	**$40,703**
2025	$74,286,283	$742,863	$49,238	$8,628	**$40,610**	$196,953	$34,512	**$162,441**	**$43,141**
2026	$76,514,871	$765,149	$50,715	$9,130	**$41,585**	$202,862	$36,521	**$166,340**	**$45,652**
2027	$78,810,317	$788,103	$52,237	$7,945	**$44,292**	$208,948	$31,780	**$177,167**	**$39,726**
2028	$81,174,627	$811,746	$53,804	$8,384	**$45,420**	$215,216	$33,536	**$181,680**	**$41,920**
2029	$83,609,866	$836,099	$55,418	$8,836	**$46,582**	$221,672	$35,343	**$186,329**	**$44,179**
2030	$86,118,162	$861,182	$57,081	$9,301	**$47,779**	$228,323	$37,206	**$191,117**	**$46,507**
2031	$88,701,706	$887,017	$58,793	$9,781	**$49,012**	$235,172	$39,123	**$196,049**	**$48,904**
2032	$91,362,758	$913,628	$60,557	$10,275	**$50,282**	$242,227	$41,099	**$201,129**	**$51,374**
2033	$94,103,640	$941,036	$62,374	$10,783	**$51,590**	$249,494	$43,134	**$206,361**	**$53,917**
2034	$96,926,750	$969,267	$64,245	$11,307	**$52,937**	$256,979	$45,229	**$211,750**	**$56,537**
2035	$99,834,552	$998,346	$66,172	$11,847	**$54,325**	$264,688	$47,388	**$217,300**	**$59,235**
2036	$138,829,589	$1,388,296	$92,019	$19,084	**$72,935**	$368,075	$76,336	**$291,739**	**$95,420**
2037	$178,994,476	$1,789,945	$118,641	$26,538	**$92,103**	$474,563	$106,153	**$368,410**	**$132,691**
2038	$220,364,311	$2,203,643	$146,061	$34,216	**$111,845**	$584,246	$136,864	**$447,382**	**$171,080**
2039	$262,975,240	$2,629,752	$174,305	$42,124	**$132,181**	$697,219	$168,496	**$528,722**	**$210,621**
2040	$306,864,497	$3,068,645	$203,395	$50,269	**$153,126**	$813,581	$201,078	**$612,503**	**$251,347**
2041	$352,070,432	$3,520,704	$233,359	$58,659	**$174,699**	$933,434	$234,637	**$698,797**	**$293,296**
2042	$398,632,545	$3,986,325	$264,221	$67,301	**$196,920**	$1,056,883	$269,202	**$787,681**	**$336,503**
2043	$446,591,521	$4,465,915	$296,009	$76,201	**$219,808**	$1,184,035	$304,805	**$879,230**	**$381,006**
2044	$495,989,267	$4,959,893	$328,750	$85,369	**$243,382**	$1,315,002	$341,476	**$973,526**	**$426,845**
2045	$546,868,945	$5,468,689	$362,474	$94,812	**$267,663**	$1,449,898	$379,247	**$1,070,651**	**$474,058**
2046	$599,275,013	$5,992,750	$397,210	$104,538	**$292,672**	$1,588,840	$418,151	**$1,170,690**	**$522,688**
2047	$653,253,264	$6,532,533	$432,988	$114,555	**$318,432**	$1,731,951	$458,222	**$1,273,730**	**$572,777**
2048	$708,850,862	$7,088,509	$469,839	$124,874	**$344,965**	$1,879,356	$499,495	**$1,379,861**	**$624,368**
2049	$757,566,387	$7,575,664	$502,128	$133,915	**$368,214**	$2,008,514	$535,659	**$1,472,855**	**$669,574**
2050	$780,293,379	$7,802,934	$517,192	$138,133	**$379,060**	$2,068,769	$552,531	**$1,516,239**	**$690,663**
2051	$803,702,180	$8,037,022	$532,708	$142,477	**$390,231**	$2,130,832	$569,908	**$1,560,924**	**$712,385**
2052	$827,813,246	$8,278,132	$548,689	$146,952	**$401,738**	$2,194,757	$587,807	**$1,606,950**	**$734,759**
2053	$852,647,643	$8,526,476	$565,150	$151,561	**$413,589**	$2,260,600	$606,243	**$1,654,357**	**$757,804**
2054	$878,227,073	$8,782,271	$582,104	$156,308	**$425,796**	$2,328,418	$625,232	**$1,703,186**	**$781,540**
2055	$904,573,885	$9,045,739	$599,568	$161,198	**$438,370**	$2,398,271	$644,791	**$1,753,480**	**$805,989**
2056	$931,711,101	$9,317,111	$617,555	$166,234	**$451,321**	$2,470,219	$664,936	**$1,805,282**	**$831,171**
2057	$959,662,434	$9,596,624	$636,081	$171,422	**$464,660**	$2,544,325	$685,686	**$1,858,639**	**$857,108**
2058	$988,452,307	$9,884,523	$655,164	$176,765	**$478,399**	$2,620,655	$707,059	**$1,913,596**	**$883,823**
2059	$1,018,105,877	$10,181,059	$674,819	$182,268	**$492,551**	$2,699,275	$729,072	**$1,970,203**	**$911,340**
2060	$1,048,649,053	$10,486,491	$695,063	$187,936	**$507,127**	$2,780,253	$751,746	**$2,028,507**	**$939,682**
2061	$1,080,108,524	$10,801,085	$715,915	$193,775	**$522,140**	$2,863,660	$775,100	**$2,088,560**	**$968,875**

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

Stockton

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 12	*Table 13*		*Table 12*	*Table 13*				
2017	$1,960,962	$0	$1,960,962	$2,388,317	$0	$2,388,317	$0	$0	$0
2018	$2,019,790	$0	$2,019,790	$2,459,967	$0	$2,459,967	$0	$0	$0
2019	$2,080,384	$0	$2,080,384	$2,533,766	$0	$2,533,766	$0	$0	$0
2020	$2,121,576	$0	$2,121,576	$2,583,935	$0	$2,583,935	$21,220	$25,844	$47,064
2021	$2,196,517	$0	$2,196,517	$2,675,208	$0	$2,675,208	$59,826	$72,864	$132,690
2022	$2,309,922	$0	$2,309,922	$2,813,327	$0	$2,813,327	$118,247	$144,017	$262,263
2023	$2,495,364	$0	$2,495,364	$3,039,183	$0	$3,039,183	$213,778	$260,366	$474,144
2024	$2,591,366	$0	$2,591,366	$3,156,107	$0	$3,156,107	$263,233	$320,600	$583,833
2025	$2,691,519	$0	$2,691,519	$3,278,086	$0	$3,278,086	$314,827	$383,438	$698,265
2026	$2,780,889	$0	$2,780,889	$3,386,934	$0	$3,386,934	$360,866	$439,511	$800,377
2027	$2,964,559	$0	$2,964,559	$3,610,631	$0	$3,610,631	$343,846	$418,781	$762,627
2028	$3,089,711	$3,604	$3,093,315	$3,763,057	$14,415	$3,777,472	$393,917	$483,664	$877,581
2029	$3,173,567	$7,424	$3,180,991	$3,865,189	$29,696	$3,894,884	$428,014	$529,324	$957,338
2030	$3,260,199	$11,470	$3,271,669	$3,970,700	$45,880	$4,016,580	$463,277	$576,650	$1,039,927
2031	$3,349,697	$15,752	$3,365,449	$4,079,702	$63,009	$4,142,711	$499,747	$625,701	$1,125,448
2032	$3,442,154	$20,281	$3,462,435	$4,192,309	$81,124	$4,273,433	$537,464	$676,537	$1,214,001
2033	$3,565,677	$25,067	$3,590,745	$4,342,752	$100,269	$4,443,021	$587,362	$742,488	$1,329,850
2034	$3,694,038	$30,122	$3,724,160	$4,499,086	$120,490	$4,619,576	$639,246	$811,148	$1,450,395
2035	$3,827,416	$35,458	$3,862,874	$4,661,531	$141,833	$4,803,365	$693,190	$882,622	$1,575,812
2036	$3,965,995	$41,087	$4,007,083	$4,830,312	$164,349	$4,994,661	$749,272	$957,015	$1,706,287
2037	$4,109,970	$47,022	$4,156,992	$5,005,663	$188,089	$5,193,751	$807,570	$1,034,439	$1,842,008
2038	$4,259,537	$53,276	$4,312,813	$5,187,826	$213,105	$5,400,930	$868,167	$1,115,008	$1,983,175
2039	$4,388,149	$59,863	$4,448,012	$5,344,466	$239,452	$5,583,918	$920,744	$1,186,170	$2,106,915
2040	$4,514,279	$66,797	$4,581,076	$5,498,084	$267,189	$5,765,273	$972,491	$1,256,697	$2,229,188
2041	$4,644,552	$74,093	$4,718,645	$5,656,747	$296,374	$5,953,121	$1,025,990	$1,329,749	$2,355,740
2042	$4,777,696	$81,767	$4,859,463	$5,818,907	$327,070	$6,145,977	$1,080,753	$1,404,749	$2,485,502
2043	$4,903,551	$89,835	$4,993,387	$5,972,191	$359,341	$6,331,532	$1,132,834	$1,476,909	$2,609,743
2044	$5,033,183	$98,313	$5,131,496	$6,130,073	$393,253	$6,523,327	$1,186,544	$1,551,496	$2,738,039
2045	$5,166,703	$107,219	$5,273,922	$6,292,692	$428,878	$6,721,569	$1,241,932	$1,628,590	$2,870,522
2046	$5,304,229	$116,571	$5,420,800	$6,460,189	$466,285	$6,926,474	$1,299,051	$1,708,275	$3,007,326
2047	$5,445,880	$126,388	$5,572,268	$6,632,711	$505,551	$7,138,262	$1,357,955	$1,790,637	$3,148,592
2048	$5,591,782	$136,688	$5,728,470	$6,810,409	$546,754	$7,357,162	$1,418,700	$1,875,765	$3,294,465
2049	$5,742,060	$147,493	$5,889,553	$6,993,437	$589,973	$7,583,411	$1,481,344	$1,963,751	$3,445,094
2050	$5,896,846	$158,824	$6,055,670	$7,181,957	$635,294	$7,817,251	$1,545,944	$2,054,689	$3,600,633
2051	$6,056,277	$170,701	$6,226,977	$7,376,132	$682,803	$8,058,935	$1,612,564	$2,148,677	$3,761,241
2052	$6,220,490	$183,148	$6,403,637	$7,576,132	$732,591	$8,308,723	$1,681,265	$2,245,817	$3,927,082
2053	$6,389,629	$196,188	$6,585,817	$7,782,132	$784,751	$8,566,884	$1,752,113	$2,346,212	$4,098,325
2054	$6,563,843	$209,845	$6,773,688	$7,994,313	$839,382	$8,833,695	$1,825,174	$2,449,972	$4,275,146
2055	$6,743,283	$224,146	$6,967,429	$8,212,858	$896,584	$9,109,443	$1,900,517	$2,557,208	$4,457,725
2056	$6,928,106	$239,116	$7,167,222	$8,437,961	$956,463	$9,394,424	$1,978,215	$2,668,034	$4,646,248
2057	$7,118,474	$254,782	$7,373,256	$8,669,816	$1,019,128	$9,688,944	$2,058,339	$2,782,569	$4,840,908
2058	$7,314,553	$270,723	$7,585,276	$8,908,627	$1,082,890	$9,991,517	$2,140,791	$2,900,236	$5,041,028
2059	$7,516,514	$278,844	$7,795,359	$9,154,602	$1,115,377	$10,269,979	$2,222,490	$3,008,527	$5,231,017
2060	$7,724,535	$287,210	$8,011,744	$9,407,956	$1,148,838	$10,556,795	$2,306,640	$3,120,067	$5,426,707
2061	$7,938,795	$295,826	$8,234,621	$9,668,911	$1,183,304	$10,852,215	$2,393,314	$3,234,952	$5,628,267
TOTAL	**$203,874,217**	**$4,164,946**	**$208,039,163**	**$248,304,890**	**$16,659,784**	**$264,964,674**	**$44,898,774**	**$59,189,764**	**$104,088,538**

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Source: EPS.

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

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

Stockton Existing City

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*16.83%*	*d*	*e=c-d*	*f=b*20.50%*	*g*	*h=f-g*	*d+g*
2017	$1,164,851,051	$11,648,511	$1,960,962	$0	**$1,960,962**	$2,388,317	$0	**$2,388,317**	**$0**
2018	$1,199,796,583	$11,997,966	$2,019,790	$0	**$2,019,790**	$2,459,967	$0	**$2,459,967**	**$0**
2019	$1,235,790,480	$12,357,905	$2,080,384	$0	**$2,080,384**	$2,533,766	$0	**$2,533,766**	**$0**
2020	$1,272,864,194	$12,728,642	$2,142,796	$21,220	**$2,121,576**	$2,609,779	$25,844	**$2,583,935**	**$47,064**
2021	$1,340,313,349	$13,403,133	$2,256,343	$59,826	**$2,196,517**	$2,748,071	$72,864	**$2,675,208**	**$132,690**
2022	$1,442,381,614	$14,423,816	$2,428,169	$118,247	**$2,309,922**	$2,957,344	$144,017	**$2,813,327**	**$262,263**
2023	$1,609,285,238	$16,092,852	$2,709,142	$213,778	**$2,495,364**	$3,299,550	$260,366	**$3,039,183**	**$474,144**
2024	$1,695,689,885	$16,956,899	$2,854,599	$263,233	**$2,591,366**	$3,476,707	$320,600	**$3,156,107**	**$583,833**
2025	$1,785,830,454	$17,858,305	$3,006,346	$314,827	**$2,691,519**	$3,661,524	$383,438	**$3,278,086**	**$698,265**
2026	$1,866,266,733	$18,662,667	$3,141,756	$360,866	**$2,780,889**	$3,826,444	$439,511	**$3,386,934**	**$800,377**
2027	$1,965,260,059	$19,652,601	$3,308,405	$343,846	**$2,964,559**	$4,029,412	$418,781	**$3,610,631**	**$762,627**
2028	$2,068,513,345	$20,685,133	$3,482,227	$392,516	**$3,089,711**	$4,241,114	$478,058	**$3,763,057**	**$870,573**
2029	$2,137,697,549	$21,376,975	$3,598,694	$425,127	**$3,173,567**	$4,382,964	$517,775	**$3,865,189**	**$942,902**
2030	$2,209,171,144	$22,091,711	$3,719,016	$458,817	**$3,260,199**	$4,529,508	$558,808	**$3,970,700**	**$1,017,625**
2031	$2,283,009,227	$22,830,092	$3,843,318	$493,622	**$3,349,697**	$4,680,900	$601,197	**$4,079,702**	**$1,094,819**
2032	$2,359,289,341	$23,592,893	$3,971,732	$529,577	**$3,442,154**	$4,837,298	$644,989	**$4,192,309**	**$1,174,566**
2033	$2,461,199,326	$24,611,993	$4,143,291	$577,614	**$3,565,677**	$5,046,246	$703,494	**$4,342,752**	**$1,281,109**
2034	$2,567,100,550	$25,671,006	$4,321,570	$627,532	**$3,694,038**	$5,263,378	$764,291	**$4,499,086**	**$1,391,823**
2035	$2,677,140,768	$26,771,408	$4,506,817	$679,401	**$3,827,416**	$5,488,995	$827,464	**$4,661,531**	**$1,506,865**
2036	$2,791,473,009	$27,914,730	$4,699,289	$733,293	**$3,965,995**	$5,723,413	$893,101	**$4,830,312**	**$1,626,394**
2037	$2,910,255,757	$29,102,558	$4,899,253	$789,283	**$4,109,970**	$5,966,956	$961,293	**$5,005,663**	**$1,750,576**
2038	$3,033,653,144	$30,336,531	$5,106,985	$847,448	**$4,259,537**	$6,219,960	$1,032,134	**$5,187,826**	**$1,879,583**
2039	$3,139,761,633	$31,397,616	$5,285,613	$897,464	**$4,388,149**	$6,437,516	$1,093,050	**$5,344,466**	**$1,990,514**
2040	$3,243,822,415	$32,438,224	$5,460,794	$946,515	**$4,514,279**	$6,650,874	$1,152,790	**$5,498,084**	**$2,099,305**
2041	$3,351,301,058	$33,513,011	$5,641,728	$997,176	**$4,644,552**	$6,871,240	$1,214,493	**$5,656,747**	**$2,211,669**
2042	$3,461,148,673	$34,611,487	$5,826,650	$1,048,954	**$4,777,696**	$7,096,463	$1,277,555	**$5,818,907**	**$2,326,510**
2043	$3,564,983,133	$35,649,831	$6,001,450	$1,097,898	**$4,903,551**	$7,309,356	$1,337,165	**$5,972,191**	**$2,435,064**
2044	$3,671,932,627	$36,719,326	$6,181,493	$1,148,311	**$5,033,183**	$7,528,637	$1,398,564	**$6,130,073**	**$2,546,874**
2045	$3,782,090,606	$37,820,906	$6,366,938	$1,200,235	**$5,166,703**	$7,754,496	$1,461,804	**$6,292,692**	**$2,662,040**
2046	$3,895,553,324	$38,955,533	$6,557,946	$1,253,717	**$5,304,229**	$7,987,131	$1,526,942	**$6,460,189**	**$2,780,660**
2047	$4,012,419,924	$40,124,199	$6,754,685	$1,308,804	**$5,445,880**	$8,226,745	$1,594,034	**$6,632,711**	**$2,902,838**
2048	$4,132,792,521	$41,327,925	$6,957,325	$1,365,543	**$5,591,782**	$8,473,547	$1,663,139	**$6,810,409**	**$3,028,682**
2049	$4,256,776,297	$42,567,763	$7,166,045	$1,423,985	**$5,742,060**	$8,727,754	$1,734,317	**$6,993,437**	**$3,158,302**
2050	$4,384,479,586	$43,844,796	$7,381,026	$1,484,180	**$5,896,846**	$8,989,586	$1,807,630	**$7,181,957**	**$3,291,809**
2051	$4,516,013,974	$45,160,140	$7,602,457	$1,546,180	**$6,056,277**	$9,259,274	$1,883,142	**$7,376,132**	**$3,429,323**
2052	$4,651,494,393	$46,514,944	$7,830,531	$1,610,041	**$6,220,490**	$9,537,052	$1,960,920	**$7,576,132**	**$3,570,961**
2053	$4,791,039,225	$47,910,392	$8,065,447	$1,675,817	**$6,389,629**	$9,823,164	$2,041,031	**$7,782,132**	**$3,716,849**
2054	$4,934,770,401	$49,347,704	$8,307,410	$1,743,567	**$6,563,843**	$10,117,859	$2,123,546	**$7,994,313**	**$3,867,113**
2055	$5,082,813,513	$50,828,135	$8,556,632	$1,813,349	**$6,743,283**	$10,421,394	$2,208,536	**$8,212,858**	**$4,021,885**
2056	$5,235,297,919	$52,352,979	$8,813,331	$1,885,225	**$6,928,106**	$10,734,036	$2,296,076	**$8,437,961**	**$4,181,301**
2057	$5,392,356,856	$53,923,569	$9,077,731	$1,959,257	**$7,118,474**	$11,056,057	$2,386,242	**$8,669,816**	**$4,345,499**
2058	$5,554,127,562	$55,541,276	$9,350,063	$2,035,510	**$7,314,553**	$11,387,739	$2,479,112	**$8,908,627**	**$4,514,623**
2059	$5,720,751,389	$57,207,514	$9,630,565	$2,114,051	**$7,516,514**	$11,729,371	$2,574,769	**$9,154,602**	**$4,688,820**
2060	$5,892,373,931	$58,923,739	$9,919,482	$2,194,947	**$7,724,535**	$12,081,252	$2,673,296	**$9,407,956**	**$4,868,244**
2061	$6,069,145,148	$60,691,451	$10,217,066	$2,278,271	**$7,938,795**	$12,443,690	$2,774,779	**$9,668,911**	**$5,053,050**

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

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

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Table 13
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Stockton Annexation Area (Real $)

Stockton Annexation Area

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

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

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

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

Unincorporated San Joaquin County

Fiscal Year Ending	Net County Property Tax Revenue	EIFD Revenue
	Table 15	*Table 15*
2017	$1,084,429	$0
2018	$1,116,962	$0
2019	$1,150,471	$0
2020	$1,173,250	$11,735
2021	$1,196,713	$23,822
2022	$1,220,879	$36,271
2023	$1,245,771	$49,094
2024	$1,271,409	$62,302
2025	$1,297,817	$75,906
2026	$1,325,016	$89,917
2027	$1,371,447	$85,935
2028	$1,399,195	$96,726
2029	$1,431,507	$109,292
2030	$1,464,789	$122,235
2031	$1,499,068	$135,566
2032	$1,534,376	$149,297
2033	$1,570,744	$163,440
2034	$1,608,202	$178,007
2035	$1,646,784	$193,011
2036	$1,664,641	$199,955
2037	$1,704,916	$215,618
2038	$1,746,400	$231,750
2039	$1,789,128	$248,367
2040	$1,833,138	$265,482
2041	$1,878,468	$283,110
2042	$1,925,158	$301,267
2043	$1,973,249	$319,969
2044	$2,022,782	$339,232
2045	$2,073,802	$359,073
2046	$2,126,352	$379,509
2047	$2,180,478	$400,559
2048	$2,236,229	$422,239
2049	$2,293,652	$444,570
2050	$2,352,797	$467,571
2051	$2,413,717	$491,263
2052	$2,476,465	$515,664
2053	$2,541,095	$540,798
2054	$2,607,664	$566,686
2055	$2,676,230	$593,351
2056	$2,746,853	$620,815
2057	$2,819,594	$649,104
2058	$2,894,518	$678,241
2059	$2,971,690	$708,252
2060	$3,051,176	$739,163
2061	$3,133,048	$771,002
TOTAL	**$85,742,066**	**$13,335,165**

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Source: EPS.

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

Unincorporated San Joaquin County

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	*a*	*b=a*1.0%*	*c=b*0.00%*	*d*	*e=c-d*	*f=b*21.26%*	*g*	*h=f-g*	*d+g*
2017	$510,001,908	$5,100,019	$0	$0	**$0**	$1,084,429	$0	**$1,084,429**	**$0**
2018	$525,301,965	$5,253,020	$0	$0	**$0**	$1,116,962	$0	**$1,116,962**	**$0**
2019	$541,061,024	$5,410,610	$0	$0	**$0**	$1,150,471	$0	**$1,150,471**	**$0**
2020	$557,292,855	$5,572,929	$0	$0	**$0**	$1,184,985	$11,735	**$1,173,250**	**$11,735**
2021	$574,011,641	$5,740,116	$0	$0	**$0**	$1,220,534	$23,822	**$1,196,713**	**$23,822**
2022	$591,231,990	$5,912,320	$0	$0	**$0**	$1,257,150	$36,271	**$1,220,879**	**$36,271**
2023	$608,968,949	$6,089,689	$0	$0	**$0**	$1,294,865	$49,094	**$1,245,771**	**$49,094**
2024	$627,238,018	$6,272,380	$0	$0	**$0**	$1,333,711	$62,302	**$1,271,409**	**$62,302**
2025	$646,055,159	$6,460,552	$0	$0	**$0**	$1,373,722	$75,906	**$1,297,817**	**$75,906**
2026	$665,436,813	$6,654,368	$0	$0	**$0**	$1,414,934	$89,917	**$1,325,016**	**$89,917**
2027	$685,399,918	$6,853,999	$0	$0	**$0**	$1,457,382	$85,935	**$1,371,447**	**$85,935**
2028	$703,525,096	$7,035,251	$0	$0	**$0**	$1,495,922	$96,726	**$1,399,195**	**$96,726**
2029	$724,630,849	$7,246,308	$0	$0	**$0**	$1,540,799	$109,292	**$1,431,507**	**$109,292**
2030	$746,369,775	$7,463,698	$0	$0	**$0**	$1,587,023	$122,235	**$1,464,789**	**$122,235**
2031	$768,760,868	$7,687,609	$0	$0	**$0**	$1,634,634	$135,566	**$1,499,068**	**$135,566**
2032	$791,823,694	$7,918,237	$0	$0	**$0**	$1,683,673	$149,297	**$1,534,376**	**$149,297**
2033	$815,578,405	$8,155,784	$0	$0	**$0**	$1,734,183	$163,440	**$1,570,744**	**$163,440**
2034	$840,045,757	$8,400,458	$0	$0	**$0**	$1,786,209	$178,007	**$1,608,202**	**$178,007**
2035	$865,247,130	$8,652,471	$0	$0	**$0**	$1,839,795	$193,011	**$1,646,784**	**$193,011**
2036	$876,910,865	$8,769,109	$0	$0	**$0**	$1,864,596	$199,955	**$1,664,641**	**$199,955**
2037	$903,218,191	$9,032,182	$0	$0	**$0**	$1,920,534	$215,618	**$1,704,916**	**$215,618**
2038	$930,314,737	$9,303,147	$0	$0	**$0**	$1,978,150	$231,750	**$1,746,400**	**$231,750**
2039	$958,224,179	$9,582,242	$0	$0	**$0**	$2,037,494	$248,367	**$1,789,128**	**$248,367**
2040	$986,970,904	$9,869,709	$0	$0	**$0**	$2,098,619	$265,482	**$1,833,138**	**$265,482**
2041	$1,016,580,031	$10,165,800	$0	$0	**$0**	$2,161,578	$283,110	**$1,878,468**	**$283,110**
2042	$1,047,077,432	$10,470,774	$0	$0	**$0**	$2,226,425	$301,267	**$1,925,158**	**$301,267**
2043	$1,078,489,755	$10,784,898	$0	$0	**$0**	$2,293,218	$319,969	**$1,973,249**	**$319,969**
2044	$1,110,844,448	$11,108,444	$0	$0	**$0**	$2,362,014	$339,232	**$2,022,782**	**$339,232**
2045	$1,144,169,781	$11,441,698	$0	$0	**$0**	$2,432,875	$359,073	**$2,073,802**	**$359,073**
2046	$1,178,494,875	$11,784,949	$0	$0	**$0**	$2,505,861	$379,509	**$2,126,352**	**$379,509**
2047	$1,213,849,721	$12,138,497	$0	$0	**$0**	$2,581,037	$400,559	**$2,180,478**	**$400,559**
2048	$1,250,265,212	$12,502,652	$0	$0	**$0**	$2,658,468	$422,239	**$2,236,229**	**$422,239**
2049	$1,287,773,169	$12,877,732	$0	$0	**$0**	$2,738,222	$444,570	**$2,293,652**	**$444,570**
2050	$1,326,406,364	$13,264,064	$0	$0	**$0**	$2,820,369	$467,571	**$2,352,797**	**$467,571**
2051	$1,366,198,555	$13,661,986	$0	$0	**$0**	$2,904,980	$491,263	**$2,413,717**	**$491,263**
2052	$1,407,184,511	$14,071,845	$0	$0	**$0**	$2,992,129	$515,664	**$2,476,465**	**$515,664**
2053	$1,449,400,047	$14,494,000	$0	$0	**$0**	$3,081,893	$540,798	**$2,541,095**	**$540,798**
2054	$1,492,882,048	$14,928,820	$0	$0	**$0**	$3,174,350	$566,686	**$2,607,664**	**$566,686**
2055	$1,537,668,510	$15,376,685	$0	$0	**$0**	$3,269,580	$593,351	**$2,676,230**	**$593,351**
2056	$1,583,798,565	$15,837,986	$0	$0	**$0**	$3,367,668	$620,815	**$2,746,853**	**$620,815**
2057	$1,631,312,522	$16,313,125	$0	$0	**$0**	$3,468,698	$649,104	**$2,819,594**	**$649,104**
2058	$1,680,251,897	$16,802,519	$0	$0	**$0**	$3,572,759	$678,241	**$2,894,518**	**$678,241**
2059	$1,730,659,454	$17,306,595	$0	$0	**$0**	$3,679,941	$708,252	**$2,971,690**	**$708,252**
2060	$1,782,579,238	$17,825,792	$0	$0	**$0**	$3,790,340	$739,163	**$3,051,176**	**$739,163**
2061	$1,836,056,615	$18,360,566	$0	$0	**$0**	$3,904,050	$771,002	**$3,133,048**	**$771,002**

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Source: San Joaquin County; LWA; EPS.

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

APPENDICES:

Appendix A: City of Lathrop

Appendix B: City of Manteca

Appendix C: City of Stockton

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City of Lathrop

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

Lathrop

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV *starting in 2019*	Gross Tax Increment	Net Tax Increment: City [1]	Net Tax Increment: City EIFD	Net Tax Increment: County [1]	Net Tax Increment: County EIFD	Net Tax Increment: Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[3]*	*h=g*34%*	*[3]*	*j=i*34%*	*h+j*
2017	$2,308,244,724	$69,247,342	$0	$2,377,492,066	$0	$0	$0	$0	$0	$0	**$0**
2018	$2,377,492,066	$71,324,762	$212,075,185	$2,660,892,013	$0	$0	$0	$0	$0	$0	**$0**
2019	$2,660,892,013	$79,826,760	$218,437,441	$2,959,156,214	$298,264,201	$2,982,642	$347,752	$118,236	$543,036	$184,632	**$302,868**
2020	$2,959,156,214	$88,774,686	$224,990,564	$3,272,921,464	$612,029,451	$6,120,295	$713,246	$242,504	$1,114,412	$378,900	**$621,404**
2021	$3,272,921,464	$98,187,644	$160,591,014	$3,531,700,122	$870,808,109	$8,708,081	$1,036,925	$352,555	$1,577,666	$536,406	**$888,961**
2022	$3,531,700,122	$105,951,004	$165,408,744	$3,803,059,870	$1,142,167,857	$11,421,679	$1,376,261	$467,929	$2,063,470	$701,580	**$1,169,509**
2023	$3,803,059,870	$114,091,796	$170,371,007	$4,087,522,673	$1,426,630,660	$14,266,307	$1,731,902	$588,847	$2,572,762	$874,739	**$1,463,586**
2024	$4,087,522,673	$122,625,680	$175,482,137	$4,385,630,490	$1,724,738,477	$17,247,385	$2,104,520	$715,537	$3,106,512	$1,056,214	**$1,771,751**
2025	$4,385,630,490	$131,568,915	$180,746,601	$4,697,946,005	$2,037,053,992	$20,370,540	$2,494,814	$848,237	$3,665,730	$1,246,348	**$2,094,585**
2026	$4,697,946,005	$140,938,380	$323,778,878	$5,162,663,263	$2,501,771,251	$25,017,713	$3,101,160	$868,325	$4,488,634	$1,256,818	**$2,125,142**
2027	$5,162,663,263	$154,879,898	$333,492,244	$5,651,035,406	$2,990,143,393	$29,901,434	$3,738,520	$1,046,786	$5,353,372	$1,498,944	**$2,545,730**
2028	$5,651,035,406	$169,531,062	$343,497,012	$6,164,063,479	$3,503,171,467	$35,031,715	$4,408,208	$1,234,298	$6,261,712	$1,753,279	**$2,987,578**
2029	$6,164,063,479	$184,921,904	$353,801,922	$6,702,787,306	$4,041,895,293	$40,418,953	$5,111,590	$1,431,245	$7,215,493	$2,020,338	**$3,451,583**
2030	$6,702,787,306	$201,083,619	$364,415,980	$7,268,286,905	$4,607,394,892	$46,073,949	$5,850,085	$1,638,024	$8,216,625	$2,300,655	**$3,938,679**
2031	$7,268,286,905	$218,048,607	$110,346,571	$7,596,682,083	$4,935,790,070	$49,357,901	$6,275,336	$1,757,094	$8,799,294	$2,463,802	**$4,220,896**
2032	$7,596,682,083	$227,900,462	$113,656,968	$7,938,239,513	$5,277,347,501	$52,773,475	$6,717,714	$1,880,960	$9,405,288	$2,633,481	**$4,514,441**
2033	$7,938,239,513	$238,147,185	$117,066,677	$8,293,453,376	$5,632,561,363	$56,325,614	$7,177,865	$2,009,802	$10,035,480	$2,809,934	**$4,819,737**
2034	$8,293,453,376	$248,803,601	$120,578,677	$8,662,835,654	$6,001,943,642	$60,019,436	$7,656,456	$2,143,808	$10,690,777	$2,993,418	**$5,137,225**
2035	$8,662,835,654	$259,885,070	$124,196,038	$9,046,916,762	$6,386,024,749	$63,860,247	$8,154,181	$2,283,171	$11,372,119	$3,184,193	**$5,467,364**
2036	$9,046,916,762	$271,407,503	$228,554,501	$9,546,878,766	$6,885,986,753	$68,859,868	$8,804,602	$2,465,289	$12,258,120	$3,432,274	**$5,897,562**
2037	$9,546,878,766	$286,406,363	$235,411,136	$10,068,696,265	$7,407,804,252	$74,078,043	$9,483,587	$2,655,404	$13,182,805	$3,691,185	**$6,346,590**
2038	$10,068,696,265	$302,060,888	$242,473,470	$10,613,230,623	$7,952,338,610	$79,523,386	$10,192,265	$2,853,834	$14,147,696	$3,961,355	**$6,815,189**
2039	$10,613,230,623	$318,396,919	$249,747,674	$11,181,375,216	$8,520,483,204	$85,204,832	$10,931,806	$3,060,906	$15,154,376	$4,243,225	**$7,304,131**
2040	$11,181,375,216	$335,441,256	$257,240,105	$11,774,056,577	$9,113,164,565	$91,131,646	$11,703,424	$3,276,959	$16,204,481	$4,537,255	**$7,814,213**
2041	$11,774,056,577	$353,221,697	$214,377,708	$12,341,655,982	$9,680,763,970	$96,807,640	$12,437,893	$3,482,610	$17,211,762	$4,819,293	**$8,301,903**
2042	$12,341,655,982	$370,249,679	$220,809,039	$12,932,714,701	$10,271,822,688	$102,718,227	$13,202,775	$3,696,777	$18,260,654	$5,112,983	**$8,809,760**
2043	$12,932,714,701	$387,981,441	$227,433,310	$13,548,129,452	$10,887,237,439	$108,872,374	$13,999,234	$3,919,786	$19,352,747	$5,418,769	**$9,338,555**
2044	$13,548,129,452	$406,443,884	$234,256,309	$14,188,829,645	$11,527,937,632	$115,279,376	$14,828,475	$4,151,973	$20,489,690	$5,737,113	**$9,889,086**
2045	$14,188,829,645	$425,664,889	$241,283,999	$14,855,778,533	$12,194,886,520	$121,948,865	$15,691,750	$4,393,690	$21,673,191	$6,068,493	**$10,462,183**
2046	$14,855,778,533	$445,673,356	$248,522,519	$15,549,974,407	$12,889,082,394	$128,890,824	$16,590,352	$4,645,299	$22,905,019	$6,413,405	**$11,058,704**
2047	$15,549,974,407	$466,499,232	$255,978,194	$16,272,451,834	$13,611,559,821	$136,115,598	$17,525,626	$4,907,175	$24,187,010	$6,772,363	**$11,679,538**
2048	$16,272,451,834	$488,173,555	$263,657,540	$17,024,282,929	$14,363,390,916	$143,633,909	$18,498,963	$5,179,710	$25,521,064	$7,145,898	**$12,325,608**
2049	$17,024,282,929	$510,728,488	$271,567,266	$17,806,578,683	$15,145,686,670	$151,456,867	$19,511,805	$5,463,305	$26,909,152	$7,534,563	**$12,997,868**
2050	$17,806,578,683	$534,197,360	$279,714,284	$18,620,490,327	$15,959,598,314	$159,595,983	$20,565,645	$5,758,381	$28,353,315	$7,938,928	**$13,697,309**
2051	$18,620,490,327	$558,614,710	$288,105,713	$19,467,210,750	$16,806,318,737	$168,063,187	$21,662,033	$6,065,369	$29,855,667	$8,359,587	**$14,424,956**
2052	$19,467,210,750	$584,016,322	$296,748,884	$20,347,975,956	$17,687,083,944	$176,870,839	$22,802,573	$6,384,720	$31,418,402	$8,797,153	**$15,181,873**
2053	$20,347,975,956	$610,439,279	$305,651,351	$21,264,066,586	$18,603,174,573	$186,031,746	$23,988,927	$6,716,900	$33,043,789	$9,252,261	**$15,969,160**
2054	$21,264,066,586	$637,921,998	$314,820,891	$22,216,809,474	$19,555,917,461	$195,559,175	$25,222,818	$7,062,389	$34,734,181	$9,725,571	**$16,787,960**
2055	$22,216,809,474	$666,504,284	$324,265,518	$23,207,579,276	$20,546,687,264	$205,466,873	$26,506,029	$7,421,688	$36,492,016	$10,217,764	**$17,639,453**
2056	$23,207,579,276	$696,227,378	$333,993,483	$24,237,800,138	$21,576,908,125	$215,769,081	$27,840,411	$7,795,315	$38,319,819	$10,729,549	**$18,524,864**
2057	$24,237,800,138	$727,134,004	$344,013,288	$25,308,947,430	$22,648,055,417	$226,480,554	$29,227,877	$8,183,806	$40,220,205	$11,261,657	**$19,445,463**
2058	$25,308,947,430	$759,268,423	$354,333,687	$26,422,549,539	$23,761,657,527	$237,616,575	$30,670,413	$8,587,716	$42,195,886	$11,814,848	**$20,402,564**
2059	$26,422,549,539	$792,676,486	$364,963,697	$27,580,189,723	$24,919,297,710	$249,192,977	$32,170,074	$9,007,621	$44,249,667	$12,389,907	**$21,397,528**
2060	$27,580,189,723	$827,405,692	$375,912,608	$28,783,508,022	$26,122,616,010	$261,226,160	$33,728,988	$9,444,117	$46,384,458	$12,987,648	**$22,431,765**
2061	$28,783,508,022	$863,505,241	$0	$29,647,013,263	$26,986,121,250	$269,861,213	$34,844,936	$9,756,582	$47,917,374	$13,416,865	**$23,173,447**

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

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

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Lathrop
Existing City

Table A-2
RD 17 Area Finance Plan Implementation
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 2019*	Gross Tax Increment	Net Tax Increment: City [1]	City EIFD Allocation	City EIFD	County [1]	County EIFD Allocation	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*13.20%*	*h*	*i=g*h*	*j=f*17.65%*	*k*	*l=j*k*	*m=i+l*
2017	$2,308,244,724	$69,247,342	$0	$2,377,492,066	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2018	$2,377,492,066	$71,324,762	$158,269,730	$2,607,086,558	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2019	$2,607,086,558	$78,212,597	$163,017,822	$2,848,316,976	$241,230,419	$2,412,304	$318,451	34%	$108,273	$425,832	34%	$144,783	**$253,056**
2020	$2,848,316,976	$85,449,509	$167,908,357	$3,101,674,842	$494,588,284	$4,945,883	$652,911	34%	$221,990	$873,071	34%	$296,844	**$518,834**
2021	$3,101,674,842	$93,050,245	$143,484,245	$3,338,209,332	$731,122,774	$7,311,228	$965,162	34%	$328,155	$1,290,613	34%	$438,809	**$766,964**
2022	$3,338,209,332	$100,146,280	$147,788,772	$3,586,144,384	$979,057,827	$9,790,578	$1,292,464	34%	$439,438	$1,728,280	34%	$587,615	**$1,027,053**
2023	$3,586,144,384	$107,584,332	$152,222,435	$3,845,951,151	$1,238,864,593	$12,388,646	$1,635,437	34%	$556,049	$2,186,904	34%	$743,547	**$1,299,596**
2024	$3,845,951,151	$115,378,535	$156,789,108	$4,118,118,794	$1,511,032,236	$15,110,322	$1,994,729	34%	$678,208	$2,667,347	34%	$906,898	**$1,585,106**
2025	$4,118,118,794	$123,543,564	$161,492,782	$4,403,155,139	$1,796,068,582	$17,960,686	$2,371,008	34%	$806,143	$3,170,507	34%	$1,077,972	**$1,884,115**
2026	$4,403,155,139	$132,094,654	$323,778,878	$4,859,028,672	$2,251,942,114	$22,519,421	$2,972,811	28%	$832,387	$3,975,237	28%	$1,113,066	**$1,945,453**
2027	$4,859,028,672	$145,770,860	$333,492,244	$5,338,291,776	$2,731,205,219	$27,312,052	$3,605,491	28%	$1,009,537	$4,821,256	28%	$1,349,952	**$2,359,489**
2028	$5,338,291,776	$160,148,753	$343,497,012	$5,841,937,541	$3,234,850,983	$32,348,510	$4,270,359	28%	$1,195,700	$5,710,315	28%	$1,598,888	**$2,794,589**
2029	$5,841,937,541	$175,258,126	$353,801,922	$6,370,997,589	$3,763,911,032	$37,639,110	$4,968,776	28%	$1,391,257	$6,644,238	28%	$1,860,387	**$3,251,644**
2030	$6,370,997,589	$191,129,928	$364,415,980	$6,926,543,497	$4,319,456,939	$43,194,569	$5,702,158	28%	$1,596,604	$7,624,914	28%	$2,134,976	**$3,731,580**
2031	$6,926,543,497	$207,796,305	$110,346,571	$7,244,686,373	$4,637,599,815	$46,375,998	$6,122,141	28%	$1,714,200	$8,186,516	28%	$2,292,224	**$4,006,424**
2032	$7,244,686,373	$217,340,591	$113,656,968	$7,575,683,932	$4,968,597,374	$49,685,974	$6,559,094	28%	$1,836,546	$8,770,808	28%	$2,455,826	**$4,292,373**
2033	$7,575,683,932	$227,270,518	$117,066,677	$7,920,021,127	$5,312,934,569	$53,129,346	$7,013,657	28%	$1,963,824	$9,378,649	28%	$2,626,022	**$4,589,846**
2034	$7,920,021,127	$237,600,634	$120,578,677	$8,278,200,438	$5,671,113,880	$56,711,139	$7,486,493	28%	$2,096,218	$10,010,925	28%	$2,803,059	**$4,899,277**
2035	$8,278,200,438	$248,346,013	$124,196,038	$8,650,742,489	$6,043,655,931	$60,436,559	$7,978,290	28%	$2,233,921	$10,668,554	28%	$2,987,195	**$5,221,116**
2036	$8,650,742,489	$259,522,275	$228,554,501	$9,138,819,265	$6,531,732,707	$65,317,327	$8,622,605	28%	$2,414,329	$11,530,131	28%	$3,228,437	**$5,642,766**
2037	$9,138,819,265	$274,164,578	$235,411,136	$9,648,394,979	$7,041,308,421	$70,413,084	$9,295,301	28%	$2,602,684	$12,429,658	28%	$3,480,304	**$6,082,988**
2038	$9,648,394,979	$289,451,849	$242,473,470	$10,180,320,299	$7,573,233,741	$75,732,337	$9,997,500	28%	$2,799,300	$13,368,639	28%	$3,743,219	**$6,542,519**
2039	$10,180,320,299	$305,409,609	$249,747,674	$10,735,477,582	$8,128,391,024	$81,283,910	$10,730,369	28%	$3,004,503	$14,348,629	28%	$4,017,616	**$7,022,119**
2040	$10,735,477,582	$322,064,327	$257,240,105	$11,314,782,014	$8,707,695,456	$87,076,955	$11,495,115	28%	$3,218,632	$15,371,245	28%	$4,303,949	**$7,522,581**
2041	$11,314,782,014	$339,443,460	$209,772,085	$11,863,997,559	$9,256,911,002	$92,569,110	$12,220,139	28%	$3,421,639	$16,340,747	28%	$4,575,409	**$7,997,048**
2042	$11,863,997,559	$355,919,927	$216,065,247	$12,435,982,733	$9,828,896,176	$98,288,962	$12,975,223	28%	$3,633,062	$17,350,443	28%	$4,858,124	**$8,491,186**
2043	$12,435,982,733	$373,079,482	$222,547,205	$13,031,609,420	$10,424,522,863	$104,245,229	$13,761,515	28%	$3,853,224	$18,401,872	28%	$5,152,524	**$9,005,748**
2044	$13,031,609,420	$390,948,283	$229,223,621	$13,651,781,324	$11,044,694,766	$110,446,948	$14,580,210	28%	$4,082,459	$19,496,630	28%	$5,459,056	**$9,541,515**
2045	$13,651,781,324	$409,553,440	$236,100,330	$14,297,435,093	$11,690,348,535	$116,903,485	$15,432,544	28%	$4,321,112	$20,636,369	28%	$5,778,183	**$10,099,296**
2046	$14,297,435,093	$428,923,053	$243,183,339	$14,969,541,485	$12,362,454,928	$123,624,549	$16,319,799	28%	$4,569,544	$21,822,804	28%	$6,110,385	**$10,679,929**
2047	$14,969,541,485	$449,086,245	$250,478,840	$15,669,106,570	$13,062,020,012	$130,620,200	$17,243,301	28%	$4,828,124	$23,057,710	28%	$6,456,159	**$11,284,283**
2048	$15,669,106,570	$470,073,197	$257,993,205	$16,397,172,972	$13,790,086,414	$137,900,864	$18,204,429	28%	$5,097,240	$24,342,928	28%	$6,816,020	**$11,913,260**
2049	$16,397,172,972	$491,915,189	$265,733,001	$17,154,821,162	$14,547,734,604	$145,477,346	$19,204,608	28%	$5,377,290	$25,680,365	28%	$7,190,502	**$12,567,792**
2050	$17,154,821,162	$514,644,635	$273,704,991	$17,943,170,788	$15,336,084,230	$153,360,842	$20,245,316	28%	$5,668,688	$27,071,998	28%	$7,580,159	**$13,248,848**
2051	$17,943,170,788	$538,295,124	$281,916,141	$18,763,382,052	$16,156,295,494	$161,562,955	$21,328,085	28%	$5,971,864	$28,519,874	28%	$7,985,565	**$13,957,429**
2052	$18,763,382,052	$562,901,462	$290,373,625	$19,616,657,138	$17,009,570,581	$170,095,706	$22,454,502	28%	$6,287,260	$30,026,117	28%	$8,407,313	**$14,694,573**
2053	$19,616,657,138	$588,499,714	$299,084,834	$20,504,241,686	$17,897,155,129	$178,971,551	$23,626,211	28%	$6,615,339	$31,592,924	28%	$8,846,019	**$15,461,358**
2054	$20,504,241,686	$615,127,251	$308,057,379	$21,427,426,316	$18,820,339,758	$188,203,398	$24,844,916	28%	$6,956,576	$33,222,574	28%	$9,302,321	**$16,258,897**
2055	$21,427,426,316	$642,822,789	$317,299,100	$22,387,548,205	$19,780,461,648	$197,804,616	$26,112,382	28%	$7,311,467	$34,917,428	28%	$9,776,880	**$17,088,347**
2056	$22,387,548,205	$671,626,446	$326,818,073	$23,385,992,725	$20,778,906,167	$207,789,062	$27,430,439	28%	$7,680,523	$36,679,931	28%	$10,270,381	**$17,950,903**
2057	$23,385,992,725	$701,579,782	$336,622,615	$24,424,195,122	$21,817,108,564	$218,171,086	$28,800,980	28%	$8,064,274	$38,512,616	28%	$10,783,532	**$18,847,807**
2058	$24,424,195,122	$732,725,854	$346,721,294	$25,503,642,269	$22,896,555,711	$228,965,557	$30,225,969	28%	$8,463,271	$40,418,108	28%	$11,317,070	**$19,780,341**
2059	$25,503,642,269	$765,109,268	$357,122,933	$26,625,874,470	$24,018,787,912	$240,187,879	$31,707,438	28%	$8,878,083	$42,399,127	28%	$11,871,755	**$20,749,838**
2060	$26,625,874,470	$798,776,234	$367,836,621	$27,792,487,324	$25,185,400,767	$251,854,008	$33,247,496	28%	$9,309,299	$44,458,488	28%	$12,448,377	**$21,757,675**
2061	$27,792,487,324	$833,774,620	$0	$28,626,261,944	$26,019,175,386	$260,191,754	$34,348,170	28%	$9,617,488	$45,930,307	28%	$12,860,486	**$22,477,974**

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

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

Prepared by EPS 6/23/2019

DRAFT

Lathrop
Annexation Area

Table A-3
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop Annexation Area (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 2019*	**Gross Tax Increment**	City [1]	City EIFD Allocation	City EIFD	County [1]	County EIFD Allocation	County EIFD	**Total EIFD**
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*5.14%*	*h*	*i=g*h*	*j=f*20.55%*	*k*	*l=j*k*	*m=i+l*
2017	$0	$0	$0	$0	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2018	$0	$0	$53,805,455	$53,805,455	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2019	$53,805,455	$1,614,164	$55,419,619	$110,839,238	$57,033,782	$570,338	$29,301	34%	$9,962	$117,204	34%	$39,849	**$49,812**
2020	$110,839,238	$3,325,177	$57,082,207	$171,246,622	$117,441,167	$1,174,412	$60,335	34%	$20,514	$241,341	34%	$82,056	**$102,570**
2021	$171,246,622	$5,137,399	$17,106,769	$193,490,790	$139,685,335	$1,396,853	$71,763	34%	$24,399	$287,052	34%	$97,598	**$121,997**
2022	$193,490,790	$5,804,724	$17,619,972	$216,915,486	$163,110,030	$1,631,100	$83,797	34%	$28,491	$335,190	34%	$113,965	**$142,456**
2023	$216,915,486	$6,507,465	$18,148,571	$241,571,521	$187,766,066	$1,877,661	$96,464	34%	$32,798	$385,858	34%	$131,192	**$163,990**
2024	$241,571,521	$7,247,146	$18,693,028	$267,511,696	$213,706,240	$2,137,062	$109,791	34%	$37,329	$439,165	34%	$149,316	**$186,645**
2025	$267,511,696	$8,025,351	$19,253,819	$294,790,866	$240,985,411	$2,409,854	$123,806	34%	$42,094	$495,223	34%	$168,376	**$210,470**
2026	$294,790,866	$8,843,726	$0	$303,634,592	$249,829,137	$2,498,291	$128,349	28%	$35,938	$513,397	28%	$143,751	**$179,689**
2027	$303,634,592	$9,109,038	$0	$312,743,629	$258,938,174	$2,589,382	$133,029	28%	$37,248	$532,116	28%	$148,992	**$186,241**
2028	$312,743,629	$9,382,309	$0	$322,125,938	$268,320,483	$2,683,205	$137,849	28%	$38,598	$551,397	28%	$154,391	**$192,989**
2029	$322,125,938	$9,663,778	$0	$331,789,716	$277,984,261	$2,779,843	$142,814	28%	$39,988	$571,256	28%	$159,952	**$199,939**
2030	$331,789,716	$9,953,691	$0	$341,743,408	$287,937,953	$2,879,380	$147,928	28%	$41,420	$591,710	28%	$165,679	**$207,099**
2031	$341,743,408	$10,252,302	$0	$351,995,710	$298,190,255	$2,981,903	$153,195	28%	$42,895	$612,779	28%	$171,578	**$214,473**
2032	$351,995,710	$10,559,871	$0	$362,555,581	$308,750,126	$3,087,501	$158,620	28%	$44,414	$634,479	28%	$177,654	**$222,068**
2033	$362,555,581	$10,876,667	$0	$373,432,249	$319,626,794	$3,196,268	$164,208	28%	$45,978	$656,831	28%	$183,913	**$229,891**
2034	$373,432,249	$11,202,967	$0	$384,635,216	$330,829,761	$3,308,298	$169,963	28%	$47,590	$679,853	28%	$190,359	**$237,948**
2035	$384,635,216	$11,539,056	$0	$396,174,273	$342,368,818	$3,423,688	$175,891	28%	$49,250	$703,565	28%	$196,998	**$246,248**
2036	$396,174,273	$11,885,228	$0	$408,059,501	$354,254,046	$3,542,540	$181,997	28%	$50,959	$727,989	28%	$203,837	**$254,796**
2037	$408,059,501	$12,241,785	$0	$420,301,286	$366,495,831	$3,664,958	$188,287	28%	$52,720	$753,146	28%	$210,881	**$263,601**
2038	$420,301,286	$12,609,039	$0	$432,910,325	$379,104,870	$3,791,049	$194,764	28%	$54,534	$779,058	28%	$218,136	**$272,670**
2039	$432,910,325	$12,987,310	$0	$445,897,634	$392,092,179	$3,920,922	$201,437	28%	$56,402	$805,747	28%	$225,609	**$282,011**
2040	$445,897,634	$13,376,929	$0	$459,274,563	$405,469,108	$4,054,691	$208,309	28%	$58,327	$833,236	28%	$233,306	**$291,633**
2041	$459,274,563	$13,778,237	$4,605,623	$477,658,423	$423,852,968	$4,238,530	$217,754	28%	$60,971	$871,015	28%	$243,884	**$304,855**
2042	$477,658,423	$14,329,753	$4,743,791	$496,731,967	$442,926,512	$4,429,265	$227,553	28%	$63,715	$910,211	28%	$254,859	**$318,574**
2043	$496,731,967	$14,901,959	$4,886,105	$516,520,032	$462,714,576	$4,627,146	$237,719	28%	$66,561	$950,875	28%	$266,245	**$332,806**
2044	$516,520,032	$15,495,601	$5,032,688	$537,048,321	$483,242,866	$4,832,429	$248,265	28%	$69,514	$993,061	28%	$278,057	**$347,571**
2045	$537,048,321	$16,111,450	$5,183,669	$558,343,440	$504,537,984	$5,045,380	$259,205	28%	$72,578	$1,036,822	28%	$290,310	**$362,888**
2046	$558,343,440	$16,750,303	$5,339,179	$580,432,922	$526,627,467	$5,266,275	$270,554	28%	$75,755	$1,082,216	28%	$303,020	**$378,775**
2047	$580,432,922	$17,412,988	$5,499,354	$603,345,264	$549,539,809	$5,495,398	$282,325	28%	$79,051	$1,129,300	28%	$316,204	**$395,255**
2048	$603,345,264	$18,100,358	$5,664,335	$627,109,957	$573,304,502	$5,733,045	$294,534	28%	$82,470	$1,178,137	28%	$329,878	**$412,348**
2049	$627,109,957	$18,813,299	$5,834,265	$651,757,521	$597,952,066	$5,979,521	$307,197	28%	$86,015	$1,228,787	28%	$344,060	**$430,075**
2050	$651,757,521	$19,552,726	$6,009,293	$677,319,540	$623,514,085	$6,235,141	$320,329	28%	$89,692	$1,281,317	28%	$358,769	**$448,461**
2051	$677,319,540	$20,319,586	$6,189,572	$703,828,698	$650,023,243	$6,500,232	$333,948	28%	$93,506	$1,335,793	28%	$374,022	**$467,528**
2052	$703,828,698	$21,114,861	$6,375,259	$731,318,818	$677,513,363	$6,775,134	$348,071	28%	$97,460	$1,392,285	28%	$389,840	**$487,300**
2053	$731,318,818	$21,939,565	$6,566,517	$759,824,899	$706,019,444	$7,060,194	$362,716	28%	$101,561	$1,450,865	28%	$406,242	**$507,803**
2054	$759,824,899	$22,794,747	$6,763,512	$789,383,159	$735,577,703	$7,355,777	$377,902	28%	$105,812	$1,511,607	28%	$423,250	**$529,062**
2055	$789,383,159	$23,681,495	$6,966,418	$820,031,071	$766,225,616	$7,662,256	$393,647	28%	$110,221	$1,574,588	28%	$440,885	**$551,106**
2056	$820,031,071	$24,600,932	$7,175,410	$851,807,413	$798,001,958	$7,980,020	$409,972	28%	$114,792	$1,639,888	28%	$459,169	**$573,961**
2057	$851,807,413	$25,554,222	$7,390,673	$884,752,308	$830,946,853	$8,309,469	$426,897	28%	$119,531	$1,707,590	28%	$478,125	**$597,656**
2058	$884,752,308	$26,542,569	$7,612,393	$918,907,270	$865,101,815	$8,651,018	$444,444	28%	$124,444	$1,777,778	28%	$497,778	**$622,222**
2059	$918,907,270	$27,567,218	$7,840,765	$954,315,253	$900,509,798	$9,005,098	$462,635	28%	$129,538	$1,850,541	28%	$518,151	**$647,689**
2060	$954,315,253	$28,629,458	$8,075,987	$991,020,698	$937,215,243	$9,372,152	$481,493	28%	$134,818	$1,925,970	28%	$539,272	**$674,090**
2061	$991,020,698	$29,730,621	$0	$1,020,751,319	$966,945,864	$9,669,459	$496,767	28%	$139,095	$1,987,067	28%	$556,379	**$695,473**

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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 2017-18 on. It is assumed that new AV is added to roll in year after development occurs.
In 2016-17 and 2017-18 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.

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

Lathrop
Existing City

	Assessed Value of New Development [1]															
Fiscal Year Ending	Low Density Residential	Medium Density Residential	Variable Density Residential	Variable Density Residential Flex	High Density Residential	Residential / Mixed Use	**Subtotal Residential**	Retail	Service Commercial	Office	Industrial	Light Industrial / R&D Flex	**Subtotal Nonres.**	**Total (2016$)**	Escalation Factor [2]	**Total with Annual Sales Price Increase**
	AV per Dwelling Unit							*AV per Bldg. Sq. Ft.*								
Assumption	*$450,000*	*$425,000*	*$425,000*	*$180,000*	*$180,000*	*$180,000*		*$200*	*$200*	*$150*	*$85*	*$85*				
2018	$6,300,000	$3,825,000	$85,000,000	$0	$16,380,000	$0	**$111,505,000**	$4,443,120	$17,772,480	$6,207,300	$9,256,500	$0	**$37,679,400**	**$149,184,400**	1.061	**$158,269,730**
2019	$6,300,000	$3,825,000	$85,000,000	$0	$16,380,000	$0	**$111,505,000**	$4,443,120	$17,772,480	$6,207,300	$9,256,500	$0	**$37,679,400**	**$149,184,400**	1.093	**$163,017,822**
2020	$6,300,000	$3,825,000	$85,000,000	$0	$16,380,000	$0	**$111,505,000**	$4,443,120	$17,772,480	$6,207,300	$9,256,500	$0	**$37,679,400**	**$149,184,400**	1.126	**$167,908,357**
2021	$3,510,000	$8,245,000	$61,710,000	$0	$13,356,000	$0	**$86,821,000**	$5,514,696	$22,058,784	$3,822,390	$5,553,900	$0	**$36,949,770**	**$123,770,770**	1.159	**$143,484,245**
2022	$3,510,000	$8,245,000	$61,710,000	$0	$13,356,000	$0	**$86,821,000**	$5,514,696	$22,058,784	$3,822,390	$5,553,900	$0	**$36,949,770**	**$123,770,770**	1.194	**$147,788,772**
2023	$3,510,000	$8,245,000	$61,710,000	$0	$13,356,000	$0	**$86,821,000**	$5,514,696	$22,058,784	$3,822,390	$5,553,900	$0	**$36,949,770**	**$123,770,770**	1.230	**$152,222,435**
2024	$3,510,000	$8,245,000	$61,710,000	$0	$13,356,000	$0	**$86,821,000**	$5,514,696	$22,058,784	$3,822,390	$5,553,900	$0	**$36,949,770**	**$123,770,770**	1.267	**$156,789,108**
2025	$3,510,000	$8,245,000	$61,710,000	$0	$13,356,000	$0	**$86,821,000**	$5,514,696	$22,058,784	$3,822,390	$5,553,900	$0	**$36,949,770**	**$123,770,770**	1.305	**$161,492,782**
2026	$3,510,000	$8,245,000	$77,265,000	$0	$252,000	$0	**$89,272,000**	$24,093,472	$96,373,886	$10,766,399	$11,107,800	$9,308,336	**$151,649,893**	**$240,921,893**	1.344	**$323,778,878**
2027	$3,510,000	$8,245,000	$77,265,000	$0	$252,000	$0	**$89,272,000**	$24,093,472	$96,373,886	$10,766,399	$11,107,800	$9,308,336	**$151,649,893**	**$240,921,893**	1.384	**$333,492,244**
2028	$3,510,000	$8,245,000	$77,265,000	$0	$252,000	$0	**$89,272,000**	$24,093,472	$96,373,886	$10,766,399	$11,107,800	$9,308,336	**$151,649,893**	**$240,921,893**	1.426	**$343,497,012**
2029	$3,510,000	$8,245,000	$77,265,000	$0	$252,000	$0	**$89,272,000**	$24,093,472	$96,373,886	$10,766,399	$11,107,800	$9,308,336	**$151,649,893**	**$240,921,893**	1.469	**$353,801,922**
2030	$3,510,000	$8,245,000	$77,265,000	$0	$252,000	$0	**$89,272,000**	$24,093,472	$96,373,886	$10,766,399	$11,107,800	$9,308,336	**$151,649,893**	**$240,921,893**	1.513	**$364,415,980**
2031	$540,000	$2,295,000	$0	$0	$252,000	$0	**$3,087,000**	$5,035,100	$20,140,402	$11,040,827	$22,215,600	$9,308,336	**$67,740,265**	**$70,827,265**	1.558	**$110,346,571**
2032	$540,000	$2,295,000	$0	$0	$252,000	$0	**$3,087,000**	$5,035,100	$20,140,402	$11,040,827	$22,215,600	$9,308,336	**$67,740,265**	**$70,827,265**	1.605	**$113,656,968**
2033	$540,000	$2,295,000	$0	$0	$252,000	$0	**$3,087,000**	$5,035,100	$20,140,402	$11,040,827	$22,215,600	$9,308,336	**$67,740,265**	**$70,827,265**	1.653	**$117,066,677**
2034	$540,000	$2,295,000	$0	$0	$252,000	$0	**$3,087,000**	$5,035,100	$20,140,402	$11,040,827	$22,215,600	$9,308,336	**$67,740,265**	**$70,827,265**	1.702	**$120,578,677**
2035	$540,000	$2,295,000	$0	$0	$252,000	$0	**$3,087,000**	$5,035,100	$20,140,402	$11,040,827	$22,215,600	$9,308,336	**$67,740,265**	**$70,827,265**	1.754	**$124,196,038**
2036	$540,000	$2,465,000	$0	$0	$252,000	$0	**$3,257,000**	$7,780,687	$31,122,749	$21,336,777	$44,431,200	$18,616,673	**$123,288,086**	**$126,545,086**	1.806	**$228,554,501**
2037	$540,000	$2,465,000	$0	$0	$252,000	$0	**$3,257,000**	$7,780,687	$31,122,749	$21,336,777	$44,431,200	$18,616,673	**$123,288,086**	**$126,545,086**	1.860	**$235,411,136**
2038	$540,000	$2,465,000	$0	$0	$252,000	$0	**$3,257,000**	$7,780,687	$31,122,749	$21,336,777	$44,431,200	$18,616,673	**$123,288,086**	**$126,545,086**	1.916	**$242,473,470**
2039	$540,000	$2,465,000	$0	$0	$252,000	$0	**$3,257,000**	$7,780,687	$31,122,749	$21,336,777	$44,431,200	$18,616,673	**$123,288,086**	**$126,545,086**	1.974	**$249,747,674**
2040	$540,000	$2,465,000	$0	$0	$252,000	$0	**$3,257,000**	$7,780,687	$31,122,749	$21,336,777	$44,431,200	$18,616,673	**$123,288,086**	**$126,545,086**	2.033	**$257,240,105**
2041	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	2.094	**$209,772,085**
2042	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	2.157	**$216,065,247**
2043	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	2.221	**$222,547,205**
2044	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	2.288	**$229,223,621**
2045	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	2.357	**$236,100,330**
2046	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	2.427	**$243,183,339**
2047	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	2.500	**$250,478,840**
2048	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	2.575	**$257,993,205**
2049	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	2.652	**$265,733,001**
2050	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	2.732	**$273,704,991**
2051	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	2.814	**$281,916,141**
2052	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	2.898	**$290,373,625**
2053	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	2.985	**$299,084,834**
2054	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	3.075	**$308,057,379**
2055	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	3.167	**$317,299,100**
2056	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	3.262	**$326,818,073**
2057	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	3.360	**$336,622,615**
2058	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	3.461	**$346,721,294**
2059	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	3.565	**$357,122,933**
2060	$14,940,000	$573,750	$55,866,250	$3,852,000	$972,000	$5,859,000	**$82,063,000**	$2,938,993	$9,188,111	$5,998,212	$0	$0	**$18,125,316**	**$100,188,316**	3.671	**$367,836,621**

av lath ex

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.

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

Lathrop Annexation Area

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

av lath ann

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

Lathrop

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

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

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

Lathrop

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

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

APPENDIX B:

City of Manteca

Table B-1 Projected Tax Increment to EIFD—Manteca 23

Table B-2 Projected Tax Increment to EIFD—
Manteca Existing City Boundaries 24

Table B-3 Projected Tax Increment to EIFD—
Manteca Annexation Area 25

Table B-4 Assessed Value of New Development—
Manteca Existing City 26

Table B-5 Assessed Value of New Development—
Manteca Annexation Areas 27

Table B-6 Incremental Development Projections—Manteca 28

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

Manteca

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2019	Gross Tax Increment	Net Tax Increment: City [1]	Net Tax Increment: City EIFD	Net Tax Increment: County [1]	Net Tax Increment: County EIFD	Net Tax Increment: Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[3]*	*h=g*34%*	*[3]*	*j=i*34%*	*h+j*
2017	$525,776,893	$15,773,307	$0	$541,550,200	$0	$0	$0	$0	$0	$0	**$0**
2018	$541,550,200	$16,246,506	$74,192,400	$631,989,106	$0	$0	$0	$0	$0	$0	**$0**
2019	$631,989,106	$18,959,673	$66,338,172	$717,286,951	$85,297,845	$852,978	$100,618	$34,210	$187,783	$63,846	**$98,057**
2020	$717,286,951	$21,518,609	$76,073,140	$814,878,700	$182,889,594	$1,828,896	$239,008	$81,263	$382,380	$130,009	**$211,272**
2021	$814,878,700	$24,446,361	$58,427,413	$897,752,474	$265,763,369	$2,657,634	$356,260	$121,128	$547,862	$186,273	**$307,401**
2022	$897,752,474	$26,932,574	$88,121,059	$1,012,806,108	$380,817,002	$3,808,170	$519,587	$176,660	$777,125	$264,222	**$440,882**
2023	$1,012,806,108	$30,384,183	$108,917,630	$1,152,107,921	$520,118,815	$5,201,188	$717,620	$243,991	$1,054,459	$358,516	**$602,507**
2024	$1,152,107,921	$34,563,238	$125,904,278	$1,312,575,437	$680,586,331	$6,805,863	$945,940	$321,619	$1,373,759	$467,078	**$788,698**
2025	$1,312,575,437	$39,377,263	$81,417,847	$1,433,370,547	$801,381,441	$8,013,814	$1,117,350	$379,899	$1,614,522	$548,937	**$928,836**
2026	$1,433,370,547	$43,001,116	$67,531,798	$1,543,903,461	$911,914,355	$9,119,144	$1,274,000	$356,720	$1,835,002	$513,800	**$870,521**
2027	$1,543,903,461	$46,317,104	$69,557,752	$1,659,778,317	$1,027,789,211	$10,277,892	$1,438,254	$402,711	$2,066,109	$578,511	**$981,222**
2028	$1,659,778,317	$49,793,350	$71,644,485	$1,781,216,151	$1,149,227,045	$11,492,270	$1,610,426	$450,919	$2,308,283	$646,319	**$1,097,238**
2029	$1,781,216,151	$53,436,485	$73,793,819	$1,908,446,455	$1,276,457,349	$12,764,573	$1,790,844	$501,436	$2,561,979	$717,354	**$1,218,790**
2030	$1,908,446,455	$57,253,394	$128,094,198	$2,093,794,046	$1,461,804,940	$14,618,049	$2,054,499	$575,260	$2,930,844	$820,636	**$1,395,896**
2031	$2,093,794,046	$62,813,821	$71,666,501	$2,228,274,369	$1,596,285,263	$15,962,853	$2,245,190	$628,653	$3,199,003	$895,721	**$1,524,374**
2032	$2,228,274,369	$66,848,231	$89,863,561	$2,384,986,160	$1,752,997,054	$17,529,971	$2,467,682	$690,951	$3,511,252	$983,150	**$1,674,101**
2033	$2,384,986,160	$71,549,585	$88,840,560	$2,545,376,305	$1,913,387,199	$19,133,872	$2,695,383	$754,707	$3,830,841	$1,072,636	**$1,827,343**
2034	$2,545,376,305	$76,361,289	$34,048,661	$2,655,786,256	$2,023,797,150	$20,237,971	$2,851,385	$798,388	$4,051,488	$1,134,417	**$1,932,805**
2035	$2,655,786,256	$79,673,588	$123,634,621	$2,859,094,465	$2,227,105,359	$22,271,054	$3,112,730	$871,564	$4,480,342	$1,254,496	**$2,126,060**
2036	$2,859,094,465	$85,772,834	$184,101,121	$3,128,968,420	$2,496,979,314	$24,969,793	$3,468,578	$971,202	$5,041,832	$1,411,713	**$2,382,915**
2037	$3,128,968,420	$93,869,053	$193,085,506	$3,415,922,978	$2,783,933,873	$27,839,339	$3,847,978	$1,077,434	$5,637,963	$1,578,630	**$2,656,063**
2038	$3,415,922,978	$102,477,689	$193,120,480	$3,711,521,147	$3,079,532,041	$30,795,320	$4,238,810	$1,186,867	$6,252,047	$1,750,573	**$2,937,440**
2039	$3,711,521,147	$111,345,634	$197,834,094	$4,020,700,876	$3,388,711,770	$33,887,118	$4,648,122	$1,301,474	$6,893,890	$1,930,289	**$3,231,763**
2040	$4,020,700,876	$120,621,026	$202,689,117	$4,344,011,019	$3,712,021,913	$37,120,219	$5,076,672	$1,421,468	$7,564,606	$2,118,090	**$3,539,558**
2041	$4,344,011,019	$130,320,331	$207,689,790	$4,682,021,139	$4,050,032,034	$40,500,320	$5,525,246	$1,547,069	$8,265,347	$2,314,297	**$3,861,366**
2042	$4,682,021,139	$140,460,634	$212,840,484	$5,035,322,257	$4,403,333,152	$44,033,332	$5,994,659	$1,678,505	$8,997,314	$2,519,248	**$4,197,752**
2043	$5,035,322,257	$151,059,668	$218,145,698	$5,404,527,624	$4,772,538,518	$47,725,385	$6,485,758	$1,816,012	$9,761,748	$2,733,289	**$4,549,302**
2044	$5,404,527,624	$162,135,829	$162,265,603	$5,728,929,056	$5,096,939,950	$50,969,400	$6,911,502	$1,935,220	$10,438,429	$2,922,760	**$4,857,980**
2045	$5,728,929,056	$171,867,872	$120,836,358	$6,021,633,286	$5,389,644,180	$53,896,442	$7,290,640	$2,041,379	$11,053,348	$3,094,937	**$5,136,317**
2046	$6,021,633,286	$180,648,999	$123,381,449	$6,325,663,733	$5,693,674,627	$56,936,746	$7,684,799	$2,151,744	$11,691,756	$3,273,692	**$5,425,436**
2047	$6,325,663,733	$189,769,912	$126,002,892	$6,641,436,538	$6,009,447,432	$60,094,474	$8,094,541	$2,266,471	$12,354,509	$3,459,263	**$5,725,734**
2048	$6,641,436,538	$199,243,096	$120,152,979	$6,960,832,613	$6,328,843,507	$63,288,435	$8,514,778	$2,384,138	$13,019,825	$3,645,551	**$6,029,689**
2049	$6,960,832,613	$208,824,978	$51,322,687	$7,220,980,278	$6,588,991,172	$65,889,912	$8,870,120	$2,483,633	$13,550,357	$3,794,100	**$6,277,733**
2050	$7,220,980,278	$216,629,408	$0	$7,437,609,687	$6,805,620,581	$68,056,206	$9,162,565	$2,565,518	$13,995,147	$3,918,641	**$6,484,159**
2051	$7,437,609,687	$223,128,291	$0	$7,660,737,977	$7,028,748,871	$70,287,489	$9,463,783	$2,649,859	$14,453,280	$4,046,918	**$6,696,778**
2052	$7,660,737,977	$229,822,139	$0	$7,890,560,117	$7,258,571,011	$72,585,710	$9,774,038	$2,736,731	$14,925,158	$4,179,044	**$6,915,775**
2053	$7,890,560,117	$236,716,803	$0	$8,127,276,920	$7,495,287,814	$74,952,878	$10,093,601	$2,826,208	$15,411,191	$4,315,134	**$7,141,342**
2054	$8,127,276,920	$243,818,308	$0	$8,371,095,228	$7,739,106,122	$77,391,061	$10,422,750	$2,918,370	$15,911,806	$4,455,306	**$7,373,676**
2055	$8,371,095,228	$251,132,857	$0	$8,622,228,084	$7,990,238,979	$79,902,390	$10,761,774	$3,013,297	$16,427,439	$4,599,683	**$7,612,980**
2056	$8,622,228,084	$258,666,843	$0	$8,880,894,927	$8,248,905,821	$82,489,058	$11,110,969	$3,111,071	$16,958,541	$4,748,392	**$7,859,463**
2057	$8,880,894,927	$266,426,848	$0	$9,147,321,775	$8,515,332,669	$85,153,327	$11,470,640	$3,211,779	$17,505,577	$4,901,561	**$8,113,341**
2058	$9,147,321,775	$274,419,653	$0	$9,421,741,428	$8,789,752,322	$87,897,523	$11,841,100	$3,315,508	$18,069,023	$5,059,326	**$8,374,834**
2059	$9,421,741,428	$282,652,243	$0	$9,704,393,671	$9,072,404,565	$90,724,046	$12,222,675	$3,422,349	$18,649,373	$5,221,824	**$8,644,173**
2060	$9,704,393,671	$291,131,810	$0	$9,995,525,481	$9,363,536,375	$93,635,364	$12,615,697	$3,532,395	$19,247,133	$5,389,197	**$8,921,592**
2061	$9,995,525,481	$299,865,764	$0	$10,295,391,245	$9,663,402,140	$96,634,021	$13,020,509	$3,645,743	$19,862,826	$5,561,591	**$9,207,334**

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

[1] See Table E-1 for Fiscal Year 2016-17 beginning assessed value.
[2] See Table B-4 for new AV added to roll from 2017-18 on. It is assumed that new AV is added to roll in year after development occurs.
In 2016-17 and 2017-18 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] 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
RD 17 Area Finance Plan Implementation
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 2019*	Gross Tax Increment	Net Tax Increment: City [1]	City EIFD Allocation	City EIFD	County [1]	County EIFD Allocation	County EIFD	Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*14.33%*	*h*	*i=g*h*	*j=f*19.81%*	*k*	*l=j*k*	*m=i+l*
2017	$525,776,893	$15,773,307	$0	$541,550,200	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2018	$541,550,200	$16,246,506	$38,192,400	$595,989,106	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2019	$595,989,106	$17,879,673	$39,338,172	$653,206,951	$57,217,845	$572,178	$82,006	34%	$27,882	$113,336	34%	$38,534	**$66,416**
2020	$653,206,951	$19,596,209	$76,073,140	$748,876,300	$152,887,194	$1,528,872	$219,122	34%	$74,502	$302,835	34%	$102,964	**$177,466**
2021	$748,876,300	$22,466,289	$58,427,413	$829,770,002	$233,780,897	$2,337,809	$335,061	34%	$113,921	$463,067	34%	$157,443	**$271,364**
2022	$829,770,002	$24,893,100	$88,121,059	$942,784,162	$346,795,056	$3,467,951	$497,037	34%	$168,992	$686,923	34%	$233,554	**$402,546**
2023	$942,784,162	$28,283,525	$108,917,630	$1,079,985,316	$483,996,210	$4,839,962	$693,677	34%	$235,850	$958,688	34%	$325,954	**$561,804**
2024	$1,079,985,316	$32,399,559	$125,904,278	$1,238,289,154	$642,300,048	$6,423,000	$920,563	34%	$312,991	$1,272,252	34%	$432,566	**$745,557**
2025	$1,238,289,154	$37,148,675	$81,417,847	$1,356,855,675	$760,866,570	$7,608,666	$1,090,496	34%	$370,769	$1,507,106	34%	$512,416	**$883,185**
2026	$1,356,855,675	$40,705,670	$67,531,798	$1,465,093,144	$869,104,038	$8,691,040	$1,245,625	28%	$348,775	$1,721,500	28%	$482,020	**$830,795**
2027	$1,465,093,144	$43,952,794	$69,557,752	$1,578,603,690	$982,614,584	$9,826,146	$1,408,311	28%	$394,327	$1,946,339	28%	$544,975	**$939,302**
2028	$1,578,603,690	$47,358,111	$71,644,485	$1,697,606,285	$1,101,617,180	$11,016,172	$1,578,869	28%	$442,083	$2,182,056	28%	$610,976	**$1,053,059**
2029	$1,697,606,285	$50,928,189	$73,793,819	$1,822,328,293	$1,226,339,187	$12,263,392	$1,757,625	28%	$492,135	$2,429,102	28%	$680,149	**$1,172,284**
2030	$1,822,328,293	$54,669,849	$128,094,198	$2,005,092,340	$1,409,103,234	$14,091,032	$2,019,567	28%	$565,479	$2,791,117	28%	$781,513	**$1,346,992**
2031	$2,005,092,340	$60,152,770	$71,666,501	$2,136,911,611	$1,540,922,505	$15,409,225	$2,208,494	28%	$618,378	$3,052,221	28%	$854,622	**$1,473,000**
2032	$2,136,911,611	$64,107,348	$89,863,561	$2,290,882,520	$1,694,893,414	$16,948,934	$2,429,170	28%	$680,168	$3,357,203	28%	$940,017	**$1,620,184**
2033	$2,290,882,520	$68,726,476	$88,840,560	$2,448,449,556	$1,852,460,450	$18,524,604	$2,655,000	28%	$743,400	$3,669,308	28%	$1,027,406	**$1,770,806**
2034	$2,448,449,556	$73,453,487	$34,048,661	$2,555,951,704	$1,959,962,598	$19,599,626	$2,809,075	28%	$786,541	$3,882,246	28%	$1,087,029	**$1,873,570**
2035	$2,555,951,704	$76,678,551	$87,634,621	$2,720,264,876	$2,124,275,770	$21,242,758	$3,044,573	28%	$852,480	$4,207,713	28%	$1,178,160	**$2,030,640**
2036	$2,720,264,876	$81,607,946	$148,101,121	$2,949,973,944	$2,353,984,838	$23,539,848	$3,373,799	28%	$944,664	$4,662,715	28%	$1,305,560	**$2,250,224**
2037	$2,949,973,944	$88,499,218	$157,085,506	$3,195,558,668	$2,599,569,562	$25,995,696	$3,725,778	28%	$1,043,218	$5,149,163	28%	$1,441,766	**$2,484,984**
2038	$3,195,558,668	$95,866,760	$157,120,480	$3,448,545,907	$2,852,556,802	$28,525,568	$4,088,366	28%	$1,144,743	$5,650,274	28%	$1,582,077	**$2,726,819**
2039	$3,448,545,907	$103,456,377	$161,834,094	$3,713,836,378	$3,117,847,273	$31,178,473	$4,468,588	28%	$1,251,205	$6,175,755	28%	$1,729,211	**$2,980,416**
2040	$3,713,836,378	$111,415,091	$166,689,117	$3,991,940,587	$3,395,951,481	$33,959,515	$4,867,175	28%	$1,362,809	$6,726,617	28%	$1,883,453	**$3,246,262**
2041	$3,991,940,587	$119,758,218	$171,689,790	$4,283,388,594	$3,687,399,489	$36,873,995	$5,284,887	28%	$1,479,768	$7,303,910	28%	$2,045,095	**$3,524,863**
2042	$4,283,388,594	$128,501,658	$176,840,484	$4,588,730,736	$3,992,741,630	$39,927,416	$5,722,512	28%	$1,602,303	$7,908,724	28%	$2,214,443	**$3,816,746**
2043	$4,588,730,736	$137,661,922	$182,145,698	$4,908,538,357	$4,312,549,251	$43,125,493	$6,180,869	28%	$1,730,643	$8,542,191	28%	$2,391,814	**$4,122,457**
2044	$4,908,538,357	$147,256,151	$126,265,603	$5,182,060,111	$4,586,071,005	$45,860,710	$6,572,889	28%	$1,840,409	$9,083,977	28%	$2,543,513	**$4,383,922**
2045	$5,182,060,111	$155,461,803	$84,836,358	$5,422,358,272	$4,826,369,167	$48,263,692	$6,917,291	28%	$1,936,841	$9,559,953	28%	$2,676,787	**$4,613,628**
2046	$5,422,358,272	$162,670,748	$87,381,449	$5,672,410,470	$5,076,421,364	$50,764,214	$7,275,673	28%	$2,037,188	$10,055,251	28%	$2,815,470	**$4,852,659**
2047	$5,672,410,470	$170,172,314	$90,002,892	$5,932,585,676	$5,336,596,570	$53,365,966	$7,648,563	28%	$2,141,598	$10,570,599	28%	$2,959,768	**$5,101,366**
2048	$5,932,585,676	$177,977,570	$92,702,979	$6,203,266,226	$5,607,277,120	$56,072,771	$8,036,511	28%	$2,250,223	$11,106,757	28%	$3,109,892	**$5,360,115**
2049	$6,203,266,226	$186,097,987	$51,322,687	$6,440,686,899	$5,844,697,793	$58,446,978	$8,376,789	28%	$2,345,501	$11,577,034	28%	$3,241,569	**$5,587,070**
2050	$6,440,686,899	$193,220,607	$0	$6,633,907,506	$6,037,918,400	$60,379,184	$8,653,718	28%	$2,423,041	$11,959,760	28%	$3,348,733	**$5,771,774**
2051	$6,633,907,506	$199,017,225	$0	$6,832,924,731	$6,236,935,626	$62,369,356	$8,938,955	28%	$2,502,907	$12,353,969	28%	$3,459,111	**$5,962,019**
2052	$6,832,924,731	$204,987,742	$0	$7,037,912,473	$6,441,923,368	$64,419,234	$9,232,750	28%	$2,585,170	$12,760,003	28%	$3,572,801	**$6,157,971**
2053	$7,037,912,473	$211,137,374	$0	$7,249,049,848	$6,653,060,742	$66,530,607	$9,535,358	28%	$2,669,900	$13,178,219	28%	$3,689,901	**$6,359,801**
2054	$7,249,049,848	$217,471,495	$0	$7,466,521,343	$6,870,532,237	$68,705,322	$9,847,044	28%	$2,757,172	$13,608,981	28%	$3,810,515	**$6,567,687**
2055	$7,466,521,343	$223,995,640	$0	$7,690,516,983	$7,094,527,877	$70,945,279	$10,168,081	28%	$2,847,063	$14,052,666	28%	$3,934,747	**$6,781,809**
2056	$7,690,516,983	$230,715,509	$0	$7,921,232,493	$7,325,243,387	$73,252,434	$10,498,749	28%	$2,939,650	$14,509,662	28%	$4,062,705	**$7,002,355**
2057	$7,921,232,493	$237,636,975	$0	$8,158,869,467	$7,562,880,362	$75,628,804	$10,839,337	28%	$3,035,014	$14,980,367	28%	$4,194,503	**$7,229,517**
2058	$8,158,869,467	$244,766,084	$0	$8,403,635,552	$7,807,646,446	$78,076,464	$11,190,143	28%	$3,133,240	$15,465,194	28%	$4,330,254	**$7,463,494**
2059	$8,403,635,552	$252,109,067	$0	$8,655,744,618	$8,059,755,512	$80,597,555	$11,551,473	28%	$3,234,412	$15,964,565	28%	$4,470,078	**$7,704,491**
2060	$8,655,744,618	$259,672,339	$0	$8,915,416,957	$8,319,427,851	$83,194,279	$11,923,643	28%	$3,338,620	$16,478,918	28%	$4,614,097	**$7,952,717**
2061	$8,915,416,957	$267,462,509	$0	$9,182,879,465	$8,586,890,360	$85,868,904	$12,306,978	28%	$3,445,954	$17,008,701	28%	$4,762,436	**$8,208,390**

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

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

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Manteca
Annexation Area

Table B-3
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca Annexation Area (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 2019*	**Gross Tax Increment**	City [1]	City EIFD Allocation	City EIFD	County [1]	County EIFD Allocation	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*
2017	$0	$0	$0	$0	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2018	$0	$0	$36,000,000	$36,000,000	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2019	$36,000,000	$1,080,000	$27,000,000	$64,080,000	$28,080,000	$280,800	$18,612	34%	$6,328	$74,448	34%	$25,312	**$31,640**
2020	$64,080,000	$1,922,400	$0	$66,002,400	$30,002,400	$300,024	$19,886	34%	$6,761	$79,544	34%	$27,045	**$33,806**
2021	$66,002,400	$1,980,072	$0	$67,982,472	$31,982,472	$319,825	$21,199	34%	$7,208	$84,794	34%	$28,830	**$36,038**
2022	$67,982,472	$2,039,474	$0	$70,021,946	$34,021,946	$340,219	$22,550	34%	$7,667	$90,201	34%	$30,668	**$38,336**
2023	$70,021,946	$2,100,658	$0	$72,122,605	$36,122,605	$361,226	$23,943	34%	$8,141	$95,771	34%	$32,562	**$40,703**
2024	$72,122,605	$2,163,678	$0	$74,286,283	$38,286,283	$382,863	$25,377	34%	$8,628	$101,507	34%	$34,512	**$43,141**
2025	$74,286,283	$2,228,588	$0	$76,514,871	$40,514,871	$405,149	$26,854	34%	$9,130	$107,416	34%	$36,521	**$45,652**
2026	$76,514,871	$2,295,446	$0	$78,810,317	$42,810,317	$428,103	$28,375	28%	$7,945	$113,502	28%	$31,780	**$39,726**
2027	$78,810,317	$2,364,310	$0	$81,174,627	$45,174,627	$451,746	$29,943	28%	$8,384	$119,770	28%	$33,536	**$41,920**
2028	$81,174,627	$2,435,239	$0	$83,609,866	$47,609,866	$476,099	$31,557	28%	$8,836	$126,227	28%	$35,343	**$44,179**
2029	$83,609,866	$2,508,296	$0	$86,118,162	$50,118,162	$501,182	$33,219	28%	$9,301	$132,877	28%	$37,206	**$46,507**
2030	$86,118,162	$2,583,545	$0	$88,701,706	$52,701,706	$527,017	$34,932	28%	$9,781	$139,727	28%	$39,123	**$48,904**
2031	$88,701,706	$2,661,051	$0	$91,362,758	$55,362,758	$553,628	$36,695	28%	$10,275	$146,782	28%	$41,099	**$51,374**
2032	$91,362,758	$2,740,883	$0	$94,103,640	$58,103,640	$581,036	$38,512	28%	$10,783	$154,048	28%	$43,134	**$53,917**
2033	$94,103,640	$2,823,109	$0	$96,926,750	$60,926,750	$609,267	$40,383	28%	$11,307	$161,533	28%	$45,229	**$56,537**
2034	$96,926,750	$2,907,802	$0	$99,834,552	$63,834,552	$638,346	$42,311	28%	$11,847	$169,243	28%	$47,388	**$59,235**
2035	$99,834,552	$2,995,037	$36,000,000	$138,829,589	$102,829,589	$1,028,296	$68,157	28%	$19,084	$272,629	28%	$76,336	**$95,420**
2036	$138,829,589	$4,164,888	$36,000,000	$178,994,476	$142,994,476	$1,429,945	$94,779	28%	$26,538	$379,117	28%	$106,153	**$132,691**
2037	$178,994,476	$5,369,834	$36,000,000	$220,364,311	$184,364,311	$1,843,643	$122,200	28%	$34,216	$488,800	28%	$136,864	**$171,080**
2038	$220,364,311	$6,610,929	$36,000,000	$262,975,240	$226,975,240	$2,269,752	$150,443	28%	$42,124	$601,773	28%	$168,496	**$210,621**
2039	$262,975,240	$7,889,257	$36,000,000	$306,864,497	$270,864,497	$2,708,645	$179,534	28%	$50,269	$718,135	28%	$201,078	**$251,347**
2040	$306,864,497	$9,205,935	$36,000,000	$352,070,432	$316,070,432	$3,160,704	$209,497	28%	$58,659	$837,988	28%	$234,637	**$293,296**
2041	$352,070,432	$10,562,113	$36,000,000	$398,632,545	$362,632,545	$3,626,325	$240,359	28%	$67,301	$961,437	28%	$269,202	**$336,503**
2042	$398,632,545	$11,958,976	$36,000,000	$446,591,521	$410,591,521	$4,105,915	$272,147	28%	$76,201	$1,088,589	28%	$304,805	**$381,006**
2043	$446,591,521	$13,397,746	$36,000,000	$495,989,267	$459,989,267	$4,599,893	$304,889	28%	$85,369	$1,219,556	28%	$341,476	**$426,845**
2044	$495,989,267	$14,879,678	$36,000,000	$546,868,945	$510,868,945	$5,108,689	$338,613	28%	$94,812	$1,354,452	28%	$379,247	**$474,058**
2045	$546,868,945	$16,406,068	$36,000,000	$599,275,013	$563,275,013	$5,632,750	$373,349	28%	$104,538	$1,493,395	28%	$418,151	**$522,688**
2046	$599,275,013	$17,978,250	$36,000,000	$653,253,264	$617,253,264	$6,172,533	$409,126	28%	$114,555	$1,636,506	28%	$458,222	**$572,777**
2047	$653,253,264	$19,597,598	$36,000,000	$708,850,862	$672,850,862	$6,728,509	$445,977	28%	$124,874	$1,783,910	28%	$499,495	**$624,368**
2048	$708,850,862	$21,265,526	$27,450,000	$757,566,387	$721,566,387	$7,215,664	$478,267	28%	$133,915	$1,913,068	28%	$535,659	**$669,574**
2049	$757,566,387	$22,726,992	$0	$780,293,379	$744,293,379	$7,442,934	$493,331	28%	$138,133	$1,973,323	28%	$552,531	**$690,663**
2050	$780,293,379	$23,408,801	$0	$803,702,180	$767,702,180	$7,677,022	$508,847	28%	$142,477	$2,035,387	28%	$569,908	**$712,385**
2051	$803,702,180	$24,111,065	$0	$827,813,246	$791,813,246	$7,918,132	$524,828	28%	$146,952	$2,099,312	28%	$587,807	**$734,759**
2052	$827,813,246	$24,834,397	$0	$852,647,643	$816,647,643	$8,166,476	$541,289	28%	$151,561	$2,165,154	28%	$606,243	**$757,804**
2053	$852,647,643	$25,579,429	$0	$878,227,073	$842,227,073	$8,422,271	$558,243	28%	$156,308	$2,232,972	28%	$625,232	**$781,540**
2054	$878,227,073	$26,346,812	$0	$904,573,885	$868,573,885	$8,685,739	$575,706	28%	$161,198	$2,302,825	28%	$644,791	**$805,989**
2055	$904,573,885	$27,137,217	$0	$931,711,101	$895,711,101	$8,957,111	$593,693	28%	$166,234	$2,374,773	28%	$664,936	**$831,171**
2056	$931,711,101	$27,951,333	$0	$959,662,434	$923,662,434	$9,236,624	$612,220	28%	$171,422	$2,448,879	28%	$685,686	**$857,108**
2057	$959,662,434	$28,789,873	$0	$988,452,307	$952,452,307	$9,524,523	$631,302	28%	$176,765	$2,525,209	28%	$707,059	**$883,823**
2058	$988,452,307	$29,653,569	$0	$1,018,105,877	$982,105,877	$9,821,059	$650,957	28%	$182,268	$2,603,829	28%	$729,072	**$911,340**
2059	$1,018,105,877	$30,543,176	$0	$1,048,649,053	$1,012,649,053	$10,126,491	$671,202	28%	$187,936	$2,684,807	28%	$751,746	**$939,682**
2060	$1,048,649,053	$31,459,472	$0	$1,080,108,524	$1,044,108,524	$10,441,085	$692,054	28%	$193,775	$2,768,215	28%	$775,100	**$968,875**
2061	$1,080,108,524	$32,403,256	$0	$1,112,511,780	$1,076,511,780	$10,765,118	$713,531	28%	$199,789	$2,854,124	28%	$799,155	**$998,944**

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

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

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

Manteca
Existing City

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

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

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

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

Manteca Annexation Area

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

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

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

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

Manteca

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

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

APPENDIX C:

City of Stockton

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

Stockton

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2019	Gross Tax Increment	Net Tax Increment: City [1]	Net Tax Increment: City EIFD	Net Tax Increment: County [1]	Net Tax Increment: County EIFD	Net Tax Increment: Total EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*[3]*	*h=g*34%*	*[3]*	*j=i*34%*	*h+j*
2017	$1,164,851,051	$34,945,532	$0	$1,199,796,583	$0	$0	$0	$0	$0	$0	**$0**
2018	$1,199,796,583	$35,993,897	$0	$1,235,790,480	$0	$0	$0	$0	$0	$0	**$0**
2019	$1,235,790,480	$37,073,714	$0	$1,272,864,194	$37,073,714	$370,737	$62,412	$21,220	$76,013	$25,844	**$47,064**
2020	$1,272,864,194	$38,185,926	$29,263,229	$1,340,313,349	$104,522,869	$1,045,229	$175,958	$59,826	$214,305	$72,864	**$132,690**
2021	$1,340,313,349	$40,209,400	$61,858,865	$1,442,381,614	$206,591,134	$2,065,911	$347,785	$118,247	$423,578	$144,017	**$262,263**
2022	$1,442,381,614	$43,271,448	$123,632,175	$1,609,285,238	$373,494,758	$3,734,948	$628,758	$213,778	$765,784	$260,366	**$474,144**
2023	$1,609,285,238	$48,278,557	$38,126,090	$1,695,689,885	$459,899,405	$4,598,994	$774,215	$263,233	$942,941	$320,600	**$583,833**
2024	$1,695,689,885	$50,870,697	$39,269,873	$1,785,830,454	$550,039,974	$5,500,400	$925,962	$314,827	$1,127,758	$383,438	**$698,265**
2025	$1,785,830,454	$53,574,914	$26,861,366	$1,866,266,733	$630,476,253	$6,304,763	$1,061,372	$360,866	$1,292,678	$439,511	**$800,377**
2026	$1,866,266,733	$55,988,002	$43,005,324	$1,965,260,059	$729,469,579	$7,294,696	$1,228,021	$343,846	$1,495,646	$418,781	**$762,627**
2027	$1,965,260,059	$58,957,802	$51,216,653	$2,075,434,514	$839,644,034	$8,396,440	$1,406,848	$393,917	$1,727,370	$483,664	**$877,581**
2028	$2,075,434,514	$62,263,035	$14,257,609	$2,151,955,158	$916,164,678	$9,161,647	$1,528,621	$428,014	$1,890,442	$529,324	**$957,338**
2029	$2,151,955,158	$64,558,655	$14,685,337	$2,231,199,150	$995,408,670	$9,954,087	$1,654,562	$463,277	$2,059,464	$576,650	**$1,039,927**
2030	$2,231,199,150	$66,935,975	$15,125,897	$2,313,261,022	$1,077,470,542	$10,774,705	$1,784,812	$499,747	$2,234,646	$625,701	**$1,125,448**
2031	$2,313,261,022	$69,397,831	$15,579,674	$2,398,238,527	$1,162,448,047	$11,624,480	$1,919,515	$537,464	$2,416,204	$676,537	**$1,214,001**
2032	$2,398,238,527	$71,947,156	$39,154,837	$2,509,340,520	$1,273,550,039	$12,735,500	$2,097,723	$587,362	$2,651,742	$742,488	**$1,329,850**
2033	$2,509,340,520	$75,280,216	$40,329,482	$2,624,950,217	$1,389,159,737	$13,891,597	$2,283,023	$639,246	$2,896,958	$811,148	**$1,450,395**
2034	$2,624,950,217	$78,748,507	$41,539,367	$2,745,238,091	$1,509,447,611	$15,094,476	$2,475,680	$693,190	$3,152,220	$882,622	**$1,575,812**
2035	$2,745,238,091	$82,357,143	$42,785,548	$2,870,380,781	$1,634,590,301	$16,345,903	$2,675,970	$749,272	$3,417,910	$957,015	**$1,706,287**
2036	$2,870,380,781	$86,111,423	$44,069,114	$3,000,561,318	$1,764,770,838	$17,647,708	$2,884,177	$807,570	$3,694,424	$1,034,439	**$1,842,008**
2037	$3,000,561,318	$90,016,840	$45,391,188	$3,135,969,346	$1,900,178,866	$19,001,789	$3,100,596	$868,167	$3,982,173	$1,115,008	**$1,983,175**
2038	$3,135,969,346	$94,079,080	$24,679,412	$3,254,727,838	$2,018,937,358	$20,189,374	$3,288,372	$920,744	$4,236,323	$1,186,170	**$2,106,915**
2039	$3,254,727,838	$97,641,835	$19,735,865	$3,372,105,538	$2,136,315,058	$21,363,151	$3,473,183	$972,491	$4,488,204	$1,256,697	**$2,229,188**
2040	$3,372,105,538	$101,163,166	$20,327,941	$3,493,596,645	$2,257,806,165	$22,578,062	$3,664,251	$1,025,990	$4,749,104	$1,329,749	**$2,355,740**
2041	$3,493,596,645	$104,807,899	$19,777,473	$3,618,182,018	$2,382,391,538	$23,823,915	$3,859,832	$1,080,753	$5,016,960	$1,404,749	**$2,485,502**
2042	$3,618,182,018	$108,545,461	$10,782,956	$3,737,510,434	$2,501,719,954	$25,017,200	$4,045,837	$1,132,834	$5,274,675	$1,476,909	**$2,609,743**
2043	$3,737,510,434	$112,125,313	$11,106,445	$3,860,742,193	$2,624,951,713	$26,249,517	$4,237,655	$1,186,544	$5,541,056	$1,551,496	**$2,738,039**
2044	$3,860,742,193	$115,822,266	$11,439,638	$3,988,004,097	$2,752,213,617	$27,522,136	$4,435,470	$1,241,932	$5,816,393	$1,628,590	**$2,870,522**
2045	$3,988,004,097	$119,640,123	$11,782,828	$4,119,427,047	$2,883,636,567	$28,836,366	$4,639,467	$1,299,051	$6,100,983	$1,708,275	**$3,007,326**
2046	$4,119,427,047	$123,582,811	$12,136,312	$4,255,146,171	$3,019,355,691	$30,193,557	$4,849,839	$1,357,955	$6,395,134	$1,790,637	**$3,148,592**
2047	$4,255,146,171	$127,654,385	$12,500,402	$4,395,300,958	$3,159,510,478	$31,595,105	$5,066,786	$1,418,700	$6,699,162	$1,875,765	**$3,294,465**
2048	$4,395,300,958	$131,859,029	$12,875,414	$4,540,035,400	$3,304,244,920	$33,042,449	$5,290,513	$1,481,344	$7,013,395	$1,963,751	**$3,445,094**
2049	$4,540,035,400	$136,201,062	$13,261,676	$4,689,498,138	$3,453,707,658	$34,537,077	$5,521,230	$1,545,944	$7,338,173	$2,054,689	**$3,600,633**
2050	$4,689,498,138	$140,684,944	$13,659,526	$4,843,842,609	$3,608,052,129	$36,080,521	$5,759,157	$1,612,564	$7,673,845	$2,148,677	**$3,761,241**
2051	$4,843,842,609	$145,315,278	$14,069,312	$5,003,227,200	$3,767,436,720	$37,674,367	$6,004,518	$1,681,265	$8,020,773	$2,245,817	**$3,927,082**
2052	$5,003,227,200	$150,096,816	$14,491,392	$5,167,815,407	$3,932,024,927	$39,320,249	$6,257,545	$1,752,113	$8,379,330	$2,346,212	**$4,098,325**
2053	$5,167,815,407	$155,034,462	$14,926,133	$5,337,776,003	$4,101,985,523	$41,019,855	$6,518,478	$1,825,174	$8,749,901	$2,449,972	**$4,275,146**
2054	$5,337,776,003	$160,133,280	$15,373,917	$5,513,283,200	$4,277,492,720	$42,774,927	$6,787,562	$1,900,517	$9,132,884	$2,557,208	**$4,457,725**
2055	$5,513,283,200	$165,398,496	$15,835,135	$5,694,516,831	$4,458,726,351	$44,587,264	$7,065,052	$1,978,215	$9,528,691	$2,668,034	**$4,646,248**
2056	$5,694,516,831	$170,835,505	$16,310,189	$5,881,662,525	$4,645,872,045	$46,458,720	$7,351,211	$2,058,339	$9,937,747	$2,782,569	**$4,840,908**
2057	$5,881,662,525	$176,449,876	$15,934,468	$6,074,046,869	$4,838,256,389	$48,382,564	$7,645,683	$2,140,791	$10,357,987	$2,900,236	**$5,041,028**
2058	$6,074,046,869	$182,221,406	$0	$6,256,268,275	$5,020,477,795	$50,204,778	$7,937,465	$2,222,490	$10,744,740	$3,008,527	**$5,231,017**
2059	$6,256,268,275	$187,688,048	$0	$6,443,956,324	$5,208,165,844	$52,081,658	$8,238,000	$2,306,640	$11,143,095	$3,120,067	**$5,426,707**
2060	$6,443,956,324	$193,318,690	$0	$6,637,275,013	$5,401,484,533	$54,014,845	$8,547,551	$2,393,314	$11,553,401	$3,234,952	**$5,628,267**
2061	$6,637,275,013	$199,118,250	$0	$6,836,393,264	$5,600,602,784	$56,006,028	$8,866,390	$2,482,589	$11,976,016	$3,353,285	**$5,835,874**

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

[1] See Table E-1 for Fiscal Year 2016-17 beginning assessed value.
[2] See Table C-4 for new AV added to roll from 2017-18 on. It is assumed that new AV is added to roll in year after development occurs.
In 2016-17 and 2017-18 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
[3] 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
RD 17 Area Finance Plan Implementation
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 2019*	**Gross Tax Increment**	City [1]	City EIFD Allocation	City EIFD	County [1]	County EIFD Allocation	County EIFD	**Total EIFD**
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*g=f*16.83%*	*h*	*i=g*h*	*j=f*20.50%*	*k*	*l=j*k*	*m=i+l*
2017	$1,164,851,051	$34,945,532	$0	$1,199,796,583	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2018	$1,199,796,583	$35,993,897	$0	$1,235,790,480	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2019	$1,235,790,480	$37,073,714	$0	$1,272,864,194	$37,073,714	$370,737	$62,412	34%	$21,220	$76,013	34%	$25,844	**$47,064**
2020	$1,272,864,194	$38,185,926	$29,263,229	$1,340,313,349	$104,522,869	$1,045,229	$175,958	34%	$59,826	$214,305	34%	$72,864	**$132,690**
2021	$1,340,313,349	$40,209,400	$61,858,865	$1,442,381,614	$206,591,134	$2,065,911	$347,785	34%	$118,247	$423,578	34%	$144,017	**$262,263**
2022	$1,442,381,614	$43,271,448	$123,632,175	$1,609,285,238	$373,494,758	$3,734,948	$628,758	34%	$213,778	$765,784	34%	$260,366	**$474,144**
2023	$1,609,285,238	$48,278,557	$38,126,090	$1,695,689,885	$459,899,405	$4,598,994	$774,215	34%	$263,233	$942,941	34%	$320,600	**$583,833**
2024	$1,695,689,885	$50,870,697	$39,269,873	$1,785,830,454	$550,039,974	$5,500,400	$925,962	34%	$314,827	$1,127,758	34%	$383,438	**$698,265**
2025	$1,785,830,454	$53,574,914	$26,861,366	$1,866,266,733	$630,476,253	$6,304,763	$1,061,372	34%	$360,866	$1,292,678	34%	$439,511	**$800,377**
2026	$1,866,266,733	$55,988,002	$43,005,324	$1,965,260,059	$729,469,579	$7,294,696	$1,228,021	28%	$343,846	$1,495,646	28%	$418,781	**$762,627**
2027	$1,965,260,059	$58,957,802	$44,295,484	$2,068,513,345	$832,722,865	$8,327,229	$1,401,842	28%	$392,516	$1,707,348	28%	$478,058	**$870,573**
2028	$2,068,513,345	$62,055,400	$7,128,804	$2,137,697,549	$901,907,069	$9,019,071	$1,518,310	28%	$425,127	$1,849,198	28%	$517,775	**$942,902**
2029	$2,137,697,549	$64,130,926	$7,342,669	$2,209,171,144	$973,380,664	$9,733,807	$1,638,632	28%	$458,817	$1,995,742	28%	$558,808	**$1,017,625**
2030	$2,209,171,144	$66,275,134	$7,562,949	$2,283,009,227	$1,047,218,747	$10,472,187	$1,762,934	28%	$493,622	$2,147,134	28%	$601,197	**$1,094,819**
2031	$2,283,009,227	$68,490,277	$7,789,837	$2,359,289,341	$1,123,498,861	$11,234,989	$1,891,347	28%	$529,577	$2,303,532	28%	$644,989	**$1,174,566**
2032	$2,359,289,341	$70,778,680	$31,131,305	$2,461,199,326	$1,225,408,846	$12,254,088	$2,062,907	28%	$577,614	$2,512,480	28%	$703,494	**$1,281,109**
2033	$2,461,199,326	$73,835,980	$32,065,244	$2,567,100,550	$1,331,310,070	$13,313,101	$2,241,186	28%	$627,532	$2,729,612	28%	$764,291	**$1,391,823**
2034	$2,567,100,550	$77,013,017	$33,027,201	$2,677,140,768	$1,441,350,288	$14,413,503	$2,426,433	28%	$679,401	$2,955,229	28%	$827,464	**$1,506,865**
2035	$2,677,140,768	$80,314,223	$34,018,017	$2,791,473,009	$1,555,682,529	$15,556,825	$2,618,905	28%	$733,293	$3,189,647	28%	$893,101	**$1,626,394**
2036	$2,791,473,009	$83,744,190	$35,038,558	$2,910,255,757	$1,674,465,277	$16,744,653	$2,818,869	28%	$789,283	$3,433,190	28%	$961,293	**$1,750,576**
2037	$2,910,255,757	$87,307,673	$36,089,715	$3,033,653,144	$1,797,862,664	$17,978,627	$3,026,601	28%	$847,448	$3,686,194	28%	$1,032,134	**$1,879,583**
2038	$3,033,653,144	$91,009,594	$15,098,895	$3,139,761,633	$1,903,971,153	$19,039,712	$3,205,229	28%	$897,464	$3,903,750	28%	$1,093,050	**$1,990,514**
2039	$3,139,761,633	$94,192,849	$9,867,933	$3,243,822,415	$2,008,031,935	$20,080,319	$3,380,409	28%	$946,515	$4,117,108	28%	$1,152,790	**$2,099,305**
2040	$3,243,822,415	$97,314,672	$10,163,971	$3,351,301,058	$2,115,510,578	$21,155,106	$3,561,344	28%	$997,176	$4,337,474	28%	$1,214,493	**$2,211,669**
2041	$3,351,301,058	$100,539,032	$9,308,583	$3,461,148,673	$2,225,358,193	$22,253,582	$3,746,266	28%	$1,048,954	$4,562,697	28%	$1,277,555	**$2,326,510**
2042	$3,461,148,673	$103,834,460	$0	$3,564,983,133	$2,329,192,653	$23,291,927	$3,921,066	28%	$1,097,898	$4,775,590	28%	$1,337,165	**$2,435,064**
2043	$3,564,983,133	$106,949,494	$0	$3,671,932,627	$2,436,142,147	$24,361,421	$4,101,109	28%	$1,148,311	$4,994,871	28%	$1,398,564	**$2,546,874**
2044	$3,671,932,627	$110,157,979	$0	$3,782,090,606	$2,546,300,126	$25,463,001	$4,286,554	28%	$1,200,235	$5,220,730	28%	$1,461,804	**$2,662,040**
2045	$3,782,090,606	$113,462,718	$0	$3,895,553,324	$2,659,762,844	$26,597,628	$4,477,562	28%	$1,253,717	$5,453,365	28%	$1,526,942	**$2,780,660**
2046	$3,895,553,324	$116,866,600	$0	$4,012,419,924	$2,776,629,444	$27,766,294	$4,674,300	28%	$1,308,804	$5,692,979	28%	$1,594,034	**$2,902,838**
2047	$4,012,419,924	$120,372,598	$0	$4,132,792,521	$2,897,002,041	$28,970,020	$4,876,941	28%	$1,365,543	$5,939,781	28%	$1,663,139	**$3,028,682**
2048	$4,132,792,521	$123,983,776	$0	$4,256,776,297	$3,020,985,817	$30,209,858	$5,085,661	28%	$1,423,985	$6,193,988	28%	$1,734,317	**$3,158,302**
2049	$4,256,776,297	$127,703,289	$0	$4,384,479,586	$3,148,689,106	$31,486,891	$5,300,642	28%	$1,484,180	$6,455,820	28%	$1,807,630	**$3,291,809**
2050	$4,384,479,586	$131,534,388	$0	$4,516,013,974	$3,280,223,494	$32,802,235	$5,522,073	28%	$1,546,180	$6,725,508	28%	$1,883,142	**$3,429,323**
2051	$4,516,013,974	$135,480,419	$0	$4,651,494,393	$3,415,703,913	$34,157,039	$5,750,146	28%	$1,610,041	$7,003,286	28%	$1,960,920	**$3,570,961**
2052	$4,651,494,393	$139,544,832	$0	$4,791,039,225	$3,555,248,745	$35,552,487	$5,985,062	28%	$1,675,817	$7,289,398	28%	$2,041,031	**$3,716,849**
2053	$4,791,039,225	$143,731,177	$0	$4,934,770,401	$3,698,979,921	$36,989,799	$6,227,026	28%	$1,743,567	$7,584,093	28%	$2,123,546	**$3,867,113**
2054	$4,934,770,401	$148,043,112	$0	$5,082,813,513	$3,847,023,033	$38,470,230	$6,476,248	28%	$1,813,349	$7,887,628	28%	$2,208,536	**$4,021,885**
2055	$5,082,813,513	$152,484,405	$0	$5,235,297,919	$3,999,507,439	$39,995,074	$6,732,947	28%	$1,885,225	$8,200,270	28%	$2,296,076	**$4,181,301**
2056	$5,235,297,919	$157,058,938	$0	$5,392,356,856	$4,156,566,376	$41,565,664	$6,997,347	28%	$1,959,257	$8,522,291	28%	$2,386,242	**$4,345,499**
2057	$5,392,356,856	$161,770,706	$0	$5,554,127,562	$4,318,337,082	$43,183,371	$7,269,679	28%	$2,035,510	$8,853,973	28%	$2,479,112	**$4,514,623**
2058	$5,554,127,562	$166,623,827	$0	$5,720,751,389	$4,484,960,909	$44,849,609	$7,550,181	28%	$2,114,051	$9,195,605	28%	$2,574,769	**$4,688,820**
2059	$5,720,751,389	$171,622,542	$0	$5,892,373,931	$4,656,583,451	$46,565,835	$7,839,098	28%	$2,194,947	$9,547,486	28%	$2,673,296	**$4,868,244**
2060	$5,892,373,931	$176,771,218	$0	$6,069,145,148	$4,833,354,668	$48,333,547	$8,136,682	28%	$2,278,271	$9,909,924	28%	$2,774,779	**$5,053,050**
2061	$6,069,145,148	$182,074,354	$0	$6,251,219,503	$5,015,429,023	$50,154,290	$8,443,194	28%	$2,364,094	$10,283,235	28%	$2,879,306	**$5,243,400**

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

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

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Table C-3
RD 17 Area Finance Plan Implementation
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]	Ending AV	Cumulative Growth in AV *starting in 2019*	Gross Tax Increment	Net Tax Increment: City [1]	City EIFD Allocation	City EIFD	County [1]	County EIFD Allocation	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*
2017	$0	$0	$0	$0	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2018	$0	$0	$0	$0	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2019	$0	$0	$0	$0	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2020	$0	$0	$0	$0	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2021	$0	$0	$0	$0	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2022	$0	$0	$0	$0	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2023	$0	$0	$0	$0	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2024	$0	$0	$0	$0	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2025	$0	$0	$0	$0	$0	$0	$0	34%	$0	$0	34%	$0	**$0**
2026	$0	$0	$0	$0	$0	$0	$0	28%	$0	$0	28%	$0	**$0**
2027	$0	$0	$6,921,169	$6,921,169	$6,921,169	$69,212	$5,005	28%	$1,402	$20,021	28%	$5,606	**$7,008**
2028	$6,921,169	$207,635	$7,128,804	$14,257,609	$14,257,609	$142,576	$10,311	28%	$2,887	$41,244	28%	$11,548	**$14,435**
2029	$14,257,609	$427,728	$7,342,669	$22,028,006	$22,028,006	$220,280	$15,931	28%	$4,461	$63,722	28%	$17,842	**$22,303**
2030	$22,028,006	$660,840	$7,562,949	$30,251,794	$30,251,794	$302,518	$21,878	28%	$6,126	$87,512	28%	$24,503	**$30,629**
2031	$30,251,794	$907,554	$7,789,837	$38,949,185	$38,949,185	$389,492	$28,168	28%	$7,887	$112,672	28%	$31,548	**$39,435**
2032	$38,949,185	$1,168,476	$8,023,532	$48,141,193	$48,141,193	$481,412	$34,816	28%	$9,748	$139,262	28%	$38,993	**$48,742**
2033	$48,141,193	$1,444,236	$8,264,238	$57,849,667	$57,849,667	$578,497	$41,837	28%	$11,714	$167,347	28%	$46,857	**$58,571**
2034	$57,849,667	$1,735,490	$8,512,165	$68,097,322	$68,097,322	$680,973	$49,248	28%	$13,789	$196,991	28%	$55,157	**$68,947**
2035	$68,097,322	$2,042,920	$8,767,530	$78,907,772	$78,907,772	$789,078	$57,066	28%	$15,978	$228,263	28%	$63,914	**$79,892**
2036	$78,907,772	$2,367,233	$9,030,556	$90,305,562	$90,305,562	$903,056	$65,309	28%	$18,286	$261,235	28%	$73,146	**$91,432**
2037	$90,305,562	$2,709,167	$9,301,473	$102,316,201	$102,316,201	$1,023,162	$73,995	28%	$20,719	$295,979	28%	$82,874	**$103,593**
2038	$102,316,201	$3,069,486	$9,580,517	$114,966,205	$114,966,205	$1,149,662	$83,143	28%	$23,280	$332,572	28%	$93,120	**$116,400**
2039	$114,966,205	$3,448,986	$9,867,933	$128,283,123	$128,283,123	$1,282,831	$92,774	28%	$25,977	$371,095	28%	$103,907	**$129,883**
2040	$128,283,123	$3,848,494	$10,163,971	$142,295,587	$142,295,587	$1,422,956	$102,908	28%	$28,814	$411,630	28%	$115,257	**$144,071**
2041	$142,295,587	$4,268,868	$10,468,890	$157,033,345	$157,033,345	$1,570,333	$113,566	28%	$31,798	$454,264	28%	$127,194	**$158,992**
2042	$157,033,345	$4,711,000	$10,782,956	$172,527,301	$172,527,301	$1,725,273	$124,771	28%	$34,936	$499,084	28%	$139,744	**$174,679**
2043	$172,527,301	$5,175,819	$11,106,445	$188,809,565	$188,809,565	$1,888,096	$136,546	28%	$38,233	$546,185	28%	$152,932	**$191,165**
2044	$188,809,565	$5,664,287	$11,439,638	$205,913,491	$205,913,491	$2,059,135	$148,916	28%	$41,696	$595,663	28%	$166,786	**$208,482**
2045	$205,913,491	$6,177,405	$11,782,828	$223,873,723	$223,873,723	$2,238,737	$161,905	28%	$45,333	$647,618	28%	$181,333	**$226,666**
2046	$223,873,723	$6,716,212	$12,136,312	$242,726,247	$242,726,247	$2,427,262	$175,539	28%	$49,151	$702,155	28%	$196,603	**$245,754**
2047	$242,726,247	$7,281,787	$12,500,402	$262,508,436	$262,508,436	$2,625,084	$189,845	28%	$53,157	$759,380	28%	$212,626	**$265,783**
2048	$262,508,436	$7,875,253	$12,875,414	$283,259,103	$283,259,103	$2,832,591	$204,852	28%	$57,359	$819,407	28%	$229,434	**$286,793**
2049	$283,259,103	$8,497,773	$13,261,676	$305,018,552	$305,018,552	$3,050,186	$220,588	28%	$61,765	$882,353	28%	$247,059	**$308,823**
2050	$305,018,552	$9,150,557	$13,659,526	$327,828,635	$327,828,635	$3,278,286	$237,084	28%	$66,384	$948,337	28%	$265,534	**$331,918**
2051	$327,828,635	$9,834,859	$14,069,312	$351,732,807	$351,732,807	$3,517,328	$254,372	28%	$71,224	$1,017,487	28%	$284,896	**$356,120**
2052	$351,732,807	$10,551,984	$14,491,392	$376,776,183	$376,776,183	$3,767,762	$272,483	28%	$76,295	$1,089,932	28%	$305,181	**$381,476**
2053	$376,776,183	$11,303,285	$14,926,133	$403,005,602	$403,005,602	$4,030,056	$291,452	28%	$81,607	$1,165,808	28%	$326,426	**$408,033**
2054	$403,005,602	$12,090,168	$15,373,917	$430,469,687	$430,469,687	$4,304,697	$311,314	28%	$87,168	$1,245,256	28%	$348,672	**$435,840**
2055	$430,469,687	$12,914,091	$15,835,135	$459,218,912	$459,218,912	$4,592,189	$332,105	28%	$92,989	$1,328,421	28%	$371,958	**$464,947**
2056	$459,218,912	$13,776,567	$16,310,189	$489,305,669	$489,305,669	$4,893,057	$353,864	28%	$99,082	$1,415,456	28%	$396,328	**$495,409**
2057	$489,305,669	$14,679,170	$15,934,468	$519,919,307	$519,919,307	$5,199,193	$376,004	28%	$105,281	$1,504,014	28%	$421,124	**$526,405**
2058	$519,919,307	$15,597,579	$0	$535,516,887	$535,516,887	$5,355,169	$387,284	28%	$108,439	$1,549,135	28%	$433,758	**$542,197**
2059	$535,516,887	$16,065,507	$0	$551,582,393	$551,582,393	$5,515,824	$398,902	28%	$111,693	$1,595,609	28%	$446,770	**$558,463**
2060	$551,582,393	$16,547,472	$0	$568,129,865	$568,129,865	$5,681,299	$410,869	28%	$115,043	$1,643,477	28%	$460,174	**$575,217**
2061	$568,129,865	$17,043,896	$0	$585,173,761	$585,173,761	$5,851,738	$423,195	28%	$118,495	$1,692,781	28%	$473,979	**$592,473**

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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 2017-18 on. It is assumed that new AV is added to roll in year after development occurs.
In 2016-17 and 2017-18 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.

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

Stockton
Existing City

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

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

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

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

Stockton Annexation Area

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

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

Stockton

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

dev st

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

APPENDIX D:

Unicorporated San Joaquin County

Table D-1 Projected Tax Increment to EIFD—Unincorporated San Joaquin County 35

Table D-2 Estimated Annexation Assessed Value Reduction 36

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

Unincorporated San Joaquin County

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	Annexation AV Reduction	Ending AV	Cumulative Growth in AV *starting in 2019*	Gross Tax Increment	Net Tax Increment: County [1]	Net Tax Increment: County EIFD Allocation	Net Tax Increment: County EIFD
Formula	*a*	*b=a*3.0%*	*c*	*d=a+b+c*	*e*	*f=e*1.0%*	*i=f*21.26%*	*j*	*k=j*i*
2017	$510,001,908	$15,300,057	$0	$525,301,965	$0	$0	$0	34%	$0
2018	$525,301,965	$15,759,059	$0	$541,061,024	$0	$0	$0	34%	$0
2019	$541,061,024	$16,231,831	$0	$557,292,855	$16,231,831	$162,318	$34,514	34%	$11,735
2020	$557,292,855	$16,718,786	$0	$574,011,641	$32,950,616	$329,506	$70,064	34%	$23,822
2021	$574,011,641	$17,220,349	$0	$591,231,990	$50,170,966	$501,710	$106,680	34%	$36,271
2022	$591,231,990	$17,736,960	$0	$608,968,949	$67,907,925	$679,079	$144,394	34%	$49,094
2023	$608,968,949	$18,269,068	$0	$627,238,018	$86,176,994	$861,770	$183,240	34%	$62,302
2024	$627,238,018	$18,817,141	$0	$646,055,159	$104,994,134	$1,049,941	$223,251	34%	$75,906
2025	$646,055,159	$19,381,655	$0	$665,436,813	$124,375,789	$1,243,758	$264,463	34%	$89,917
2026	$665,436,813	$19,963,104	$0	$685,399,918	$144,338,893	$1,443,389	$306,911	28%	$85,935
2027	$685,399,918	$20,561,998	($2,436,819)	$703,525,096	$162,464,072	$1,624,641	$345,451	28%	$96,726
2028	$703,525,096	$21,105,753	$0	$724,630,849	$183,569,825	$1,835,698	$390,329	28%	$109,292
2029	$724,630,849	$21,738,925	$0	$746,369,775	$205,308,750	$2,053,088	$436,553	28%	$122,235
2030	$746,369,775	$22,391,093	$0	$768,760,868	$227,699,844	$2,276,998	$484,163	28%	$135,566
2031	$768,760,868	$23,062,826	$0	$791,823,694	$250,762,670	$2,507,627	$533,203	28%	$149,297
2032	$791,823,694	$23,754,711	$0	$815,578,405	$274,517,381	$2,745,174	$583,713	28%	$163,440
2033	$815,578,405	$24,467,352	$0	$840,045,757	$298,984,733	$2,989,847	$635,738	28%	$178,007
2034	$840,045,757	$25,201,373	$0	$865,247,130	$324,186,105	$3,241,861	$689,324	28%	$193,011
2035	$865,247,130	$25,957,414	($14,293,679)	$876,910,865	$335,849,841	$3,358,498	$714,125	28%	$199,955
2036	$876,910,865	$26,307,326	$0	$903,218,191	$362,157,167	$3,621,572	$770,063	28%	$215,618
2037	$903,218,191	$27,096,546	$0	$930,314,737	$389,253,712	$3,892,537	$827,679	28%	$231,750
2038	$930,314,737	$27,909,442	$0	$958,224,179	$417,163,154	$4,171,632	$887,024	28%	$248,367
2039	$958,224,179	$28,746,725	$0	$986,970,904	$445,909,880	$4,459,099	$948,149	28%	$265,482
2040	$986,970,904	$29,609,127	$0	$1,016,580,031	$475,519,007	$4,755,190	$1,011,107	28%	$283,110
2041	$1,016,580,031	$30,497,401	$0	$1,047,077,432	$506,016,408	$5,060,164	$1,075,954	28%	$301,267
2042	$1,047,077,432	$31,412,323	$0	$1,078,489,755	$537,428,731	$5,374,287	$1,142,747	28%	$319,969
2043	$1,078,489,755	$32,354,693	$0	$1,110,844,448	$569,783,423	$5,697,834	$1,211,544	28%	$339,232
2044	$1,110,844,448	$33,325,333	$0	$1,144,169,781	$603,108,757	$6,031,088	$1,282,404	28%	$359,073
2045	$1,144,169,781	$34,325,093	$0	$1,178,494,875	$637,433,850	$6,374,339	$1,355,390	28%	$379,509
2046	$1,178,494,875	$35,354,846	$0	$1,213,849,721	$672,788,697	$6,727,887	$1,430,566	28%	$400,559
2047	$1,213,849,721	$36,415,492	$0	$1,250,265,212	$709,204,188	$7,092,042	$1,507,997	28%	$422,239
2048	$1,250,265,212	$37,507,956	$0	$1,287,773,169	$746,712,145	$7,467,121	$1,587,751	28%	$444,570
2049	$1,287,773,169	$38,633,195	$0	$1,326,406,364	$785,345,340	$7,853,453	$1,669,898	28%	$467,571
2050	$1,326,406,364	$39,792,191	$0	$1,366,198,555	$825,137,531	$8,251,375	$1,754,509	28%	$491,263
2051	$1,366,198,555	$40,985,957	$0	$1,407,184,511	$866,123,487	$8,661,235	$1,841,659	28%	$515,664
2052	$1,407,184,511	$42,215,535	$0	$1,449,400,047	$908,339,023	$9,083,390	$1,931,422	28%	$540,798
2053	$1,449,400,047	$43,482,001	$0	$1,492,882,048	$951,821,024	$9,518,210	$2,023,879	28%	$566,686
2054	$1,492,882,048	$44,786,461	$0	$1,537,668,510	$996,607,485	$9,966,075	$2,119,110	28%	$593,351
2055	$1,537,668,510	$46,130,055	$0	$1,583,798,565	$1,042,737,541	$10,427,375	$2,217,197	28%	$620,815
2056	$1,583,798,565	$47,513,957	$0	$1,631,312,522	$1,090,251,498	$10,902,515	$2,318,227	28%	$649,104
2057	$1,631,312,522	$48,939,376	$0	$1,680,251,897	$1,139,190,873	$11,391,909	$2,422,288	28%	$678,241
2058	$1,680,251,897	$50,407,557	$0	$1,730,659,454	$1,189,598,430	$11,895,984	$2,529,471	28%	$708,252
2059	$1,730,659,454	$51,919,784	$0	$1,782,579,238	$1,241,518,214	$12,415,182	$2,639,869	28%	$739,163
2060	$1,782,579,238	$53,477,377	$0	$1,836,056,615	$1,294,995,591	$12,949,956	$2,753,579	28%	$771,002
2061	$1,836,056,615	$55,081,698	$0	$1,891,138,314	$1,350,077,289	$13,500,773	$2,870,701	28%	$803,796

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Source: San Joaquin County; LWA; EPS.

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

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

Unincorporated San Joaquin County

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

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Source: LWA; EPS.

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

APPENDIX E:

Supporting Tables for EIFD Revenue Analysis

Table E-1 Existing Land Use Assessed Value (2 pages) 37

Table E-2 Gross Property Tax Revenue and Tax Allocation Percentages—Fiscal Year 2015/2016 (3 pages) 39

Table E-3 Preliminary Property Tax Allocations—City of Lathrop Annexation Area 42

Table E-4 Preliminary Property Tax Allocations—City of Manteca Annexation Areas..... 43

Table E-5 Preliminary Property Tax Allocations—City of Stockton Annexation Area 44

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

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

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

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

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

Table E-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Gross Property Tax Revenue and Tax Allocation Percentages - Fiscal Year 2015/2016

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

Table E-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Gross Property Tax Revenue and Tax Allocation Percentages - Fiscal Year 2015/2016

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

Table E-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Gross Property Tax Revenue and Tax Allocation Percentages - Fiscal Year 2015/2016

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

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

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

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

City of Lathrop

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

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Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.
[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Lathrop dated November 2012 related to annexed areas to the City.
[3] The newly created TRA 007-092 will be effective in FY 2017-18. Base revenue and distribution estimated herein may differ from the final values when the TRA becomes effective.

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

City of Manteca

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2016-17) [1]			Property Tax Sharing Agreement [2]	Post Annexation Average	
		TRA 102-136	TRA 102-001	TRA 102-136	TRA 102-001	Total		Base Revenue	Post-ERAF Distribution
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.
[3] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Manteca dated December 2014

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

City of Stockton

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

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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 Stockton dated March 2005 related to annexed areas to the City.

Table E17
Mossdale Tract: 2019 Adequate Progress Report
Updated EIFD & Financing Supporting Tables
Financing Revenues and Debt Service

AD at $6.2 Million Starting

Year	Gross Available Assessment Revenues *Table B-1: RD 17 Area: Overlay Asssessment Rate Analysis*	Gross EIFD Revenues *Table 2: EIFD Revenue Analysis*	Gross Revenues for Project & Financing	Debt Service	Assessment Revenue for Debt Service	EIFD Revenue for Debt Service [1]	Net Assessment Revenue for PayGo / Services	Net EIFD Revenue for PayGo & Future Projects [1]
2016	$0	$0	$0	$0	$0	$0	$0	$0
2017	$0	$0	$0	$0	$0	$0	$0	$0
2018	$0	$0	$0	$0	$0	$0	$0	$0
2019	$0	$0	$0	$0	$0	$0	$0	$0
2020	$6,200,000	$459,723	$6,659,723	$0	$0	$0	$6,200,000	$459,723
2021	$6,170,631	$989,187	$7,159,818	$0	$0	$0	$6,170,631	$989,187
2022	$6,150,691	$1,494,897	$7,645,588	$0	$0	$0	$6,150,691	$1,494,897
2023	$6,120,890	$2,133,629	$8,254,519	$5,045,387	$5,045,387	$0	$1,075,503	$2,133,629
2024	$6,097,617	$2,712,227	$8,809,844	$5,045,387	$5,045,387	$0	$1,052,230	$2,712,227
2025	$6,072,953	$3,334,619	$9,407,572	$5,045,387	$5,045,387	$0	$1,027,566	$3,334,619
2026	$6,052,268	$3,913,716	$9,965,983	$9,091,568	$5,827,268	$3,264,300	$225,000	$649,415
2027	$6,024,369	$3,844,225	$9,868,594	$9,091,568	$5,799,369	$3,292,199	$225,000	$552,026
2028	$5,995,997	$4,501,258	$10,497,256	$9,091,568	$5,770,997	$3,320,571	$225,000	$1,180,688
2029	$5,969,136	$5,151,446	$11,120,582	$9,091,568	$5,744,136	$3,347,432	$225,000	$1,804,014
2030	$5,942,275	$5,832,536	$11,774,811	$9,091,568	$5,717,275	$3,374,293	$225,000	$2,458,243
2031	$5,911,926	$6,595,589	$12,507,514	$9,091,568	$5,686,926	$3,404,642	$225,000	$3,190,946
2032	$5,897,094	$7,108,569	$13,005,663	$9,091,568	$5,672,094	$3,419,474	$225,000	$3,689,095
2033	$5,880,647	$7,681,832	$13,562,478	$9,091,568	$5,655,647	$3,435,921	$225,000	$4,245,911
2034	$5,864,425	$8,275,481	$14,139,906	$9,091,568	$5,639,425	$3,452,143	$225,000	$4,823,338
2035	$5,851,588	$8,838,853	$14,690,441	$9,091,568	$5,626,588	$3,464,980	$225,000	$5,373,873
2036	$5,830,835	$9,499,666	$15,330,501	$9,091,568	$5,605,835	$3,485,733	$225,000	$6,013,934
2037	$5,798,440	$10,338,103	$16,136,543	$9,091,568	$5,573,440	$3,518,128	$225,000	$6,819,975
2038	$5,765,846	$11,217,578	$16,983,425	$9,091,568	$5,540,846	$3,550,722	$225,000	$7,666,857
2039	$5,733,845	$12,107,910	$17,841,755	$9,091,568	$5,508,845	$3,582,723	$225,000	$8,525,188
2040	$5,702,005	$13,030,564	$18,732,570	$9,091,568	$5,477,005	$3,614,562	$225,000	$9,416,002
2041	$5,670,166	$13,992,621	$19,662,786	$9,091,568	$5,445,166	$3,646,402	$225,000	$10,346,218
2042	$5,647,889	$14,950,039	$20,597,928	$9,091,568	$5,422,889	$3,668,678	$225,000	$11,281,360
2043	$5,626,330	$15,937,225	$21,563,555	$9,091,568	$5,401,330	$3,690,238	$225,000	$12,246,987

Table E17
Mossdale Tract: 2019 Adequate Progress Report
Updated EIFD & Financing Supporting Tables
Financing Revenues and Debt Service

AD at $6.2 Million Starting

Year	Gross Available Assessment Revenues *Table B-1: RD 17 Area: Overlay Asssessment Rate Analysis*	Gross EIFD Revenues *Table 2: EIFD Revenue Analysis*	Gross Revenues for Project & Financing	Debt Service	Assessment Revenue for Debt Service	EIFD Revenue for Debt Service [1]	Net Assessment Revenue for PayGo / Services	Net EIFD Revenue for PayGo & Future Projects [1]
2044	$5,604,771	$16,965,128	$22,569,899	$9,091,568	$5,379,771	$3,711,797	$225,000	$13,253,331
2045	$5,586,161	$17,976,662	$23,562,822	$9,091,568	$5,361,161	$3,730,407	$225,000	$14,246,255
2046	$5,569,671	$18,985,335	$24,555,006	$9,091,568	$5,344,671	$3,746,897	$225,000	$15,238,438
2047	$5,553,182	$20,033,290	$25,586,472	$9,091,568	$5,328,182	$3,763,386	$225,000	$16,269,904
2048	$5,536,692	$21,121,977	$26,658,669	$9,091,568	$5,311,692	$3,779,876	$225,000	$17,342,101
2049	$5,521,161	$22,244,961	$27,766,122	$9,091,568	$5,296,161	$3,795,407	$225,000	$18,449,554
2050	$5,510,726	$23,343,806	$28,854,532	$9,091,568	$5,285,726	$3,805,841	$225,000	$19,537,964
2051	$5,502,641	$24,433,971	$29,936,612	$6,568,875	$5,277,641	$1,291,234	$225,000	$23,142,737
2052	$5,494,555	$25,564,480	$31,059,035	$4,046,181	$4,046,181	$0	$1,448,374	$25,564,480
2053	$5,486,469	$26,736,771	$32,223,240	$4,046,181	$4,046,181	$0	$1,440,288	$26,736,771
2054	$5,478,383	$27,952,334	$33,430,718	$4,046,181	$4,046,181	$0	$1,432,202	$27,952,334
2055	$5,470,298	$29,212,711	$34,683,009	$0	$0	$0	$5,470,298	$29,212,711
2056	$5,462,212	$30,519,496	$35,981,708	$0	$0	$0	$5,462,212	$30,519,496
2057	$5,454,126	$31,874,339	$37,328,465	$0	$0	$0	$5,454,126	$31,874,339
2058	$5,446,065	$33,278,072	$38,724,137	$0	$0	$0	$5,446,065	$33,278,072
2059	$5,438,453	$34,716,667	$40,155,120	$0	$0	$0	$5,438,453	$34,716,667
2060	$5,430,840	$36,207,571	$41,638,411	$0	$0	$0	$5,430,840	$36,207,571
Total	***$235,524,270***	***$615,109,062***	***$850,633,332***	***$261,132,776***	***$170,974,791***	***$90,157,985***	***$64,549,479***	***$524,951,077***

[1] Pay go Revenues from the EIFD are collected through 2026. The total amount of PayGo revenues needed to funding the 200-Year Project total $11,773,697. The total debt service supported by EIFD revenues is $90,157,985. Combined, the total EIFD revenue needed is $101,931,682.