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Mossdale Tract Program:
**2020 Annual
Adequate Progress
Report Update**

FOR URBAN LEVEL OF PROTECTION

FINAL REPORT

Prepared for: The San Joaquin Area Flood Control Agency (SJAFCOA)
June 29, 2020

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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 December 12, 2019 Technical Memorandum Prepared by Kjeldsen Sinnock & Neudeck, Inc. re: San Joaquin Area Flood Control Agency Mossdale Tract Area ULDC Adjustments for Climate Change Cost Estimate
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 (<i>excluding</i> 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.

Development Impact Fee Program Supporting Tables

Appendix C: RD 17 LSRP Project Supporting Tables

Appendix D: Revised Draft Technical Memorandum - Mossdale Tract Area: Overlay Assessment Rate Analysis dated June 24, 2020

Appendix E: EIFD Analysis Supporting Tables

LIST OF ABBREVIATIONS

APR	RD 17 Area Adequate Progress Report for Urban Level of Protection (June 2016)
2020 APR Update	Mossdale Tract Area 2020 Annual Adequate Progress Report for Urban Level of Protection (May 30, 2017 revised June 13, 2017)
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 Area	The area serviced by 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
SB5	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 Adequate Progress Report Update (Annual APR Update) 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 APR Update is being submitted by SJAFCA to support all land use agencies within the Mossdale Tract Area. This is the fifth Annual Report on Adequate Progress for the Mossdale Tract Area; the third prepared by SJAFCA.

As noted in the 2018 Annual APR Update, prior to January 2018, SJAFCA’s membership consisted of the City of Stockton, San Joaquin County, and the San Joaquin County Flood Control and Water Conservation District (SJCFWCWD). Effective January 1, 2018, the Joint Exercise of Powers Agreement (JEPA) establishing SJAFCA was amended to include the Cities of Lathrop and Manteca. This action was taken by all members of the new SJAFCA organization as part of the plan (described further within this report²) to achieve ULOP. Herein, San Joaquin County and the Cities of Lathrop, Manteca, and Stockton are jointly referred to as the Land Use Agencies.

In June 2016, LWA prepared the “RD 17 Area: Adequate Progress Report for Urban Level of Protection” (2016 APR). The 2016 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) (SB5). The APR described several aspects including:

- The requirements set forth by SB5 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 LFMA 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;

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

- Documentation that revenues have been identified to support implementation of the flood protection facilities;
- Evidence that critical features of the flood protection facilities are under construction and progressing;
- 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 **2020 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

The 2016 APR was prepared by the Cities of Lathrop and 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 EVD-3³):

- 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*

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

under a Cover Memorandum titled “Urban Levee Design Criteria (ULDC) Evaluation of the RD17 Levee” met the requirement at that time.

- A report by an Independent Panel of Experts (IPE) on the review of the report prepared by the Professional Civil Engineer.
 - *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 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 2016 APR 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 2016 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 APR Update, the **2017 Adequate Progress Report Update**, dated June 13, 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 CVFPB staff on Thursday November 2, 2017.

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**. Again, on June 28, 2019, SJAFCA transmitted the **2019 Annual Adequate Progress Report Update**.

*This **2020 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 previously in the 2016 APR, 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 2018 Annual APR Update, information was shared by the State of California regarding potential changes in hydraulics and hydrology due to climate change. 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 underway and study nearing completion in late 2020, climate change 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. In an effort to address the uncertain nature of climate change and the resulting impacts to hydraulics and hydrology, in February, 2019 SJAFCA adopted a *Policy on Adapting Design Standards for the Mossdale Tract Area of SAJFCA in Light of Climate Change* (Climate Adaptation Policy, SJAFCA Resolution No. 19-06, included as **Appendix A**). This policy identifies seven 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 engaged a task order with PBI to update the scope and cost of the 200-year improvements to address the adopted Climate Adaptation Policy. This effort resulted in the preparation of a December 12, 2019 technical memorandum by Kjeldsen Sinnock & Neudeck, Inc. (KSN) detailing the costs of complying with the policy (included in **Appendix A**).

The 2019 Annual APR Update 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 2020 Annual Report. As of the date of this 2020 Annual Report, the UFRR study remains incomplete, however the evaluation of the scope and costs associated with complying with SJAFCA's adopted Climate Adaptation policy has been completed. To address the partially completed rescoping and budgeting effort, this 2020 Annual APR Update reflects the additional costs of compliance with the adopted Climate Adaptation Policy. But, because of the incomplete UFRR study and time associated with ULDC compliance review, SJAFCA remains unable at this time to make a new determination that the project meets the appropriate standard of protection. SJAFCA is actively working with the Land Use Agencies, DWR and other stakeholders to complete the UFFR Study in 2020 and take an important step toward compliance with ULDC. That compliance determination will need to be made in conjunction with the 2021 Annual Report. For the purposes of this

analysis, it is assumed that the Project, as previously defined with the additional scope and costs to conform to SJAFCA's adopted Climate Adaptation Policy, 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 completion of the 2016 APR, a cumulative total of approximately \$11.7 million of LSRP improvements (an additional \$1.4 million in 2019) 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 Mossdale Tract Area, 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 24 months along with Payments from DWR.

In order to continue construction, RD 17 has been advancing through the USACE 408 permission process for its remaining work prior to the work completed in February 2017. In January 2019, USACE introduced guidelines for the new Categorical Permission for Section 408 Requests. The Categorical Permission process was created to streamline the review and decision process for USACE 408 requests for a preapproved list of levee alterations. With seepage berm alterations qualifying for the new Categorical Permission process, RD17 requested and received USACE Section 408 Categorical Permission for ten of the eleven seepage berms in the Phase 3 LSRP. The expedited Categorical Permission process enabled the Phase 3 Seepage Berm project construction to be completed in 2019 and 2020 ahead of the anticipated acquisition of the full project 408 permission which is expected in November 2020. RD 17's Phase 3 seepage work completed over the last 12 months includes the construction of seepage berms and chimney drains along more than 1.5 miles of levee within RD 17. The remaining work on the LSRP will continue to progress through the USACE regulatory review process and is now scheduled to resume construction in 2021. This work will include the construction of 4 remaining cutoff walls and a setback levee.

As noted in the 2016 APR, 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, the Cities of 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 (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 50% funding for \$10 million of work (total of \$5.0 million of grant funding) from DWR under the UFRR Program and executed a funding agreement with DWR to fund a feasibility

analysis of a focused array of alternatives which address State estimates of climate change through 2040. In January of 2019, the grant funding agreement transitioned to SJAFCA. The scope of this work is now estimated to cost approximately \$1,170,000. The remaining funds from DWR are able to advance environmental review (California Environmental Quality Act [CEQA] Analysis) and preliminary design of the initial phase of a preferred alternative. As of the date of this 2020 Annual APR Update, the feasibility study portion of the scope of work is nearly complete and is expected to be finalized by September 2020. This effort incorporates climate change uncertainties as well as addresses issues that could lead to a final array of elements that support Federal participation in the Project. While further Federal interest in the Mossdale Program is being evaluated, SJAFCA has identified that certain common features of all of the UFRR feasibility study alternatives overlap in part with features of the ULOP Project. As such, SJAFCA is preparing to advance, with the remaining UFRR Feasibility Study funds from the State, those common features as an initial phase of the Project. More specifically, the main common feature SJAFCA is targeting to advanced is the dryland levee extension South of Manteca. To further advance this effort, SJAFCA has taken the following actions:

- SJAFCA issued a Request for Qualifications and qualified a bench of technical consultants to support advancing the dry land levee extension.
- As part of SJAFCA's Fiscal Year 2020/21 budget adoption, \$3,000,000 was added to the Mossdale CIP budget to further advance implementation.
- SJAFCA issued a Request for Proposals from its prequalified bench of consultants to performing planning, evaluation and concept development of the improvements of the dry land levee.

To the extent that the final UFRR study results in a modified Project with State and Federal participation beyond what was identified in the 2016 Engineer's Report, updated information will be prepared by SJAFCA and will be reflected within future Annual APR Updates.

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 Mossdale Tract Area for 2015 climate conditions. These projects include:

1. **RD 17 LSRP** is being implemented in three phases:
 - a. Phase 1 (Completed 2008-09)
 - b. Phase 2 (Completed 2009-11)
 - c. Phase 3 (Construction Commenced 2016 - Completion scheduled in 2022)
2. **SJAFCA Project⁴** is being pursued as Phase 4 and includes 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

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

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
<u>Phase 3: RD 17 LSRP</u>	10/31/2022
<u>Phase 4: SJAFCA Project</u>	
Environmental Documentation	6/31/2022
Right of Way Acquisition ⁵	12/10/2023
Engineering Design ⁶	12/31/2024
Construction	10/31/2025
Permitting & Compliance ⁷	12/31/2025

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 approximately **\$210.2 million**. This number was updated in the 2019 Annual APR Update to reflect the increased costs related to the LSRP. In addition to this amount, the additional cost to comply with SJAFCA’s climate change adaptation policy, present in 2019 dollars, is approximately **\$56.6 million**.⁸

⁵ Completion is reflective of possession of the necessary rights to complete the improvements, not necessarily compensation.

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 Reflects required permitting and ongoing mitigation and monitoring requirements.

⁸ Reference Appendix A - December 12, 2019 Technical Memorandum prepared by Kjeldsen Sinnock Neudeck, Inc. re: San Joaquin Area Flood Control Agency Mossdale Tract Area ULDC Adjustments for Climate Change Cost Estimate.

Table 1
Mossdale Tract: 2020 Adequate Progress Report
Program Cost Summary

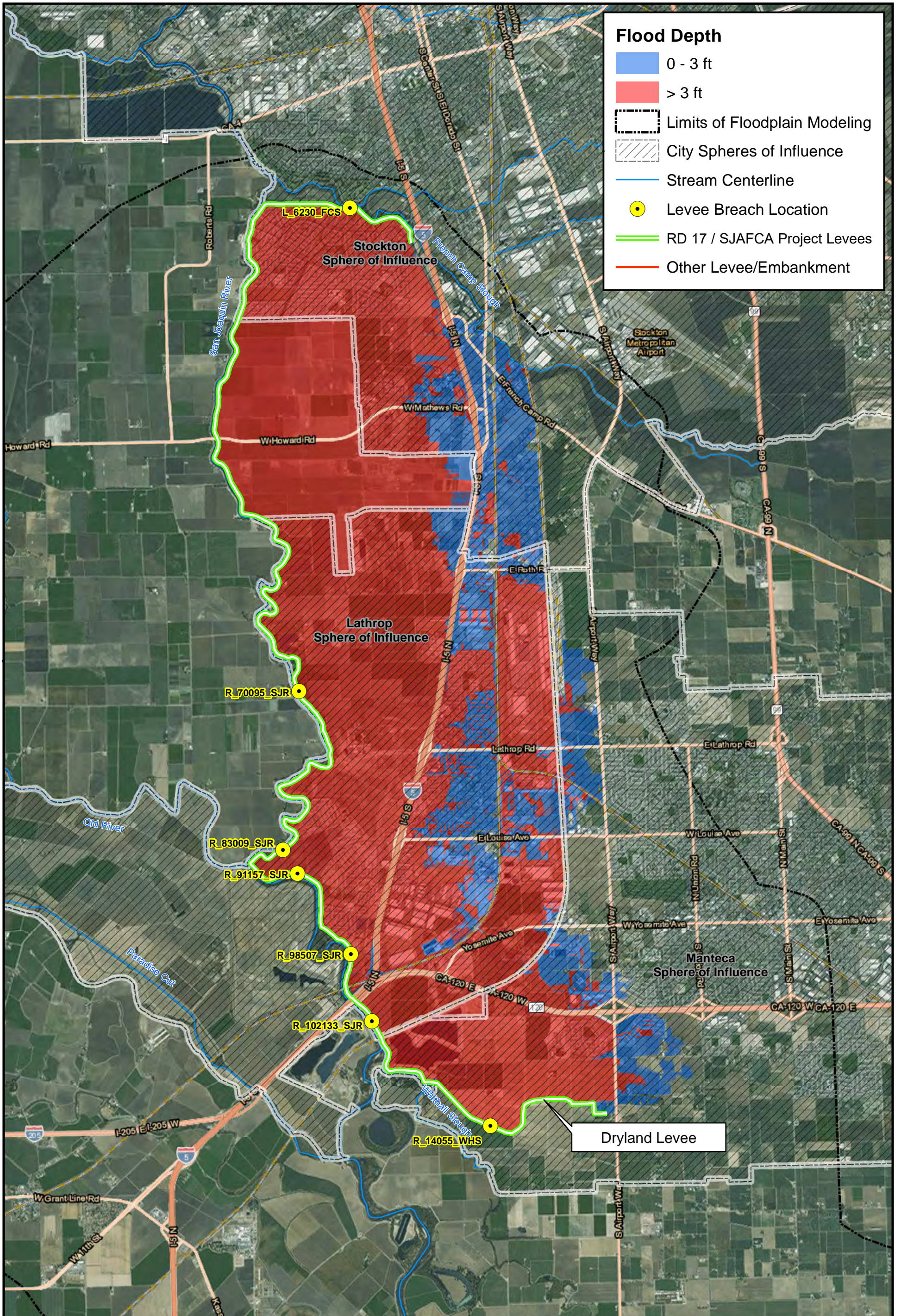
Project Phase	Original Project Costs 2016\$	Climate Δ Project Costs 2019\$
LSRP Phase 1	\$2,836,509	
LSRP Phase 2 (including Parks)	\$12,949,337	
LSRP Phase 3	\$57,044,031	
SJAFCA Project	\$137,381,000	\$56,587,000
Total Cost	\$210,210,877	\$56,587,000

Source: Peterson Brustad, Kjeldsen Sinnock & Neudeck

Applicable Geographic Area Reliant on Adequate Progress Report

As noted in the 2016 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.⁹ The overall area removed from the floodplain as a result of the completion of the LSRP and SJAFCA Project 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 SB5 development restrictions without the completion of the LSRP and SJAFCA Project is shown in red.

⁹ This figure is currently being updated to reflect updated hydraulics associated with climate change. Future versions of this annual report will reflect the increased area to the East as a result of climate change.



Project Funding and Financing Approach

In accordance with SB5, the 2016 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 RD 17 assessment and funding from the DWR's Early Implementation Projects(EIP) and Urban Flood Risk Reduction (UFRR) Programs. These revenues sources remain in place to fund the LSRP.

In order to fund the Phase 4 SJAFCA 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
 - A Regional SJAFCA 200-Year Development Impact Fee (Regional DIF) paid by property owners developing within the 200-year floodplain was adopted by SJAFCA in November 2018. Property already entitled and planned for development within the basin that benefits from the 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. 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 be levied on properties (parcels) directly receiving flood damage reduction benefit from the construction and long-term O&M of the Project. SJAFCA has qualified and entered into contracts with Willdan Financial Services (Willdan) 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. To date, Willdan has prepared a draft preliminary rate analysis for review by the SJAFCA. The preliminary analysis has been utilized to update the capacity of the Assessment District in this report. (**Appendix D**)
- A new Enhanced Infrastructure Financing District
 - A new Enhanced Infrastructure Financing District (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 OAD 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. It is expected that the EIFD will be in place prior to August 2021 and generating revenues by FY 2021/2022.

In addition to the above sources, SJAFCA expects that State Grant revenues of approximately \$3.8 million would be available from an existing UFRR Agreement with SJAFCA to advance the preliminary design and environmental review of the Manteca Dryland levee features common to the alternatives identified in the UFRR Study. These revenues have been included within the financing plan in addition to those revenues identified above.

Governance Approach to Funding & Implementation

To facilitate the funding and implementation of the Project, the Cities of Lathrop and Manteca commissioned a governance evaluation. The 2016 APR outlined the governance structure that existed at the time in the Mossdale Tract Area 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.

Project Funding and Financing Plan

In accordance with Government Code §65007(a), this portion of the 2020 Annual 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 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 2016 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.

Phase 4 Project Costs

Table 3 presents the Opinion of Probable Costs prepared by PBI and KSN for the Phase 4 Project as of December 2015 and the additional costs of Climate Change Adaptation as of December 2019. The cost estimates have been prepared after the completion of the ULDC Engineer's Report supporting the Adequate Progress Findings.

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 the formation of the OAD and/or EIFD 2020 from either cash reserves or developer advances. The amount of cash flow provided would be net of any Regional DIF received. The total funding received including previously advanced funds is approximately to be \$6.4 million. All contributions from development

interests are creditable toward the Regional DIF based on the credit program adopted by the SJAFCA Board (reference **Appendix B**).

- 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 2018.¹⁰
 - A new OAD in place to collect revenues in FY 2021/2022.
 - A new EIFD covering the properties directly benefiting from the project. The EIFD would have a base of FY 2020/2021 and start receiving revenues in FY 2021/2022.
 - 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 2016 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 2016 APR and continues here. The following discussion breaks the funding sources apart by project and discusses compliance with Government Code §65007(a).

Within the 2019 Annual APR Update, the analysis associated with Government Code §65007(a)(2)(A) was 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, was updated relative to the 2018 Annual 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/UFRR Program and 2) RD 17 Mossdale Tract Assessment 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

¹⁰ This action has been completed.

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,¹¹ they have set aside the funds for the Project and entered into contracts and/or are required by law based on the source of the revenues to expend those funds for the specific purpose of implementing the LSRP (this is consistent with the intent of a budgetary appropriation). More specifically, those contracts include the EIP Funding Agreement that RD 17 has entered into with DWR as well as the Indenture of Trust Agreements between the District and its Bond Trustee. Finally, as a matter of law, RD 17's Assessment Revenues must be utilized consistent with its Assessment Engineer's Report and annual resolution approving the levy of the assessment.

Finally, the last requirement of Government Code §65007(a)(2)(A) is that the revenues scheduled to be received by that year are currently being expended. As noted previously, RD 17 has expended an additional \$1.4 million on the LSRP since in 2019. Further, RD 17 is currently completing a total of \$4.5 million of planned work in 2020.

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.

¹¹ 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: 2020 Adequate Progress Report
RD 17 LSRP Remaining Capital Cost Estimate & Cost Share

Item	Remaining Costs <i>as of December 2019</i>	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	40,912,841	16,365,136	24,547,705
Total Remaining Cost	\$43,321,666	\$17,328,666	\$25,993,000
Remaining Costs as of APR (June 2019)	\$44,774,825		
Reduction in Remaining Costs [2]	\$1,453,159		
% of June 2019 Remaining Project Completed	3%		

Source: Kjeldsen Sinnock & Neudeck (Updated by LWA)

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

Table 3
Mossdale Tract: 2020 Adequate Progress Report
ULDC Project Engineer's Opinion of Probable Cost

Item	Base Project Total Costs (2016\$) [1]	Climate Change Total Costs (2019\$) [2]
Soft Costs		
Admin / Planning	4,988,000	3,035,355
Environmental / Permitting	3,118,000	1,896,962
Surveying / Engineering	7,482,000	4,552,733
Construction Management	7,481,000	4,552,253
Mitigation	1,870,000	1,138,393
Subtotal: Soft Costs	24,939,000	15,175,696
Construction	79,793,000	37,933,720
Right-of-Way Acquisition (existing deficiencies)	12,381,000	-
Right-of-Way Acquisition (new construction improvements)	3,900,000	3,477,584
Subtotal: Right of Way	16,281,000	3,477,584
Dryland Levee Extension Alternative:	16,368,000	-
Total Cost	\$137,381,000	\$56,587,000

Sources:

[1] KSN Technical Memorandum dated March 3, 2016 regarding Project Cities of Lathrop & Manteca ULDC Evaluation - Identify Necessary Improvements and Cost Estimate

[2] KSN Technical Memorandum dated December 12, 2019 regarding San Joaquin Area Flodo Control Agency Mossdale Tract Area ULDC Adjustment for Climate Change - Cost Estimate

Table 4
Mossdale Tract: 2020 Adequate Progress Report
ULOP Adequate Progress Sources & Uses Statement (through 2026)

Item	Total [1]	Notes
Project Uses		
<u>LSRP Expenditures</u>		
LSRP - Phase I	\$ 2,665,219	
LSRP - Phase II (including Parks)	\$ 10,711,802	
LSRP - Phase III [2]	\$ 59,452,856	
Subtotal: LSRP Expenditures	\$ 72,829,877	
<u>ULOP Program Planning & Implementation</u>		
Pre-Project Expenditures (PBI/LWA/ETC)	\$ 3,229,308	
Funding Program Implementation Costs	\$ 1,396,255	
Subtotal: ULOP Program Planning & Implementation	\$ 4,625,564	
<u>SJAFCA Project Expenditures</u>		
Soft Costs	\$ 49,381,489	
Construction Costs	\$ 143,483,768	
Right-of-Way	\$ 24,872,198	
Dryland Levee Extension	\$ 20,774,042	
Subtotal: SJAFCA Project Expenditures	\$ 238,511,497	
Total Project Uses	\$ 315,966,937	
Project Sources		
State Funding for LSRP (EIP Program)	\$ 43,713,000	[2]
State UFRR Funding (Preliminary Design Only)	\$ 3,833,330	[3]
<i>Subtotal State Funding</i>	<i>\$ 47,546,330</i>	
<i>Local Funding Sources</i>		
<u>LSRP Funding</u>		
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues)	\$ 25,784,037	[4]
LSRP - RD 17 Mossdale Tract (Bond Revenues)	\$ 36,277,863	[5]
LSRP - RD 17 Mossdale Tract (Debt Service)	(\$ 23,376,766)	[6]
<u>SJAFCA Project Funding</u>		
Developer Advances / City Funding	\$ 3,542,659	[7]
SJAFCA Overlay Assessment - ULDC	\$ 43,963,780	[8]
Development Fee Program	\$ 52,009,557	[9]
EIFD Revenues	\$ 17,012,531	[10]
Future EIFD / Assessment Overlay Financing (Bond Proceeds)	\$ 152,700,000	[11]
Future EIFD / Assessment Overlay Financing (Debt Service Carry)	(\$ 37,961,890)	[12]
<i>Subtotal Local Funding</i>	<i>\$ 269,951,772</i>	
Total Project Sources	\$ 317,498,102	
Total Project Sources less Uses	\$ 1,531,165	

Source: LWA

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

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

[3] Balance of UFRR Study Funding Agreement for Pre Design and Environmental Review.

[4] 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

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

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

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

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

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

[10] EIFD revenues collected during period of implementation.

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

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

Table 5
Mossdale Tract: 2020 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	-	-	-	-	7,367,173	7,308,133	9,640,663	9,599,390
LSRP Expenditures																				
LSRP - Phase I	Table C4	2,665,219	2,389,737	4,736	5,416	3,256	1,147	999	137,771	122,157	-	-	-	-	-	-	-	-	-	-
LSRP - Phase II (including Parks)	Table C4	10,711,802	4,422,373	4,105,206	486,457	1,435,354	202,861	24,374	35,177	-	-	-	-	-	-	-	-	-	-	-
LSRP - Phase III [2]	Table C4 & Table C1	59,452,856	200,296	1,266,817	777,723	300,622	288,589	648,653	606,490	867,918	6,261,989	2,389,813	2,522,281	20,787,502	19,726,963	2,807,201	-	-	-	-
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	2,389,813	2,522,281	20,787,502	19,726,963	2,807,201	-	-	-	-
State Sources																				
State EIP Funding (State Share)	Table C3	39,154,936	-	1,991,867	2,355,408	420,838	1,041,086	-	-	-	-	-	354,808	11,490,727	8,877,133	10,243,490	-	2,379,579	-	-
State EIP Funding (Local Credit)	Table C3	4,558,064	-	1,077,608	473,025	31,194	576,149	-	-	-	-	-	1,637,387	762,701	-	-	-	-	-	-
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	1,314,839	3,317,840	13,589,631	10,223,626	11,599,985	1,366,190	3,755,135	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	909,511	795,559	(7,197,871)	(9,503,337)	8,792,784	8,733,363	11,063,268	11,025,234	10,992,601
RD 17 Bond Financing - 2009																				
Assumed Draws on Proceeds / Cash on Hand	Calculated [3]	29,746,657	7,012,406	2,041,119	-	-	-	-	-	-	-	511,987	629,302	8,624,139	10,927,704	-	-	-	-	-
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 [4]	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	-	-	-	-	7,367,173	7,308,133	9,640,663	9,599,390	9,568,257
SJAFCA Project Beginning Balance				-	-	-	-	-	-	-	-	119,179	2,294,444	2,087,941	1,311,399	7,295,039	(16,008,726)	(47,079,784)	(98,835,546)	(135,163,246)
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	49,381,489	-	-	-	-	-	-	-	-	-	-	-	3,438,711	4,047,837	10,026,504	10,761,938	11,453,534	8,781,542	871,422
Construction Costs	Table 7	143,483,768	-	-	-	-	-	-	-	-	-	-	-	-	-	27,345,643	35,207,515	43,516,489	35,269,418	2,144,702
Right-of-Way	Table 7	24,872,198	-	-	-	-	-	-	-	-	-	-	-	-	-	2,818,951	2,903,520	8,218,585	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		243,137,060	-	-	-	-	-	719,212	719,212	789,704	1,001,181	185,813	968,354	3,680,799	4,047,837	42,386,960	51,134,711	71,226,265	57,714,545	8,562,468
SJAFCA Project Revenues																				
State Sources																				
State UFRR Funding (PED Only)	UFRR Grant	3,833,330	-	-	-	-	-	-	-	-	-	-	-	958,333	2,874,998	-	-	-	-	-
State Funding (Future Bond)	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Local Sources																				
SJAFCA Overlay Assessment - ULDC	Overlay Model	43,963,780	-	-	-	-	-	-	-	-	-	-	-	-	-	9,000,000	8,907,098	8,791,526	8,678,394	8,586,762
Lathrop/Manteca/Developer Advance Funding	[5]	3,542,659	-	-	-	-	-	719,212	719,212	789,704	1,001,181	208,901	104,450	-	-	-	-	-	-	-
Development Fee Program	Table B2 [6]	52,009,557	-	-	-	-	-	-	-	-	119,179	2,152,177	657,401	1,945,925	7,156,479	8,610,281	8,608,635	7,140,882	8,020,911	7,597,687
Regional EIFD TI Revenues	Appendix E Table 2	17,012,531	-	-	-	-	-	-	-	-	-	-	-	-	-	1,472,915	2,547,921	3,538,094	4,687,540	4,766,061
Total SJAFCA Project Revenues		120,361,858	-	-	-	-	-	719,212	719,212	789,704	1,120,360	2,361,078	761,851	2,904,257	10,031,477	19,083,196	20,063,653	19,470,503	21,386,845	20,950,511

Table 5
 Mossdale Tract: 2020 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		
Preliminary Ending Balance SJAFCA Project				-	-	-	-	-	-	-	119,179	2,294,444	2,087,941	1,311,399	7,295,039	(16,008,726)	(47,079,784)	(98,835,546)	(135,163,246)	(122,775,203)		
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	2,294,444	2,087,941	1,311,399	7,295,039	97,058,447	58,501,350	48,651,120	728,201		
Net Cash Flow LSRP	[7]			-	2,777,476	(169,237)	2,261,338	(78,900)	(15,360)	4,876,979	(7,667,810)	(1,984,486)	-	-	(0)	7,367,173	(59,040)	2,332,530	(41,273)	(31,133)		
Net Cash Flow SJAFCA Project	[7]			-	-	-	-	-	-	-	119,179	2,175,265	(206,502)	(776,542)	5,983,640	(23,303,765)	(31,071,058)	(51,755,762)	(36,327,700)	12,388,043		
Program Financing																						
Bridge Financing Costs (Developer Advances / Other)																						
Proceeds	N/A	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
AD & EIFD Borrowing																						
Proceeds		152,700,000		-	-	-	-	-	-	-	-	-	-	-	-	105,700,000	-	47,000,000	-	-	-	
Debt Service Costs		(37,961,890)		-	-	-	-	-	-	-	-	-	-	-	-	-	(7,426,999)	(7,426,999)	(11,553,946)	(11,553,946)		
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	2,294,444	2,087,941	1,311,399	7,295,039	97,058,447	58,501,350	48,651,120	728,201	1,531,165		

[1] Credit amounts shown for LSRP on Table C2
 [2] All remaining costs added Phase I and Phase II costs added to Phase III.
 [3] 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.
 [4] Amount based on RD 17 refunding bond issuance.
 [5] Amount provided by Lathrop Council Actions. Amounts already committed by the Cities of Lathrop & Manteca from General, Enterprise and Developer committed funding. Reference Table B7.
 [6] Actual 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]*.
 [7] Prior to 2020, the net cash flows of the LSRP RD 17 Project and the Fix-In-Place urban project are assumed to be required to independently cash flow the respective projects, however, after January 2021, it is assumed that the combined cashflows of the respective projects have the benefit of combined funding sources, therefore, the Levee Program Ending Balance is required to be positive in order to ensure that the Levee Program is able to cash flow program expenditures.

Table 6
Mossdale Tract: 2020 Adequate Progress Report
Government Code 65007 (a) Analysis

Item	Total Revenues Scheduled to be Appropriated by June 2020 for each Identified Revenue <i>Per 2020 APR</i>	Appropriation Applicable (Y, N or N/A)	Note <i>If Y - Details</i>	65007 (a) Check % Appropriated if Required
Project Revenues - LSRP				
State Funding for LSRP (EIP Program)	\$ 16,705,799	N/A	Part of Prop1E Allocation 5096.821 Project 3860-P1E-203.	N/A [1]
<i>Local Funding Sources</i>				
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues	\$ 17,561,522	N/A	Annual RD 17 Budget	N/A [2]
LSRP - RD 17 Mossdale Tract (Bond Revenues/Cash Balance)	\$ 10,194,814	N/A	Annual RD 17 Budget	N/A [3]
LSRP - RD 17 Mossdale Tract (Debt Service)	(\$ 4,270,914)	N/A	Annual RD 17 Budget	N/A
Project Revenues - SJAFCA Project				
State UFRR Funding (PED Only)	\$ 0	N/A	Part of Prop 1E Allocation 5096.821, Agreement No. 4600011771	N/A [4]
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 [5]
Development Fee Program	\$ 3,901,719	N/A	City Council Actions (Fee Programs)	N/A [6]
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 the approved Agreement Amendment and updated budget per Amendment No. 1.

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

[6] 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	-	-	-	1,684,211	1,156,492	1,916,061	1,342,250	1,574,772	1,423,993	670,345	9,768,125
Environmental / Permitting	-	-	-	701,867	722,923	1,197,625	1,094,556	1,247,543	1,161,214	-	6,125,729
Surveying / Engineering	-	-	-	1,052,632	2,168,422	3,320,715	3,700,301	2,914,926	1,485,071	-	14,642,068
Construction Management	-	-	-	-	-	2,873,667	3,699,846	4,573,009	3,729,946	201,077	15,077,545
Mitigation	-	-	-	-	-	718,436	924,986	1,143,283	981,318	-	3,768,022
Subtotal Soft Costs	-	-	-	3,438,711	4,047,837	10,026,504	10,761,938	11,453,534	8,781,542	871,422	49,381,489
Construction	-	-	-	-	-	27,345,643	35,207,515	43,516,489	35,269,418	2,144,702	143,483,768
Real Estate (Existing)	-	-	-	-	-	-	-	5,227,960	5,384,799	5,546,343	16,159,102
Real Estate (New)	-	-	-	-	-	2,818,951	2,903,520	2,990,625	-	-	8,713,096
Dryland Levee Extension	-	-	-	-	-	2,195,862	2,261,738	8,037,656	8,278,786	-	20,774,042
Total Expenses	-	-	-	3,438,711	4,047,837	42,386,960	51,134,711	71,226,265	57,714,545	8,562,468	238,511,497

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 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, SJAACA, 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 through April 2020 and a projection of the revenues to come from the Regional Fee Program overtime. This analysis considers the escalation in fee rates over time.

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 formation of an EIFD. 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 2016 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 2020 Annual APR Update. The new OAD is assumed to have an expected average residential per parcel assessment of approximately \$250 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 \$9.0 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 Land Use Agencies have the ability to initiate formation of an EIFD¹² 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 multiple noticed Public Hearings where protests can be made prior to the formation are required before the EIFD is fully created. A property or registered voter vote is no longer required to take place prior to the issuance of debt.¹³

EIFD / Special Benefit District Financing

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

¹² Specifically, the process would start with San Joaquin County.

¹³ On October 9, 2019, AB 116 was signed into law which removed the requirement of voter approval for an EIFD to issue debt, however the statute added the requirement that the Public Finance Authority conduct 3 public hearings.

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:

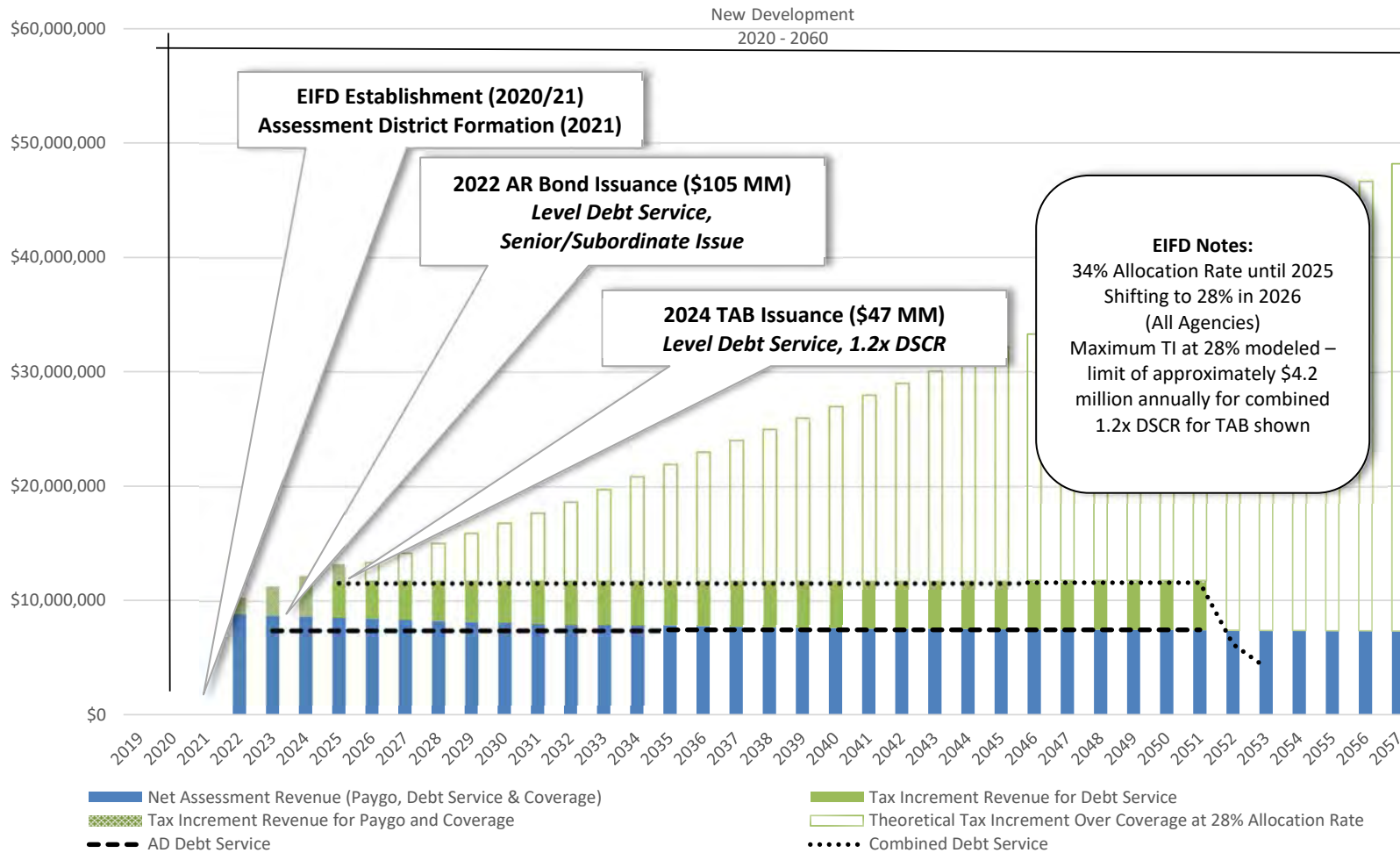
- A 2022 borrowing of senior and subordinate bonds yielding approximately \$105.0 million in proceeds (approximately \$119.0 Million Par) takes place. This borrowing would be secured by the proposed assessment district with one year of collection history and rate covenant of 1.1x Maximum Annual Debt Service on the senior bonds and the subordinate bonds utilizing the coverage to yield additional bond proceeds. The current financing plan assumes a 30-year issue with 4.5% and 8% interest rates and level debt services. The issue is sized for one year of capitalized interest and an estimated 70% of Maximum Annual Debt Service reserve fund.
- A 2024 borrowing yielding \$47 million in proceeds (approximately \$60.0 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 5.5% 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 2020 Annual APR Update has refined the Overlay and EIFD Revenue Analyses 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 \$828 million through 2060. However, the Updated Financing plan need shown in **Table E17** (and demonstrated in **Figure 2**) is approximately \$102 million between 2025/26 and 2053/54.

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: Combined Assessment Revenue & EIFD Tax Increment Financing Approach

**SJAFCA Mossdale Tract ULOP Project
 Combined Assessment Revenue & EIFD Tax Increment Financing
 (AD @ \$9.0 Million Starting Rate & EIFD @ 34% Starting Rate)**



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Status and Schedule for Funding & Financing Implementation

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

Activity	Start	End	Duration [1]	Status
MOU Principles		June 1, 2016	N/A	Completed
Prepare and Review ULOP Adequate Progress Report		June 1, 2016	N/A	Completed
Enter into MOU		June 30, 2016	N/A	Completed
Adopt ULOP Adequate Progress Findings		July 2, 2016	N/A	Completed
Develop Funding/Governance Evaluation Framework		March 2016	N/A	Completed
Prepare Financial & Governance Analysis Supporting Governance Entity & Financial Plan		September 2017	N/A	Completed
<i>Implement Governance Entity</i>				
Enter into JPA & (SJAFCA Reorganization)		December 2017	N/A	Completed
<i>Implement Funding Mechanisms</i>				
Interim Impact Fee		April 2017	N/A	Completed
Regional Impact Fee Adoption	January 2018	December 2018	N/A	Completed
Overlay Assessment District	June 2018	April 2021	34 months	Preliminary Analysis Completed & Implementation Scoped & Consultants Engaged
EIFD Adoption and EIFD Formation	September 2018	June 2021	34 months	Analysis & Evaluation Scoped, Implementation Ongoing
<i>Implement Financing Entity / Mechanism</i>				
Issue Debt		2022 & 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

DECEMBER 12, 2019 TECHNICAL MEMORANDUM PREPARED BY KJELDTSEN SINNOCK NEUDECK, INC. RE: SAN JOAQUIN AREA FLOOD CONTROL AGENCY MOSSDALE TRACT AREA ULDC ADJUSTMENTS FOR CLIMATE CHANGE COST ESTIMATE

Reso 19-06	SJAFCA Resolution Adopting Policy re: Climate Change.....	A1
Tech Memo	Technical Memo Detailing Cost of Climate Change Adaptation Policy	A7

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

EXHIBIT “A”

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.

EXHIBIT “A”

- 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.

TECHNICAL MEMORANDUM

December 12, 2019

Project: San Joaquin Area Flood Control Agency
Mossdale Tract Area ULDC Adjustments for Climate Change

Subject: Cost Estimate

Prepared by: Erik E. Almaas, PE

Reviewed by: Christopher H. Neudeck, PE



Introduction

Recently, detailed analyses have been performed and compared to the existing levee system conditions of Reclamation District No. 17 (RD17) in order to determine the extent of Urban Levee Design Criteria (ULDC) compliance. Documentation of the analyses in the form of a ULDC Engineer’s Report was performed by a team consisting of Peterson, Brustad, Inc. (PBI), Kjeldsen, Sinnock and Neudeck, Inc. (KSN), and ENGeo, Inc.

A new evaluation by PBI for potential climate change in accordance with San Joaquin Area Flood Control Agency (SJAFCA) policy has resulted in substantial elevated levels of the 200-year Design Water Surface Elevation (DWSE) along the RD17 levee, especially at the upstream end of the RD17 boundary. Whereas the ULDC Engineer’s Report determined that no freeboard deficiencies existed for present day DWSE conditions, that is no longer the case with the climate change scenario. The purpose of this technical memorandum is to prepare planning level cost estimates as needed to address any identified deficiencies resulting from an elevated DWSE from climate change.

Levee Assessment

This levee assessment covers the RD17 levee from Station 0+00 to Station 959+00. It also covers a proposed Dryland Levee Extension that is required to extend the existing Dryland Levee eastward in order to meet ULDC compliance. A summary of the levee segments that were analyzed are shown below in Table 1.

Table 1 - Summary of Analyzed Levee Segments

Levee Segment	Station From	Station To	Segment Status
French Camp Slough	0+00	101+00	Existing
San Joaquin River	101+00	822+80	Existing
Walthall Slough / Dryland Levee	822+80	959+00	Existing
Dryland Levee Extension	959+00	1104+20	Proposed



Data Sources

Existing data sources that were utilized in the levee assessment are as follows:

- Updated Freeboard Deficiency Analysis, Mossdale Tract Area ULDC Adjustments for Climate Change, prepared by KSN in 2019
- Updated Seepage Analyses for Climate Change Scenario Water Surface Elevations, prepared by ENGEO in 2018

Assumptions

Assumptions that were made in the levee assessment are as follows:

Separate Ongoing Projects

Construction is currently underway on the RD17 Levee Seepage Repair Project, and planning is currently underway on the ULDC Levee Improvements Project. Both projects include the construction of seepage berms and necessary right-of-way acquisition. For the purposes of this climate change scenario analysis, it is assumed that all required work for these two project will be completed.

Deficiency Results

Each ULDC criteria is shown below in Table 2 and is denoted as to whether a particular criteria requires further improvements based on the climate change DWSE.

Table 2 - Necessary Improvements as per ULDC Criteria

ULDC Criteria	Additional Improvements Required
7.1 Design Water Surface Elevation	
7.2 Minimum Top of Levee	X ¹
7.3 Soil Sampling, Testing, and Logging	
7.4 Slope Stability for Intermittently Loaded Levees	X ²
7.5 Underseepage for Intermittently Loaded Levees	X ²
7.6 Frequently Loaded Levees	
7.7 Seismic Vulnerability	
7.8 Levee Geometry	X ¹
7.9 Interfaces and Transitions	
7.10 Erosion	
7.11 Right-of-Way	X ¹
7.12 Encroachments	X ¹
7.13 Penetrations	
7.14 Floodwalls, Retaining Walls, and Closure Structures	
7.15 Animal Burrows	
7.16 Levee Vegetation	
7.17 Wind Setup and Wave Runup	

¹ Required improvements as determined in Updated Freeboard Deficiency Analysis, Mossdale Tract Area ULDC Adjustments for Climate Change, prepared by KSN in 2019.

² Required improvements as determined in Updated Seepage Analyses for Climate Change Scenario Water Surface Elevations, prepared by ENGEO in 2018.



ULDC Criteria	Additional Improvements Required
7.18 Security	
7.19 Sea Level Rise	
7.20 Emergency Actions	

Proposed Design

A summary of deficient levee reaches is shown below in Table 3. The deficient reaches are located at the upstream end of RD17, generally the RD17 levee upstream of Old River.

Table 3 – Summary of Deficient Reaches Needing Improvements

Project No.	Station From	Station To	Project Description
1	192+00	212+00	Widen Seepage Berm
2	312+30	339+00	Extend Cutoff Wall
3	703+00 781+00	741+30 799+50	Cutoff Wall
4	570+00	822+80	Levee Raise along San Joaquin River
5	822+80	959+00	Levee Raise along Walthall Slough / Dryland Levee
6	959+00	1104+20	Dryland Levee Extension (new levee)

The proposed design repairs for each of the six deficient reaches are described as follows:

Project 1

Project 1 consists of a reach along the San Joaquin River from Station 192+00 to Station 212+00. Prior ULDC design recommendations called for a seepage berm at this particular reach. The proposed preliminary design for Project 1 consists of widening the seepage berm an additional 30 feet.

Project 2

Project 2 consists of a reach along the San Joaquin River from Station 312+30 to Station 339+00. Prior ULDC design recommendations called for a seepage berm at this particular reach. The proposed preliminary design for Project 2 consists of extending the cutoff wall an additional 10 feet deeper.

Project 3

Project 3 consists of two reaches of the San Joaquin River from Station 703+00 to Station 741+30 and from Station 781+00 to Station 799+50. The proposed preliminary design for Project 3 consists of constructing a traditional cement/bentonite slurry cutoff wall. The work will take place within the existing levee prism; therefore, no new right-of-way acquisition is required.

Project 4

Project 4 consists of a reach along the San Joaquin River from Station 570+00 to Station 822+80. The proposed preliminary design for Project 4 involves primarily levee crown raising with some additional backslope work as needed. The majority of the levee reach includes existing or future seepage berms with related right-of-way; therefore, not a lot of new right-of-way acquisition is required. A floodwall is proposed in three locations in which it would be cost-prohibitive to construct an earthwork embankment due to the presence of major encroachments.



Project 5

Project 5 consists of the Walthall Slough / Dryland Levee from Station 822+80 to Station 959+00. The proposed preliminary design for Project 5 involves major levee raising with backslope work. The entire levee reach includes existing or future seepage berms with related right-of-way; therefore, no new right-of-way acquisition is required.

Project 6

Project 6 consists of the Dryland Levee Extension. This reach includes extending a new levee eastward from the existing Dryland Levee. The proposed preliminary design for Project 6 involves constructing a new levee prism with a 50-foot wide seepage berm. Since this reach is a brand new levee, major right-of-way acquisition is required for the full width and length of improvements.

Cost Estimate

The overall estimated cost to address levee deficiencies resulting from climate change is summarized below in Table 4.

Table 4 - Summary of Proposed Improvement Costs

Project No.	Project Name	Cost
1	Widen Seepage Berm	\$1,074,000
2	Extend Cutoff Wall	\$407,000
3	Cutoff Wall	\$9,197,000
4	Levee Raise along San Joaquin River	\$12,002,000
5	Levee Raise along Walthall Slough / Dryland Levee	\$7,414,000
6	Dryland Levee Extension (new levee)	\$26,493,000
	Total:	\$56,587,000

A detailed breakdown of the improvement costs on a project-by-project basis is included in **EXHIBIT 1**.

San Joaquin Area Flood Control Agency
Mossdale Tract Area ULDC Adjustments for Climate Change
Cost Estimate

EXHIBIT 1
Cost Estimate

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY
 MOSSDALE TRACT AREA ULDC ADJUSTMENTS FOR CLIMATE CHANGE
 SAN JOAQUIN COUNTY, CALIFORNIA**

OPINION OF PROBABLE COSTS

Item	Description	Qty	Unit	Unit Price	Total
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**PROJECT 1
 WIDEN SEEPAGE BERM
 STA 192+00 TO STA 212+00**

Construction					
1.	Mobilization			10%	\$54,400
2.	Erosion Control			3%	\$16,300
3.	Clearing and Grubbing	1.4	AC	\$2,000	\$2,800
4.	Imported Engineered Fill	12,000	TN	\$15	\$180,000
5.	Drain Rock Material	8,900	TN	\$30	\$267,000
6.	Sand Filter Material	2,300	TN	\$25	\$57,500
7.	Filter Fabric	60,000	SF	\$0.50	\$30,000
10.	Hydroseeding	60,000	SF	\$0.10	\$6,000
Subtotal:					\$614,000

Management / Environmental / Engineering					
1.	Administration			5%	\$30,700
2.	Planning			3%	\$18,500
3.	Environmental and Permitting			5%	\$30,700
4.	Geotechnical Engineering			2%	\$12,300
5.	Surveying and Civil Engineering			10%	\$61,400
6.	Construction Management and Inspection			12%	\$73,700
7.	Mitigation			3%	\$18,500
Subtotal:					\$245,800

Real Estate					
1.	Land Valuation (Agricultural)	1.4	AC	\$25,000	\$35,000
2.	Easement Acquisition	0	EA	\$50,000	\$0
Subtotal:					\$35,000

				SUBTOTAL:	\$894,800
				CONTINGENCY (20%):	\$179,000
PROJECT TOTAL:					\$1,074,000

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY
 MOSSDALE TRACT AREA ULDC ADJUSTMENTS FOR CLIMATE CHANGE
 SAN JOAQUIN COUNTY, CALIFORNIA**

OPINION OF PROBABLE COSTS

Item	Description	Qty	Unit	Unit Price	Total
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**PROJECT 2
 EXTEND CUTOFF WALL
 STA 312+30 TO STA 339+00**

Construction					
1.	Mobilization			10%	\$21,400
2.	Erosion Control			3%	\$6,500
3.	Cement-Bentonite Slurry Wall	26,700	SF	\$8	\$213,600
Subtotal:					\$241,500

Management / Environmental / Engineering					
1.	Administration			5%	\$12,100
2.	Planning			3%	\$7,300
3.	Environmental and Permitting			5%	\$12,100
4.	Geotechnical Engineering			2%	\$4,900
5.	Surveying and Civil Engineering			10%	\$24,200
6.	Construction Management and Inspection			12%	\$29,000
7.	Mitigation			3%	\$7,300
Subtotal:					\$96,900

Real Estate					
1.	Land Valuation (Agricultural)	0.0	AC	\$25,000	\$0
2.	Easement Acquisition	0	EA	\$50,000	\$0
Subtotal:					\$0

				SUBTOTAL:	\$338,400
				CONTINGENCY (20%):	\$67,700
PROJECT TOTAL:					\$407,000

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY
 MOSSDALE TRACT AREA ULDC ADJUSTMENTS FOR CLIMATE CHANGE
 SAN JOAQUIN COUNTY, CALIFORNIA**

OPINION OF PROBABLE COSTS

Item	Description	Qty	Unit	Unit Price	Total
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**PROJECT 3
 CUTOFF WALL
 STA 703+00 TO STA 741+30 AND STA 781+00 TO 799+50**

Construction

1.	Mobilization			10%	\$484,500
2.	Erosion Control			3%	\$145,400
3.	Degrade Existing Levee (1/3 Height)	25,900	CY	\$10	\$259,000
4.	Cement-Bentonite Slurry Wall	454,400	SF	\$8	\$3,635,200
5.	Temporary Cap (Double Handle)	10,000	CY	\$10	\$100,000
6.	Imported Engineered Fill	55,900	TN	\$15	\$838,500
7.	Tracer Wire	5,700	LF	\$2	\$11,400
Subtotal:					\$5,474,000

Management / Environmental / Engineering

1.	Administration			5%	\$273,700
2.	Planning			3%	\$164,300
3.	Environmental and Permitting			5%	\$273,700
4.	Geotechnical Engineering			2%	\$109,500
5.	Surveying and Civil Engineering			10%	\$547,400
6.	Construction Management and Inspection			12%	\$656,900
7.	Mitigation			3%	\$164,300
Subtotal:					\$2,189,800

Real Estate

1.	Land Valuation (Agricultural)	0.0	AC	\$25,000	\$0
2.	Easement Acquisition	0	EA	\$50,000	\$0
Subtotal:					\$0

				SUBTOTAL:	\$7,663,800
				CONTINGENCY (20%):	\$1,532,800
PROJECT TOTAL:					\$9,197,000

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY
 MOSSDALE TRACT AREA ULDC ADJUSTMENTS FOR CLIMATE CHANGE
 SAN JOAQUIN COUNTY, CALIFORNIA**

OPINION OF PROBABLE COSTS

Item	Description	Qty	Unit	Unit Price	Total
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**PROJECT 4
 LEVEE RAISE - SAN JOAQUIN RIVER
 STA 570+00 TO STA 822+80**

Construction

1.	Mobilization			3%	\$191,800
2.	Erosion Control			3%	\$191,800
3.	Clearing and Grubbing	43.6	AC	\$2,000	\$87,200
4.	Imported Engineered Fill	339,700	TN	\$15	\$5,095,500
5.	Floodwall (3' tall)	2,400	LF	\$125	\$300,000
6.	Class 2 Aggregate Base	18,800	TN	\$25	\$470,000
7.	Encroachment Modification	3	EA	\$100,000	\$300,000
8.	Hydroseeding	1,390,400	SF	\$0.10	\$139,100
				Subtotal:	\$6,775,400

Management / Environmental / Engineering

1.	Administration			5%	\$338,800
2.	Planning			3%	\$203,300
3.	Environmental and Permitting			5%	\$338,800
4.	Geotechnical Engineering			2%	\$135,600
5.	Surveying and Civil Engineering			10%	\$677,600
6.	Construction Management and Inspection			12%	\$813,100
7.	Mitigation			3%	\$203,300
				Subtotal:	\$2,710,500

Real Estate

1.	Land Valuation (Agricultural)	8.6	AC	\$25,000	\$215,300
2.	Easement Acquisition	6	EA	\$50,000	\$300,000
				Subtotal:	\$515,300

				SUBTOTAL:	\$10,001,200
				CONTINGENCY (20%):	\$2,000,300
				PROJECT TOTAL:	\$12,002,000

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY
 MOSSDALE TRACT AREA ULDC ADJUSTMENTS FOR CLIMATE CHANGE
 SAN JOAQUIN COUNTY, CALIFORNIA**

OPINION OF PROBABLE COSTS

Item	Description	Qty	Unit	Unit Price	Total
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**PROJECT 5
 LEVEE RAISE - WALTHALL SLOUGH / DRYLAND LEVEE
 STA 822+80 TO STA 959+00**

Construction

1.	Mobilization			3%	\$124,900
2.	Erosion Control			3%	\$124,900
3.	Traffic Control	1	LS	\$50,000	\$50,000
4.	AC Pavement Repairs	20,000	SF	\$10	\$200,000
5.	Clearing and Grubbing	23.5	AC	\$2,000	\$47,000
6.	Imported Engineered Fill	229,200	TN	\$15	\$3,438,000
7.	Class 2 Aggregate Base	10,100	TN	\$25	\$252,500
8.	Encroachment Modification	1	EA	\$100,000	\$100,000
9.	Hydroseeding	749,100	SF	\$0.10	\$75,000
Subtotal:					\$4,412,300

Management / Environmental / Engineering

1.	Administration			5%	\$220,700
2.	Planning			3%	\$132,400
3.	Environmental and Permitting			5%	\$220,700
4.	Geotechnical Engineering			2%	\$88,300
5.	Surveying and Civil Engineering			10%	\$441,300
6.	Construction Management and Inspection			12%	\$529,500
7.	Mitigation			3%	\$132,400
Subtotal:					\$1,765,300

Real Estate

1.	Land Valuation (Agricultural)	0.0	AC	\$25,000	\$0
2.	Easement Acquisition	0	EA	\$50,000	\$0
Subtotal:					\$0

SUBTOTAL:				\$6,177,600
CONTINGENCY (20%):				\$1,235,600
PROJECT TOTAL:				\$7,414,000

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY
 MOSSDALE TRACT AREA ULDC ADJUSTMENTS FOR CLIMATE CHANGE
 SAN JOAQUIN COUNTY, CALIFORNIA**

OPINION OF PROBABLE COSTS

Item	Description	Qty	Unit	Unit Price	Total
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**PROJECT 6
 NEW LEVEE - DRYLAND LEVEE EXTENSION
 STA 959+00 TO STA 1104+20**

Construction					
1.	Mobilization			3%	\$398,900
2.	Erosion Control			3%	\$398,900
3.	Demolish Structure	2	EA	\$50,000	\$100,000
4.	Traffic Control	1	LS	\$100,000	\$100,000
5.	AC Pavement Repairs	60,000	SF	\$10	\$600,000
6.	Clearing and Grubbing	61.9	AC	\$5,000	\$309,500
7.	Imported Engineered Fill	590,200	TN	\$15	\$8,853,000
8.	Drain Rock Material	68,900	TN	\$30	\$2,067,000
9.	Sand Filter Material	17,300	TN	\$20	\$346,000
10.	Filter Fabric	465,000	SF	\$0.50	\$232,500
11.	Class 2 Aggregate Base	6,900	TN	\$25	\$172,500
12.	Encroachment Modification	3	EA	\$100,000	\$300,000
13.	Relocate Ditch	9,300	LF	\$10	\$93,000
14.	Hydroseeding	1,209,000	SF	\$0.10	\$120,900
Subtotal:					\$14,092,200

Management / Environmental / Engineering					
1.	Administration			5%	\$704,700
2.	Planning			3%	\$422,800
3.	Environmental and Permitting			5%	\$704,700
4.	Geotechnical Engineering			2%	\$281,900
5.	Surveying and Civil Engineering			10%	\$1,409,300
6.	Construction Management and Inspection			12%	\$1,691,100
7.	Mitigation			3%	\$422,800
Subtotal:					\$5,637,300

Real Estate					
1.	Land Valuation (Agricultural)	61.9	AC	\$25,000	\$1,547,500
2.	Easement Acquisition	16	EA	\$50,000	\$800,000
Subtotal:					\$2,347,500

SUBTOTAL:	\$22,077,000
CONTINGENCY (20%):	\$4,415,400
PROJECT TOTAL: \$26,493,000	

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 ("SJCFWCWD"), 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.

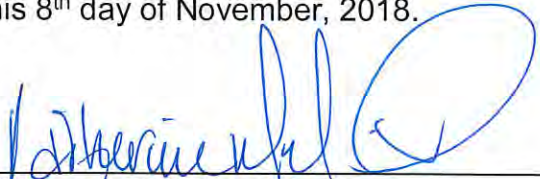
8. The Board shall periodically review actual DIF Project costs and DIF collections to determine if any modifications to the development fee program are warranted based on the following conditions:

- 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.



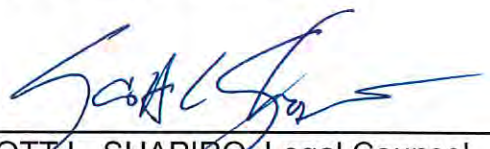
Katherine M. Miller, Chair
of the San Joaquin Area
Flood Control Agency

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

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

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-_____ 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

CITY OF STOCKTON,
a municipal Corporation

By: ROBERT V. ELLIOTT
Title: Chairman, Board of Supervisors

By:
Title:

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

ATTEST: _____
Clerk of the City of Stockton

By: MIMI DUZENSKI
Title: Clerk

By:
Title:

RECOMMENDED FOR APPROVAL:

CITY OF LATHROP,
a municipal Corporation

By: KRIS BALAJI
Title: Director of Public Works

By:
Title:

APPROVED AS TO FORM

ATTEST:
Clerk of the City of Lathrop

By: LAWRENCE P. MEYERS
Title: Deputy County Counsel

By:
Title:

SAN JOAQUIN COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

APPROVED AS TO FORM:
_____, City Attorney

By: ROBERT V. ELLIOTT
Title: Chairman, Board of Supervisors

Title:

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

CITY OF MANTECA,
a municipal Corporation

By: MIMI DUZENSKI
Title: Clerk

By:
Title:

ATTEST: _____
Clerk of the City of Lathrop

APPROVED AS TO FORM:
_____, City Attorney

By:
Title:

SAN JOAQUIN AREA FLOOD CONTROL
AGENCY

APPROVED AS TO FORM:
Agency Counsel

By: CHRIS ELIAS
Title: Executive Director

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
LEEVE 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 SJAFCFA. 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 SJAFCFA that payment of such reimbursements is financially feasible and legally defensible by SJAFCFA.

- The Board should make decisions that consider the impact to the Project and the services provided to SJAFCAs 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 SJAFCAs that payment of such reimbursements is financially feasible and legally defensible by SJAFCAs.
- The Board should make decisions that consider the impact to the Project and the services provided to SJAFCAs 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,

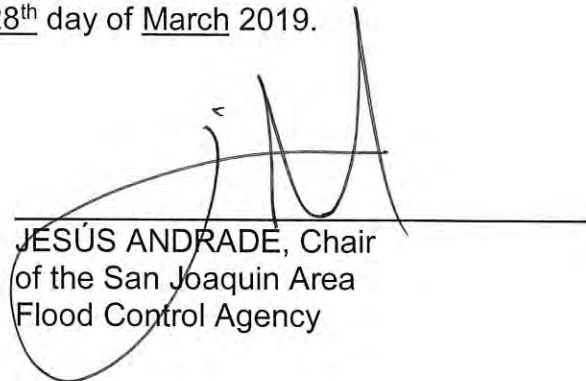
WHEREAS, the Fee Crediting Program requires that in order for a developer to receive credit toward the Fee for prior advance funding or the construction of facilities the developer must enter in an agreement that specifies the terms of fee crediting.

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, Legal Counsel
for the San Joaquin Area
Flood Control Agency

Kathryn L. Oehlschlager

[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 shall 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
 Mosssdale Tract: 2020 Adequate Progress Report
 Updated Regional Development Fee Revenue Analysis
 Initial Starting Development Fee Rate Summary**

Land Use	Fee Rate Summary				
	Cost Share Per Acre	Administrative Fee	Fee Rate Per Acre	Units / 1,000 Building Sq Ft Per Acre	Fee Rate per Unit / 1,000 Building Sq Ft
Reference	[1]	3%			[2]
Single-Family	\$18,132	\$561	\$18,692	6.13	\$3,049
Multifamily	\$16,510	\$511	\$17,021	19.19	\$887
Commercial	\$17,171	\$531	\$17,702	12.76	\$1,387
Industrial	\$14,287	\$442	\$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.

[3] The Development Impact Fee will escalate annually based on the Engineering News Record's Construction Cost Index 20-City Average (ENR CCI) for the most recent December bears to the December 2018 index.

B-30

Table B2
Mossdale Tract: 2020 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Total Development Impact Fee Revenue Estimate

Year	Revenue by Land Use				Total Fee Revenue [1]
	Single Family <i>Table B3</i>	Multifamily <i>Table B4</i>	Commercial <i>Table B5</i>	Industrial <i>Table B6</i>	
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2018 [2]	N/A	N/A	N/A	N/A	\$ 2,152,177
2019 [3]	N/A	N/A	N/A	N/A	\$ 657,401
2020	\$ 540,834	\$ 264,057	\$ 398,133	\$ 742,901	\$ 1,945,925
2021	\$ 695,609	\$ 460,549	\$ 2,560,912	\$ 3,439,409	\$ 7,156,479
2022	\$ 1,244,952	\$ 699,737	\$ 2,930,303	\$ 3,735,289	\$ 8,610,281
2023	\$ 910,910	\$ 407,691	\$ 3,676,487	\$ 3,613,547	\$ 8,608,635
2024	\$ 542,233	\$ 415,845	\$ 3,065,663	\$ 3,117,141	\$ 7,140,882
2025	\$ 1,018,684	\$ 465,064	\$ 3,382,613	\$ 3,154,550	\$ 8,020,911
2026	\$ 1,246,955	\$ 401,576	\$ 3,522,737	\$ 2,426,419	\$ 7,597,687
2027	\$ 1,294,807	\$ 409,608	\$ 3,033,853	\$ 1,874,325	\$ 6,612,593
2028	\$ 1,104,187	\$ 417,800	\$ 3,046,463	\$ 1,781,821	\$ 6,350,271
2029	\$ 1,221,176	\$ 425,624	\$ 2,511,123	\$ 1,246,478	\$ 5,404,401
2030	\$ 1,059,792	\$ 320,317	\$ 2,039,808	\$ 1,149,361	\$ 4,569,279
2031	\$ 811,443	\$ 291,250	\$ 1,864,667	\$ 1,116,926	\$ 4,084,285
2032	\$ 898,315	\$ 297,075	\$ 1,878,454	\$ 1,214,300	\$ 4,288,143
2033	\$ 1,011,950	\$ 303,016	\$ 2,537,099	\$ 2,044,233	\$ 5,896,299
2034	\$ 1,031,693	\$ 309,076	\$ 2,587,112	\$ 2,030,921	\$ 5,958,802
2035	\$ 864,655	\$ 315,904	\$ 2,256,982	\$ 2,000,292	\$ 5,437,834
2036	\$ 881,948	\$ 231,469	\$ 2,002,962	\$ 2,040,909	\$ 5,157,288
2037	\$ 785,756	\$ 236,098	\$ 1,713,548	\$ 1,608,262	\$ 4,343,664
2038	\$ 543,183	\$ 240,820	\$ 977,925	\$ 855,190	\$ 2,617,119
2039	\$ 508,813	\$ 245,637	\$ 997,484	\$ 835,937	\$ 2,587,871
2040	\$ 439,016	\$ 250,549	\$ 1,118,594	\$ 580,380	\$ 2,388,539
2041	\$ 0	\$ 255,560	\$ 1,140,966	\$ 612,867	\$ 2,009,393
2042	\$ 0	\$ 260,672	\$ 1,163,785	\$ 625,124	\$ 2,049,581
2043	\$ 0	\$ 265,885	\$ 1,205,609	\$ 636,691	\$ 2,108,185
2044	\$ 0	\$ 271,203	\$ 1,101,303	\$ 168,361	\$ 1,540,866
2045	\$ 0	\$ 276,627	\$ 1,123,329	\$ 171,728	\$ 1,571,683
2046	\$ 0	\$ 282,159	\$ 1,145,795	\$ 175,162	\$ 1,603,117
2047	\$ 0	\$ 287,803	\$ 1,114,565	\$ 178,666	\$ 1,581,033
2048	\$ 0	\$ 293,559	\$ 1,073,559	\$ 182,239	\$ 1,549,357
2049	\$ 0	\$ 299,430	\$ 1,095,031	\$ 185,884	\$ 1,580,344
2050	\$ 0	\$ 305,418	\$ 1,116,931	\$ 189,601	\$ 1,611,951
2051	\$ 0	\$ 318,080	\$ 1,139,270	\$ 173,613	\$ 1,630,963
2052	\$ 0	\$ 243,485	\$ 1,162,055	\$ 107,028	\$ 1,512,568
2053	\$ 0	\$ 248,354	\$ 1,185,296	\$ 109,169	\$ 1,542,819
2054	\$ 0	\$ 253,322	\$ 1,209,002	\$ 111,352	\$ 1,573,676
2055	\$ 0	\$ 258,388	\$ 1,233,182	\$ 99,611	\$ 1,591,182
2056	\$ 0	\$ 263,556	\$ 1,275,950	\$ 0	\$ 1,539,506
2057	\$ 0	\$ 268,827	\$ 1,212,178	\$ 0	\$ 1,481,005
2058	\$ 0	\$ 274,203	\$ 1,236,422	\$ 0	\$ 1,510,625
2059	\$ 0	\$ 279,687	\$ 1,261,150	\$ 0	\$ 1,540,838
2060	\$ 0	\$ 278,660	\$ 1,383,805	\$ 0	\$ 1,662,465
Total	\$ 18,656,910	\$ 12,893,640	\$ 71,682,109	\$ 44,335,687	\$ 150,377,924

[1] Total projected fee revenue assumes a 2% escalation in the ENR Index.

[2] Total cumulative revenues received through May 2019. Amounts include interest for the program.

[3] Represents revenues received from June 2019 to April 2020. Amounts include interest for the program.

Table B3
Mossdale Tract: 2020 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Single Family

Year	Single Family Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table E13</i>	<i>Table E7</i>	<i>Table E10</i>	<i>Table E16</i>		
				<i>Initial Fee Rate/Acre</i>		<i>Table B1</i> \$ 18,132
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	0.0	0.0	0.0	0.0	0.0	\$ 0
2019	0.0	0.0	0.0	0.0	0.0	\$ 0
2020	0.0	23.0	0.0	5.7	28.7	\$ 540,834
2021	0.0	23.0	7.5	5.7	36.2	\$ 695,609
2022	0.0	50.4	7.5	5.7	63.6	\$ 1,244,952
2023	0.0	45.6	0.0	0.0	45.6	\$ 910,910
2024	0.0	26.6	0.0	0.0	26.6	\$ 542,233
2025	0.0	49.0	0.0	0.0	49.0	\$ 1,018,684
2026	8.2	43.2	7.5	0.0	58.8	\$ 1,246,955
2027	8.2	44.2	7.5	0.0	59.9	\$ 1,294,807
2028	8.2	41.9	0.0	0.0	50.1	\$ 1,104,187
2029	8.2	46.1	0.0	0.0	54.3	\$ 1,221,176
2030	10.0	36.2	0.0	0.0	46.2	\$ 1,059,792
2031	1.9	32.8	0.0	0.0	34.7	\$ 811,443
2032	1.9	31.7	4.0	0.0	37.6	\$ 898,315
2033	0.0	31.7	4.0	5.9	41.6	\$ 1,011,950
2034	0.0	31.7	4.0	5.9	41.6	\$ 1,031,693
2035	0.0	24.3	4.0	5.9	34.1	\$ 864,655
2036	0.0	24.3	4.0	5.9	34.1	\$ 881,948
2037	0.0	20.0	4.0	5.9	29.8	\$ 785,756
2038	0.0	18.6	1.7	0.0	20.2	\$ 543,183
2039	0.0	18.6	0.0	0.0	18.6	\$ 508,813
2040	0.0	15.7	0.0	0.0	15.7	\$ 439,016
2041	0.0	0.0	0.0	0.0	0.0	\$ 0
2042	0.0	0.0	0.0	0.0	0.0	\$ 0
2043	0.0	0.0	0.0	0.0	0.0	\$ 0
2044	0.0	0.0	0.0	0.0	0.0	\$ 0
2045	0.0	0.0	0.0	0.0	0.0	\$ 0
2046	0.0	0.0	0.0	0.0	0.0	\$ 0
2047	0.0	0.0	0.0	0.0	0.0	\$ 0
2048	0.0	0.0	0.0	0.0	0.0	\$ 0
2049	0.0	0.0	0.0	0.0	0.0	\$ 0
2050	0.0	0.0	0.0	0.0	0.0	\$ 0
2051	0.0	0.0	0.0	0.0	0.0	\$ 0
2052	0.0	0.0	0.0	0.0	0.0	\$ 0
2053	0.0	0.0	0.0	0.0	0.0	\$ 0
2054	0.0	0.0	0.0	0.0	0.0	\$ 0
2055	0.0	0.0	0.0	0.0	0.0	\$ 0
2056	0.0	0.0	0.0	0.0	0.0	\$ 0
2057	0.0	0.0	0.0	0.0	0.0	\$ 0
2058	0.0	0.0	0.0	0.0	0.0	\$ 0
2059	0.0	0.0	0.0	0.0	0.0	\$ 0
2060	0.0	0.0	0.0	0.0	0.0	\$ 0
Total	46.6	678.5	55.7	46.4	827.2	\$18,656,910

Source:
P:\1801000 SJAFCA Mossdale\1801014 Annual APR\Models\Backup Modelings\[1801000 200-Year Overlay
Assessment DAP Modeling 2020 0227.xlsx]Table A-2

Table B4
Mossdale Tract: 2020 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Multifamily

Year	Multifamily Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table E13</i>	<i>Table E7</i>	<i>Table E10</i>	<i>Table E16</i>		<i>Table B1</i>
				<i>Initial Fee Rate/Acre</i>		<i>\$ 16,510</i>
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	0.0	0.0	0.0	0.0	0.0	\$ 0
2019	0.0	0.0	0.0	0.0	0.0	\$ 0
2020	3.3	12.2	0.0	0.0	15.4	\$ 264,057
2021	13.7	12.6	0.0	0.0	26.4	\$ 460,549
2022	13.7	2.6	23.0	0.0	39.3	\$ 699,737
2023	13.7	6.4	2.3	0.0	22.4	\$ 407,691
2024	13.7	6.4	2.3	0.0	22.4	\$ 415,845
2025	13.7	8.6	2.3	0.0	24.6	\$ 465,064
2026	12.5	6.0	2.3	0.0	20.8	\$ 401,576
2027	12.5	6.0	2.3	0.0	20.8	\$ 409,608
2028	12.5	6.0	2.3	0.0	20.8	\$ 417,800
2029	12.5	6.0	2.3	0.0	20.8	\$ 425,624
2030	9.2	3.8	2.3	0.0	15.3	\$ 320,317
2031	7.5	3.8	2.3	0.0	13.7	\$ 291,250
2032	7.5	3.8	2.3	0.0	13.7	\$ 297,075
2033	7.5	3.8	2.3	0.0	13.7	\$ 303,016
2034	7.5	3.8	2.3	0.0	13.7	\$ 309,076
2035	7.5	3.9	2.3	0.0	13.7	\$ 315,904
2036	7.5	0.0	2.3	0.0	9.8	\$ 231,469
2037	7.5	0.0	2.3	0.0	9.8	\$ 236,098
2038	7.5	0.0	2.3	0.0	9.8	\$ 240,820
2039	7.5	0.0	2.3	0.0	9.8	\$ 245,637
2040	7.5	0.0	2.3	0.0	9.8	\$ 250,549
2041	7.5	0.0	2.3	0.0	9.8	\$ 255,560
2042	7.5	0.0	2.3	0.0	9.8	\$ 260,672
2043	7.5	0.0	2.3	0.0	9.8	\$ 265,885
2044	7.5	0.0	2.3	0.0	9.8	\$ 271,203
2045	7.5	0.0	2.3	0.0	9.8	\$ 276,627
2046	7.5	0.0	2.3	0.0	9.8	\$ 282,159
2047	7.5	0.0	2.3	0.0	9.8	\$ 287,803
2048	7.5	0.0	2.3	0.0	9.8	\$ 293,559
2049	7.5	0.0	2.3	0.0	9.8	\$ 299,430
2050	7.5	0.0	2.3	0.0	9.8	\$ 305,418
2051	7.5	0.0	2.5	0.0	10.0	\$ 318,080
2052	7.5	0.0	0.0	0.0	7.5	\$ 243,485
2053	7.5	0.0	0.0	0.0	7.5	\$ 248,354
2054	7.5	0.0	0.0	0.0	7.5	\$ 253,322
2055	7.5	0.0	0.0	0.0	7.5	\$ 258,388
2056	7.5	0.0	0.0	0.0	7.5	\$ 263,556
2057	7.5	0.0	0.0	0.0	7.5	\$ 268,827
2058	7.5	0.0	0.0	0.0	7.5	\$ 274,203
2059	7.5	0.0	0.0	0.0	7.5	\$ 279,687
2060	7.4	0.0	0.0	0.0	7.4	\$ 278,660
Total	357.1	95.7	89.9	0.0	542.7	\$12,893,640

Source:
P:\1801000 SJAFCA Mossdale\1801014 Annual APR\Models\Backup Modelings\[1801000 200-Year Overlay
Assessment DAP Modeling 2020 0227.xlsx]Table A-2

Table B5
Mossdale Tract: 2020 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Commercial

Year	Commercial Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table E13</i>	<i>Table E7</i>	<i>Table E10</i>	<i>Table E16</i>		<i>Table B1</i>
				<i>Initial Fee Rate/Acre</i>		<i>\$ 17,171</i>
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	0.0	0.0	0.0	0.0	0.0	\$ 0
2019	0.0	0.0	0.0	0.0	0.0	\$ 0
2020	22.3	0.0	0.0	0.0	22.3	\$ 398,133
2021	140.9	0.0	0.0	0.0	140.9	\$ 2,560,912
2022	111.8	22.6	21.7	1.9	158.0	\$ 2,930,303
2023	108.5	58.5	21.7	5.7	194.4	\$ 3,676,487
2024	108.5	44.7	0.0	5.7	158.9	\$ 3,065,663
2025	111.8	51.9	0.0	8.3	171.9	\$ 3,382,613
2026	118.7	48.5	0.0	8.3	175.5	\$ 3,522,737
2027	96.6	39.5	0.0	12.1	148.2	\$ 3,033,853
2028	96.6	37.2	0.0	12.1	145.9	\$ 3,046,463
2029	64.4	41.5	0.0	12.1	117.9	\$ 2,511,123
2030	43.8	38.0	0.0	12.1	93.9	\$ 2,039,808
2031	34.1	38.0	0.0	12.1	84.2	\$ 1,864,667
2032	34.1	37.0	0.0	12.1	83.1	\$ 1,878,454
2033	32.1	37.0	0.0	40.9	110.1	\$ 2,537,099
2034	32.1	37.0	0.0	40.9	110.0	\$ 2,587,112
2035	28.9	26.8	0.0	38.4	94.1	\$ 2,256,982
2036	28.9	14.6	0.0	38.4	81.9	\$ 2,002,962
2037	28.9	1.4	0.0	38.4	68.7	\$ 1,713,548
2038	28.9	0.0	0.0	9.6	38.4	\$ 977,925
2039	28.9	0.0	0.0	9.6	38.4	\$ 997,484
2040	28.9	0.0	0.0	13.4	42.2	\$ 1,118,594
2041	28.9	0.0	0.0	13.4	42.2	\$ 1,140,966
2042	28.9	0.0	0.0	13.4	42.2	\$ 1,163,785
2043	28.9	0.0	0.0	14.0	42.9	\$ 1,205,609
2044	28.9	0.0	0.0	9.6	38.4	\$ 1,101,303
2045	28.9	0.0	0.0	9.6	38.4	\$ 1,123,329
2046	28.9	0.0	0.0	9.6	38.4	\$ 1,145,795
2047	28.9	0.0	0.0	7.8	36.6	\$ 1,114,565
2048	28.9	0.0	0.0	5.7	34.6	\$ 1,073,559
2049	28.9	0.0	0.0	5.7	34.6	\$ 1,095,031
2050	28.9	0.0	0.0	5.7	34.6	\$ 1,116,931
2051	28.9	0.0	0.0	5.7	34.6	\$ 1,139,270
2052	28.9	0.0	0.0	5.7	34.6	\$ 1,162,055
2053	28.9	0.0	0.0	5.7	34.6	\$ 1,185,296
2054	28.9	0.0	0.0	5.7	34.6	\$ 1,209,002
2055	28.9	0.0	0.0	5.7	34.6	\$ 1,233,182
2056	28.9	0.0	0.0	6.2	35.1	\$ 1,275,950
2057	28.9	0.0	0.0	3.8	32.7	\$ 1,212,178
2058	28.9	0.0	0.0	3.8	32.7	\$ 1,236,422
2059	28.9	0.0	0.0	3.8	32.7	\$ 1,261,150
2060	31.3	0.0	0.0	3.8	35.2	\$ 1,383,805
Total	1,909.5	574.1	43.4	476.4	3,003.4	\$71,682,109

Source:
P:\1801000 SJAFCA Mossdale\1801014 Annual APR\Models\Backup Modelings\[1801000 200-Year Overlay Assessment DAP Modeling 2020 0227.xlsx]Table A-2

Table B6
Mossdale Tract: 2020 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Industrial

Year	Industrial Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table E13</i>	<i>Table E7</i>	<i>Table E10</i>	<i>Table E16</i>		<i>Table B1</i>
				<i>Initial Fee Rate/Acre</i>		<i>\$ 14,287</i>
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	0.0	0.0	0.0	0.0	0.0	\$ 0
2019	0.0	0.0	0.0	0.0	0.0	\$ 0
2020	20.1	19.6	10.4	0.0	50.1	\$ 742,901
2021	141.5	68.0	17.9	0.0	227.4	\$ 3,439,409
2022	92.4	87.2	62.5	0.0	242.1	\$ 3,735,289
2023	92.4	87.2	34.4	15.7	229.6	\$ 3,613,547
2024	92.4	73.4	12.7	15.7	194.2	\$ 3,117,141
2025	91.3	77.0	8.7	15.7	192.7	\$ 3,154,550
2026	91.3	28.6	9.8	15.7	145.3	\$ 2,426,419
2027	77.1	7.4	9.8	15.7	110.0	\$ 1,874,325
2028	77.2	7.4	2.3	15.7	102.6	\$ 1,781,821
2029	44.9	7.4	2.3	15.7	70.3	\$ 1,246,478
2030	38.2	7.4	2.3	15.7	63.6	\$ 1,149,361
2031	35.2	7.4	2.3	15.7	60.6	\$ 1,116,926
2032	35.2	7.4	6.3	15.7	64.6	\$ 1,214,300
2033	35.2	7.4	29.3	34.7	106.6	\$ 2,044,233
2034	35.2	7.4	26.5	34.7	103.8	\$ 2,030,921
2035	35.2	3.8	26.5	34.7	100.2	\$ 2,000,292
2036	35.2	3.8	26.5	34.7	100.3	\$ 2,040,909
2037	12.4	3.8	26.5	34.7	77.5	\$ 1,608,262
2038	12.4	3.8	24.2	0.0	40.4	\$ 855,190
2039	12.4	3.8	22.5	0.0	38.7	\$ 835,937
2040	0.0	3.8	22.5	0.0	26.3	\$ 580,380
2041	0.9	3.8	22.5	0.0	27.3	\$ 612,867
2042	0.9	3.8	22.5	0.0	27.3	\$ 625,124
2043	0.9	3.8	22.5	0.0	27.2	\$ 636,691
2044	0.9	3.8	2.3	0.0	7.1	\$ 168,361
2045	0.9	3.8	2.3	0.0	7.1	\$ 171,728
2046	0.9	3.8	2.3	0.0	7.1	\$ 175,162
2047	0.9	3.8	2.3	0.0	7.1	\$ 178,666
2048	0.9	3.8	2.3	0.0	7.1	\$ 182,239
2049	0.9	3.8	2.3	0.0	7.1	\$ 185,884
2050	0.9	3.8	2.3	0.0	7.1	\$ 189,601
2051	0.0	3.8	2.5	0.0	6.3	\$ 173,613
2052	0.0	3.8	0.0	0.0	3.8	\$ 107,028
2053	0.0	3.8	0.0	0.0	3.8	\$ 109,169
2054	0.0	3.8	0.0	0.0	3.8	\$ 111,352
2055	0.0	3.4	0.0	0.0	3.4	\$ 99,611
2056	0.0	0.0	0.0	0.0	0.0	\$ 0
2057	0.0	0.0	0.0	0.0	0.0	\$ 0
2058	0.0	0.0	0.0	0.0	0.0	\$ 0
2059	0.0	0.0	0.0	0.0	0.0	\$ 0
2060	0.0	0.0	0.0	0.0	0.0	\$ 0
Total	1,116.3	580.3	472.3	330.4	2,499.2	\$44,335,687

Source:
P:\1801000 SJAFCA Mossdale\1801014 Annual APR\Models\Backup Modelings\[1801000 200-Year Overlay
Assessment DAP Modeling 2020 0227.xlsx]Table A-2

Table B7
Mossdale Tract: 2020 Adequate Progress Report
Creditable Pre-Project Expenditures

Pre-Project Expenditure - Contractor (Amendment/Task Order)	Cost	Funding Source	Amount
Peterson Brustad - Agreement No. 1 <i>Funding 11/2014 Staff Report</i>	\$123,244	Manteca River Islands Saybrook CLSP Richland Lathrop Gateway/Lazares Saybrook CLSP	\$61,622 \$15,500 \$13,020 \$14,415 \$3,720 \$14,967
	\$123,244		\$123,244
Peterson Brustad - Agreement No. 2	\$7,500	Lathrop	\$7,500
	\$7,500		\$7,500
Peterson Brustad - Agreement No. 3	\$17,499	Lathrop	\$17,499
	\$17,499		\$17,499
Peterson Brustad - Agreement No. 4	\$50,000	Saybrook CLSP Lathrop	\$25,000 \$25,000
	\$50,000		\$50,000
Peterson Brustad - Agreement No. 5	\$2,589,197	Manteca Lathrop Saybrook CLSP Others	\$863,066 \$750,000 \$500,000 \$476,131
	\$2,589,197		\$2,589,197
Larsen Wurzel & Associates, Inc. - Agreement No. 1 (A) <i>Financial Planning / Grant Application</i>	\$63,540	Lathrop Manteca	\$42,360 \$21,180
	\$63,540		\$63,540
Larsen Wurzel & Associates, Inc. - Agreement No. 1 (B) <i>Financial Plan for ULOP</i>	\$80,010	Lathrop Manteca	\$53,340 \$26,670
	\$80,010		\$80,010
Larsen Wurzel & Associates, Inc. - Agreement No. 3 <i>Financial Plan Implementation & Analysis</i> <i>Task Order No. 1</i>	\$172,018	Lathrop Manteca	\$114,679 \$57,339
<i>Task Order No. 2</i>	\$126,300	RD 17	\$126,300
	\$298,318		\$298,318
SJAFCFA Seed Funding Agreement Loans & Interest in Fund:	\$313,351	Lathrop Manteca Stockton SJ County Interest (Use of Money)	\$115,000 \$65,000 \$65,000 \$65,000 \$3,351
	\$313,351		\$313,351
Total Cost / Sources	\$3,542,659	Lathrop Lathrop Gateway/Lazares Manteca Stockton SJ County Others Richland River Islands Saybrook CLSP RD 17	\$1,125,378 \$3,720 \$1,094,877 \$65,000 \$3,351 \$476,131 \$14,415 \$15,500 \$552,987 \$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: 2020 Adequate Progress Report
Estimated Remaining Expenditure Schedule for LSRP (All Phases)

Month & Year	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021
Remaining Costs	160,620	160,620	160,620	160,620	2,891,662	2,891,662	2,891,662	2,865,596	2,865,596	2,865,596	2,744,751	128,496	128,496	128,496	128,496
Total Expenses	160,620	160,620	160,620	160,620	2,891,662	2,891,662	2,891,662	2,865,596	2,865,596	2,865,596	2,744,751	128,496	128,496	128,496	128,496

Month & Year	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022
Remaining Costs	128,496	2,843,093	2,843,093	2,843,093	2,798,966	2,523,272	2,585,412	2,585,412	190,637	233,933	233,933	233,933	233,933	233,933	233,933
Total Expenses	128,496	2,843,093	2,843,093	2,843,093	2,798,966	2,523,272	2,585,412	2,585,412	190,637	233,933	233,933	233,933	233,933	233,933	233,933

Month & Year	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	TOTAL
Remaining Costs	233,933	233,933	233,933	233,933	233,933	233,933	43,321,666
Total Expenses	233,933	233,933	233,933	233,933	233,933	233,933	43,321,666

Table C2
Mossdale Tract: 2020 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: 2020 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
Through Q40	7,618,403.64	5,981,016.61	1,637,387.03
<i>Subtotal</i>	<i>15,585,578.25</i>	<i>11,790,215.22</i>	<i>3,795,363.03</i>
State Share Remaining	28,127,421.75	27,364,720.84	762,700.92
Total	\$ 43,713,000.00	\$ 39,154,936.05	\$ 4,558,063.95

Source: KSN

Table C4
Mossdale Tract: 2020 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
Quarter 37	2019	Q1			\$30,144
Quarter 38	2019	Q2			\$329,073
Quarter 39	2019	Q3			\$228,192
Quarter 40	2019	Q4			\$865,751
Total			\$275,482	\$6,289,429	\$15,930,894

Source: KSN, LWA

Table C5
Mossdale Tract: 2020 Adequate Progress Report
Historic RD 17 Financial Statements

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

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

Table C5
Mossdale Tract: 2020 Adequate Progress Report
Historic RD 17 Financial Statements

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

Source: RD 17 Audited Financial Statements through Fiscal Year Ending Ju

Table C5
Mossdale Tract: 2020 Adequate Progress Report
Historic RD 17 Financial Statements

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

Source: RD 17 Audited Financial Statements through Fiscal Year Ending Ju

Table C5
Mossdale Tract: 2020 Adequate Progress Report
Historic RD 17 Financial Statements

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

Source: RD 17 Audited Financial Statements through Fiscal Year Ending Ju

Table C5
Mossdale Tract: 2020 Adequate Progress Report
Historic RD 17 Financial Statements

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

Source: RD 17 Audited Financial Statements through Fiscal Year Ending Ju

Table C5
Mossdale Tract: 2020 Adequate Progress Report
Historic RD 17 Financial Statements

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

Source: RD 17 Audited Financial Statements through Fiscal Year Ending Ju

**APPENDIX D:
REVISED DRAFT TECHNICAL MEMORANDUM -
MOSSDALE TRACT AREA: OVERLAY ASSESSMENT RATE
ANALYSIS DATED JUNE 24, 2020**



Revised Updated Technical Memorandum

Mossdale Tract Area: Overlay Assessment Rate Analysis

June 24, 2020

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 **SJAFCA Mossdale Tract Area Financing Plan Implementation Updated Development Absorption Projections Technical Memorandum** (DAP) prepared by LWA dated May 29, 2020.

This analysis is intended to be used to inform an updated financing plan as described with the SJAFCA Mossdale Tract Program Annual ULOP Adequate Progress Report Update. This analysis also identifies apportionment and benefit assessment considerations that will need to be addressed in the future as SJAFCA moves forward with implementation of the proposed OA.

Methodology

LWA prepared Updated 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 **SJAFCA Mossdale Tract Area Financing Plan Implementation Updated Development Absorption Projections Technical Memorandum** prepared by LWA dated May 29, 2020. 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 \$9.0 million per year (the total updated OA budget assumed within the 2020 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 \$1.5 million over the 40-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 Mossdale Tract Area 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).

Current, SJAFCA is working with Willdan Financial Services to resolve these issues and develop the requisite benefit methodology. Future versions of the Annual Adequate Progress Report will reflect work completed by Willdan.

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Table 1

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

Current Assessment

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

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

Table 2
Mossdale Tract Area: Overlay Assessment Rate Analysis
Proportional Overlay Assessment Calculations

Overaly Aseessment with
Vacant Multiplier: 2x

Land Use	Overlay Assessment Acreage [1] <small>A (Table A-1)</small>	2016-17 Average Assessment Per Acre <small>B (Table 1)</small>	Equivalency Factor [2] <small>C = B / \$19.50</small>	Multiplier [3] <small>D</small>	Adjusted Acreage <small>E = A * C * D</small>	Proportionate Total Overlay Assessment <small>F = E * Assessment Rate Per Adjusted Acre [4]</small>
Agricultural	5,662	\$19.50	1.0	1.0	5,662	\$131,217
Commercial	3,656	\$409.50	21.0	1.0	76,781	\$1,779,296
Easements	651	\$390.00	20.0	1.0	13,014	\$301,583
Industrial	1,767	\$390.00	20.0	1.0	35,347	\$819,109
Parks	319	\$19.50	1.0	1.0	319	\$7,393
Residential	2,360	\$390.00	20.0	1.0	47,200	\$1,093,795
Rural Residential	1,057	\$49.99	2.6	1.0	2,711	\$62,815
Vacant	66	\$19.50	1.0	1.0	66	\$1,522
Vacant Commercial	3,046	\$307.13	15.75	2.0	95,955	\$2,223,637
Vacant Industrial	2,464	\$292.50	15.0	2.0	73,918	\$1,712,953
Vacant Residential	1,247	\$292.50	15.0	2.0	37,399	\$866,680
Total	22,295	\$189.53			388,372	\$9,000,000

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

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

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

[4] Assessment Rate Per Adjusted Acre (\$23.17) is calculated as the total Adjusted Acreage (388,372) divided by the Target Assessment Rate (\$9,000,000).

Table 3
Mossdale Tract Area: Overlay Assessment Rate Analysis
Overlay Assessment Summary

Overlay Assessment with Vacant Multiplier: 2x

Land Use	Overlay Assessment Acreage	Overlay Parcel Count	Proportionate Overlay Assessment	Average Overlay Assessment Per Acre	Equivalency Factor	Average Overlay Assessment Per Parcel	Pct. of Total Overlay Assessment	Aggregate Pct. of Overlay Assessment
	A (Table 2)	B	C (Table 2)	D = C / A	E = D / \$23.17	F = C / B	G = C / \$9,000,000	H = SUM(G)
Agricultural	5,662	257	\$131,217	\$23.17	1.0	\$510.57	1.5%	
Commercial	3,656	515	\$1,779,296	\$486.65	21.0	\$3,454.94	19.8%	
Easements	651	131	\$301,583	\$463.47	20.0	\$2,302.16	3.4%	
Industrial	1,767	257	\$819,109	\$463.47	20.0	\$3,187.20	9.1%	46.6%
Parks	319	35	\$7,393	\$23.17	1.0	\$211.23	0.1%	
Residential	2,360	12,478	\$1,093,795	\$463.47	20.0	\$87.66	12.2%	
Rural Residential	1,057	526	\$62,815	\$59.41	2.6	\$119.42	0.7%	
Vacant	66	107	\$1,522	\$23.17	1.0	\$14.22	0.0%	
Vacant Commercial	3,046	187	\$2,223,637	\$729.98	31.50	\$11,891.11	24.7%	
Vacant Industrial	2,464	90	\$1,712,953	\$695.21	30.0	\$19,032.81	19.0%	53.4%
Vacant Residential	1,247	594	\$866,680	\$695.21	30.0	\$1,459.06	9.6%	
Total	22,295	15,177	\$9,000,000	\$403.67		\$593.00	100.0%	

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

Table 4
Mossdale Tract Area: Overlay Assessment Rate Analysis
Overlay Assessment Revenues By Year

Year	Annual Assessment Amount	Year	Annual Assessment Amount
2018	N/A	2040	\$7,725,715
2019	N/A	2041	\$7,700,791
2020	N/A	2042	\$7,678,463
2021	N/A	2043	\$7,659,558
2022	\$9,000,000	2044	\$7,640,654
2023	\$8,907,098	2045	\$7,621,598
2024	\$8,791,526	2046	\$7,608,306
2025	\$8,678,394	2047	\$7,595,014
2026	\$8,586,762	2048	\$7,581,723
2027	\$8,486,549	2049	\$7,568,864
2028	\$8,395,015	2050	\$7,556,502
2029	\$8,314,851	2051	\$7,544,140
2030	\$8,239,344	2052	\$7,531,778
2031	\$8,177,210	2053	\$7,519,532
2032	\$8,125,623	2054	\$7,508,478
2033	\$8,080,159	2055	\$7,497,424
2034	\$8,033,291	2056	\$7,486,370
2035	\$7,969,224	2057	\$7,475,425
2036	\$7,905,811	2058	\$7,465,137
2037	\$7,848,691	2059	\$7,455,435
2038	\$7,795,337	2060	\$7,445,733
2039	\$7,751,431		

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

Table A-1
Mossdale Tract Area: Overlay Assessment 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	-4,500	5,662
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	3,046	2,354	3,046
Vacant Industrial	727	2,464	1,737	2,464
Vacant Residential	837	1,247	409	1,247
Total	22,295	6,757	0	22,295

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

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

A-1

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

Development Area / Project	OA Rate Land Use Category	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
City of Lathrop																					
Central Lathrop																					
Single-Family	Residential	40.82	-	-	-	-	-	-	8.19	8.19	8.19	8.19	8.06	-	-	-	-	-	-	-	-
Multi-Family	Residential	301.43	-	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54
Commercial	Commercial	1,198.10	0.00	28.87	28.87	28.87	28.87	28.87	37.06	37.06	37.06	37.06	36.93	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87
Subtotal Central Lathrop Acres		1,540.34	0.00	36.41	36.41	36.41	36.41	36.41	52.79	52.79	52.79	52.79	52.53	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41
Mossdale Landing																					
Multi-Family	Residential	6.03	-	1.21	1.21	1.21	1.21	1.19	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	8.49	0.00	3.67	1.21	1.21	1.21	1.19	0.00	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 Mossdale Landing Acres		14.52	0.00	4.88	2.42	2.42	2.42	2.38	0.00	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																					
Multi-Family	Residential	32.58	3.26	3.26	3.26	3.26	3.26	3.26	3.26	3.26	3.26	3.24	-	-	-	-	-	-	-	-	-
Commercial	Commercial	39.25	3.26	6.63	6.56	3.26	3.26	3.26	3.26	3.26	3.26	3.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Mossdale Landing East Acres		71.84	6.52	9.89	9.82	6.52	6.52	6.52	6.52	6.52	6.52	6.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mossdale Landing South																					
Single-Family	Residential	5.76	-	-	-	-	-	-	-	-	-	-	1.92	1.92	1.92	-	-	-	-	-	-
Multi-Family	Residential	15.35	-	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.66	-	-	-	-	-	-	-	-
Commercial	Commercial	55.48	0.00	1.71	1.71	1.71	1.71	4.98	4.98	4.98	4.98	4.98	6.85	5.19	5.19	3.27	3.23	0.00	0.00	0.00	0.00
Subtotal Mossdale Landing South Acres		76.58	0.00	3.42	3.42	3.42	3.42	6.69	6.69	6.69	6.69	6.69	10.44	7.11	7.11	3.27	3.23	0.00	0.00	0.00	0.00
South Lathrop																					
Commercial	Commercial	257.78	-	32.22	32.22	32.22	32.22	32.22	32.22	32.22	32.24	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	267.07	0.00	32.22	32.22	32.22	32.22	32.22	32.22	32.22	32.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal South Lathrop Acres		524.85	0.00	64.44	64.44	64.44	64.44	64.44	64.44	64.44	64.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lathrop Gateway																					
Commercial	Commercial	190.82	19.08	19.08	19.08	19.08	19.08	19.08	19.08	19.08	19.08	19.10	-	-	-	-	-	-	-	-	-
Industrial	Industrial	314.69	19.08	19.08	19.08	19.08	19.08	19.08	19.08	19.08	19.08	19.10	12.39	12.39	12.39	12.39	12.39	12.39	12.39	12.39	12.39
Subtotal Lathrop Gateway Acres		505.50	38.16	38.16	38.16	38.16	38.16	38.16	38.16	38.16	38.16	38.20	12.39	12.39	12.39	12.39	12.39	12.39	12.39	12.39	12.39
Lathrop Crossroads																					
Commercial	Commercial	55.68	-	18.70	7.40	7.40	7.40	7.40	7.38	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	58.30	0.52	19.22	7.92	7.92	7.94	7.40	7.38	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 Lathrop Crossroads Acres		113.98	0.52	37.92	15.32	15.32	15.34	14.80	14.76	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																					
Commercial	Commercial	103.88	-	30.00	14.78	14.78	14.78	14.78	14.76	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	134.34	0.00	33.05	17.83	17.83	17.83	17.83	17.81	3.05	3.05	3.05	3.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Historic/East Lathrop Acres		238.22	0.00	63.05	32.61	32.61	32.61	32.61	32.58	3.05	3.05	3.05	3.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sharpe Depot																					
Industrial	Industrial	227.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.79	22.79	22.79	22.79	22.79	22.79	22.79	22.79	22.79	22.82	0.00	0.00
Subtotal Sharpe Depot Acres		227.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.79	22.79	22.79	22.79	22.79	22.79	22.79	22.79	22.79	22.82	0.00	0.00
Subtotal City of Lathrop Acres		3,313.77	45.20	258.17	202.60	199.30	199.32	202.01	215.94	194.44	194.48	130.00	101.16	78.70	78.70	74.86	74.82	71.59	71.62	48.80	48.80

Table A-2
Mossdale Tract Area: Overlay Assessment Rate Analysis
Development Absorption Projection in Acres by Land Use Jurisdiction

Development Area / Project	OA Rate Land Use Category	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060
City of Lathrop																							
Central Lathrop																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	Residential	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.54	7.37
Commercial	Commercial	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87	28.87	31.35
Subtotal Central Lathrop Acres		36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	38.71
Mossdale Landing																							
Multi-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal Mossdale Landing Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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																							
Multi-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Mossdale Landing East Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Mossdale Landing South Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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																							
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	0.00	0.00	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal South Lathrop Acres		0.00	0.00	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lathrop Gateway																							
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	12.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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 Lathrop Gateway Acres		12.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lathrop Crossroads																							
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Lathrop Crossroads Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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																							
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Historic/East Lathrop Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sharpe Depot																							
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Sharpe Depot Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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 Lathrop Acres		48.77	36.41	37.34	37.34	37.34	37.34	37.34	37.34	37.34	37.34	37.34	37.34	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	36.41	38.71

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

Development Area / Project	OA Rate Land Use Category	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
City of Manteca																					
Railroad Industrial																					
Industrial	Industrial	105.71	0.00	0.00	21.14	21.14	21.14	21.14	21.15	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 Railroad Industrial Acres		105.71	0.00	0.00	21.14	21.14	21.14	21.14	21.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Center Point South																					
Industrial	Industrial	39.15	19.58	19.57	0.00	0.00	0.00	0.00	0.00	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 Center Point South Acres		39.15	19.58	19.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Telles & Willson																					
Single-Family	Residential	37.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.43	7.43	7.43	7.43	7.41	0.00	0.00	0.00	0.00
Subtotal Telles & Willson Acres		37.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.43	7.43	7.43	7.43	7.41	0.00	0.00	0.00	0.00
Villa Ticino West																					
Industrial	Industrial	242.21	0.00	48.44	48.44	48.44	48.44	48.45	0.00	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 Villa Ticino West Acres		242.21	0.00	48.44	48.44	48.44	48.44	48.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Yosemite Greens																					
Single-Family	Residential	12.18	2.44	2.44	2.44	2.44	2.42	0.00	0.00	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 Yosemite Greens Acres		12.18	2.44	2.44	2.44	2.44	2.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kiper																					
Single-Family	Residential	12.20	0.00	0.00	0.00	0.00	0.00	2.44	2.44	2.44	2.44	2.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Kiper Acres		12.20	0.00	0.00	0.00	0.00	0.00	2.44	2.44	2.44	2.44	2.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Alma Apartments																					
Multi-Family (Phase I & II)	Residential	10.84	0.00	0.00	0.00	0.00	0.00	2.17	2.17	2.17	2.17	2.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Alma Apartments Acres		10.84	0.00	0.00	0.00	0.00	0.00	2.17	2.17	2.17	2.17	2.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Yosemite/Fishback																					
Single-Family	Residential	5.28	-	-	-	-	-	-	-	1.06	1.06	1.06	1.06	1.04	-	-	-	-	-	-	-
Commercial	Commercial	22.25	0.00	0.00	0.00	0.00	0.00	3.39	3.39	4.45	4.45	4.47	1.06	1.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Yosemite/Fishback Acres		27.53	0.00	0.00	0.00	0.00	0.00	3.39	3.39	5.51	5.51	5.53	2.12	2.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Family Entertainment Zone																					
Commercial	Commercial	132.34	0.00	0.00	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.86	0.00
Subtotal Family Entertainment Zone Acres		132.34	0.00	0.00	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.82	8.86	0.00
Embarcadero																					
Industrial	Industrial	35.88	0.00	0.00	0.00	0.00	0.00	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.57	0.00	0.00	0.00	0.00
Subtotal Embarcadero Acres		35.88	0.00	0.00	0.00	0.00	0.00	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.57	0.00	0.00	0.00	0.00
Airport/Daniels																					
Multi-Family	Residential	49.82	-	-	-	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.86	-	-	-
Commercial	Commercial	69.51	0.00	0.00	0.00	9.17	9.17	9.17	7.50	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.86	0.00	0.00	0.00
Subtotal Airport/Daniels Acres		119.33	0.00	0.00	0.00	13.00	13.00	13.00	11.33	7.66	7.66	7.66	7.66	7.66	7.66	7.66	7.66	7.72	0.00	0.00	0.00
HWY 120																					
Commercial	Commercial	27.60	-	-	13.80	13.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	157.35	0.00	0.00	17.63	17.63	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83
Subtotal HWY 120 Acres		184.95	0.00	0.00	31.43	31.43	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83

Table A-2
Mossdale Tract Area: Overlay Assessment Rate Analysis
Development Absorption Projection in Acres by Land Use Jurisdiction

Development Area / Project	OA Rate Land Use Category	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060
City of Manteca																							
Railroad Industrial																							
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Railroad Industrial Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Center Point South																							
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Center Point South Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Telles & Willson																							
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Telles & Willson Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Villa Ticino West																							
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Villa Ticino West Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Yosemite Greens																							
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Yosemite Greens Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kiper																							
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Kiper Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Alma Apartments																							
Multi-Family (Phase I & II)	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Alma Apartments Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Yosemite/Fishback																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Yosemite/Fishback Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Family Entertainment Zone																							
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Family Entertainment Zone Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Embarcadero																							
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Embarcadero Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Airport/Daniels																							
Multi-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Airport/Daniels Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HWY 120																							
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.36	0.00	0.00	0.00	0.00	0.00
Subtotal HWY 120 Acres		3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.36	0.00	0.00	0.00	0.00	0.00

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

Development Area / Project	OA Rate Land Use Category	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Oakwood Trails																					
Single-Family (Phase I-VIII)	Industrial	47.23	-	-	-	-	-	-	-	-	-	-	5.73	5.73	5.73	5.73	5.73	5.73	5.73	1.39	-
Commercial (Phase I & VIII)	Industrial	204.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.60	18.60	24.33	24.33	24.33	24.33	24.33	24.33	14.14	5.73	1.39	0.00
Subtotal Oakwood Trails Acres		251.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.60	18.60	30.06	30.06	30.06	30.06	30.06	30.06	19.87	11.46	2.78	0.00
Denali																					
Single-Family	Residential	13.00	-	-	-	-	-	3.83	3.83	3.83	1.51	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	118.00	0.00	0.00	0.00	26.67	26.67	30.50	28.82	3.83	1.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Denali Acres		131.00	0.00	0.00	0.00	26.67	26.67	34.33	32.65	7.66	3.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sundance																					
Single-Family (Units 3/4/5)	Industrial	51.52	13.00	13.00	13.00	12.52	0.00	0.00	0.00	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 Sundance Acres		51.52	13.00	13.00	13.00	12.52	0.00	0.00	0.00	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	294.10	0.00	0.00	0.00	0.00	0.00	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56
Subtotal The Trails of Manteca Acres		294.10	0.00	0.00	0.00	0.00	0.00	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56	18.56
Cerri																					
Single-Family	Residential	150.00	0.00	0.00	18.32	18.32	18.32	18.32	18.32	18.32	18.32	18.32	3.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Cerri Acres		150.00	0.00	0.00	18.32	18.32	18.32	18.32	18.32	18.32	18.32	18.32	3.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Terra Ranch																					
Single-Family (Units 4/5)	Residential	10.29	-	-	2.57	2.57	2.57	2.58	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	35.07	12.15	12.63	2.57	2.57	2.57	2.58	0.00	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 Terra Ranch Acres		45.36	12.15	12.63	5.14	5.14	5.14	5.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wackerly																					
Single-Family	Residential	12.90	0.00	0.00	6.45	6.45	0.00	0.00	0.00	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 Wackerly Acres		12.90	0.00	0.00	6.45	6.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lewis Estates																					
Single-Family	Residential	9.92	0.00	0.00	0.00	3.31	3.31	3.30	0.00	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 Lewis Estates Acres		9.92	0.00	0.00	0.00	3.31	3.31	3.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Oleander																					
Single-Family (Unit 4)	Industrial	22.74	7.58	7.58	7.58	0.00	0.00	0.00	0.00	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 Oleander Acres		22.74	7.58	7.58	7.58	0.00	0.00	0.00	0.00	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 Acres		1,928.66	54.75	103.66	162.76	197.68	151.09	186.50	126.25	97.16	92.52	100.97	85.51	82.03	79.95	79.95	79.91	58.80	42.71	25.17	22.39

Table A-2
Mossdale Tract Area: Overlay Assessment Rate Analysis
Development Absorption Projection in Acres by Land Use Jurisdiction

Development Area / Project	OA Rate Land Use Category	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060
Oakwood Trails																							
Single-Family (Phase I-VIII)	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial (Phase I & VIII)	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Oakwood Trails Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Denali																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Denali Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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 (Units 3/4/5)	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Sundance Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	18.56	15.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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 The Trails of Manteca Acres		18.56	15.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Cerri Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Terra Ranch																							
Single-Family (Units 4/5)	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Terra Ranch Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wackerly																							
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Wackerly Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lewis Estates																							
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Lewis Estates Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Oleander																							
Single-Family (Unit 4)	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Oleander Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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 Acres		22.39	19.53	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.36	0.00	0.00	0.00	0.00	0.00

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

Development Area / Project	OA Rate Land Use Category	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
City of Stockton																					
Weston Ranch																					
Single-Family	Residential	55.65	-	7.50	7.50	-	-	-	7.50	7.50	-	-	-	-	4.00	4.00	4.00	4.00	4.00	4.00	1.65
Multi-Family	Residential	89.87	-	-	22.96	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30
I-5 Commercial	Commercial	43.36	-	-	21.68	21.68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
French Camp/I-5 Commercial	Commercial	247.23	10.40	17.90	62.54	34.38	12.70	8.66	9.80	9.80	2.30	2.30	2.30	2.30	6.30	6.30	6.30	6.30	6.30	6.30	3.95
Subtotal Weston Ranch Acres		436.11	10.40	25.40	114.68	58.35	15.00	10.96	19.60	19.60	4.60	4.60	4.60	4.60	12.60	12.60	12.60	12.60	12.60	12.60	7.90
South Airport																					
Industrial	Industrial	225.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.96	20.21	20.21	20.21	20.21	20.21
Subtotal South Airport Acres		225.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.96	20.21	20.21	20.21	20.21	20.21
Subtotal City of Stockton Acres		661.13	10.40	25.40	114.68	58.35	15.00	10.96	19.60	19.60	4.60	4.60	4.60	4.60	12.60	35.56	32.81	32.81	32.81	32.81	28.11
San Joaquin County																					
Future Lathrop Annex																					
I-5/Roth Commercial	Commercial	25.21	0.00	0.00	0.00	0.00	0.00	2.52	2.52	2.52	2.52	2.52	2.52	2.52	2.52	2.52	2.53	0.00	0.00	0.00	0.00
Subtotal Future Lathrop Annex Acres		25.21	0.00	0.00	0.00	0.00	0.00	2.52	2.52	2.52	2.52	2.52	2.52	2.52	2.52	2.52	2.53	0.00	0.00	0.00	0.00
Future Manteca Annex																					
Machado Single-Family (Phase 1-4)	Residential	29.27	-	-	-	-	-	-	-	-	-	-	-	-	-	5.85	5.85	5.85	5.85	5.87	-
HWY 120 / McKinley Commercial	Commercial	144.30	-	-	-	-	-	-	-	-	-	-	-	-	-	28.86	28.86	28.86	28.86	28.86	-
Airport/Lathrop Industrial	Industrial	330.36	0.00	0.00	0.00	15.68	15.68	15.68	15.68	15.68	15.68	15.68	15.68	15.68	15.67	34.71	34.71	34.71	34.71	34.73	0.00
Subtotal Future Manteca Annex Acres		503.92	0.00	0.00	0.00	15.68	15.68	15.68	15.68	15.68	15.68	15.68	15.68	15.68	15.67	69.42	69.42	69.42	69.42	69.45	0.00
Future Stockton Annex																					
South Weston Ranch Commercial	Commercial	39.22	-	-	-	-	-	-	-	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91
VA Hospital Ancillary Commercial	Commercial	40.11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mathews Road Commercial	Commercial	40.44	-	-	-	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91
French Camp Commercial	Commercial	187.12	0.00	0.00	1.91	3.82	3.82	3.82	3.82	5.73	5.73	5.73	5.73	5.73	5.73	5.73	5.73	5.73	5.73	5.73	5.73
Subtotal Future Stockton Annex Acres		306.89	0.00	0.00	1.91	5.73	5.73	5.73	5.73	9.55	9.55	9.55	9.55	9.55	9.55	9.55	9.55	9.55	9.55	9.55	9.55
Oakwood Shores																					
Single-Family	Residential	17.17	5.72	5.72	5.73	0.00	0.00	0.00	0.00	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 Oakwood Shores Acres		17.17	5.72	5.72	5.73	0.00	0.00	0.00	0.00	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 Acres		853.19	5.72	5.72	7.64	21.41	21.41	23.93	23.93	27.75	27.75	27.75	27.75	27.75	27.74	81.49	81.50	78.97	78.97	79.00	9.55
Total SJAFCA Mossdale Tract Area Acres		6,756.74	116.07	392.95	487.68	476.75	386.82	423.41	385.72	338.95	319.35	263.32	219.02	193.08	198.99	271.86	269.04	242.17	226.11	185.78	108.85

Table A-2
Mossdale Tract Area: Overlay Assessment Rate Analysis
Development Absorption Projection in Acres by Land Use Jurisdiction

Development Area / Project	OA Rate Land Use Category	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060
City of Stockton																							
Weston Ranch																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Multi-Family	Residential	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.51	-	-	-	-	-	-	-	-	
I-5 Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
French Camp/I-5 Commercial	Commercial	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal Weston Ranch Acres		4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	5.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
South Airport																							
Industrial	Industrial	20.21	20.21	20.21	20.21	20.17	0.00	0.00	0.00	0.00	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 South Airport Acres		20.21	20.21	20.21	20.21	20.17	0.00	0.00	0.00	0.00	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 Stockton Acres		24.81	24.81	24.81	24.81	24.77	4.60	4.60	4.60	4.60	4.60	4.60	4.60	5.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
San Joaquin County																							
Future Lathrop Annex																							
I-5/Roth Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal Future Lathrop Annex Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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 Manteca Annex																							
Machado Single-Family (Phase 1-4)	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
HWY 120 / McKinley Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Airport/Lathrop Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal Future Manteca Annex Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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 Stockton Annex																							
South Weston Ranch Commercial	Commercial	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.02	-	-	-	-	-	-	-	-	-	-	-	-	
VA Hospital Ancillary Commercial	Commercial	-	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	
Mathews Road Commercial	Commercial	1.91	1.91	1.91	1.91	2.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
French Camp Commercial	Commercial	5.73	7.64	7.64	7.64	7.97	5.73	5.73	5.73	4.84	3.82	3.82	3.82	3.82	3.82	3.82	3.82	3.82	4.32	1.91	1.91	1.91	
Subtotal Future Stockton Annex Acres		9.55	13.37	13.37	13.37	14.03	9.55	9.55	9.55	7.77	5.73	5.73	5.73	5.73	5.73	5.73	5.73	5.73	6.23	3.82	3.82	3.82	
Oakwood Shores																							
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal Oakwood Shores Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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 Acres		9.55	13.37	13.37	13.37	14.03	9.55	9.55	9.55	7.77	5.73	5.73	5.73	5.73	5.73	5.73	5.73	5.73	6.23	3.82	3.82	3.82	
Total SJAFCA Mossdale Tract Area Acres		105.52	94.12	79.35	79.35	79.97	55.32	55.32	55.32	53.54	51.50	51.50	51.50	50.98	45.97	45.97	45.97	45.50	42.64	40.23	40.23	40.23	

Table A-3
Mossdale Tract Area: Overlay Assessment Rate Analysis
Development Absorption Projection Acreage Assumptions

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

**Table A-3
 Mossdale Tract Area: Overlay Assessment Rate Analysis
 Development Absorption Projection Acreage Assumptions**

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

Table A-3
Mossdale Tract Area: Overlay Assessment Rate Analysis
Development Absorption Projection Acreage Assumptions

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

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

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Annual Assessment Revenue [1]	\$9,000,000	\$8,907,098	\$8,791,526	\$8,678,394	\$8,586,762	\$8,486,549	\$8,395,015	\$8,314,851	\$8,239,344	\$8,177,210	\$8,125,623
Planned Development Acres [2]											
Commercial	158.78	220.58	228.77	171.62	180.57	185.32	139.40	129.60	95.87	71.87	62.12
Industrial	192.16	184.84	192.46	166.16	169.22	120.74	118.84	118.86	98.10	91.35	88.34
Residential	42.01	82.26	55.51	49.04	73.61	79.65	80.71	70.89	69.35	55.81	42.62
Subtotal Planned Development Acres	392.95	487.68	476.75	386.82	423.41	385.72	338.95	319.35	263.32	219.02	193.08
Marginal Change in Assessment Revenue [3]											
Commercial	-\$38,636.73	-\$53,674.83	-\$55,668.23	-\$41,761.15	-\$43,939.24	-\$45,095.57	-\$33,920.90	-\$31,535.73	-\$23,329.01	-\$17,487.27	-\$15,115.97
Industrial	-\$44,530.45	-\$42,834.60	-\$44,600.89	-\$38,506.00	-\$39,215.34	-\$27,980.30	-\$27,539.54	-\$27,543.71	-\$22,732.87	-\$21,168.18	-\$20,471.58
Residential	-\$9,735.24	-\$19,061.70	-\$12,863.68	-\$11,364.35	-\$17,058.57	-\$18,457.80	-\$18,703.44	-\$16,427.79	-\$16,071.84	-\$12,932.04	-\$9,876.60
Subtotal Marginal Change in Assessment Revenue	-\$92,902.42	-\$115,571.13	-\$113,132.81	-\$91,631.50	-\$100,213.16	-\$91,533.67	-\$80,163.88	-\$75,507.23	-\$62,133.72	-\$51,587.50	-\$45,464.16
Net Change in Assessment Revenue [4]	\$8,907,098	\$8,791,526	\$8,678,394	\$8,586,762	\$8,486,549	\$8,395,015	\$8,314,851	\$8,239,344	\$8,177,210	\$8,125,623	\$8,080,159

Notes

[1] Annual Assessment Revenue calculated by subtracting the marginal change in assessment revenue from the previous year's development.

[2] Development assumed to occur during the year affecting the following year's assessment roll. Summarized from Table A-2, Appendix A.

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

[4] Assessment revenues assumed to result from development during the year.

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

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Annual Assessment Revenue [1]	\$8,080,159	\$8,033,291	\$7,969,224	\$7,905,811	\$7,848,691	\$7,795,337	\$7,751,431	\$7,725,715	\$7,700,791	\$7,678,463	\$7,659,558
Planned Development Acres [2]											
Commercial	65.08	92.02	91.99	86.26	82.44	73.58	42.37	40.72	44.54	44.54	44.54
Industrial	88.33	130.33	127.56	113.80	105.42	73.94	36.43	36.40	24.04	24.97	24.97
Residential	45.58	49.51	49.49	42.11	38.25	38.27	30.05	28.40	25.54	9.84	9.84
Subtotal Planned Development Acres	198.99	271.86	269.04	242.17	226.11	185.78	108.85	105.52	94.12	79.35	79.35
Marginal Change in Assessment Revenue [3]											
Commercial	-\$15,836.24	-\$22,391.69	-\$22,384.14	-\$20,989.59	-\$20,060.54	-\$17,903.86	-\$10,310.10	-\$9,908.60	-\$10,838.14	-\$10,838.14	-\$10,838.14
Industrial	-\$20,469.27	-\$30,202.19	-\$29,560.28	-\$26,371.59	-\$24,429.64	-\$17,133.89	-\$8,442.15	-\$8,434.51	-\$5,570.94	-\$5,786.22	-\$5,786.22
Residential	-\$10,562.54	-\$11,473.26	-\$11,468.63	-\$9,757.95	-\$8,863.91	-\$8,868.55	-\$6,963.68	-\$6,581.31	-\$5,918.55	-\$2,280.29	-\$2,280.29
Subtotal Marginal Change in Assessment Revenue	-\$46,868.05	-\$64,067.14	-\$63,413.05	-\$57,119.13	-\$53,354.09	-\$43,906.29	-\$25,715.93	-\$24,924.42	-\$22,327.63	-\$18,904.65	-\$18,904.65
Net Change in Assessment Revenue [4]	\$8,033,291	\$7,969,224	\$7,905,811	\$7,848,691	\$7,795,337	\$7,751,431	\$7,725,715	\$7,700,791	\$7,678,463	\$7,659,558	\$7,640,654

Notes

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

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

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Annual Assessment Revenue [1]	\$7,640,654	\$7,621,598	\$7,608,306	\$7,595,014	\$7,581,723	\$7,568,864	\$7,556,502	\$7,544,140	\$7,531,778	\$7,519,532	\$7,508,478
Planned Development Acres [2]											
Commercial	45.20	40.72	40.72	40.72	38.94	36.90	36.90	36.90	37.11	34.60	34.60
Industrial	24.93	4.76	4.76	4.76	4.76	4.76	4.76	4.76	3.83	3.83	3.83
Residential	9.84	9.84	9.84	9.84	9.84	9.84	9.84	9.84	10.05	7.54	7.54
Subtotal Planned Development Acres	79.97	55.32	55.32	55.32	53.54	51.50	51.50	51.50	50.98	45.97	45.97
Marginal Change in Assessment Revenue [3]											
Commercial	-\$10,998.74	-\$9,908.60	-\$9,908.60	-\$9,908.60	-\$9,475.46	-\$8,979.06	-\$8,979.06	-\$8,979.06	-\$9,029.43	-\$8,419.39	-\$8,419.39
Industrial	-\$5,776.95	-\$1,102.83	-\$1,102.83	-\$1,102.83	-\$1,102.83	-\$1,102.83	-\$1,102.83	-\$1,102.83	-\$887.55	-\$887.55	-\$887.55
Residential	-\$2,280.29	-\$2,280.29	-\$2,280.29	-\$2,280.29	-\$2,280.29	-\$2,280.29	-\$2,280.29	-\$2,280.29	-\$2,328.25	-\$1,747.29	-\$1,747.29
Subtotal Marginal Change in Assessment Revenue	-\$19,055.98	-\$13,291.72	-\$13,291.72	-\$13,291.72	-\$12,858.58	-\$12,362.18	-\$12,362.18	-\$12,362.18	-\$12,245.24	-\$11,054.23	-\$11,054.23
Net Change in Assessment Revenue [4]	\$7,621,598	\$7,608,306	\$7,595,014	\$7,581,723	\$7,568,864	\$7,556,502	\$7,544,140	\$7,531,778	\$7,519,532	\$7,508,478	\$7,497,424

Notes

[1] Annual Assessment Revenue calculated by subtracting the marginal change in assessment revenue from the previous year's development.

[2] Development assumed to occur during the year affecting the following year's assessment roll. Summarized from Table A-2, Appendix A.

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

[4] Assessment revenues assumed to result from development during the year.

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

	2055	2056	2057	2058	2059	2060	2061
Annual Assessment Revenue [1]	\$7,497,424	\$7,486,370	\$7,475,425	\$7,465,137	\$7,455,435	\$7,445,733	\$7,436,031
Planned Development Acres [2]							
Commercial	34.60	34.60	35.10	32.69	32.69	32.69	35.17
Industrial	3.83	3.36	0.00	0.00	0.00	0.00	0.00
Residential	7.54	7.54	7.54	7.54	7.54	7.54	7.37
Subtotal Planned Development Acres	45.97	45.50	42.64	40.23	40.23	40.23	42.53
Marginal Change in Assessment Revenue [3]							
Commercial	-\$8,419.39	-\$8,419.39	-\$8,540.57	-\$7,954.62	-\$7,954.62	-\$7,954.62	-\$8,557.12
Industrial	-\$887.55	-\$778.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Residential	-\$1,747.29	-\$1,747.29	-\$1,747.29	-\$1,747.29	-\$1,747.29	-\$1,747.29	-\$1,706.74
Subtotal Marginal Change in Assessment Revenue	-\$11,054.23	-\$10,945.08	-\$10,287.86	-\$9,701.91	-\$9,701.91	-\$9,701.91	-\$10,263.86
Net Change in Assessment Revenue [4]	\$7,486,370	\$7,475,425	\$7,465,137	\$7,455,435	\$7,445,733	\$7,436,031	\$7,425,767

Notes

[1] Annual Assessment Revenue calculated by subtracting the marginal change in assessment revenue from the previous year's development.

[2] Development assumed to occur during the year affecting the following year's assessment roll. Summarized from Table A-2, Appendix A.

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

[4] Assessment revenues assumed to result from development during the year.

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

Development Area / Project	Overlay Assessment Rate Land Use Category	Total	Year														
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
City of Lathrop																	
Central Lathrop																	
Single-Family	Residential	-9,459.48	-	-	-	-	-	-1,897.92	-1,897.92	-1,897.92	-1,897.92	-1,867.79	-	-	-	-	
Multi-Family	Residential	-69,851.11	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	
Commercial	Commercial	-291,538.68	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-9,017.99	-9,017.99	-9,017.99	-9,017.99	-8,986.36	-7,025.08	-7,025.08	-7,025.08	-7,025.08	
Subtotal Central Lathrop Acres		-370,849.27	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-12,663.21	-12,663.21	-12,663.21	-12,663.21	-12,601.45	-8,772.37	-8,772.37	-8,772.37	-8,772.37	
Mossdale Landing																	
Multi-Family	Residential	-1,397.83	-280.40	-280.40	-280.40	-280.40	-276.23	-	-	-	-	-	-	-	-	-	
Commercial	Commercial	-2,066.40	-893.04	-294.44	-294.44	-294.44	-290.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal Mossdale Landing Acres		-3,464.23	-1,173.44	-574.84	-574.84	-574.84	-566.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Mossdale Landing East																	
Multi-Family	Residential	-6,795.44	-755.46	-755.46	-755.46	-755.46	-755.46	-755.46	-755.46	-755.46	-751.75	-	-	-	-	-	
Commercial	Commercial	-8,758.60	-1,613.31	-1,596.28	-793.27	-793.27	-793.27	-793.27	-793.27	-793.27	-789.38	0.00	0.00	0.00	0.00	0.00	
Subtotal Mossdale Landing East Acres		-15,554.03	-2,368.77	-2,351.74	-1,548.73	-1,548.73	-1,548.73	-1,548.73	-1,548.73	-1,548.73	-1,541.13	0.00	0.00	0.00	0.00	0.00	
Mossdale Landing South																	
Single-Family	Residential	-1,334.80	-	-	-	-	-	-	-	-	-	-444.93	-444.93	-444.93	-	-	
Multi-Family	Residential	-3,952.26	-396.27	-396.27	-396.27	-396.27	-396.27	-396.27	-396.27	-396.27	-396.27	-385.84	-	-	-	-	
Commercial	Commercial	-13,499.01	-416.10	-416.10	-416.10	-416.10	-1,211.81	-1,211.81	-1,211.81	-1,211.81	-1,211.81	-1,668.06	-1,262.91	-1,262.91	-795.71	-785.97	
Subtotal Mossdale Landing South Acres		-18,786.07	-812.37	-812.37	-812.37	-812.37	-1,608.08	-1,608.08	-1,608.08	-1,608.08	-1,608.08	-2,498.84	-1,707.84	-1,707.84	-795.71	-785.97	
South Lathrop																	
Commercial	Commercial	-62,726.41	-7,840.25	-7,840.25	-7,840.25	-7,840.25	-7,840.25	-7,840.25	-7,840.25	-7,844.63	-	-	-	-	-	-	
Industrial	Industrial	-61,889.35	-7,466.54	-7,466.54	-7,466.54	-7,466.54	-7,466.54	-7,466.54	-7,466.54	-7,470.71	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal South Lathrop Acres		-124,615.76	-15,306.80	-15,306.80	-15,306.80	-15,306.80	-15,306.80	-15,306.80	-15,306.80	-15,315.35	0.00	0.00	0.00	0.00	0.00	0.00	
Lathrop Gateway																	
Commercial	Commercial	-41,789.87	-4,642.83	-4,642.83	-4,642.83	-4,642.83	-4,642.83	-4,642.83	-4,642.83	-4,642.83	-4,647.21	-	-	-	-	-	
Industrial	Industrial	-68,502.41	-4,421.53	-4,421.53	-4,421.53	-4,421.53	-4,421.53	-4,421.53	-4,421.53	-4,421.53	-4,425.70	-2,871.21	-2,871.21	-2,871.21	-2,871.21	-2,871.21	
Subtotal Lathrop Gateway Acres		-110,292.27	-9,064.36	-9,064.36	-9,064.36	-9,064.36	-9,064.36	-9,064.36	-9,064.36	-9,064.36	-9,072.91	-2,871.21	-2,871.21	-2,871.21	-2,871.21	-2,871.21	
Lathrop Crossroads																	
Commercial	Commercial	-13,548.89	-4,550.36	-1,800.68	-1,800.68	-1,800.68	-1,800.68	-1,795.81	-	-	-	-	-	-	-	-	
Industrial	Industrial	-13,390.42	-4,453.97	-1,835.35	-1,835.35	-1,840.68	-1,714.85	-1,710.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal Lathrop Crossroads Acres		-26,939.31	-9,004.34	-3,636.03	-3,636.03	-3,641.36	-3,515.53	-3,506.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Historic/East Lathrop																	
Commercial	Commercial	-25,278.37	-7,300.05	-3,596.49	-3,596.49	-3,596.49	-3,596.49	-3,592.35	-	-	-	-	-	-	-	-	
Industrial	Industrial	-31,131.22	-7,658.88	-4,131.86	-4,131.86	-4,131.86	-4,131.86	-4,127.92	-706.80	-706.80	-706.80	-696.60	0.00	0.00	0.00	0.00	
Subtotal Historic/East Lathrop Acres		-56,409.59	-14,958.93	-7,728.35	-7,728.35	-7,728.35	-7,728.35	-7,720.27	-706.80	-706.80	-706.80	-696.60	0.00	0.00	0.00	0.00	
Sharpe Depot																	
Industrial	Industrial	-52,819.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-5,281.27	-5,281.27	-5,281.27	-5,281.27	-5,281.27	-5,281.27	-5,281.27	
Subtotal Sharpe Depot Acres		-52,819.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-5,281.27	-5,281.27	-5,281.27	-5,281.27	-5,281.27	-5,281.27	-5,281.27	
Subtotal City of Lathrop Acres		-779,730.20	-61,461.38	-48,246.86	-47,443.85	-47,449.18	-48,110.50	-51,417.47	-46,179.24	-46,187.79	-30,873.39	-23,949.37	-18,632.70	-18,632.70	-17,720.56	-17,710.83	

Table B-2
Mossdale Tract Area: Overlay Assessment Rate Analysis
Development Absorption Projections Marginal Change in Assess

Development Area / Project	Overlay Assessment Rate Land Use Category	Year															
		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
City of Lathrop																	
Central Lathrop																	
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	Residential	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29
Commercial	Commercial	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08
Subtotal Central Lathrop Acres		-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37
Mossdale Landing																	
Multi-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Mossdale Landing Acres		0.00	0.00	0.00	0.00	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																	
Multi-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Mossdale Landing East Acres		0.00	0.00	0.00	0.00	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																	
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Mossdale Landing South Acres		0.00	0.00	0.00	0.00	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																	
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	-215.28	-215.28	-215.28	-215.28	-215.28	-215.28	-215.28	-215.28	-215.28	-215.28	-215.28
Subtotal South Lathrop Acres		0.00	0.00	0.00	0.00	0.00	-215.28	-215.28	-215.28	-215.28	-215.28	-215.28	-215.28	-215.28	-215.28	-215.28	-215.28
Lathrop Gateway																	
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	-2,871.21	-2,871.21	-2,871.21	-2,863.57	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 Lathrop Gateway Acres		-2,871.21	-2,871.21	-2,871.21	-2,863.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lathrop Crossroads																	
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Lathrop Crossroads Acres		0.00	0.00	0.00	0.00	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																	
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Historic/East Lathrop Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sharpe Depot																	
Industrial	Industrial	-5,288.22	0.00	0.00	0.00	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 Sharpe Depot Acres		-5,288.22	0.00	0.00	0.00	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 Lathrop Acres		-16,931.81	-11,643.59	-11,643.59	-11,635.94	-8,772.37	-8,987.66	-8,987.66	-8,987.66	-8,987.66	-8,987.66	-8,987.66	-8,987.66	-8,987.66	-8,987.66	-8,987.66	-8,772.37

Table B-2
Mossdale Tract Area: Overlay Assessment Rate Analysis
Development Absorption Projections Marginal Change in Assess

Development Area / Project	Overlay Assessment Rate Land Use Category	Year								
		2052	2053	2054	2055	2056	2057	2058	2059	2060
City of Lathrop										
Central Lathrop										
Single-Family	Residential	-	-	-	-	-	-	-	-	-
Multi-Family	Residential	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,747.29	-1,706.74
Commercial	Commercial	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,025.08	-7,627.58
Subtotal Central Lathrop Acres		-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-9,334.32
Mossdale Landing										
Multi-Family	Residential	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Mossdale Landing Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mossdale Landing East										
Multi-Family	Residential	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Mossdale Landing East Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mossdale Landing South										
Single-Family	Residential	-	-	-	-	-	-	-	-	-
Multi-Family	Residential	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Mossdale Landing South Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
South Lathrop										
Commercial	Commercial	-	-	-	-	-	-	-	-	-
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal South Lathrop Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lathrop Gateway										
Commercial	Commercial	-	-	-	-	-	-	-	-	-
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Lathrop Gateway Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lathrop Crossroads										
Commercial	Commercial	-	-	-	-	-	-	-	-	-
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Lathrop Crossroads Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Historic/East Lathrop										
Commercial	Commercial	-	-	-	-	-	-	-	-	-
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Historic/East Lathrop Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sharpe Depot										
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Sharpe Depot Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal City of Lathrop Acres		-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-8,772.37	-9,334.32

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

Development Area / Project	Overlay Assessment Rate Land Use Category	Total	Year														
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
City of Manteca																	
Railroad Industrial																	
Industrial	Industrial	-24,496.61	0.00	-4,898.91	-4,898.91	-4,898.91	-4,898.91	-4,900.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Railroad Industrial Acres		-24,496.61	0.00	-4,898.91	-4,898.91	-4,898.91	-4,898.91	-4,900.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Center Point South																	
Industrial	Industrial	-4,535.08	-4,535.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Center Point South Acres		-4,535.08	-4,535.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Telles & Willson																	
Single-Family	Residential	-8,604.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,721.80	-1,721.80	-1,721.80	-1,721.80	-1,717.17	0.00
Subtotal Telles & Willson Acres		-8,604.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,721.80	-1,721.80	-1,721.80	-1,721.80	-1,717.17	0.00
Villa Ticino West																	
Industrial	Industrial	-56,129.78	-11,225.31	-11,225.31	-11,225.31	-11,225.31	-11,228.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Villa Ticino West Acres		-56,129.78	-11,225.31	-11,225.31	-11,225.31	-11,225.31	-11,228.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Yosemite Greens																	
Single-Family	Residential	-2,257.11	-565.44	-565.44	-565.44	-560.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Yosemite Greens Acres		-2,257.11	-565.44	-565.44	-565.44	-560.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kiper																	
Single-Family	Residential	-2,827.18	0.00	0.00	0.00	0.00	-565.44	-565.44	-565.44	-565.44	-565.44	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Kiper Acres		-2,827.18	0.00	0.00	0.00	0.00	-565.44	-565.44	-565.44	-565.44	-565.44	0.00	0.00	0.00	0.00	0.00	0.00
Alma Apartments																	
Multi-Family (Phase I & II)	Residential	-2,512.02	0.00	0.00	0.00	0.00	-502.87	-502.87	-502.87	-502.87	-500.55	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Alma Apartments Acres		-2,512.02	0.00	0.00	0.00	0.00	-502.87	-502.87	-502.87	-502.87	-500.55	0.00	0.00	0.00	0.00	0.00	0.00
Yosemite/Fishback																	
Single-Family	Residential	-1,223.57	-	-	-	-	-	-	-245.64	-245.64	-245.64	-245.64	-241.01	-	-	-	-
Commercial	Commercial	-5,414.20	0.00	0.00	0.00	0.00	-824.91	-824.91	-1,082.84	-1,082.84	-1,087.71	-257.94	-253.07	0.00	0.00	0.00	0.00
Subtotal Yosemite/Fishback Acres		-6,637.77	0.00	0.00	0.00	0.00	-824.91	-824.91	-1,328.48	-1,328.48	-1,333.35	-503.58	-494.07	0.00	0.00	0.00	0.00
Family Entertainment Zone																	
Commercial	Commercial	-32,202.95	0.00	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21
Subtotal Family Entertainment Zone Acres		-32,202.95	0.00	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21	-2,146.21
Embarcadero																	
Industrial	Industrial	-8,314.70	0.00	0.00	0.00	0.00	-831.93	-831.93	-831.93	-831.93	-831.93	-831.93	-831.93	-831.93	-831.93	-827.30	0.00
Subtotal Embarcadero Acres		-8,314.70	0.00	0.00	0.00	0.00	-831.93	-831.93	-831.93	-831.93	-831.93	-831.93	-831.93	-831.93	-831.93	-827.30	0.00
Airport/Daniels																	
Multi-Family	Residential	-11,544.64	-	-	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-894.04
Commercial	Commercial	-16,913.73	0.00	0.00	-2,231.38	-2,231.38	-2,231.38	-1,825.01	-931.97	-931.97	-931.97	-931.97	-931.97	-931.97	-931.97	-931.97	-938.79
Subtotal Airport/Daniels Acres		-28,458.37	0.00	0.00	-3,118.93	-3,118.93	-3,118.93	-2,712.56	-1,819.52	-1,819.52	-1,819.52	-1,819.52	-1,819.52	-1,819.52	-1,819.52	-1,819.52	-1,832.83
HWY 120																	
Commercial	Commercial	-6,716.05	-	-3,358.02	-3,358.02	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	-36,463.47	0.00	-4,085.51	-4,085.51	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55
Subtotal HWY 120 Acres		-43,179.52	0.00	-7,443.53	-7,443.53	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55
Oakwood Trails																	
Single-Family (Phase I-VIII)	Industrial	-10,944.91	-	-	-	-	-	-	-	-	-1,327.85	-1,327.85	-1,327.85	-1,327.85	-1,327.85	-1,327.85	-1,327.85
Commercial (Phase I & VIII)	Industrial	-47,376.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-4,310.30	-4,310.30	-5,638.14	-5,638.14	-5,638.14	-5,638.14	-5,638.14	-3,276.75
Subtotal Oakwood Trails Acres		-58,321.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-4,310.30	-4,310.30	-6,965.99	-6,965.99	-6,965.99	-6,965.99	-6,965.99	-4,604.60

Table B-2
Mossdale Tract Area: Overlay Assessment Rate Analysis
Development Absorption Projections Marginal Change in Assess

Development Area / Project	Overlay Assessment Rate Land Use Category	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
		City of Manteca															
Railroad Industrial																	
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Railroad Industrial Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Center Point South																	
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Center Point South Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Telles & Willson																	
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Telles & Willson Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Villa Ticino West																	
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Villa Ticino West Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Yosemite Greens																	
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Yosemite Greens Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kiper																	
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Kiper Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Alma Apartments																	
Multi-Family (Phase I & II)	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Alma Apartments Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Yosemite/Fishback																	
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Yosemite/Fishback Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Family Entertainment Zone																	
Commercial	Commercial	-2,155.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Family Entertainment Zone Acres		-2,155.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Embarcadero																	
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Embarcadero Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Airport/Daniels																	
Multi-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Airport/Daniels Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HWY 120																	
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55
Subtotal HWY 120 Acres		-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55
Oakwood Trails																	
Single-Family (Phase I-VIII)	Industrial	-1,327.85	-322.11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial (Phase I & VIII)	Industrial	-1,327.85	-322.11	0.00	0.00	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 Oakwood Trails Acres		-2,655.70	-644.23	0.00	0.00	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
Mossdale Tract Area: Overlay Assessment Rate Analysis
Development Absorption Projections Marginal Change in Assess

Development Area / Project	Overlay Assessment Rate Land Use Category	Year								
		2052	2053	2054	2055	2056	2057	2058	2059	2060
City of Manteca										
Railroad Industrial										
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Railroad Industrial Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Center Point South										
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Center Point South Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Telles & Willson										
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Telles & Willson Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Villa Ticino West										
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Villa Ticino West Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Yosemite Greens										
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Yosemite Greens Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kiper										
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Kiper Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Alma Apartments										
Multi-Family (Phase I & II)	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Alma Apartments Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Yosemite/Fishback										
Single-Family	Residential	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Yosemite/Fishback Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Family Entertainment Zone										
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Family Entertainment Zone Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Embarcadero										
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Embarcadero Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Airport/Daniels										
Multi-Family	Residential	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Airport/Daniels Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HWY 120										
Commercial	Commercial	-	-	-	-	-	-	-	-	-
Industrial	Industrial	-887.55	-887.55	-887.55	-778.40	0.00	0.00	0.00	0.00	0.00
Subtotal HWY 120 Acres		-887.55	-887.55	-887.55	-778.40	0.00	0.00	0.00	0.00	0.00
Oakwood Trails										
Single-Family (Phase I-VIII)	Industrial	-	-	-	-	-	-	-	-	-
Commercial (Phase I & VIII)	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Oakwood Trails Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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

Development Area / Project	Overlay Assessment Rate Land Use Category	Total	Year														
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Denali																	
Single-Family	Residential	-3,012.57	-	-	-	-	-887.55	-887.55	-887.55	-349.92	-	-	-	-	-	-	
Commercial	Commercial	-28,713.53	0.00	0.00	-6,489.74	-6,489.74	-7,421.72	-7,012.91	-931.97	-367.44	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal Denali Acres		-31,726.10	0.00	0.00	-6,489.74	-6,489.74	-8,309.27	-7,900.46	-1,819.52	-717.36	0.00	0.00	0.00	0.00	0.00	0.00	
Sundance																	
Single-Family (Units 3/4/5)	Industrial	-8,927.41	-3,012.57	-3,012.57	-2,902.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal Sundance Acres		-8,927.41	-3,012.57	-3,012.57	-2,902.27	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	-68,153.64	0.00	0.00	0.00	0.00	-4,301.03	-4,301.03	-4,301.03	-4,301.03	-4,301.03	-4,301.03	-4,301.03	-4,301.03	-4,301.03	-4,301.03	
Subtotal The Trails of Manteca Acres		-68,153.64	0.00	0.00	0.00	0.00	-4,301.03	-4,301.03	-4,301.03	-4,301.03	-4,301.03	-4,301.03	-4,301.03	-4,301.03	-4,301.03	-4,301.03	
Cerri																	
Single-Family	Residential	-34,760.44	0.00	-4,245.41	-4,245.41	-4,245.41	-4,245.41	-4,245.41	-4,245.41	-4,245.41	-4,245.41	-797.17	0.00	0.00	0.00	0.00	
Subtotal Cerri Acres		-34,760.44	0.00	-4,245.41	-4,245.41	-4,245.41	-4,245.41	-4,245.41	-4,245.41	-4,245.41	-4,245.41	-797.17	0.00	0.00	0.00	0.00	
Terra Ranch																	
Single-Family (Units 4/5)	Residential	-2,384.57	-	-595.56	-595.56	-595.56	-597.88	-	-	-	-	-	-	-	-	-	
Multifamily	Residential	-5,311.40	-2,926.83	-595.56	-595.56	-595.56	-597.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal Terra Ranch Acres		-7,695.96	-2,926.83	-1,191.12	-1,191.12	-1,191.12	-1,195.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Wackerly																	
Single-Family	Residential	-2,989.40	0.00	-1,494.70	-1,494.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal Wackerly Acres		-2,989.40	0.00	-1,494.70	-1,494.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Lewis Estates																	
Single-Family	Residential	-2,298.82	0.00	0.00	-767.05	-767.05	-764.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal Lewis Estates Acres		-2,298.82	0.00	0.00	-767.05	-767.05	-764.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Oleander																	
Single-Family (Unit 4)	Industrial	-3,513.59	-1,756.56	-1,757.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal Oleander Acres		-3,513.59	-1,756.56	-1,757.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal City of Manteca Acres		-438,541.91	-24,021.78	-37,980.23	-46,488.62	-35,531.03	-43,821.49	-29,819.36	-22,758.26	-21,656.09	-23,596.98	-19,974.79	-19,168.11	-18,674.04	-18,674.04	-18,664.77	
City of Stockton																	
Weston Ranch																	
Single-Family	Residential	-12,896.12	-1,738.02	-1,738.02	-	-	-	-1,738.02	-1,738.02	-	-	-	-	-926.95	-926.95	-926.95	
Multi-Family	Residential	-20,825.45	-	-5,320.67	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	
I-5 Commercial	Commercial	-10,550.03	-	-5,275.50	-5,274.53	-	-	-	-	-	-	-	-	-	-	-	
French Camp/I-5 Commercial	Commercial	-57,629.51	-4,355.70	-15,218.17	-8,364.88	-3,090.35	-2,107.04	-2,384.68	-2,384.68	-559.67	-559.67	-559.67	-559.67	-1,533.01	-1,533.01	-1,533.01	
Subtotal Weston Ranch Acres		-101,901.12	-6,093.72	-27,552.36	-14,172.41	-3,623.35	-2,640.03	-4,655.70	-4,655.70	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-2,992.95	-2,992.95	-2,992.95	
South Airport																	
Industrial	Industrial	-52,145.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-5,320.67	-4,683.39	
Subtotal South Airport Acres		-52,145.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-5,320.67	-4,683.39	
Subtotal City of Stockton Acres		-154,046.42	-6,093.72	-27,552.36	-14,172.41	-3,623.35	-2,640.03	-4,655.70	-4,655.70	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-2,992.95	-8,313.61	-7,676.34	

Table B-2
Mossdale Tract Area: Overlay Assessment Rate Analysis
Development Absorption Projections Marginal Change in Assess

Development Area / Project	Overlay Assessment Rate Land Use Category	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Denali																	
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Denali Acres		0.00	0.00	0.00	0.00	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 (Units 3/4/5)	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Sundance Acres		0.00	0.00	0.00	0.00	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	-4,301.03	-4,301.03	-4,301.03	-4,301.03	-3,638.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal The Trails of Manteca Acres		-4,301.03	-4,301.03	-4,301.03	-4,301.03	-3,638.26	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Cerri Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Terra Ranch																	
Single-Family (Units 4/5)	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Terra Ranch Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wackerly																	
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Wackerly Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lewis Estates																	
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Lewis Estates Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Oleander																	
Single-Family (Unit 4)	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Oleander Acres		0.00	0.00	0.00	0.00	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 Acres		-10,000.22	-5,832.80	-5,188.58	-5,188.58	-4,525.81	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55	-887.55
City of Stockton																	
Weston Ranch																	
Single-Family	Residential	-926.95	-926.95	-382.36	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	Residential	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-532.99	-580.96
I-5 Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
French Camp/I-5 Commercial	Commercial	-1,533.01	-1,533.01	-961.17	-559.67	-559.67	-559.67	-559.67	-559.67	-559.67	-559.67	-559.67	-559.67	-559.67	-559.67	-559.67	-610.04
Subtotal Weston Ranch Acres		-2,992.95	-2,992.95	-1,876.53	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-1,191.00
South Airport																	
Industrial	Industrial	-4,683.39	-4,683.39	-4,683.39	-4,683.39	-4,683.39	-4,683.39	-4,683.39	-4,674.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal South Airport Acres		-4,683.39	-4,683.39	-4,683.39	-4,683.39	-4,683.39	-4,683.39	-4,683.39	-4,674.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal City of Stockton Acres		-7,676.34	-7,676.34	-6,559.92	-5,776.05	-5,776.05	-5,776.05	-5,776.05	-5,766.79	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-1,092.66	-1,191.00

Table B-2
Mossdale Tract Area: Overlay Assessment Rate Analysis
Development Absorption Projections Marginal Change in Assess

Development Area / Project	Overlay Assessment Rate Land Use Category	Year									
		2052	2053	2054	2055	2056	2057	2058	2059	2060	
Denali											
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Denali Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sundance											
Single-Family (Units 3/4/5)	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Sundance Acres		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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal The Trails of Manteca Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cerri											
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Cerri Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Terra Ranch											
Single-Family (Units 4/5)	Residential	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Terra Ranch Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wackerly											
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Wackerly Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lewis Estates											
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Lewis Estates Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Oleander											
Single-Family (Unit 4)	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Oleander Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal City of Manteca Acres		-887.55	-887.55	-887.55	-778.40	0.00	0.00	0.00	0.00	0.00	0.00
City of Stockton											
Weston Ranch											
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-
Multi-Family	Residential	-	-	-	-	-	-	-	-	-	-
I-5 Commercial	Commercial	-	-	-	-	-	-	-	-	-	-
French Camp/I-5 Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Weston Ranch Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
South Airport											
Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal South Airport Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal City of Stockton Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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

Development Area / Project	Overlay Assessment Rate Land Use Category	Total	Year														
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
San Joaquin County																	
Future Lathrop Annex																	
I-5/Roth Commercial	Commercial	-6,134.23	0.00	0.00	0.00	0.00	-613.20	-613.20	-613.20	-613.20	-613.20	-613.20	-613.20	-613.20	-613.20	-615.39	0.00
Subtotal Future Lathrop Annex Acres		-6,134.23	0.00	0.00	0.00	0.00	-613.20	-613.20	-613.20	-613.20	-613.20	-613.20	-613.20	-613.20	-613.20	-615.39	0.00
Future Manteca Annex																	
Machado Single-Family (Phase 1-4)	Residential	-6,782.92	-	-	-	-	-	-	-	-	-	-	-	-	-	-1,355.66	-1,355.66
HWY 120 / McKinley Commercial	Commercial	-35,112.51	-	-	-	-	-	-	-	-	-	-	-	-	-	-7,022.65	-7,022.65
Airport/Lathrop Industrial	Industrial	-76,555.71	0.00	0.00	-3,633.63	-3,633.63	-3,633.63	-3,633.63	-3,633.63	-3,633.63	-3,633.63	-3,633.63	-3,633.63	-3,633.63	-3,631.31	-8,043.57	-8,043.57
Subtotal Future Manteca Annex Acres		-118,451.14	0.00	0.00	-3,633.63	-3,633.63	-3,633.63	-3,633.63	-3,633.63	-3,633.63	-3,633.63	-3,633.63	-3,633.63	-3,633.63	-3,631.31	-16,421.87	-16,421.87
Future Stockton Annex																	
South Weston Ranch Commercial	Commercial	-9,543.60	-	-	-	-	-	-	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77
VA Hospital Ancillary Commercial	Commercial	-9,760.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mathews Road Commercial	Commercial	-9,840.47	-	-	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77
French Camp Commercial	Commercial	-45,532.36	0.00	-464.77	-929.54	-929.54	-929.54	-929.54	-1,394.31	-1,394.31	-1,394.31	-1,394.31	-1,394.31	-1,394.31	-1,394.31	-1,394.31	-1,394.31
Subtotal Future Stockton Annex Acres		-74,676.59	0.00	-464.77	-1,394.31	-1,394.31	-1,394.31	-1,394.31	-2,323.85	-2,323.85	-2,323.85	-2,323.85	-2,323.85	-2,323.85	-2,323.85	-2,323.85	-2,323.85
Oakwood Shores																	
Single-Family	Residential	-2,652.45	-1,325.53	-1,326.92	0.00	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 Oakwood Shores Acres		-2,652.45	-1,325.53	-1,326.92	0.00	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 Acres		-201,914.41	-1,325.53	-1,791.69	-5,027.93	-5,027.93	-5,641.14	-5,641.14	-6,570.68	-6,570.68	-6,570.68	-6,570.68	-6,570.68	-6,570.68	-6,568.36	-19,358.93	-19,361.12
Total SJAFCA Mossdale Tract Area Acres		-1,574,232.94	-92,902.42	-115,571.13	-113,132.81	-91,631.50	-100,213.16	-91,533.67	-80,163.88	-75,507.23	-62,133.72	-51,587.50	-45,464.16	-46,868.05	-64,067.14	-63,413.05	-57,119.13

Table B-2
 Mossdale Tract Area: Overlay Assessment Rate Analysis
 Development Absorption Projections Marginal Change in Assess

Development Area / Project	Overlay Assessment Rate Land Use Category	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
San Joaquin County																	
Future Lathrop Annex																	
I-5/Roth Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Future Lathrop Annex Acres		0.00	0.00	0.00	0.00	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 Manteca Annex																	
Machado Single-Family (Phase 1-4)	Residential	-1,355.66	-1,360.29	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HWY 120 / McKinley Commercial	Commercial	-7,022.65	-7,021.92	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Airport/Lathrop Industrial	Industrial	-8,043.57	-8,047.51	0.00	0.00	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 Future Manteca Annex Acres		-16,421.87	-16,429.72	0.00	0.00	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 Stockton Annex																	
South Weston Ranch Commercial	Commercial	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-248.20	-	-	-	-
VA Hospital Ancillary Commercial	Commercial	-	-	-	-	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77
Mathews Road Commercial	Commercial	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-545.07	-	-	-	-	-	-	-	-
French Camp Commercial	Commercial	-1,394.31	-1,394.31	-1,394.31	-1,394.31	-1,859.08	-1,859.08	-1,859.08	-1,939.38	-1,394.31	-1,394.31	-1,394.31	-1,177.74	-929.54	-929.54	-929.54	-929.54
Subtotal Future Stockton Annex Acres		-2,323.85	-2,323.85	-2,323.85	-2,323.85	-3,253.39	-3,253.39	-3,253.39	-3,413.99	-2,323.85	-2,323.85	-2,323.85	-1,890.71	-1,394.31	-1,394.31	-1,394.31	-1,394.31
Oakwood Shores																	
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Oakwood Shores Acres		0.00	0.00	0.00	0.00	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 Acres		-18,745.72	-18,753.57	-2,323.85	-2,323.85	-3,253.39	-3,253.39	-3,253.39	-3,413.99	-2,323.85	-2,323.85	-2,323.85	-1,890.71	-1,394.31	-1,394.31	-1,394.31	-1,394.31
Total SJAFCA Mossdale Tract Area Acres		-53,354.09	-43,906.29	-25,715.93	-24,924.42	-22,327.63	-18,904.65	-18,904.65	-19,055.98	-13,291.72	-13,291.72	-13,291.72	-12,858.58	-12,362.18	-12,362.18	-12,362.18	-12,245.24

Table B-2
 Mossdale Tract Area: Overlay Assessment Rate Analysis
 Development Absorption Projections Marginal Change in Assess

Development Area / Project	Overlay Assessment Rate Land Use Category	Year									
		2052	2053	2054	2055	2056	2057	2058	2059	2060	
San Joaquin County											
Future Lathrop Annex											
I-5/Roth Commercial	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Future Lathrop Annex Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Future Manteca Annex											
Machado Single-Family (Phase 1-4)	Residential	-	-	-	-	-	-	-	-	-	-
HWY 120 / McKinley Commercial	Commercial	-	-	-	-	-	-	-	-	-	-
Airport/Lathrop Industrial	Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Future Manteca Annex Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Future Stockton Annex											
South Weston Ranch Commercial	Commercial	-	-	-	-	-	-	-	-	-	-
VA Hospital Ancillary Commercial	Commercial	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77	-464.77
Mathews Road Commercial	Commercial	-	-	-	-	-	-	-	-	-	-
French Camp Commercial	Commercial	-929.54	-929.54	-929.54	-929.54	-1,050.72	-464.77	-464.77	-464.77	-464.77	-464.77
Subtotal Future Stockton Annex Acres		-1,394.31	-1,394.31	-1,394.31	-1,394.31	-1,515.49	-929.54	-929.54	-929.54	-929.54	-929.54
Oakwood Shores											
Single-Family	Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Oakwood Shores Acres		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal San Joaquin County Acres		-1,394.31	-1,394.31	-1,394.31	-1,394.31	-1,515.49	-929.54	-929.54	-929.54	-929.54	-929.54
Total SJAFCA Mossdale Tract Area Acres		-11,054.23	-11,054.23	-11,054.23	-10,945.08	-10,287.86	-9,701.91	-9,701.91	-9,701.91	-10,263.86	

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

Overlay Assessment Land Use Category	Assessment Rate Per Developable Acre B (Table 3)	Assessment Rate Per Developed Acre C (Table 3)	Marginal Assessment Rate Change Per Acre D = C - B
Vacant Commercial	\$729.98	\$486.65	(\$243.33)
Vacant Industrial	\$695.21	\$463.47	(\$231.74)
Vacant Residential	\$695.21	\$463.47	(\$231.74)
Total	\$2,120.40	\$1,413.59	(\$706.81)

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APPENDIX E: EIFD ANALYSIS SUPPORTING TABLES

<i>EPS Table Set</i>	Mossdale Tract Area Finance Plan Implementation Draft EIFD Revenue Analysis prepared by Economic & Planning Systems, Inc.	E1
Table E1	Updated EIFD & Financing Supporting Tables – Financing Revenues and Debt Service.....	E46

DRAFT Discussion Tables

The Economics of Land Use



Mossdale Tract Infrastructure
Finance Plan
EIFD Revenue Analysis

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June 24, 2020

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Table 1
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Property Tax Summary for Fiscal Years 2020-21 through 2060-61 (Real \$)

Item	Cumulative Revenue (Fiscal Years 2020-21 through 2060-61)			
	Lathrop	Manteca [1]	Stockton	Total
EIFD Revenue	\$351,442,208	\$320,605,868	\$156,400,538	\$828,448,614
EIFD Revenue from City	\$130,797,374	\$124,872,891	\$62,216,128	\$317,886,394
Percentage of Gross Property Tax Revenue	22%	25%	20%	29%
EIFD Revenue from County	\$220,644,834	\$195,732,977	\$94,184,409	\$510,562,220
Percentage of Gross Property Tax Revenue	22%	25%	21%	30%
Net Property Tax Revenue [2]	\$5,378,024,957	\$3,736,987,065	\$2,068,999,905	\$11,184,011,927
Property Tax Revenue to City [2]	\$471,074,313	\$373,978,071	\$253,748,990	\$1,098,801,375
Property Tax Revenue to County [2]	\$792,430,366	\$576,599,087	\$357,499,004	\$1,726,528,457

summ

Source: EPS.

[1] Represents non-redevelopment area parcels only.

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

Table 2
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
EIFD Revenue Summary for Fiscal Years 2020-21 through 2060-61 (Real \$)

Fiscal Year Ending	Annual EIFD Revenue (Fiscal Years 2020-21 through 2060-61)			
	Lathrop [1]	Manteca [1]	Stockton [1]	Total
2021	\$0	\$0	\$0	\$0
2022	\$604,030	\$507,744	\$361,141	\$1,472,915
2023	\$955,992	\$1,042,336	\$549,593	\$2,547,921
2024	\$1,325,820	\$1,516,842	\$695,433	\$3,538,094
2025	\$1,734,370	\$2,125,175	\$827,995	\$4,687,540
2026	\$1,803,744	\$2,154,733	\$807,585	\$4,766,061
2027	\$2,210,687	\$2,558,233	\$946,942	\$5,715,862
2028	\$2,638,193	\$2,973,818	\$1,051,789	\$6,663,800
2029	\$3,031,697	\$3,421,621	\$1,160,780	\$7,614,097
2030	\$3,445,554	\$3,847,005	\$1,274,069	\$8,566,627
2031	\$3,834,828	\$4,284,327	\$1,391,815	\$9,510,970
2032	\$4,242,128	\$4,740,730	\$1,538,706	\$10,521,564
2033	\$4,660,818	\$5,242,308	\$1,755,005	\$11,658,130
2034	\$5,095,965	\$5,768,211	\$1,973,809	\$12,837,985
2035	\$5,529,319	\$6,239,035	\$2,202,868	\$13,971,221
2036	\$5,981,857	\$6,684,952	\$2,442,598	\$15,109,407
2037	\$6,404,669	\$7,089,018	\$2,693,436	\$16,187,122
2038	\$6,845,235	\$7,412,827	\$2,938,629	\$17,196,691
2039	\$7,304,241	\$7,748,890	\$3,182,374	\$18,235,505
2040	\$7,729,722	\$8,087,514	\$3,448,577	\$19,265,814
2041	\$8,175,998	\$8,379,526	\$3,726,593	\$20,282,116
2042	\$8,639,863	\$8,680,984	\$4,016,892	\$21,337,738
2043	\$9,121,971	\$8,992,194	\$4,321,745	\$22,435,909
2044	\$9,622,999	\$9,313,469	\$4,547,960	\$23,484,428
2045	\$10,143,649	\$9,645,133	\$4,782,565	\$24,571,346
2046	\$10,684,647	\$9,987,519	\$5,025,858	\$25,698,023
2047	\$11,246,745	\$10,340,974	\$5,270,927	\$26,858,646
2048	\$11,830,722	\$10,705,852	\$5,517,409	\$28,053,983
2049	\$12,437,386	\$11,082,521	\$5,772,641	\$29,292,548
2050	\$13,067,572	\$11,471,361	\$6,036,926	\$30,575,859
2051	\$13,716,676	\$11,872,762	\$6,313,031	\$31,902,468
2052	\$14,390,735	\$12,287,128	\$6,579,149	\$33,257,011
2053	\$15,090,663	\$12,714,875	\$6,854,257	\$34,659,795
2054	\$15,817,404	\$13,156,435	\$7,138,655	\$36,112,494
2055	\$16,571,938	\$13,609,175	\$7,432,654	\$37,613,766
2056	\$17,355,277	\$14,043,940	\$7,740,427	\$39,139,645
2057	\$18,168,473	\$14,491,749	\$8,035,256	\$40,695,477
2058	\$19,012,609	\$14,952,992	\$8,339,513	\$42,305,115
2059	\$19,888,812	\$15,428,073	\$8,653,499	\$43,970,384
2060	\$20,820,814	\$15,917,406	\$8,977,524	\$45,715,744
Total	\$351,183,818	\$320,519,385	\$156,326,620	\$828,029,823

EIFD rev

Source: EPS.

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

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2

Table 3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Net Fiscal Impact After EIFD Contribution (Real and Current 2019 \$)

Impacts of EIFD from New Development Only
--

Jurisdiction / Item	Formula	2025	2030	2035	2040	2050	2060
<i>EIFD Allocation [1]</i>		34%	28%	28%	28%	28%	28%
Lathrop							
EIFD Allocation							
Estimated EIFD Allocation (Real \$) [2]	<i>a</i>	\$496,496	\$1,127,499	\$1,890,224	\$2,714,297	\$4,629,342	\$7,410,056
Discount Factor	<i>b</i>	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2019\$)	<i>c = a / b</i>	\$428,281	\$838,965	\$1,213,263	\$1,502,841	\$1,907,228	\$2,271,604
Net Fiscal Impact [3]							
Net Fiscal Surplus/(Deficit) (2019\$)	<i>d</i>	\$366,000	\$161,000	\$583,000	\$766,000	\$230,000	(\$461,000)
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]	<i>e = d - c</i>	(\$62,281)	(\$677,965)	(\$630,263)	(\$736,841)	(\$1,677,228)	(\$2,732,604)
Manteca							
EIFD Allocation							
Estimated EIFD Allocation (Real \$) [2]	<i>f</i>	\$612,680	\$1,335,101	\$2,254,474	\$2,995,750	\$4,306,055	\$6,010,641
Discount Factor	<i>g</i>	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2019\$)	<i>h = f / g</i>	\$528,503	\$993,441	\$1,447,061	\$1,658,674	\$1,774,038	\$1,842,603
Net Fiscal Impact [3]							
Net Fiscal Surplus/(Deficit) (2019\$)	<i>i</i>	(\$201,000)	\$1,289,000	\$3,359,000	\$4,093,000	\$4,968,000	\$5,397,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]	<i>j - i - h</i>	(\$729,503)	\$295,559	\$1,911,939	\$2,434,326	\$3,193,962	\$3,554,397
Stockton							
EIFD Allocation							
Estimated EIFD Allocation (Real \$) [2]	<i>k</i>	\$300,746	\$482,435	\$804,186	\$1,290,617	\$2,284,446	\$3,383,438
Discount Factor	<i>l</i>	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2019\$)	<i>m = k / l</i>	\$259,427	\$358,977	\$516,176	\$714,584	\$941,161	\$1,037,216
Net Fiscal Impact [3]							
Net Fiscal Surplus/(Deficit) (2019\$)	<i>n</i>	\$1,405,000	\$2,278,000	\$3,468,000	\$4,910,000	\$7,181,000	\$8,092,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]	<i>o - n - m</i>	\$1,145,573	\$1,919,023	\$2,951,824	\$4,195,416	\$6,239,839	\$7,054,784
San Joaquin County							
EIFD Allocation							
Estimated EIFD Allocation (Real \$) [2]	<i>p</i>	\$2,128,172	\$4,646,572	\$7,889,100	\$11,234,840	\$18,072,705	\$27,166,249
Discount Factor	<i>q</i>	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2019\$)	<i>r = p / q</i>	\$1,835,780	\$3,457,486	\$5,063,713	\$6,220,459	\$7,445,715	\$8,327,999
Net Fiscal Impact [3]							
Net Fiscal Surplus/(Deficit) (2019\$)	<i>s</i>	\$7,175,000	\$13,669,000	\$19,989,000	\$23,913,000	\$27,994,000	\$30,703,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]	<i>t = s - r</i>	\$5,339,220	\$10,211,514	\$14,925,287	\$17,692,541	\$20,548,285	\$22,375,001

Source: EPS.

fiscal

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

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

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

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

Item	Jurisdiction					
	Lathrop		Manteca		Stockton	
	Existing City	Annexation Areas	Existing City	Annexation Areas	Existing City	Annexation Areas
Tax Increment [1]						
City General Fund Allocation [2]	11.23%	6.94%	14.30%	6.63%	16.71%	7.23%
Initial Percentage Of City Tax Increment to EIFD	34.00%	34.00%	34.00%	34.00%	34.00%	34.00%
Percentage of City Tax Increment to EIFD beginning FY ending 2026	28.00%	28.00%	28.00%	28.00%	28.00%	28.00%
County General Fund Allocation [2]	18.76%	27.75%	19.84%	26.51%	20.56%	28.93%
Initial Percentage Of County Tax Increment to EIFD	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%
Assessed Value per Dwelling Unit (2019\$)						
Low Density Residential	\$500,000	\$500,000	\$475,000	\$475,000	\$425,000	\$425,000
High Density Residential	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Assessed Value per Nonresidential Building Sq. Ft. (2019\$)						
Retail Commercial	\$250	\$250	\$250	\$250	\$250	\$250
Office Commercial	\$250	\$250	\$250	\$250	\$250	\$250
Industrial	\$100	\$100	\$100	\$100	\$100	\$100
AV Annual Growth						
Existing AV Growth [3]	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
New Development Annual Sales Price Increase	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

assumps

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

[1] This Analysis assumed an EIFD will be formed in fiscal year 2020-21.

[2] Refer to Table D-3 for details pertaining to property tax allocations for existing City and unincorporated areas.

Refer to Table D-5, Table D-6, and Table D-4 for additional details pertaining to the calculation of property tax allocations for annexation areas.

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

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

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 6	Table 7		Table 6	Table 7				
2021	\$3,314,356	\$0	\$3,314,356	\$5,536,154	\$0	\$5,536,154	\$0	\$0	\$0
2022	\$3,502,189	\$0	\$3,502,189	\$5,849,902	\$0	\$5,849,902	\$96,763	\$161,628	\$258,390
2023	\$3,753,447	\$0	\$3,753,447	\$6,269,592	\$0	\$6,269,592	\$226,198	\$377,832	\$604,030
2024	\$4,009,300	\$0	\$4,009,300	\$6,696,959	\$0	\$6,696,959	\$358,002	\$597,990	\$955,992
2025	\$4,278,141	\$0	\$4,278,141	\$7,146,019	\$0	\$7,146,019	\$496,496	\$829,324	\$1,325,820
2026	\$4,568,104	\$3,753	\$4,571,857	\$7,630,361	\$15,011	\$7,645,371	\$647,804	\$1,086,567	\$1,734,370
2027	\$5,035,486	\$8,433	\$5,043,919	\$8,411,055	\$33,733	\$8,444,788	\$672,608	\$1,131,135	\$1,803,744
2028	\$5,418,748	\$13,029	\$5,431,777	\$9,051,238	\$52,118	\$9,103,356	\$823,442	\$1,387,245	\$2,210,687
2029	\$5,821,309	\$17,894	\$5,839,202	\$9,723,658	\$71,575	\$9,795,233	\$981,885	\$1,656,309	\$2,638,193
2030	\$6,190,602	\$23,038	\$6,213,640	\$10,340,509	\$92,153	\$10,432,661	\$1,127,499	\$1,904,197	\$3,031,697
2031	\$6,578,946	\$28,475	\$6,607,421	\$10,989,182	\$113,901	\$11,103,083	\$1,280,637	\$2,164,917	\$3,445,554
2032	\$6,943,047	\$34,218	\$6,977,265	\$11,597,361	\$136,871	\$11,734,231	\$1,424,465	\$2,410,363	\$3,834,828
2033	\$7,323,908	\$40,279	\$7,364,188	\$12,233,534	\$161,116	\$12,394,651	\$1,574,935	\$2,667,193	\$4,242,128
2034	\$7,715,115	\$46,673	\$7,761,788	\$12,886,988	\$186,694	\$13,073,682	\$1,729,557	\$2,931,261	\$4,660,818
2035	\$8,121,518	\$53,415	\$8,174,933	\$13,565,826	\$213,661	\$13,779,486	\$1,890,224	\$3,205,740	\$5,095,965
2036	\$8,535,817	\$55,018	\$8,590,834	\$14,257,853	\$220,070	\$14,477,923	\$2,051,964	\$3,477,355	\$5,529,319
2037	\$8,968,500	\$56,668	\$9,025,168	\$14,980,587	\$226,672	\$15,207,260	\$2,220,871	\$3,760,986	\$5,981,857
2038	\$9,372,464	\$58,368	\$9,430,833	\$15,655,352	\$233,473	\$15,888,825	\$2,378,630	\$4,026,039	\$6,404,669
2039	\$9,793,431	\$60,119	\$9,853,550	\$16,358,516	\$240,477	\$16,598,992	\$2,543,020	\$4,302,215	\$6,845,235
2040	\$10,232,055	\$61,923	\$10,293,978	\$17,091,174	\$247,691	\$17,338,865	\$2,714,297	\$4,589,943	\$7,304,241
2041	\$10,638,295	\$63,780	\$10,702,076	\$17,769,741	\$255,122	\$18,024,862	\$2,873,002	\$4,856,720	\$7,729,722
2042	\$11,064,455	\$65,694	\$11,130,149	\$18,481,579	\$262,775	\$18,744,355	\$3,039,475	\$5,136,523	\$8,175,998
2043	\$11,507,445	\$67,665	\$11,575,110	\$19,221,530	\$270,659	\$19,492,189	\$3,212,516	\$5,427,347	\$8,639,863
2044	\$11,967,892	\$69,695	\$12,037,587	\$19,990,640	\$278,779	\$20,269,419	\$3,392,368	\$5,729,603	\$9,121,971
2045	\$12,446,444	\$71,785	\$12,518,229	\$20,789,993	\$287,142	\$21,077,134	\$3,579,284	\$6,043,715	\$9,622,999
2046	\$12,943,773	\$73,939	\$13,017,712	\$21,620,709	\$295,756	\$21,916,466	\$3,773,528	\$6,370,121	\$10,143,649
2047	\$13,460,576	\$76,157	\$13,536,733	\$22,483,953	\$304,629	\$22,788,582	\$3,975,369	\$6,709,278	\$10,684,647
2048	\$13,997,572	\$78,442	\$14,076,014	\$23,380,929	\$313,768	\$23,694,696	\$4,185,089	\$7,061,655	\$11,246,745
2049	\$14,555,509	\$80,795	\$14,636,304	\$24,312,882	\$323,181	\$24,636,063	\$4,402,980	\$7,427,742	\$11,830,722
2050	\$15,135,159	\$83,219	\$15,218,378	\$25,281,105	\$332,876	\$25,613,981	\$4,629,342	\$7,808,044	\$12,437,386
2051	\$15,737,324	\$85,716	\$15,823,040	\$26,286,934	\$342,862	\$26,629,797	\$4,864,488	\$8,203,083	\$13,067,572
2052	\$16,357,567	\$88,287	\$16,445,854	\$27,322,960	\$353,148	\$27,676,108	\$5,106,694	\$8,609,982	\$13,716,676
2053	\$17,001,695	\$90,936	\$17,092,631	\$28,398,884	\$363,743	\$28,762,626	\$5,358,218	\$9,032,517	\$14,390,735
2054	\$17,670,585	\$93,664	\$17,764,248	\$29,516,167	\$374,655	\$29,890,822	\$5,619,403	\$9,471,260	\$15,090,663
2055	\$18,365,141	\$96,474	\$18,461,615	\$30,676,324	\$385,895	\$31,062,219	\$5,890,601	\$9,926,803	\$15,817,404
2056	\$19,086,303	\$99,368	\$19,185,671	\$31,880,921	\$397,471	\$32,278,393	\$6,172,178	\$10,399,759	\$16,571,938
2057	\$19,835,041	\$102,349	\$19,937,390	\$33,131,580	\$409,396	\$33,540,976	\$6,464,513	\$10,890,764	\$17,355,277
2058	\$20,612,361	\$105,419	\$20,717,780	\$34,429,981	\$421,678	\$34,851,659	\$6,767,999	\$11,400,474	\$18,168,473
2059	\$21,419,304	\$108,582	\$21,527,886	\$35,777,863	\$434,328	\$36,212,191	\$7,083,039	\$11,929,570	\$19,012,609
2060	\$22,256,947	\$111,839	\$22,368,787	\$37,177,026	\$447,358	\$37,624,383	\$7,410,056	\$12,478,756	\$19,888,812
2061	\$23,148,140	\$115,195	\$23,263,334	\$38,665,634	\$460,778	\$39,126,412	\$7,757,936	\$13,062,878	\$20,820,814
TOTAL	\$468,684,010	\$2,390,303	\$471,074,313	\$782,869,154	\$9,561,212	\$792,430,366	\$130,797,374	\$220,644,834	\$351,442,208

proj lath

Source: EPS.

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

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

Lathrop Existing City
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Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	Net City	County	County EIFD Amount [1]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*11.23%	d	e=c-d	f=b*18.76%	g	h=f-g	i=d+g
2021	\$2,951,471,889	\$29,514,719	\$3,314,356	\$0	\$3,314,356	\$5,536,154	\$0	\$5,536,154	\$0
2022	\$3,204,907,674	\$32,049,077	\$3,598,951	\$96,763	\$3,502,189	\$6,011,530	\$161,628	\$5,849,902	\$258,390
2023	\$3,543,919,545	\$35,439,195	\$3,979,645	\$226,198	\$3,753,447	\$6,647,424	\$377,832	\$6,269,592	\$604,030
2024	\$3,889,132,623	\$38,891,326	\$4,367,302	\$358,002	\$4,009,300	\$7,294,949	\$597,990	\$6,696,959	\$955,992
2025	\$4,251,868,958	\$42,518,690	\$4,774,637	\$496,496	\$4,278,141	\$7,975,343	\$829,324	\$7,146,019	\$1,325,820
2026	\$4,643,104,670	\$46,431,047	\$5,213,975	\$645,871	\$4,568,104	\$8,709,194	\$1,078,834	\$7,630,361	\$1,724,704
2027	\$5,080,203,219	\$50,802,032	\$5,704,815	\$669,329	\$5,035,486	\$9,529,072	\$1,118,017	\$8,411,055	\$1,787,345
2028	\$5,554,229,635	\$55,542,296	\$6,237,123	\$818,375	\$5,418,748	\$10,418,215	\$1,366,977	\$9,051,238	\$2,185,352
2029	\$6,052,125,452	\$60,521,255	\$6,796,235	\$974,926	\$5,821,309	\$11,352,132	\$1,628,474	\$9,723,658	\$2,603,400
2030	\$6,508,874,977	\$65,088,750	\$7,309,142	\$1,118,540	\$6,190,602	\$12,208,869	\$1,868,360	\$10,340,509	\$2,986,900
2031	\$6,989,187,786	\$69,891,878	\$7,848,509	\$1,269,563	\$6,578,946	\$13,109,804	\$2,120,622	\$10,989,182	\$3,390,185
2032	\$7,439,515,747	\$74,395,157	\$8,354,205	\$1,411,158	\$6,943,047	\$13,954,497	\$2,357,136	\$11,597,361	\$3,768,294
2033	\$7,910,573,115	\$79,105,731	\$8,883,179	\$1,559,271	\$7,323,908	\$14,838,071	\$2,604,537	\$12,233,534	\$4,163,807
2034	\$8,394,425,342	\$83,944,253	\$9,426,521	\$1,711,406	\$7,715,115	\$15,745,646	\$2,858,658	\$12,886,988	\$4,570,064
2035	\$8,897,073,251	\$88,970,733	\$9,990,969	\$1,869,452	\$8,121,518	\$16,688,476	\$3,122,650	\$13,565,826	\$4,992,102
2036	\$9,409,487,401	\$94,094,874	\$10,566,385	\$2,030,568	\$8,535,817	\$17,649,624	\$3,391,772	\$14,257,853	\$5,422,340
2037	\$9,944,639,033	\$99,446,390	\$11,167,333	\$2,198,834	\$8,968,500	\$18,653,423	\$3,672,835	\$14,980,587	\$5,871,669
2038	\$10,444,271,336	\$104,442,713	\$11,728,396	\$2,355,931	\$9,372,464	\$19,590,596	\$3,935,244	\$15,655,352	\$6,291,175
2039	\$10,964,931,401	\$109,649,314	\$12,313,071	\$2,519,640	\$9,793,431	\$20,567,212	\$4,208,696	\$16,358,516	\$6,728,337
2040	\$11,507,431,226	\$115,074,312	\$12,922,271	\$2,690,216	\$10,232,055	\$21,584,793	\$4,493,619	\$17,091,174	\$7,183,835
2041	\$12,009,878,354	\$120,098,784	\$13,486,494	\$2,848,199	\$10,638,295	\$22,527,247	\$4,757,506	\$17,769,741	\$7,605,705
2042	\$12,536,961,926	\$125,369,619	\$14,078,383	\$3,013,928	\$11,064,455	\$23,515,911	\$5,034,332	\$18,481,579	\$8,048,260
2043	\$13,084,861,622	\$130,848,616	\$14,693,647	\$3,186,201	\$11,507,445	\$24,543,621	\$5,322,091	\$19,221,530	\$8,508,292
2044	\$13,654,352,033	\$136,543,520	\$15,333,156	\$3,365,264	\$11,967,892	\$25,611,829	\$5,621,189	\$19,990,640	\$8,986,453
2045	\$14,246,235,494	\$142,462,355	\$15,997,812	\$3,551,368	\$12,446,444	\$26,722,041	\$5,932,048	\$20,789,993	\$9,483,416
2046	\$14,861,343,046	\$148,613,430	\$16,688,547	\$3,744,773	\$12,943,773	\$27,875,814	\$6,255,105	\$21,620,709	\$9,999,878
2047	\$15,500,535,439	\$155,005,354	\$17,406,328	\$3,945,752	\$13,460,576	\$29,074,764	\$6,590,811	\$22,483,953	\$10,536,563
2048	\$16,164,704,166	\$161,647,042	\$18,152,156	\$4,154,584	\$13,997,572	\$30,320,563	\$6,939,635	\$23,380,929	\$11,094,219
2049	\$16,854,772,536	\$168,547,725	\$18,927,069	\$4,371,560	\$14,555,509	\$31,614,943	\$7,302,061	\$24,312,882	\$11,673,621
2050	\$17,571,696,774	\$175,716,968	\$19,732,139	\$4,596,979	\$15,135,159	\$32,959,697	\$7,678,592	\$25,281,105	\$12,275,571
2051	\$18,316,467,171	\$183,164,672	\$20,568,479	\$4,831,154	\$15,737,324	\$34,356,682	\$8,069,748	\$26,286,934	\$12,900,902
2052	\$19,083,596,236	\$190,835,962	\$21,429,926	\$5,072,360	\$16,357,567	\$35,795,606	\$8,472,647	\$27,322,960	\$13,545,006
2053	\$19,880,268,225	\$198,802,682	\$22,324,549	\$5,322,854	\$17,001,695	\$37,289,945	\$8,891,062	\$28,398,884	\$14,213,916
2054	\$20,707,565,297	\$207,075,653	\$23,253,563	\$5,582,978	\$17,670,585	\$38,841,728	\$9,325,561	\$29,516,167	\$14,908,539
2055	\$21,566,607,951	\$215,666,080	\$24,218,225	\$5,853,083	\$18,365,141	\$40,453,057	\$9,776,733	\$30,676,324	\$15,629,816
2056	\$22,458,556,357	\$224,585,564	\$25,219,838	\$6,133,535	\$19,086,303	\$42,126,108	\$10,245,187	\$31,880,921	\$16,378,722
2057	\$23,384,611,719	\$233,846,117	\$26,259,752	\$6,424,711	\$19,835,041	\$43,863,135	\$10,731,555	\$33,131,580	\$17,156,266
2058	\$24,346,017,702	\$243,460,177	\$27,339,363	\$6,727,002	\$20,612,361	\$45,666,470	\$11,236,488	\$34,429,981	\$17,963,490
2059	\$25,344,061,894	\$253,440,619	\$28,460,117	\$7,040,813	\$21,419,304	\$47,538,527	\$11,760,665	\$35,777,863	\$18,801,478
2060	\$26,380,077,321	\$263,800,773	\$29,623,511	\$7,366,563	\$22,256,947	\$49,481,809	\$12,304,783	\$37,177,026	\$19,671,347
2061	\$27,482,323,210	\$274,823,232	\$30,861,278	\$7,713,138	\$23,148,140	\$51,549,321	\$12,883,687	\$38,665,634	\$20,596,825

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

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

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6

Lathrop
Annexation Area

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

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*6.94%	d	e=c-d	f=b*27.75%	g	h=f-g	d+g
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$8,195,079	\$81,951	\$5,686	\$1,933	\$3,753	\$22,743	\$7,733	\$15,011	\$9,666
2027	\$16,881,864	\$168,819	\$11,713	\$3,280	\$8,433	\$46,852	\$13,118	\$33,733	\$16,398
2028	\$26,082,479	\$260,825	\$18,096	\$5,067	\$13,029	\$72,386	\$20,268	\$52,118	\$25,335
2029	\$35,819,938	\$358,199	\$24,852	\$6,959	\$17,894	\$99,410	\$27,835	\$71,575	\$34,793
2030	\$46,118,170	\$461,182	\$31,997	\$8,959	\$23,038	\$127,990	\$35,837	\$92,153	\$44,796
2031	\$57,002,059	\$570,021	\$39,549	\$11,074	\$28,475	\$158,195	\$44,295	\$113,901	\$55,368
2032	\$68,497,474	\$684,975	\$47,525	\$13,307	\$34,218	\$190,098	\$53,228	\$136,871	\$66,534
2033	\$80,631,312	\$806,313	\$55,943	\$15,664	\$40,279	\$223,773	\$62,656	\$161,116	\$78,320
2034	\$93,431,533	\$934,315	\$64,824	\$18,151	\$46,673	\$259,297	\$72,603	\$186,694	\$90,754
2035	\$106,927,199	\$1,069,272	\$74,188	\$20,773	\$53,415	\$296,751	\$83,090	\$213,661	\$103,863
2036	\$110,135,015	\$1,101,350	\$76,413	\$21,396	\$55,018	\$305,653	\$85,583	\$220,070	\$106,979
2037	\$113,439,065	\$1,134,391	\$78,706	\$22,038	\$56,668	\$314,823	\$88,150	\$226,672	\$110,188
2038	\$116,842,237	\$1,168,422	\$81,067	\$22,699	\$58,368	\$324,268	\$90,795	\$233,473	\$113,494
2039	\$120,347,504	\$1,203,475	\$83,499	\$23,380	\$60,119	\$333,996	\$93,519	\$240,477	\$116,898
2040	\$123,957,929	\$1,239,579	\$86,004	\$24,081	\$61,923	\$344,015	\$96,324	\$247,691	\$120,405
2041	\$127,676,667	\$1,276,767	\$88,584	\$24,804	\$63,780	\$354,336	\$99,214	\$255,122	\$124,018
2042	\$131,506,967	\$1,315,070	\$91,241	\$25,548	\$65,694	\$364,966	\$102,190	\$262,775	\$127,738
2043	\$135,452,176	\$1,354,522	\$93,979	\$26,314	\$67,665	\$375,915	\$105,256	\$270,659	\$131,570
2044	\$139,515,742	\$1,395,157	\$96,798	\$27,103	\$69,695	\$387,192	\$108,414	\$278,779	\$135,517
2045	\$143,701,214	\$1,437,012	\$99,702	\$27,917	\$71,785	\$398,808	\$111,666	\$287,142	\$139,583
2046	\$148,012,250	\$1,480,123	\$102,693	\$28,754	\$73,939	\$410,772	\$115,016	\$295,756	\$143,770
2047	\$152,452,618	\$1,524,526	\$105,774	\$29,617	\$76,157	\$423,096	\$118,467	\$304,629	\$148,083
2048	\$157,026,196	\$1,570,262	\$108,947	\$30,505	\$78,442	\$435,788	\$122,021	\$313,768	\$152,526
2049	\$161,736,982	\$1,617,370	\$112,216	\$31,420	\$80,795	\$448,862	\$125,681	\$323,181	\$157,102
2050	\$166,589,092	\$1,665,891	\$115,582	\$32,363	\$83,219	\$462,328	\$129,452	\$332,876	\$161,815
2051	\$171,586,764	\$1,715,868	\$119,049	\$33,334	\$85,716	\$476,198	\$133,335	\$342,862	\$166,669
2052	\$176,734,367	\$1,767,344	\$122,621	\$34,334	\$88,287	\$490,484	\$137,335	\$353,148	\$171,669
2053	\$182,036,398	\$1,820,364	\$126,300	\$35,364	\$90,936	\$505,198	\$141,456	\$363,743	\$176,819
2054	\$187,497,490	\$1,874,975	\$130,089	\$36,425	\$93,664	\$520,354	\$145,699	\$374,655	\$182,124
2055	\$193,122,415	\$1,931,224	\$133,991	\$37,518	\$96,474	\$535,965	\$150,070	\$385,895	\$187,588
2056	\$198,916,087	\$1,989,161	\$138,011	\$38,643	\$99,368	\$552,044	\$154,572	\$397,471	\$193,215
2057	\$204,883,570	\$2,048,836	\$142,151	\$39,802	\$102,349	\$568,605	\$159,209	\$409,396	\$199,012
2058	\$211,030,077	\$2,110,301	\$146,416	\$40,996	\$105,419	\$585,663	\$163,986	\$421,678	\$204,982
2059	\$217,360,979	\$2,173,610	\$150,808	\$42,226	\$108,582	\$603,233	\$168,905	\$434,328	\$211,132
2060	\$223,881,809	\$2,238,818	\$155,333	\$43,493	\$111,839	\$621,330	\$173,972	\$447,358	\$217,466
2061	\$230,598,263	\$2,305,983	\$159,992	\$44,798	\$115,195	\$639,970	\$179,192	\$460,778	\$223,989

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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.

E-9

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

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 9	Table 10		Table 9	Table 10				
2021	\$1,360,285	\$0	\$1,360,285	\$1,887,975	\$0	\$1,887,975	\$0	\$0	\$0
2022	\$1,430,588	\$0	\$1,430,588	\$1,985,551	\$0	\$1,985,551	\$36,217	\$50,266	\$86,483
2023	\$1,733,416	\$0	\$1,733,416	\$2,405,855	\$0	\$2,405,855	\$212,630	\$295,114	\$507,744
2024	\$2,127,349	\$19,411	\$2,146,760	\$2,952,604	\$77,646	\$3,030,250	\$425,564	\$616,772	\$1,042,336
2025	\$2,469,996	\$39,988	\$2,509,984	\$3,428,173	\$159,951	\$3,588,124	\$612,680	\$904,162	\$1,516,842
2026	\$2,918,886	\$61,781	\$2,980,667	\$4,051,199	\$247,124	\$4,298,323	\$855,153	\$1,270,022	\$2,125,175
2027	\$3,447,174	\$92,559	\$3,539,733	\$4,784,424	\$370,236	\$5,154,660	\$862,971	\$1,291,762	\$2,154,733
2028	\$3,825,962	\$119,170	\$3,945,132	\$5,310,154	\$476,679	\$5,786,833	\$1,020,626	\$1,537,607	\$2,558,233
2029	\$4,214,595	\$147,294	\$4,361,889	\$5,849,548	\$589,175	\$6,438,723	\$1,182,698	\$1,791,120	\$2,973,818
2030	\$4,634,613	\$176,998	\$4,811,611	\$6,432,501	\$707,992	\$7,140,494	\$1,357,590	\$2,064,031	\$3,421,621
2031	\$5,027,034	\$208,352	\$5,235,386	\$6,977,154	\$833,408	\$7,810,562	\$1,522,392	\$2,324,613	\$3,847,005
2032	\$5,428,706	\$241,428	\$5,670,134	\$7,534,645	\$965,712	\$8,500,357	\$1,691,460	\$2,592,866	\$4,284,327
2033	\$5,845,071	\$277,300	\$6,122,371	\$8,112,529	\$1,109,198	\$9,221,728	\$1,867,330	\$2,873,400	\$4,740,730
2034	\$6,281,866	\$326,647	\$6,608,513	\$8,718,768	\$1,306,590	\$10,025,357	\$2,056,385	\$3,185,922	\$5,242,308
2035	\$6,739,178	\$378,707	\$7,117,885	\$9,353,484	\$1,514,826	\$10,868,310	\$2,254,474	\$3,513,737	\$5,768,211
2036	\$7,131,253	\$433,595	\$7,564,848	\$9,897,655	\$1,734,381	\$11,632,036	\$2,428,294	\$3,810,742	\$6,239,036
2037	\$7,490,325	\$491,437	\$7,981,762	\$10,396,020	\$1,965,746	\$12,361,766	\$2,590,426	\$4,094,526	\$6,684,952
2038	\$7,797,880	\$552,358	\$8,350,238	\$10,822,884	\$2,209,432	\$13,032,316	\$2,733,723	\$4,355,295	\$7,089,018
2039	\$8,111,876	\$568,929	\$8,680,805	\$11,258,687	\$2,275,715	\$13,534,402	\$2,862,277	\$4,550,551	\$7,412,827
2040	\$8,438,026	\$585,997	\$9,024,023	\$11,711,359	\$2,343,986	\$14,055,346	\$2,995,750	\$4,753,140	\$7,748,890
2041	\$8,765,862	\$603,576	\$9,369,439	\$12,166,372	\$2,414,306	\$14,580,678	\$3,130,079	\$4,957,436	\$8,087,514
2042	\$9,042,399	\$621,684	\$9,664,083	\$12,550,185	\$2,486,735	\$15,036,920	\$3,244,662	\$5,134,863	\$8,379,526
2043	\$9,327,972	\$640,334	\$9,968,306	\$12,946,539	\$2,561,337	\$15,507,876	\$3,362,972	\$5,318,013	\$8,680,984
2044	\$9,622,874	\$659,544	\$10,282,418	\$13,355,841	\$2,638,177	\$15,994,018	\$3,485,126	\$5,507,068	\$8,992,194
2045	\$9,927,407	\$679,331	\$10,606,738	\$13,778,511	\$2,717,323	\$16,495,833	\$3,611,250	\$5,702,218	\$9,313,469
2046	\$10,241,885	\$699,711	\$10,941,595	\$14,214,983	\$2,798,842	\$17,013,825	\$3,741,473	\$5,903,660	\$9,645,133
2047	\$10,566,629	\$720,702	\$11,287,331	\$14,665,704	\$2,882,808	\$17,548,512	\$3,875,926	\$6,111,593	\$9,987,519
2048	\$10,901,974	\$742,323	\$11,644,297	\$15,131,138	\$2,969,292	\$18,100,429	\$4,014,746	\$6,326,228	\$10,340,974
2049	\$11,248,262	\$764,593	\$12,012,854	\$15,611,760	\$3,058,371	\$18,670,130	\$4,158,074	\$6,547,778	\$10,705,852
2050	\$11,605,848	\$787,530	\$12,393,378	\$16,108,063	\$3,150,122	\$19,258,185	\$4,306,055	\$6,776,466	\$11,082,521
2051	\$11,975,098	\$811,156	\$12,786,255	\$16,620,556	\$3,244,625	\$19,865,181	\$4,458,840	\$7,012,520	\$11,471,361
2052	\$12,356,392	\$835,491	\$13,191,883	\$17,149,763	\$3,341,964	\$20,491,727	\$4,616,585	\$7,256,177	\$11,872,762
2053	\$12,750,118	\$860,556	\$13,610,673	\$17,696,226	\$3,442,223	\$21,138,448	\$4,779,448	\$7,507,680	\$12,287,128
2054	\$13,156,679	\$886,372	\$14,043,052	\$18,260,503	\$3,545,490	\$21,805,993	\$4,947,595	\$7,767,281	\$12,714,875
2055	\$13,576,492	\$912,964	\$14,489,456	\$18,843,173	\$3,651,854	\$22,495,027	\$5,121,196	\$8,035,238	\$13,156,435
2056	\$14,006,675	\$940,352	\$14,947,027	\$19,440,234	\$3,761,410	\$23,201,644	\$5,299,141	\$8,310,034	\$13,609,175
2057	\$14,415,781	\$968,563	\$15,384,344	\$20,008,044	\$3,874,252	\$23,882,296	\$5,469,209	\$8,574,732	\$14,043,940
2058	\$14,837,161	\$997,620	\$15,834,781	\$20,592,888	\$3,990,480	\$24,583,368	\$5,644,378	\$8,847,371	\$14,491,749
2059	\$15,271,182	\$1,027,549	\$16,298,731	\$21,195,278	\$4,110,194	\$25,305,472	\$5,824,803	\$9,128,189	\$14,952,992
2060	\$15,718,224	\$1,058,375	\$16,776,599	\$21,815,739	\$4,233,500	\$26,049,239	\$6,010,641	\$9,417,432	\$15,428,073
2061	\$16,178,677	\$1,090,126	\$17,268,804	\$22,454,814	\$4,360,505	\$26,815,319	\$6,202,054	\$9,715,352	\$15,917,406
TOTAL	\$351,947,669	\$22,030,402	\$373,978,071	\$488,477,480	\$88,121,607	\$576,599,087	\$124,872,891	\$195,732,977	\$320,605,868

Source: EPS.

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

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

Manteca Existing City
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Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	Net City	County	County EIFD Amount [1]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*14.30%	d	e=c-d	f=b*19.84%	g	h=f-g	i=g
2021	\$951,461,324	\$9,514,613	\$1,360,285	\$0	\$1,360,285	\$1,887,975	\$0	\$1,887,975	\$0
2022	\$1,025,967,131	\$10,259,671	\$1,466,804	\$36,217	\$1,430,588	\$2,035,817	\$50,266	\$1,985,551	\$86,483
2023	\$1,361,176,245	\$13,611,762	\$1,946,046	\$212,630	\$1,733,416	\$2,700,969	\$295,114	\$2,405,855	\$507,744
2024	\$1,778,659,304	\$17,786,593	\$2,542,913	\$415,564	\$2,127,349	\$3,529,376	\$576,773	\$2,952,604	\$992,337
2025	\$2,141,791,799	\$21,417,918	\$3,062,076	\$592,080	\$2,469,996	\$4,249,937	\$821,763	\$3,428,173	\$1,413,843
2026	\$2,617,517,726	\$26,175,177	\$3,742,212	\$823,326	\$2,918,886	\$5,193,915	\$1,142,716	\$4,051,199	\$1,966,042
2027	\$2,989,585,206	\$29,895,852	\$4,274,149	\$826,976	\$3,447,174	\$5,932,205	\$1,147,781	\$4,784,424	\$1,974,757
2028	\$3,357,566,273	\$33,575,663	\$4,800,244	\$974,282	\$3,825,962	\$6,662,386	\$1,352,232	\$5,310,154	\$2,326,514
2029	\$3,735,110,634	\$37,351,106	\$5,340,012	\$1,125,417	\$4,214,595	\$7,411,544	\$1,561,996	\$5,849,548	\$2,687,413
2030	\$4,143,144,692	\$41,431,447	\$5,923,370	\$1,288,757	\$4,634,613	\$8,221,202	\$1,788,700	\$6,432,501	\$3,077,458
2031	\$4,524,370,096	\$45,243,701	\$6,468,400	\$1,441,366	\$5,027,034	\$8,977,664	\$2,000,510	\$6,977,154	\$3,441,876
2032	\$4,914,581,648	\$49,145,816	\$7,026,278	\$1,597,572	\$5,428,706	\$9,751,957	\$2,217,312	\$7,534,645	\$3,814,883
2033	\$5,319,067,518	\$53,190,675	\$7,604,563	\$1,759,491	\$5,845,071	\$10,554,574	\$2,442,045	\$8,112,529	\$4,201,536
2034	\$5,743,399,417	\$57,433,994	\$8,211,222	\$1,929,356	\$6,281,866	\$11,396,572	\$2,677,804	\$8,718,768	\$4,607,160
2035	\$6,187,664,035	\$61,876,640	\$8,846,378	\$2,107,200	\$6,739,178	\$12,278,122	\$2,924,638	\$9,353,484	\$5,031,838
2036	\$6,568,552,496	\$65,685,525	\$9,390,926	\$2,259,673	\$7,131,253	\$13,033,915	\$3,136,260	\$9,897,655	\$5,395,933
2037	\$6,917,379,601	\$69,173,796	\$9,889,637	\$2,399,312	\$7,490,325	\$13,726,089	\$3,330,069	\$10,396,020	\$5,729,381
2038	\$7,216,159,913	\$72,161,599	\$10,316,797	\$2,518,917	\$7,797,880	\$14,318,956	\$3,496,072	\$10,822,884	\$6,014,989
2039	\$7,521,196,766	\$75,211,968	\$10,752,902	\$2,641,026	\$8,111,876	\$14,924,238	\$3,665,550	\$11,258,687	\$6,306,577
2040	\$7,838,041,286	\$78,380,413	\$11,205,889	\$2,767,863	\$8,438,026	\$15,552,949	\$3,841,590	\$11,711,359	\$6,609,452
2041	\$8,156,523,722	\$81,565,237	\$11,661,216	\$2,895,354	\$8,765,862	\$16,184,911	\$4,018,539	\$12,166,372	\$6,913,893
2042	\$8,425,170,726	\$84,251,707	\$12,045,296	\$3,002,897	\$9,042,399	\$16,717,984	\$4,167,800	\$12,550,185	\$7,170,696
2043	\$8,702,595,679	\$87,025,957	\$12,441,924	\$3,113,953	\$9,327,972	\$17,268,476	\$4,321,937	\$12,946,539	\$7,435,890
2044	\$8,989,083,476	\$89,890,835	\$12,851,510	\$3,228,637	\$9,622,874	\$17,836,951	\$4,481,110	\$13,355,841	\$7,709,747
2045	\$9,284,928,204	\$92,849,282	\$13,274,473	\$3,347,066	\$9,927,407	\$18,423,993	\$4,645,482	\$13,778,511	\$7,992,548
2046	\$9,590,433,441	\$95,904,334	\$13,711,248	\$3,469,363	\$10,241,885	\$19,030,204	\$4,815,221	\$14,214,983	\$8,284,584
2047	\$9,905,912,557	\$99,059,126	\$14,162,282	\$3,595,653	\$10,566,629	\$19,656,206	\$4,990,502	\$14,665,704	\$8,586,154
2048	\$10,231,689,030	\$102,316,890	\$14,628,038	\$3,726,064	\$10,901,974	\$20,302,641	\$5,171,503	\$15,131,138	\$8,897,568
2049	\$10,568,096,769	\$105,680,968	\$15,108,993	\$3,860,732	\$11,248,262	\$20,970,172	\$5,358,412	\$15,611,760	\$9,219,144
2050	\$10,915,480,453	\$109,154,805	\$15,605,641	\$3,999,793	\$11,605,848	\$21,659,482	\$5,551,419	\$16,108,063	\$9,551,212
2051	\$11,274,195,871	\$112,741,959	\$16,118,489	\$4,143,391	\$11,975,098	\$22,371,277	\$5,750,722	\$16,620,556	\$9,894,112
2052	\$11,644,610,282	\$116,446,103	\$16,648,063	\$4,291,671	\$12,356,392	\$23,106,287	\$5,956,524	\$17,149,763	\$10,248,196
2053	\$12,027,102,781	\$120,271,028	\$17,194,905	\$4,444,787	\$12,750,118	\$23,865,263	\$6,169,038	\$17,696,226	\$10,613,825
2054	\$12,422,064,680	\$124,220,647	\$17,759,574	\$4,602,894	\$13,156,679	\$24,648,982	\$6,388,479	\$18,260,503	\$10,991,373
2055	\$12,829,899,901	\$128,298,999	\$18,342,648	\$4,766,155	\$13,576,492	\$25,458,246	\$6,615,073	\$18,843,173	\$11,381,228
2056	\$13,247,808,289	\$132,478,083	\$18,940,123	\$4,933,448	\$14,006,675	\$26,287,497	\$6,847,263	\$19,440,234	\$11,780,711
2057	\$13,645,242,537	\$136,452,425	\$19,508,326	\$5,092,545	\$14,415,781	\$27,076,122	\$7,068,078	\$12,160,623	\$12,160,623
2058	\$14,054,599,813	\$140,545,998	\$20,093,576	\$5,256,415	\$14,837,161	\$27,888,406	\$7,295,518	\$20,592,888	\$12,551,933
2059	\$14,476,237,808	\$144,762,378	\$20,696,383	\$5,425,201	\$15,271,182	\$28,725,058	\$7,529,780	\$21,195,278	\$12,954,981
2060	\$14,910,524,942	\$149,105,249	\$21,317,275	\$5,599,051	\$15,718,224	\$29,586,810	\$7,771,071	\$21,815,739	\$13,370,121
2061	\$15,357,840,690	\$153,578,407	\$21,956,793	\$5,778,116	\$16,178,677	\$30,474,414	\$8,019,600	\$22,454,814	\$13,797,716

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

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

E-11

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

Manteca Annexation Area
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Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*6.63%	d	e=c-d	f=b*26.51%	g	h=f-g	d+g
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$44,373,185	\$443,732	\$29,411	\$10,000	\$19,411	\$117,645	\$39,999	\$77,646	\$49,999
2025	\$91,408,761	\$914,088	\$60,587	\$20,600	\$39,988	\$242,349	\$82,399	\$159,951	\$102,998
2026	\$141,226,535	\$1,412,265	\$93,607	\$31,827	\$61,781	\$374,430	\$127,306	\$247,124	\$159,133
2027	\$193,951,109	\$1,939,511	\$128,554	\$35,995	\$92,559	\$514,217	\$143,981	\$370,236	\$179,976
2028	\$249,712,052	\$2,497,121	\$165,514	\$46,344	\$119,170	\$662,054	\$185,375	\$476,679	\$231,719
2029	\$308,644,097	\$3,086,441	\$204,575	\$57,281	\$147,294	\$818,299	\$229,124	\$589,175	\$286,405
2030	\$370,887,323	\$3,708,873	\$245,831	\$68,833	\$176,998	\$983,323	\$275,330	\$707,992	\$344,163
2031	\$436,587,363	\$4,365,874	\$289,378	\$81,026	\$208,352	\$1,157,511	\$324,103	\$833,408	\$405,129
2032	\$505,895,607	\$5,058,956	\$335,317	\$93,889	\$241,428	\$1,341,266	\$375,555	\$965,712	\$469,443
2033	\$581,062,077	\$5,810,621	\$385,138	\$107,839	\$277,300	\$1,540,553	\$431,355	\$1,109,198	\$539,194
2034	\$684,467,119	\$6,844,671	\$453,677	\$127,030	\$326,647	\$1,814,708	\$508,118	\$1,306,590	\$635,148
2035	\$793,553,508	\$7,935,535	\$525,981	\$147,275	\$378,707	\$2,103,925	\$589,099	\$1,514,826	\$736,374
2036	\$908,569,060	\$9,085,691	\$602,216	\$168,620	\$433,595	\$2,408,863	\$674,482	\$1,734,381	\$843,102
2037	\$1,029,771,346	\$10,297,713	\$682,551	\$191,114	\$491,437	\$2,730,203	\$764,457	\$1,965,746	\$955,571
2038	\$1,157,428,058	\$11,574,281	\$767,164	\$214,806	\$552,358	\$3,068,655	\$859,224	\$2,209,432	\$1,074,029
2039	\$1,192,150,900	\$11,921,509	\$790,179	\$221,250	\$568,929	\$3,160,715	\$885,000	\$2,275,715	\$1,106,250
2040	\$1,227,915,427	\$12,279,154	\$813,884	\$227,888	\$585,997	\$3,255,537	\$911,550	\$2,343,986	\$1,139,438
2041	\$1,264,752,890	\$12,647,529	\$838,301	\$234,724	\$603,576	\$3,353,203	\$938,897	\$2,414,306	\$1,173,621
2042	\$1,302,695,476	\$13,026,955	\$863,450	\$241,766	\$621,684	\$3,453,799	\$967,064	\$2,486,735	\$1,208,830
2043	\$1,341,776,341	\$13,417,763	\$889,353	\$249,019	\$640,334	\$3,557,413	\$996,076	\$2,561,337	\$1,245,094
2044	\$1,382,029,631	\$13,820,296	\$916,034	\$256,489	\$659,544	\$3,664,135	\$1,025,958	\$2,638,177	\$1,282,447
2045	\$1,423,490,520	\$14,234,905	\$943,515	\$264,184	\$679,331	\$3,774,059	\$1,056,737	\$2,717,323	\$1,320,921
2046	\$1,466,195,235	\$14,661,952	\$971,820	\$272,110	\$699,711	\$3,887,281	\$1,088,439	\$2,798,842	\$1,360,548
2047	\$1,510,181,092	\$15,101,811	\$1,000,975	\$280,273	\$720,702	\$4,003,899	\$1,121,092	\$2,882,808	\$1,401,365
2048	\$1,555,486,525	\$15,554,865	\$1,031,004	\$288,681	\$742,323	\$4,124,016	\$1,154,725	\$2,969,292	\$1,443,406
2049	\$1,602,151,121	\$16,021,511	\$1,061,934	\$297,342	\$764,593	\$4,247,737	\$1,189,366	\$3,058,371	\$1,486,708
2050	\$1,650,215,655	\$16,502,157	\$1,093,792	\$306,262	\$787,530	\$4,375,169	\$1,225,047	\$3,150,122	\$1,531,309
2051	\$1,699,722,124	\$16,997,221	\$1,126,606	\$315,450	\$811,156	\$4,506,424	\$1,261,799	\$3,244,625	\$1,577,248
2052	\$1,750,713,788	\$17,507,138	\$1,160,404	\$324,913	\$835,491	\$4,641,617	\$1,299,653	\$3,341,964	\$1,624,566
2053	\$1,803,235,201	\$18,032,352	\$1,195,216	\$334,661	\$860,556	\$4,780,865	\$1,338,642	\$3,442,223	\$1,673,303
2054	\$1,857,332,258	\$18,573,323	\$1,231,073	\$344,700	\$886,372	\$4,924,291	\$1,378,802	\$3,545,490	\$1,723,502
2055	\$1,913,052,225	\$19,130,522	\$1,268,005	\$355,041	\$912,964	\$5,072,020	\$1,420,166	\$3,651,854	\$1,775,207
2056	\$1,970,443,792	\$19,704,438	\$1,306,045	\$365,693	\$940,352	\$5,224,181	\$1,462,771	\$3,761,410	\$1,828,463
2057	\$2,029,557,106	\$20,295,571	\$1,345,226	\$376,663	\$968,563	\$5,380,906	\$1,506,654	\$3,874,252	\$1,883,317
2058	\$2,090,443,819	\$20,904,438	\$1,385,583	\$387,963	\$997,620	\$5,542,333	\$1,551,853	\$3,990,480	\$1,939,817
2059	\$2,153,157,134	\$21,531,571	\$1,427,151	\$399,602	\$1,027,549	\$5,708,603	\$1,598,409	\$4,110,194	\$1,998,011
2060	\$2,217,751,848	\$22,177,518	\$1,469,965	\$411,590	\$1,058,375	\$5,879,861	\$1,646,361	\$4,233,500	\$2,057,951
2061	\$2,284,284,403	\$22,842,844	\$1,514,064	\$423,938	\$1,090,126	\$6,056,257	\$1,695,752	\$4,360,505	\$2,119,690

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

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

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

Stockton

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

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	<i>Table 12</i>	<i>Table 13</i>		<i>Table 12</i>	<i>Table 13</i>				
2021	\$2,303,683	\$0	\$2,303,683	\$2,834,266	\$0	\$2,834,266	\$0	\$0	\$0
2022	\$2,368,018	\$0	\$2,368,018	\$2,913,418	\$0	\$2,913,418	\$33,142	\$40,775	\$73,917
2023	\$2,610,697	\$3,260	\$2,613,957	\$3,211,992	\$13,039	\$3,225,031	\$159,838	\$201,303	\$361,141
2024	\$2,759,444	\$10,073	\$2,769,517	\$3,394,997	\$40,291	\$3,435,288	\$239,975	\$309,618	\$549,593
2025	\$2,870,193	\$17,292	\$2,887,485	\$3,531,255	\$69,167	\$3,600,421	\$300,746	\$394,686	\$695,433
2026	\$2,968,436	\$24,935	\$2,993,370	\$3,652,124	\$99,738	\$3,751,863	\$355,294	\$472,701	\$827,995
2027	\$3,154,025	\$36,022	\$3,190,048	\$3,880,459	\$144,089	\$4,024,548	\$344,697	\$462,888	\$807,585
2028	\$3,284,547	\$49,471	\$3,334,017	\$4,041,042	\$197,883	\$4,238,924	\$400,686	\$546,256	\$946,942
2029	\$3,373,544	\$63,693	\$3,437,238	\$4,150,537	\$254,774	\$4,405,311	\$440,827	\$610,962	\$1,051,789
2030	\$3,465,506	\$78,725	\$3,544,231	\$4,263,679	\$314,900	\$4,578,580	\$482,435	\$678,344	\$1,160,780
2031	\$3,560,530	\$94,601	\$3,655,131	\$4,380,589	\$378,405	\$4,758,994	\$525,563	\$748,505	\$1,274,069
2032	\$3,658,716	\$111,359	\$3,770,076	\$4,501,390	\$445,437	\$4,946,827	\$570,264	\$821,552	\$1,391,815
2033	\$3,788,441	\$129,038	\$3,917,479	\$4,660,993	\$516,150	\$5,177,143	\$627,587	\$911,119	\$1,538,706
2034	\$3,996,036	\$147,676	\$4,143,712	\$4,916,400	\$590,705	\$5,507,106	\$715,567	\$1,039,438	\$1,755,005
2035	\$4,204,273	\$167,317	\$4,371,590	\$5,172,599	\$669,269	\$5,841,868	\$804,186	\$1,169,623	\$1,973,809
2036	\$4,421,988	\$188,004	\$4,609,992	\$5,440,458	\$752,015	\$6,192,473	\$896,898	\$1,305,970	\$2,202,868
2037	\$4,649,563	\$209,781	\$4,859,344	\$5,720,448	\$839,124	\$6,559,572	\$993,868	\$1,448,730	\$2,442,598
2038	\$4,887,394	\$232,695	\$5,120,089	\$6,013,055	\$930,782	\$6,943,837	\$1,095,269	\$1,598,167	\$2,693,436
2039	\$5,116,057	\$256,796	\$5,372,853	\$6,294,385	\$1,027,184	\$7,321,569	\$1,193,566	\$1,745,062	\$2,938,629
2040	\$5,340,280	\$282,133	\$5,622,413	\$6,570,251	\$1,128,533	\$7,698,784	\$1,290,617	\$1,891,757	\$3,182,374
2041	\$5,573,932	\$314,814	\$5,888,746	\$6,857,717	\$1,259,255	\$8,116,972	\$1,394,191	\$2,054,386	\$3,448,577
2042	\$5,817,378	\$349,201	\$6,166,579	\$7,157,233	\$1,396,804	\$8,554,038	\$1,502,237	\$2,224,356	\$3,726,593
2043	\$6,070,995	\$385,368	\$6,456,363	\$7,469,263	\$1,541,473	\$9,010,736	\$1,614,931	\$2,401,960	\$4,016,892
2044	\$6,335,173	\$424,310	\$6,759,482	\$7,794,286	\$1,697,238	\$9,491,524	\$1,732,811	\$2,588,934	\$4,321,745
2045	\$6,521,622	\$457,481	\$6,979,103	\$8,023,679	\$1,829,923	\$9,853,601	\$1,818,219	\$2,729,742	\$4,547,960
2046	\$6,714,138	\$492,260	\$7,206,398	\$8,260,534	\$1,969,041	\$10,229,575	\$1,906,611	\$2,875,953	\$4,782,565
2047	\$6,912,915	\$528,715	\$7,441,630	\$8,505,094	\$2,114,859	\$10,619,953	\$1,998,090	\$3,027,767	\$5,025,858
2048	\$7,118,157	\$563,200	\$7,681,356	\$8,757,607	\$2,252,799	\$11,010,405	\$2,091,317	\$3,179,610	\$5,270,927
2049	\$7,330,072	\$595,434	\$7,925,506	\$9,018,330	\$2,381,736	\$11,400,066	\$2,186,264	\$3,331,144	\$5,517,409
2050	\$7,548,876	\$629,095	\$8,177,972	\$9,287,529	\$2,516,382	\$11,803,911	\$2,284,446	\$3,488,195	\$5,772,641
2051	\$7,774,792	\$664,241	\$8,439,033	\$9,565,478	\$2,656,963	\$12,222,441	\$2,385,969	\$3,650,957	\$6,036,926
2052	\$8,010,877	\$700,929	\$8,711,805	\$9,855,938	\$2,803,714	\$12,659,652	\$2,492,048	\$3,820,983	\$6,313,031
2053	\$8,231,852	\$739,220	\$8,971,072	\$10,127,808	\$2,956,879	\$13,084,687	\$2,592,874	\$3,986,275	\$6,579,149
2054	\$8,459,457	\$779,178	\$9,238,635	\$10,407,834	\$3,116,711	\$13,524,545	\$2,696,926	\$4,157,331	\$6,854,257
2055	\$8,693,890	\$820,868	\$9,514,758	\$10,696,262	\$3,283,472	\$13,979,733	\$2,804,307	\$4,334,348	\$7,138,655
2056	\$8,935,355	\$864,358	\$9,799,714	\$10,993,342	\$3,457,433	\$14,450,774	\$2,915,123	\$4,517,531	\$7,432,654
2057	\$9,184,065	\$911,701	\$10,095,766	\$11,299,334	\$3,646,804	\$14,946,138	\$3,030,255	\$4,710,172	\$7,740,427
2058	\$9,440,236	\$949,058	\$10,389,295	\$11,614,506	\$3,796,234	\$15,410,740	\$3,144,405	\$4,890,851	\$8,035,256
2059	\$9,704,092	\$987,837	\$10,691,929	\$11,939,133	\$3,951,348	\$15,890,481	\$3,262,096	\$5,077,417	\$8,339,513
2060	\$9,975,864	\$1,028,088	\$11,003,952	\$12,273,500	\$4,112,352	\$16,385,851	\$3,383,438	\$5,270,061	\$8,653,499
2061	\$10,255,789	\$1,069,865	\$11,325,654	\$12,617,897	\$4,279,460	\$16,897,357	\$3,508,544	\$5,468,980	\$8,977,524
TOTAL	\$237,390,899	\$16,358,091	\$253,748,990	\$292,066,639	\$65,432,365	\$357,499,004	\$62,216,128	\$94,184,409	\$156,400,538

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Source: EPS.

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

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

Stockton Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	Net City	County	County EIFD Amount [1]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*16.71%	d	e=c-d	f=b*20.56%	g	h=f-g	d+g
2021	\$1,378,530,522	\$13,785,305	\$2,303,683	\$0	\$2,303,683	\$2,834,266	\$0	\$2,834,266	\$0
2022	\$1,436,860,838	\$14,368,608	\$2,401,160	\$33,142	\$2,368,018	\$2,954,193	\$40,775	\$2,913,418	\$73,917
2023	\$1,656,891,458	\$16,568,915	\$2,768,856	\$158,159	\$2,610,697	\$3,406,577	\$194,586	\$3,211,992	\$352,745
2024	\$1,791,755,605	\$17,917,556	\$2,994,230	\$234,786	\$2,759,444	\$3,683,859	\$288,862	\$3,394,997	\$523,647
2025	\$1,892,169,055	\$18,921,691	\$3,162,032	\$291,839	\$2,870,193	\$3,890,309	\$359,055	\$3,531,255	\$650,893
2026	\$1,981,242,793	\$19,812,428	\$3,310,884	\$342,449	\$2,968,436	\$4,073,446	\$421,321	\$3,652,124	\$763,770
2027	\$2,085,263,005	\$20,852,630	\$3,484,714	\$330,689	\$3,154,025	\$4,287,312	\$406,853	\$3,880,459	\$737,542
2028	\$2,193,741,310	\$21,937,413	\$3,665,994	\$381,447	\$3,284,547	\$4,510,344	\$469,302	\$4,041,042	\$850,749
2029	\$2,267,708,382	\$22,677,084	\$3,789,601	\$416,057	\$3,373,544	\$4,662,420	\$511,883	\$4,150,537	\$927,940
2030	\$2,344,139,111	\$23,441,391	\$3,917,326	\$451,820	\$3,465,506	\$4,819,562	\$555,883	\$4,263,679	\$1,007,703
2031	\$2,423,114,746	\$24,231,147	\$4,049,303	\$488,774	\$3,560,530	\$4,981,937	\$601,348	\$4,380,589	\$1,090,121
2032	\$2,504,719,194	\$25,047,192	\$4,185,674	\$526,957	\$3,658,716	\$5,149,716	\$648,326	\$4,501,390	\$1,175,283
2033	\$2,612,535,645	\$26,125,356	\$4,365,847	\$577,406	\$3,788,441	\$5,371,387	\$710,394	\$4,660,993	\$1,287,800
2034	\$2,785,070,424	\$27,850,704	\$4,654,173	\$658,137	\$3,996,036	\$5,726,119	\$809,719	\$4,916,400	\$1,467,856
2035	\$2,958,139,450	\$29,581,394	\$4,943,391	\$739,118	\$4,204,273	\$6,081,950	\$909,352	\$5,172,599	\$1,648,470
2036	\$3,139,086,054	\$31,390,861	\$5,245,774	\$823,785	\$4,421,988	\$6,453,977	\$1,013,519	\$5,440,458	\$1,837,305
2037	\$3,328,227,128	\$33,282,271	\$5,561,850	\$912,287	\$4,649,563	\$6,842,852	\$1,122,404	\$5,720,448	\$2,034,691
2038	\$3,525,891,490	\$35,258,915	\$5,892,170	\$1,004,776	\$4,887,394	\$7,249,251	\$1,236,196	\$6,013,055	\$2,240,972
2039	\$3,715,937,351	\$37,159,374	\$6,209,758	\$1,093,701	\$5,116,057	\$7,639,987	\$1,345,602	\$6,294,385	\$2,439,303
2040	\$3,902,292,328	\$39,022,923	\$6,521,179	\$1,180,899	\$5,340,280	\$8,023,133	\$1,452,883	\$6,570,251	\$2,633,782
2041	\$4,096,484,260	\$40,964,843	\$6,845,696	\$1,271,764	\$5,573,932	\$8,422,393	\$1,564,676	\$6,857,717	\$2,836,439
2042	\$4,298,815,645	\$42,988,156	\$7,183,815	\$1,366,437	\$5,817,378	\$8,838,387	\$1,681,154	\$7,157,233	\$3,047,591
2043	\$4,509,600,078	\$45,096,001	\$7,536,060	\$1,465,066	\$6,070,995	\$9,271,761	\$1,802,499	\$7,469,263	\$3,267,564
2044	\$4,729,162,642	\$47,291,626	\$7,902,974	\$1,567,802	\$6,335,173	\$9,723,183	\$1,928,897	\$7,794,286	\$3,496,698
2045	\$4,884,123,633	\$48,841,236	\$8,161,932	\$1,640,310	\$6,521,622	\$10,041,784	\$2,018,105	\$8,023,679	\$3,658,415
2046	\$5,044,126,037	\$50,441,260	\$8,429,314	\$1,715,177	\$6,714,138	\$10,370,749	\$2,110,215	\$8,260,534	\$3,825,392
2047	\$5,209,332,875	\$52,093,329	\$8,705,394	\$1,792,479	\$6,912,915	\$10,710,416	\$2,205,322	\$8,505,094	\$3,997,801
2048	\$5,379,912,409	\$53,799,124	\$8,990,452	\$1,872,295	\$7,118,157	\$11,061,128	\$2,303,521	\$8,757,607	\$4,175,817
2049	\$5,556,038,316	\$55,560,383	\$9,284,779	\$1,954,707	\$7,330,072	\$11,423,244	\$2,404,914	\$9,018,330	\$4,359,621
2050	\$5,737,889,855	\$57,378,899	\$9,588,674	\$2,039,797	\$7,548,876	\$11,797,131	\$2,509,602	\$9,287,529	\$4,549,400
2051	\$5,925,652,053	\$59,256,521	\$9,902,446	\$2,127,654	\$7,774,792	\$12,183,172	\$2,617,694	\$9,565,478	\$4,745,347
2052	\$6,121,865,645	\$61,218,656	\$10,230,341	\$2,219,464	\$8,010,877	\$12,586,588	\$2,730,650	\$9,855,938	\$4,950,114
2053	\$6,305,521,614	\$63,055,216	\$10,537,251	\$2,305,399	\$8,231,852	\$12,964,185	\$2,836,377	\$10,127,808	\$5,141,777
2054	\$6,494,687,263	\$64,946,873	\$10,853,369	\$2,393,912	\$8,459,457	\$13,353,111	\$2,945,277	\$10,407,834	\$5,339,189
2055	\$6,689,527,881	\$66,895,279	\$11,178,970	\$2,485,080	\$8,693,890	\$13,753,704	\$3,057,443	\$10,696,262	\$5,542,523
2056	\$6,890,213,717	\$68,902,137	\$11,514,339	\$2,578,984	\$8,935,355	\$14,166,315	\$3,172,974	\$10,993,342	\$5,751,958
2057	\$7,096,920,129	\$70,969,201	\$11,859,769	\$2,675,704	\$9,184,065	\$14,591,305	\$3,291,971	\$11,299,334	\$5,967,675
2058	\$7,309,827,733	\$73,098,277	\$12,215,562	\$2,775,326	\$9,440,236	\$15,029,044	\$3,414,538	\$11,614,506	\$6,189,864
2059	\$7,529,122,565	\$75,291,226	\$12,582,029	\$2,877,937	\$9,704,092	\$15,479,915	\$3,540,782	\$11,939,133	\$6,418,719
2060	\$7,754,996,241	\$77,549,962	\$12,959,490	\$2,983,626	\$9,975,864	\$15,944,313	\$3,670,813	\$12,273,500	\$6,654,439
2061	\$7,987,646,129	\$79,876,461	\$13,348,275	\$3,092,486	\$10,255,789	\$16,422,642	\$3,804,745	\$12,617,897	\$6,897,231

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

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

E-14

12

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

Stockton Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*7.23%	d	e=c-d	f=b*28.93%	g	h=f-g	e+h
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$6,829,544	\$68,295	\$4,939	\$1,679	\$3,260	\$19,756	\$6,717	\$13,039	\$16,299
2024	\$21,103,290	\$211,033	\$15,262	\$5,189	\$10,073	\$61,047	\$20,756	\$40,291	\$50,364
2025	\$36,227,315	\$362,273	\$26,199	\$8,908	\$17,292	\$104,798	\$35,631	\$69,167	\$86,458
2026	\$52,239,788	\$522,398	\$37,780	\$12,845	\$24,935	\$151,118	\$51,380	\$99,738	\$124,673
2027	\$69,180,405	\$691,804	\$50,031	\$14,009	\$36,022	\$200,124	\$56,035	\$144,089	\$180,112
2028	\$95,007,756	\$950,078	\$68,709	\$19,239	\$49,471	\$274,837	\$76,954	\$197,883	\$247,353
2029	\$122,322,486	\$1,223,225	\$88,463	\$24,770	\$63,693	\$353,853	\$99,079	\$254,774	\$318,467
2030	\$151,190,593	\$1,511,906	\$109,340	\$30,615	\$78,725	\$437,362	\$122,461	\$314,900	\$393,626
2031	\$181,680,696	\$1,816,807	\$131,391	\$36,789	\$94,601	\$525,563	\$147,158	\$378,405	\$473,007
2032	\$213,864,133	\$2,138,641	\$154,666	\$43,306	\$111,359	\$618,663	\$173,226	\$445,437	\$556,797
2033	\$247,815,064	\$2,478,151	\$179,219	\$50,181	\$129,038	\$716,875	\$200,725	\$516,150	\$645,188
2034	\$283,610,573	\$2,836,106	\$205,106	\$57,430	\$147,676	\$820,424	\$229,719	\$590,705	\$738,382
2035	\$321,330,780	\$3,213,308	\$232,385	\$65,068	\$167,317	\$929,541	\$260,271	\$669,269	\$836,587
2036	\$361,058,949	\$3,610,589	\$261,116	\$73,113	\$188,004	\$1,044,466	\$292,450	\$752,015	\$940,019
2037	\$402,881,610	\$4,028,816	\$291,362	\$81,581	\$209,781	\$1,165,450	\$326,326	\$839,124	\$1,048,905
2038	\$446,888,679	\$4,468,887	\$323,188	\$90,493	\$232,695	\$1,292,753	\$361,971	\$930,782	\$1,163,477
2039	\$493,173,577	\$4,931,736	\$356,661	\$99,865	\$256,796	\$1,426,645	\$399,461	\$1,027,184	\$1,283,980
2040	\$541,833,370	\$5,418,334	\$391,852	\$109,718	\$282,133	\$1,567,407	\$438,874	\$1,128,533	\$1,410,666
2041	\$604,595,736	\$6,045,957	\$437,241	\$122,428	\$314,814	\$1,748,965	\$489,710	\$1,259,255	\$1,574,068
2042	\$670,636,193	\$6,706,362	\$485,001	\$135,800	\$349,201	\$1,940,006	\$543,202	\$1,396,804	\$1,746,005
2043	\$740,094,942	\$7,400,949	\$535,234	\$149,865	\$385,368	\$2,140,935	\$599,462	\$1,541,473	\$1,926,841
2044	\$814,881,091	\$8,148,811	\$589,319	\$165,009	\$424,310	\$2,357,275	\$660,037	\$1,697,238	\$2,121,548
2045	\$878,585,860	\$8,785,859	\$635,390	\$177,909	\$457,481	\$2,541,559	\$711,637	\$1,829,923	\$2,287,403
2046	\$945,379,522	\$9,453,795	\$683,695	\$191,435	\$492,260	\$2,734,779	\$765,738	\$1,969,041	\$2,461,301
2047	\$1,015,390,077	\$10,153,901	\$734,326	\$205,611	\$528,715	\$2,937,304	\$822,445	\$2,114,859	\$2,643,574
2048	\$1,081,617,809	\$10,816,178	\$782,222	\$219,022	\$563,200	\$3,128,887	\$876,088	\$2,252,799	\$2,815,998
2049	\$1,143,523,412	\$11,435,234	\$826,992	\$231,558	\$595,434	\$3,307,966	\$926,231	\$2,381,736	\$2,977,170
2050	\$1,208,169,895	\$12,081,699	\$873,744	\$244,648	\$629,095	\$3,494,975	\$978,593	\$2,516,382	\$3,145,477
2051	\$1,275,665,996	\$12,756,660	\$922,557	\$258,316	\$664,241	\$3,690,226	\$1,033,263	\$2,656,963	\$3,321,204
2052	\$1,346,124,511	\$13,461,245	\$973,512	\$272,583	\$700,929	\$3,894,048	\$1,090,333	\$2,803,714	\$3,504,643
2053	\$1,419,662,436	\$14,196,624	\$1,026,694	\$287,474	\$739,220	\$4,106,777	\$1,149,898	\$2,956,879	\$3,696,099
2054	\$1,496,401,126	\$14,964,011	\$1,082,191	\$303,014	\$779,178	\$4,328,766	\$1,212,054	\$3,116,711	\$3,895,889
2055	\$1,576,466,440	\$15,764,664	\$1,140,094	\$319,226	\$820,868	\$4,560,377	\$1,276,906	\$3,283,472	\$4,104,339
2056	\$1,659,988,912	\$16,599,889	\$1,200,497	\$336,139	\$864,358	\$4,801,990	\$1,344,557	\$3,457,433	\$4,321,791
2057	\$1,750,910,077	\$17,509,101	\$1,266,251	\$354,550	\$911,701	\$5,065,005	\$1,418,201	\$3,646,804	\$4,558,504
2058	\$1,822,654,776	\$18,226,548	\$1,318,137	\$369,078	\$949,058	\$5,272,547	\$1,476,313	\$3,796,234	\$4,745,292
2059	\$1,897,128,338	\$18,971,283	\$1,371,996	\$384,159	\$987,837	\$5,487,983	\$1,536,635	\$3,951,348	\$4,939,185
2060	\$1,974,429,925	\$19,744,299	\$1,427,900	\$399,812	\$1,028,088	\$5,711,600	\$1,599,248	\$4,112,352	\$5,140,440
2061	\$2,054,662,191	\$20,546,622	\$1,485,924	\$416,059	\$1,069,865	\$5,943,694	\$1,664,234	\$4,279,460	\$5,349,325

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

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



APPENDICES:

- Appendix A: City of Lathrop EIFD Revenue Estimating Tables
- Appendix B: City of Manteca EIFD Revenue Estimating Tables
- Appendix C: City of Stockton EIFD Revenue Estimating Tables
- Appendix D: Supporting Tables for EIFD Revenue Analysis



APPENDIX A: City of Lathrop EIFD Revenue Estimating Tables

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

Lathrop

Fiscal Year	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment				
							City [1]	City EIFD	County [1]	County EIFD	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
2020	\$2,865,506,688	\$85,965,201	\$0	\$2,951,471,889	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$2,951,471,889	\$88,544,157	\$164,891,629	\$3,204,907,674	\$253,435,786	\$2,534,358	\$284,596	\$96,763	\$475,376	\$161,628	\$258,390
2022	\$3,204,907,674	\$96,147,230	\$242,864,640	\$3,543,919,545	\$592,447,656	\$5,924,477	\$665,289	\$226,198	\$1,111,270	\$377,832	\$604,030
2023	\$3,543,919,545	\$106,317,586	\$238,895,491	\$3,889,132,623	\$937,660,734	\$9,376,607	\$1,052,946	\$358,002	\$1,758,795	\$597,990	\$955,992
2024	\$3,889,132,623	\$116,673,979	\$246,062,356	\$4,251,868,958	\$1,300,397,069	\$13,003,971	\$1,460,281	\$496,496	\$2,439,189	\$829,324	\$1,325,820
2025	\$4,251,868,958	\$127,556,069	\$271,874,723	\$4,651,299,749	\$1,699,827,860	\$16,998,279	\$1,905,305	\$647,804	\$3,195,784	\$1,086,567	\$1,734,370
2026	\$4,651,299,749	\$139,538,992	\$306,246,341	\$5,097,085,082	\$2,145,613,194	\$21,456,132	\$2,402,172	\$672,608	\$4,039,769	\$1,131,135	\$1,803,744
2027	\$5,097,085,082	\$152,912,552	\$330,314,479	\$5,580,312,114	\$2,628,840,225	\$26,288,402	\$2,940,863	\$823,442	\$4,954,447	\$1,387,245	\$2,210,687
2028	\$5,580,312,114	\$167,409,363	\$340,223,913	\$6,087,945,391	\$3,136,473,502	\$31,364,735	\$3,506,732	\$981,885	\$5,915,388	\$1,656,309	\$2,638,193
2029	\$6,087,945,391	\$182,638,362	\$284,409,395	\$6,554,993,147	\$3,603,521,259	\$36,035,213	\$4,026,784	\$1,127,499	\$6,800,705	\$1,904,197	\$3,031,697
2030	\$6,554,993,147	\$196,649,794	\$294,546,903	\$7,046,189,845	\$4,094,717,956	\$40,947,180	\$4,573,702	\$1,280,637	\$7,731,846	\$2,164,917	\$3,445,554
2031	\$7,046,189,845	\$211,385,695	\$250,437,680	\$7,508,013,220	\$4,556,541,332	\$45,565,413	\$5,087,374	\$1,424,465	\$8,608,441	\$2,410,363	\$3,834,828
2032	\$7,508,013,220	\$225,240,397	\$257,950,810	\$7,991,204,427	\$5,039,732,539	\$50,397,325	\$5,624,766	\$1,574,935	\$9,525,690	\$2,667,193	\$4,242,128
2033	\$7,991,204,427	\$239,736,133	\$256,916,314	\$8,487,856,875	\$5,536,384,986	\$55,363,850	\$6,176,989	\$1,729,557	\$10,468,789	\$2,931,261	\$4,660,818
2034	\$8,487,856,875	\$254,635,706	\$261,507,869	\$9,004,000,450	\$6,052,528,561	\$60,525,286	\$6,750,801	\$1,890,224	\$11,449,072	\$3,205,740	\$5,095,965
2035	\$9,004,000,450	\$270,120,013	\$245,501,952	\$9,519,622,415	\$6,568,150,527	\$65,681,505	\$7,328,442	\$2,051,964	\$12,419,124	\$3,477,355	\$5,529,319
2036	\$9,519,622,415	\$285,588,672	\$252,867,011	\$10,058,078,098	\$7,106,606,210	\$71,066,062	\$7,931,683	\$2,220,871	\$13,432,091	\$3,760,986	\$5,981,857
2037	\$10,058,078,098	\$301,742,343	\$201,293,132	\$10,561,113,573	\$7,609,641,684	\$76,096,417	\$8,495,107	\$2,378,630	\$14,378,710	\$4,026,039	\$6,404,669
2038	\$10,561,113,573	\$316,833,407	\$207,331,925	\$11,085,278,905	\$8,133,807,017	\$81,338,070	\$9,082,214	\$2,543,020	\$15,365,054	\$4,302,215	\$6,845,235
2039	\$11,085,278,905	\$332,558,367	\$213,551,883	\$11,631,389,156	\$8,679,917,267	\$86,799,173	\$9,693,919	\$2,714,297	\$16,392,655	\$4,589,943	\$7,304,241
2040	\$11,631,389,156	\$348,941,675	\$157,224,191	\$12,137,555,021	\$9,186,083,133	\$91,860,831	\$10,260,722	\$2,873,002	\$17,345,429	\$4,856,720	\$7,729,722
2041	\$12,137,555,021	\$364,126,651	\$166,787,221	\$12,668,468,893	\$9,716,997,005	\$97,169,970	\$10,855,269	\$3,039,475	\$18,344,723	\$5,136,523	\$8,175,998
2042	\$12,668,468,893	\$380,054,067	\$171,790,838	\$13,220,313,798	\$10,268,841,909	\$102,688,419	\$11,473,270	\$3,212,516	\$19,383,382	\$5,427,347	\$8,639,863
2043	\$13,220,313,798	\$396,609,414	\$176,944,563	\$13,793,867,775	\$10,842,395,886	\$108,423,959	\$12,115,598	\$3,392,368	\$20,462,868	\$5,729,603	\$9,121,971
2044	\$13,793,867,775	\$413,816,033	\$182,252,900	\$14,389,936,708	\$11,438,464,819	\$114,384,648	\$12,783,158	\$3,579,284	\$21,584,695	\$6,043,715	\$9,622,999
2045	\$14,389,936,708	\$431,698,101	\$187,720,487	\$15,009,355,296	\$12,057,883,407	\$120,578,834	\$13,476,884	\$3,773,528	\$22,750,433	\$6,370,121	\$10,143,649
2046	\$15,009,355,296	\$450,280,659	\$193,352,101	\$15,652,988,056	\$12,701,516,168	\$127,015,162	\$14,197,746	\$3,975,369	\$23,961,706	\$6,709,278	\$10,684,647
2047	\$15,652,988,056	\$469,589,642	\$199,152,665	\$16,321,730,363	\$13,370,258,474	\$133,702,585	\$14,946,748	\$4,185,089	\$25,220,198	\$7,061,655	\$11,246,745
2048	\$16,321,730,363	\$489,651,911	\$205,127,244	\$17,016,509,518	\$14,065,037,629	\$140,650,376	\$15,724,928	\$4,402,980	\$26,527,651	\$7,427,742	\$11,830,722
2049	\$17,016,509,518	\$510,495,286	\$211,281,062	\$17,738,285,865	\$14,786,813,977	\$147,868,140	\$16,533,365	\$4,629,342	\$27,885,871	\$7,808,044	\$12,437,386
2050	\$17,738,285,865	\$532,148,576	\$217,619,494	\$18,488,053,935	\$15,536,582,046	\$155,365,820	\$17,373,172	\$4,864,488	\$29,296,726	\$8,203,083	\$13,067,572
2051	\$18,488,053,935	\$554,641,618	\$217,635,050	\$19,260,330,603	\$16,308,858,715	\$163,088,587	\$18,238,192	\$5,106,694	\$30,749,936	\$8,609,982	\$13,716,676
2052	\$19,260,330,603	\$577,809,918	\$224,164,102	\$20,062,304,623	\$17,110,832,735	\$171,108,327	\$19,136,493	\$5,358,218	\$32,258,989	\$9,032,517	\$14,390,735
2053	\$20,062,304,623	\$601,869,139	\$230,889,025	\$20,895,062,787	\$17,943,590,898	\$179,435,909	\$20,069,295	\$5,619,403	\$33,825,928	\$9,471,260	\$15,090,663
2054	\$20,895,062,787	\$626,851,884	\$237,815,696	\$21,759,730,366	\$18,808,258,478	\$188,082,585	\$21,037,860	\$5,890,601	\$35,452,868	\$9,926,803	\$15,817,404
2055	\$21,759,730,366	\$652,791,911	\$244,950,167	\$22,657,472,444	\$19,706,000,555	\$197,060,006	\$22,043,493	\$6,172,178	\$37,141,998	\$10,399,759	\$16,571,938
2056	\$22,657,472,444	\$679,724,173	\$252,298,672	\$23,589,495,289	\$20,638,023,400	\$206,380,234	\$23,087,548	\$6,464,513	\$38,895,586	\$10,890,764	\$17,355,277
2057	\$23,589,495,289	\$707,684,859	\$259,867,632	\$24,557,047,779	\$21,605,575,891	\$216,055,759	\$24,171,423	\$6,767,999	\$40,715,979	\$11,400,474	\$18,168,473
2058	\$24,557,047,779	\$736,711,433	\$267,663,661	\$25,561,422,873	\$22,609,950,985	\$226,099,510	\$25,296,570	\$7,083,039	\$42,605,607	\$11,929,570	\$19,012,609
2059	\$25,561,422,873	\$766,842,686	\$275,693,571	\$26,603,959,130	\$23,652,487,241	\$236,524,872	\$26,464,487	\$7,410,056	\$44,566,985	\$12,478,756	\$19,888,812
2060	\$26,603,959,130	\$798,118,774	\$310,843,569	\$27,712,921,473	\$24,761,449,584	\$247,614,496	\$27,706,915	\$7,757,936	\$46,653,137	\$13,062,878	\$20,820,814
2061	\$27,712,921,473	\$831,387,644	\$0	\$28,544,309,117	\$25,592,837,229	\$255,928,372	\$28,637,553	\$8,018,515	\$48,218,816	\$13,501,268	\$21,519,783

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

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[1] See Table D-1 for Fiscal Year 2019-20 beginning assessed value.

[2] See Table A-4 for new AV added to roll from 2020-21 on. It is assumed that new AV is added to roll in year after development occurs.

In 2019-20 and 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.

[3] 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.

E-18

A-1

Lathrop
Existing City

Table A-2
Mossdale Tract Infrastructure Finance Plan
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 2021	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation	City EIFD	County [1]	County EIFD Allocation	County EIFD	Total EIFD
<i>Formula</i>	<i>a</i>	<i>b=a*3.0%</i>	<i>c</i>	<i>d=a+b+c</i>	<i>e</i>	<i>f=e*1.0%</i>	<i>g=f*11.23%</i>	<i>h</i>	<i>i=g*h</i>	<i>j=f*18.76%</i>	<i>k</i>	<i>l=j*k</i>	<i>m=i+l</i>
2020	\$2,865,506,688	\$85,965,201	\$0	\$2,951,471,889	\$0	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0
2021	\$2,951,471,889	\$88,544,157	\$164,891,629	\$3,204,907,674	\$253,435,786	\$2,534,358	\$284,596	34%	\$96,763	\$475,376	34%	\$161,628	\$258,390
2022	\$3,204,907,674	\$96,147,230	\$242,864,640	\$3,543,919,545	\$592,447,656	\$5,924,477	\$665,289	34%	\$226,198	\$1,111,270	34%	\$377,832	\$604,030
2023	\$3,543,919,545	\$106,317,586	\$238,895,491	\$3,889,132,623	\$937,660,734	\$9,376,607	\$1,052,946	34%	\$358,002	\$1,758,795	34%	\$597,990	\$955,992
2024	\$3,889,132,623	\$116,673,979	\$246,062,356	\$4,251,868,958	\$1,300,397,069	\$13,003,971	\$1,460,281	34%	\$496,496	\$2,439,189	34%	\$829,324	\$1,325,820
2025	\$4,251,868,958	\$127,556,069	\$263,679,643	\$4,643,104,670	\$1,691,632,781	\$16,916,328	\$1,899,619	34%	\$645,871	\$3,173,040	34%	\$1,078,834	\$1,724,704
2026	\$4,643,104,670	\$139,293,140	\$297,805,509	\$5,080,203,219	\$2,128,731,330	\$21,287,313	\$2,390,459	28%	\$669,329	\$3,992,918	28%	\$1,118,017	\$1,787,345
2027	\$5,080,203,219	\$152,406,097	\$321,620,319	\$5,554,229,635	\$2,602,757,746	\$26,027,577	\$2,922,767	28%	\$818,375	\$4,882,062	28%	\$1,366,977	\$2,185,352
2028	\$5,554,229,635	\$166,626,889	\$331,268,929	\$6,052,125,452	\$3,100,653,564	\$31,006,536	\$3,481,879	28%	\$974,926	\$5,815,978	28%	\$1,628,474	\$2,603,400
2029	\$6,052,125,452	\$181,563,764	\$275,185,761	\$6,508,874,977	\$3,557,403,088	\$35,574,031	\$3,994,786	28%	\$1,118,540	\$6,672,715	28%	\$1,868,360	\$2,986,900
2030	\$6,508,874,977	\$195,266,249	\$285,046,560	\$6,989,187,786	\$4,037,715,898	\$40,377,159	\$4,534,153	28%	\$1,269,563	\$7,573,651	28%	\$2,120,622	\$3,390,185
2031	\$6,989,187,786	\$209,675,634	\$240,652,327	\$7,439,515,747	\$4,488,043,858	\$44,880,439	\$5,039,849	28%	\$1,411,158	\$8,418,343	28%	\$2,357,136	\$3,768,294
2032	\$7,439,515,747	\$223,185,472	\$247,871,896	\$7,910,573,115	\$4,959,101,227	\$49,591,012	\$5,568,823	28%	\$1,559,271	\$9,301,917	28%	\$2,604,537	\$4,163,807
2033	\$7,910,573,115	\$237,317,193	\$246,535,033	\$8,394,425,342	\$5,442,953,453	\$54,429,535	\$6,112,165	28%	\$1,711,406	\$10,209,492	28%	\$2,858,658	\$4,570,064
2034	\$8,394,425,342	\$251,832,760	\$250,815,149	\$8,897,073,251	\$5,945,601,362	\$59,456,014	\$6,676,614	28%	\$1,869,452	\$11,152,322	28%	\$3,122,650	\$4,992,120
2035	\$8,897,073,251	\$266,912,198	\$245,501,952	\$9,409,487,401	\$6,458,015,512	\$64,580,155	\$7,252,029	28%	\$2,030,568	\$12,113,471	28%	\$3,391,772	\$5,422,340
2036	\$9,409,487,401	\$282,284,622	\$252,867,011	\$9,944,639,033	\$6,993,167,144	\$69,931,671	\$7,852,978	28%	\$2,198,834	\$13,117,269	28%	\$3,672,835	\$5,871,669
2037	\$9,944,639,033	\$298,339,171	\$201,293,132	\$10,444,271,336	\$7,492,799,447	\$74,927,994	\$8,414,040	28%	\$2,355,931	\$14,054,442	28%	\$4,935,244	\$6,291,177
2038	\$10,444,271,336	\$313,328,140	\$207,331,925	\$10,964,931,401	\$8,013,459,512	\$80,134,595	\$8,998,715	28%	\$2,519,640	\$15,031,058	28%	\$4,208,696	\$6,728,337
2039	\$10,964,931,401	\$328,947,942	\$213,551,883	\$11,507,431,226	\$8,555,959,338	\$85,559,593	\$9,607,915	28%	\$2,690,216	\$16,048,639	28%	\$4,493,619	\$7,183,835
2040	\$11,507,431,226	\$345,222,937	\$157,224,191	\$12,009,878,354	\$9,058,406,465	\$90,584,065	\$10,172,138	28%	\$2,848,199	\$16,991,093	28%	\$4,757,506	\$7,605,705
2041	\$12,009,878,354	\$360,296,351	\$166,787,221	\$12,536,961,926	\$9,585,490,037	\$95,854,900	\$10,764,027	28%	\$3,013,928	\$17,979,757	28%	\$5,034,332	\$8,048,260
2042	\$12,536,961,926	\$376,108,858	\$171,790,838	\$13,084,861,622	\$10,133,389,733	\$101,333,897	\$11,379,291	28%	\$3,186,201	\$19,007,467	28%	\$5,322,091	\$8,508,292
2043	\$13,084,861,622	\$392,545,849	\$176,944,563	\$13,654,352,033	\$10,702,880,145	\$107,028,801	\$12,018,800	28%	\$3,365,264	\$20,075,675	28%	\$5,621,189	\$9,986,453
2044	\$13,654,352,033	\$409,630,561	\$182,252,900	\$14,246,235,494	\$11,294,763,605	\$112,947,636	\$12,683,456	28%	\$3,551,368	\$21,185,887	28%	\$5,932,048	\$9,483,416
2045	\$14,246,235,494	\$427,387,065	\$187,720,487	\$14,861,343,046	\$11,909,871,157	\$119,098,712	\$13,374,191	28%	\$3,744,773	\$22,339,660	28%	\$6,255,105	\$9,999,878
2046	\$14,861,343,046	\$445,840,291	\$193,352,101	\$15,500,535,439	\$12,549,063,550	\$125,490,636	\$14,091,972	28%	\$3,945,752	\$23,538,611	28%	\$6,590,811	\$10,536,563
2047	\$15,500,535,439	\$465,016,063	\$199,152,665	\$16,164,704,166	\$13,213,232,278	\$132,132,323	\$14,837,801	28%	\$4,154,584	\$24,784,409	28%	\$6,939,635	\$11,094,219
2048	\$16,164,704,166	\$484,941,125	\$205,127,244	\$16,854,772,536	\$13,903,300,647	\$139,033,006	\$15,612,713	28%	\$4,371,560	\$26,078,789	28%	\$7,302,061	\$11,673,621
2049	\$16,854,772,536	\$505,643,176	\$211,281,062	\$17,571,696,774	\$14,620,224,885	\$146,202,249	\$16,417,783	28%	\$4,596,979	\$27,423,543	28%	\$7,678,592	\$12,275,571
2050	\$17,571,696,774	\$527,150,903	\$217,619,494	\$18,316,467,171	\$15,364,995,282	\$153,649,953	\$17,254,123	28%	\$4,831,154	\$28,820,528	28%	\$8,009,748	\$12,900,902
2051	\$18,316,467,171	\$549,494,015	\$217,635,050	\$19,083,596,236	\$16,132,124,347	\$161,321,243	\$18,115,571	28%	\$5,072,360	\$30,259,452	28%	\$8,472,647	\$13,545,006
2052	\$19,083,596,236	\$572,507,887	\$224,164,102	\$19,880,268,225	\$16,928,796,336	\$169,287,963	\$19,010,194	28%	\$5,322,854	\$31,753,791	28%	\$8,891,062	\$14,213,916
2053	\$19,880,268,225	\$596,408,047	\$230,889,025	\$20,707,565,297	\$17,756,093,408	\$177,560,934	\$19,939,207	28%	\$5,582,978	\$33,305,574	28%	\$9,325,561	\$14,908,539
2054	\$20,707,565,297	\$621,226,959	\$237,815,696	\$21,566,607,951	\$18,615,136,063	\$186,151,361	\$20,903,869	28%	\$5,853,083	\$34,916,903	28%	\$9,776,733	\$15,629,816
2055	\$21,566,607,951	\$646,998,239	\$244,950,167	\$22,458,556,357	\$19,507,084,468	\$195,070,845	\$21,905,483	28%	\$6,133,535	\$36,589,954	28%	\$10,245,187	\$16,378,722
2056	\$22,458,556,357	\$673,756,691	\$252,298,672	\$23,384,611,719	\$20,433,139,830	\$204,331,398	\$22,945,397	28%	\$6,424,711	\$38,326,981	28%	\$10,731,555	\$17,156,266
2057	\$23,384,611,719	\$701,538,352	\$259,867,632	\$24,346,017,702	\$21,394,545,814	\$213,945,458	\$24,025,007	28%	\$6,727,002	\$40,130,316	28%	\$11,236,488	\$17,963,490
2058	\$24,346,017,702	\$730,380,531	\$267,663,661	\$25,344,061,894	\$22,392,590,005	\$223,925,900	\$25,145,761	28%	\$7,040,813	\$42,002,374	28%	\$11,760,665	\$18,801,478
2059	\$25,344,061,894	\$760,321,857	\$275,693,571	\$26,380,077,321	\$23,428,605,433	\$234,286,054	\$26,309,155	28%	\$7,366,563	\$43,945,655	28%	\$12,304,783	\$19,671,347
2060	\$26,380,077,321	\$791,402,320	\$310,843,569	\$27,482,323,210	\$24,530,851,321	\$245,308,513	\$27,546,922	28%	\$7,713,138	\$46,013,167	28%	\$12,883,687	\$20,596,825
2061	\$27,482,323,210	\$824,469,696	\$0	\$28,306,792,906	\$25,355,321,018	\$253,553,210	\$28,472,760	28%	\$7,972,373	\$47,559,646	28%	\$13,316,701	\$21,289,074

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.

[2] See Table A-4 for new AV added to roll from 2020-21 on. It is assumed that new AV is added to roll in year after development occurs.

In 2020-21 and 2021-22 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.

E-19

A-2

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

Lathrop
Annexation Area

Fiscal Year	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV starting in 2021	Gross Tax Increment	Net Tax Increment					Total EIFD	
							City [1]	City EIFD Allocation	City EIFD	County [1]	County EIFD Allocation		County EIFD
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*6.94%	h	i=g*h	j=f*27.75%	k	l=j*k	m=i+l
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	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	\$8,195,079	\$8,195,079	\$8,195,079	\$81,951	\$5,686	34%	\$1,933	\$22,743	34%	\$7,733	\$9,666
2026	\$8,195,079	\$245,852	\$8,440,932	\$16,881,864	\$16,881,864	\$168,819	\$11,713	28%	\$3,280	\$46,852	28%	\$13,118	\$16,398
2027	\$16,881,864	\$506,456	\$8,694,160	\$26,082,479	\$26,082,479	\$260,825	\$18,096	28%	\$5,067	\$72,386	28%	\$20,268	\$25,335
2028	\$26,082,479	\$782,474	\$8,954,985	\$35,819,938	\$35,819,938	\$358,199	\$24,852	28%	\$6,959	\$99,410	28%	\$27,835	\$34,793
2029	\$35,819,938	\$1,074,598	\$9,223,634	\$46,118,170	\$46,118,170	\$461,182	\$31,997	28%	\$8,959	\$127,990	28%	\$35,837	\$44,796
2030	\$46,118,170	\$1,383,545	\$9,500,343	\$57,002,059	\$57,002,059	\$570,021	\$39,549	28%	\$11,074	\$158,195	28%	\$44,295	\$55,368
2031	\$57,002,059	\$1,710,062	\$9,785,353	\$68,497,474	\$68,497,474	\$684,975	\$47,525	28%	\$13,307	\$190,098	28%	\$53,228	\$66,534
2032	\$68,497,474	\$2,054,924	\$10,078,914	\$80,631,312	\$80,631,312	\$806,313	\$55,943	28%	\$15,664	\$223,773	28%	\$62,656	\$78,320
2033	\$80,631,312	\$2,418,939	\$10,381,281	\$93,431,533	\$93,431,533	\$934,315	\$64,824	28%	\$18,151	\$259,297	28%	\$72,603	\$90,754
2034	\$93,431,533	\$2,802,946	\$10,692,720	\$106,927,199	\$106,927,199	\$1,069,272	\$74,188	28%	\$20,773	\$296,751	28%	\$83,090	\$103,863
2035	\$106,927,199	\$3,207,816	\$0	\$110,135,015	\$110,135,015	\$1,101,350	\$76,413	28%	\$21,396	\$305,653	28%	\$85,583	\$106,979
2036	\$110,135,015	\$3,304,050	\$0	\$113,439,065	\$113,439,065	\$1,134,391	\$78,706	28%	\$22,038	\$314,823	28%	\$88,150	\$110,188
2037	\$113,439,065	\$3,403,172	\$0	\$116,842,237	\$116,842,237	\$1,168,422	\$81,067	28%	\$22,699	\$324,268	28%	\$90,795	\$113,494
2038	\$116,842,237	\$3,505,267	\$0	\$120,347,504	\$120,347,504	\$1,203,475	\$83,499	28%	\$23,380	\$333,996	28%	\$93,519	\$116,898
2039	\$120,347,504	\$3,610,425	\$0	\$123,957,929	\$123,957,929	\$1,239,579	\$86,004	28%	\$24,081	\$344,015	28%	\$96,324	\$120,405
2040	\$123,957,929	\$3,718,738	\$0	\$127,676,667	\$127,676,667	\$1,276,767	\$88,584	28%	\$24,804	\$354,336	28%	\$99,214	\$124,018
2041	\$127,676,667	\$3,830,300	\$0	\$131,506,967	\$131,506,967	\$1,315,070	\$91,241	28%	\$25,548	\$364,966	28%	\$102,190	\$127,738
2042	\$131,506,967	\$3,945,209	\$0	\$135,452,176	\$135,452,176	\$1,354,522	\$93,979	28%	\$26,314	\$375,915	28%	\$105,256	\$131,570
2043	\$135,452,176	\$4,063,565	\$0	\$139,515,742	\$139,515,742	\$1,395,157	\$96,798	28%	\$27,103	\$387,192	28%	\$108,414	\$135,517
2044	\$139,515,742	\$4,185,472	\$0	\$143,701,214	\$143,701,214	\$1,437,012	\$99,702	28%	\$27,917	\$398,808	28%	\$111,666	\$139,583
2045	\$143,701,214	\$4,311,036	\$0	\$148,012,250	\$148,012,250	\$1,480,123	\$102,693	28%	\$28,754	\$410,772	28%	\$115,016	\$143,770
2046	\$148,012,250	\$4,440,368	\$0	\$152,452,618	\$152,452,618	\$1,524,526	\$105,774	28%	\$29,617	\$423,096	28%	\$118,467	\$148,083
2047	\$152,452,618	\$4,573,579	\$0	\$157,026,196	\$157,026,196	\$1,570,262	\$108,947	28%	\$30,505	\$435,788	28%	\$122,021	\$152,526
2048	\$157,026,196	\$4,710,786	\$0	\$161,736,982	\$161,736,982	\$1,617,370	\$112,216	28%	\$31,420	\$448,862	28%	\$125,681	\$157,102
2049	\$161,736,982	\$4,852,109	\$0	\$166,589,092	\$166,589,092	\$1,665,891	\$115,582	28%	\$32,363	\$462,328	28%	\$129,452	\$161,815
2050	\$166,589,092	\$4,997,673	\$0	\$171,586,764	\$171,586,764	\$1,715,868	\$119,049	28%	\$33,334	\$476,198	28%	\$133,335	\$166,669
2051	\$171,586,764	\$5,147,603	\$0	\$176,734,367	\$176,734,367	\$1,767,344	\$122,621	28%	\$34,334	\$490,484	28%	\$137,335	\$171,669
2052	\$176,734,367	\$5,302,031	\$0	\$182,036,398	\$182,036,398	\$1,820,364	\$126,300	28%	\$35,364	\$505,198	28%	\$141,456	\$176,819
2053	\$182,036,398	\$5,461,092	\$0	\$187,497,490	\$187,497,490	\$1,874,975	\$130,089	28%	\$36,425	\$520,354	28%	\$145,699	\$182,124
2054	\$187,497,490	\$5,624,925	\$0	\$193,122,415	\$193,122,415	\$1,931,224	\$133,991	28%	\$37,518	\$535,965	28%	\$150,070	\$187,588
2055	\$193,122,415	\$5,793,672	\$0	\$198,916,087	\$198,916,087	\$1,989,161	\$138,011	28%	\$38,643	\$552,044	28%	\$154,572	\$193,215
2056	\$198,916,087	\$5,967,483	\$0	\$204,883,570	\$204,883,570	\$2,048,836	\$142,151	28%	\$39,802	\$568,605	28%	\$159,209	\$199,012
2057	\$204,883,570	\$6,146,507	\$0	\$211,030,077	\$211,030,077	\$2,110,301	\$146,416	28%	\$40,996	\$585,663	28%	\$163,986	\$204,982
2058	\$211,030,077	\$6,330,902	\$0	\$217,360,979	\$217,360,979	\$2,173,610	\$150,808	28%	\$42,226	\$603,233	28%	\$168,905	\$211,132
2059	\$217,360,979	\$6,520,829	\$0	\$223,881,809	\$223,881,809	\$2,238,818	\$155,333	28%	\$43,493	\$621,330	28%	\$173,972	\$217,466
2060	\$223,881,809	\$6,716,454	\$0	\$230,598,263	\$230,598,263	\$2,305,983	\$159,992	28%	\$44,798	\$639,970	28%	\$179,192	\$223,989
2061	\$230,598,263	\$6,917,948	\$0	\$237,516,211	\$237,516,211	\$2,375,162	\$164,792	28%	\$46,142	\$659,169	28%	\$184,567	\$230,709

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

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- [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 2020-21 on. It is assumed that new AV is added to roll in year after development occurs. In 2020-21 and 2021-22 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
- [3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.

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A-3

Table A-4
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Lathrop Existing City (2019 and Real \$)

Lathrop
Existing City

Fiscal Year Ending	Assessed Value of New Development [1]							Escalation Factor [2]	Total with Annual Sales Price Increase	
	Low Density Residential	High Density Residential	Subtotal Residential	Retail	Office	Industrial	Subtotal Nonres.			
	AV per Dwelling Unit		AV per Bldg. Sq. Ft.							
Assumption	\$ 500,000	\$ 200,000		\$ 250	\$ 250	\$ 100				
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.030	\$0
2021	\$32,000,000	\$8,800,000	\$40,800,000	\$14,110,275	\$9,406,850	\$91,109,050	\$114,626,175	\$155,426,175	1.061	\$164,891,629
2022	\$64,000,000	\$10,000,000	\$74,000,000	\$28,220,550	\$18,813,700	\$101,221,300	\$148,255,550	\$222,255,550	1.093	\$242,864,640
2023	\$64,000,000	\$0	\$64,000,000	\$28,220,550	\$18,813,700	\$101,221,300	\$148,255,550	\$212,255,550	1.126	\$238,895,491
2024	\$64,000,000	\$0	\$64,000,000	\$28,220,550	\$18,813,700	\$101,221,300	\$148,255,550	\$212,255,550	1.159	\$246,062,356
2025	\$74,000,000	\$0	\$74,000,000	\$27,363,750	\$18,242,500	\$101,221,300	\$146,827,550	\$220,827,550	1.194	\$263,679,643
2026	\$74,000,000	\$24,600,000	\$98,600,000	\$25,393,050	\$16,928,700	\$101,221,300	\$143,543,050	\$242,143,050	1.230	\$297,805,409
2027	\$74,000,000	\$24,600,000	\$98,600,000	\$25,393,050	\$16,928,700	\$112,968,300	\$155,290,050	\$253,890,050	1.267	\$321,620,319
2028	\$74,000,000	\$24,600,000	\$98,600,000	\$25,393,050	\$16,928,700	\$112,968,300	\$155,290,050	\$253,890,050	1.305	\$331,268,929
2029	\$74,000,000	\$24,600,000	\$98,600,000	\$25,393,050	\$16,928,700	\$63,842,300	\$106,164,050	\$204,764,050	1.344	\$275,185,761
2030	\$74,000,000	\$30,000,000	\$104,000,000	\$40,304,100	\$26,869,400	\$34,750,200	\$101,923,700	\$205,923,700	1.384	\$285,046,560
2031	\$74,000,000	\$5,800,000	\$79,800,000	\$32,543,100	\$21,695,400	\$34,750,200	\$88,988,700	\$168,788,700	1.426	\$240,652,327
2032	\$74,000,000	\$5,800,000	\$79,800,000	\$32,543,100	\$21,695,400	\$34,750,200	\$88,988,700	\$168,788,700	1.469	\$247,871,896
2033	\$74,000,000	\$0	\$74,000,000	\$32,543,100	\$21,695,400	\$34,750,200	\$88,988,700	\$162,988,700	1.513	\$246,535,033
2034	\$72,000,000	\$0	\$72,000,000	\$32,543,100	\$21,695,400	\$34,750,200	\$88,988,700	\$160,988,700	1.558	\$250,815,149
2035	\$64,000,000	\$0	\$64,000,000	\$32,543,100	\$21,695,400	\$34,750,200	\$88,988,700	\$152,988,700	1.605	\$245,501,952
2036	\$64,000,000	\$0	\$64,000,000	\$32,543,100	\$21,695,400	\$34,750,200	\$88,988,700	\$152,988,700	1.653	\$252,867,011
2037	\$64,000,000	\$0	\$64,000,000	\$32,543,100	\$21,695,400	\$0	\$54,238,500	\$118,238,500	1.702	\$201,293,132
2038	\$64,000,000	\$0	\$64,000,000	\$32,543,100	\$21,695,400	\$0	\$54,238,500	\$118,238,500	1.754	\$207,331,925
2039	\$64,000,000	\$0	\$64,000,000	\$32,543,100	\$21,695,400	\$0	\$54,238,500	\$118,238,500	1.806	\$213,551,883
2040	\$64,000,000	\$0	\$64,000,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$84,515,750	1.860	\$157,224,191
2041	\$64,000,000	\$0	\$64,000,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$87,045,000	1.916	\$166,787,221
2042	\$64,000,000	\$0	\$64,000,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$87,045,000	1.974	\$171,790,838
2043	\$64,000,000	\$0	\$64,000,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$87,045,000	2.033	\$176,944,563
2044	\$64,000,000	\$0	\$64,000,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$87,045,000	2.094	\$182,252,900
2045	\$64,000,000	\$0	\$64,000,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$87,045,000	2.157	\$187,720,487
2046	\$64,000,000	\$0	\$64,000,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$87,045,000	2.221	\$193,352,101
2047	\$64,000,000	\$0	\$64,000,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$87,045,000	2.288	\$199,152,665
2048	\$64,000,000	\$0	\$64,000,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$87,045,000	2.357	\$205,127,244
2049	\$64,000,000	\$0	\$64,000,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$87,045,000	2.427	\$211,281,062
2050	\$64,000,000	\$0	\$64,000,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$87,045,000	2.500	\$217,619,494
2051	\$64,000,000	\$0	\$64,000,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$84,515,750	2.575	\$217,635,050
2052	\$64,000,000	\$0	\$64,000,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$84,515,750	2.652	\$224,164,102
2053	\$64,000,000	\$0	\$64,000,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$84,515,750	2.732	\$230,889,025
2054	\$64,000,000	\$0	\$64,000,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$84,515,750	2.814	\$237,815,696
2055	\$64,000,000	\$0	\$64,000,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$84,515,750	2.898	\$244,950,167
2056	\$64,000,000	\$0	\$64,000,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$84,515,750	2.985	\$252,298,672
2057	\$64,000,000	\$0	\$64,000,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$84,515,750	3.075	\$259,867,632
2058	\$64,000,000	\$0	\$64,000,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$84,515,750	3.167	\$267,663,661
2059	\$64,000,000	\$0	\$64,000,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$84,515,750	3.262	\$275,693,571
2060	\$72,000,000	\$0	\$72,000,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$92,515,750	3.360	\$310,843,569

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.

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

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Table A-5
 Mossdale Tract Infrastructure Finance Plan
 EIFD Revenue Analysis
 Assessed Value of New Development - Lathrop Annexation Areas (2019 and Real \$)

Lathrop
 Annexation Area

Assessed Value of New Development [1]										
Fiscal Year Ending	Low Density Residential	High Density Residential	Subtotal Residential	Retail	Office	Industrial	Subtotal Nonres.	Total (2019\$)	Escalation Factor [2]	Total with Annual Sales Price Increase
Assumption	AV per Dwelling Unit		Subtotal Residential	AV per Bldg. Sq. Ft.			Subtotal Nonres.	Total (2019\$)	Escalation Factor [2]	Total with Annual Sales Price Increase
	\$ 500,000	\$ 200,000		\$ 250	\$ 250	\$ 100				
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.030	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.061	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.093	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.126	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.159	\$0
2025	\$0	\$0	\$0	\$6,863,250	\$0	\$0	\$6,863,250	\$6,863,250	1.194	\$8,195,079
2026	\$0	\$0	\$0	\$6,863,250	\$0	\$0	\$6,863,250	\$6,863,250	1.230	\$8,440,932
2027	\$0	\$0	\$0	\$6,863,250	\$0	\$0	\$6,863,250	\$6,863,250	1.267	\$8,694,160
2028	\$0	\$0	\$0	\$6,863,250	\$0	\$0	\$6,863,250	\$6,863,250	1.305	\$8,954,985
2029	\$0	\$0	\$0	\$6,863,250	\$0	\$0	\$6,863,250	\$6,863,250	1.344	\$9,223,634
2030	\$0	\$0	\$0	\$6,863,250	\$0	\$0	\$6,863,250	\$6,863,250	1.384	\$9,500,343
2031	\$0	\$0	\$0	\$6,863,250	\$0	\$0	\$6,863,250	\$6,863,250	1.426	\$9,785,353
2032	\$0	\$0	\$0	\$6,863,250	\$0	\$0	\$6,863,250	\$6,863,250	1.469	\$10,078,914
2033	\$0	\$0	\$0	\$6,863,250	\$0	\$0	\$6,863,250	\$6,863,250	1.513	\$10,381,281
2034	\$0	\$0	\$0	\$6,863,250	\$0	\$0	\$6,863,250	\$6,863,250	1.558	\$10,692,720
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.605	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.653	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.702	\$0
2038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.754	\$0
2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.806	\$0
2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.860	\$0
2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.916	\$0
2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.974	\$0
2043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.033	\$0
2044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.094	\$0
2045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.157	\$0
2046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.221	\$0
2047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.288	\$0
2048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.357	\$0
2049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.427	\$0
2050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.500	\$0
2051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.575	\$0
2052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.652	\$0
2053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.732	\$0
2054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.814	\$0
2055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.898	\$0
2056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.985	\$0
2057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.075	\$0
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.167	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.262	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.360	\$0

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.

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

Lathrop

Fiscal Year Ending	Existing City						
	Dwelling Units			Building Square Feet			
	Single Family Residential	Multifamily Residential	TOTAL	Retail	Office	Industrial	Total
2020	-	-	-	-	-	-	-
2021	64	44	108	56,441	37,627	911,091	1,005,159
2022	128	50	178	112,882	75,255	1,012,213	1,200,350
2023	128	-	128	112,882	75,255	1,012,213	1,200,350
2024	128	-	128	112,882	75,255	1,012,213	1,200,350
2025	148	-	148	109,455	72,970	1,012,213	1,194,638
2026	148	123	271	101,572	67,715	1,012,213	1,181,500
2027	148	123	271	101,572	67,715	1,129,683	1,298,970
2028	148	123	271	101,572	67,715	1,129,683	1,298,970
2029	148	123	271	101,572	67,715	638,423	807,710
2030	148	150	298	161,216	107,478	347,502	616,196
2031	148	29	177	130,172	86,782	347,502	564,456
2032	148	29	177	130,172	86,782	347,502	564,456
2033	148	-	148	130,172	86,782	347,502	564,456
2034	144	-	144	130,172	86,782	347,502	564,456
2035	128	-	128	130,172	86,782	347,502	564,456
2036	128	-	128	130,172	86,782	347,502	564,456
2037	128	-	128	130,172	86,782	-	216,954
2038	128	-	128	130,172	86,782	-	216,954
2039	128	-	128	130,172	86,782	-	216,954
2040	128	-	128	49,238	32,825	-	82,063
2041	128	-	128	55,308	36,872	-	92,180
2042	128	-	128	55,308	36,872	-	92,180
2043	128	-	128	55,308	36,872	-	92,180
2044	128	-	128	55,308	36,872	-	92,180
2045	128	-	128	55,308	36,872	-	92,180
2046	128	-	128	55,308	36,872	-	92,180
2047	128	-	128	55,308	36,872	-	92,180
2048	128	-	128	55,308	36,872	-	92,180
2049	128	-	128	55,308	36,872	-	92,180
2050	128	-	128	55,308	36,872	-	92,180
2051	128	-	128	49,238	32,825	-	82,063
2052	128	-	128	49,238	32,825	-	82,063
2053	128	-	128	49,238	32,825	-	82,063
2054	128	-	128	49,238	32,825	-	82,063
2055	128	-	128	49,238	32,825	-	82,063
2056	128	-	128	49,238	32,825	-	82,063
2057	128	-	128	49,238	32,825	-	82,063
2058	128	-	128	49,238	32,825	-	82,063
2059	128	-	128	49,238	32,825	-	82,063
2060	144	-	144	49,238	32,825	-	82,063
Total	5,268	794	6,062	3,338,295	2,225,530	11,302,459	16,866,284

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

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

Lathrop

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

dev lath

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

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APPENDIX B: City of Manteca EIFD Revenue Estimating Tables

Table B-1	Projected Tax Increment to EIFD - Manteca	B-1
Table B-2	Projected Tax Increment to EIFD Manteca Existing City Boundaries	B-2
Table B-3	Projected Tax Increment to EIFD Manteca Annexation Area	B-3
Table B-4	Assessed Value of New Development Manteca Existing City	B-4
Table B-5	Assessed Value of New Development Manteca Annexation Areas.....	B-5
Table B-6	Incremental Development Projections - Manteca.....	B-6

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

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment				
							City [1]	City EIFD	County [1]	County EIFD	Total EIFD
<i>Formula</i>	<i>a</i>	<i>b=a*3.0%</i>	<i>c</i>	<i>d=a+b+c</i>	<i>e</i>	<i>f=e*1.0%</i>	<i>[3]</i>	<i>h=g*34%</i>	<i>[3]</i>	<i>j=i*34%</i>	<i>h+j</i>
2020	\$923,748,858	\$27,712,466	\$0	\$951,461,324	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$951,461,324	\$28,543,840	\$45,961,967	\$1,025,967,131	\$74,505,807	\$745,058	\$106,519	\$36,217	\$147,841	\$50,266	\$86,483
2022	\$1,025,967,131	\$30,779,014	\$304,430,100	\$1,361,176,245	\$409,714,921	\$4,097,149	\$625,381	\$212,630	\$867,983	\$295,114	\$507,744
2023	\$1,361,176,245	\$40,835,287	\$421,020,956	\$1,823,032,488	\$871,571,165	\$8,715,712	\$1,251,659	\$425,564	\$1,814,036	\$616,772	\$1,042,336
2024	\$1,823,032,488	\$54,690,975	\$355,477,097	\$2,233,200,560	\$1,281,739,236	\$12,817,392	\$1,801,999	\$612,680	\$2,659,300	\$904,162	\$1,516,842
2025	\$2,233,200,560	\$66,996,017	\$458,547,684	\$2,758,744,261	\$1,807,282,938	\$18,072,829	\$2,515,154	\$855,153	\$3,735,359	\$1,270,022	\$2,125,175
2026	\$2,758,744,261	\$82,762,328	\$342,029,726	\$3,183,536,315	\$2,322,074,991	\$22,320,750	\$3,082,039	\$862,971	\$4,613,436	\$1,291,762	\$2,154,733
2027	\$3,183,536,315	\$95,506,089	\$328,235,920	\$3,607,278,325	\$2,655,817,001	\$26,558,170	\$3,645,093	\$1,020,626	\$5,491,455	\$1,537,607	\$2,558,233
2028	\$3,607,278,325	\$108,218,350	\$328,258,056	\$4,043,754,731	\$3,092,293,407	\$30,922,934	\$4,223,922	\$1,182,698	\$6,396,857	\$1,791,120	\$2,973,818
2029	\$4,043,754,731	\$121,312,642	\$348,964,642	\$4,514,032,015	\$3,562,570,691	\$35,625,707	\$4,848,536	\$1,357,590	\$7,371,539	\$2,064,031	\$3,421,621
2030	\$4,514,032,015	\$135,420,960	\$311,504,484	\$4,960,957,459	\$4,009,496,135	\$40,094,961	\$5,437,113	\$1,522,392	\$8,302,189	\$2,324,613	\$3,847,005
2031	\$4,960,957,459	\$148,828,724	\$310,691,072	\$5,420,477,254	\$4,469,015,930	\$44,690,159	\$6,040,929	\$1,691,460	\$9,260,237	\$2,592,866	\$4,284,327
2032	\$5,420,477,254	\$162,614,318	\$317,038,023	\$5,900,129,595	\$4,948,668,271	\$49,486,683	\$6,669,036	\$1,867,330	\$10,262,141	\$2,873,400	\$4,740,730
2033	\$5,900,129,595	\$177,003,888	\$350,733,053	\$6,427,866,536	\$5,476,405,212	\$54,764,052	\$7,344,234	\$2,056,385	\$11,378,294	\$3,185,922	\$5,242,308
2034	\$6,427,866,536	\$192,835,996	\$360,515,010	\$6,981,217,543	\$6,029,756,219	\$60,297,562	\$8,051,694	\$2,254,474	\$12,549,061	\$3,513,737	\$5,768,211
2035	\$6,981,217,543	\$209,436,526	\$286,467,486	\$7,477,121,555	\$6,525,660,232	\$65,256,602	\$8,672,477	\$2,428,294	\$13,609,792	\$3,810,742	\$6,239,035
2036	\$7,477,121,555	\$224,313,647	\$245,715,745	\$7,947,150,947	\$6,995,689,623	\$69,956,896	\$9,251,523	\$2,590,426	\$14,623,306	\$4,094,526	\$6,684,952
2037	\$7,947,150,947	\$238,414,528	\$188,022,496	\$8,373,587,971	\$7,422,126,647	\$74,221,266	\$9,763,296	\$2,733,723	\$15,554,626	\$4,355,295	\$7,089,018
2038	\$8,373,587,971	\$251,207,639	\$88,552,056	\$8,713,347,666	\$7,761,886,342	\$77,618,863	\$10,222,416	\$2,862,277	\$16,251,967	\$4,550,551	\$7,412,827
2039	\$8,713,347,666	\$261,400,430	\$91,208,617	\$9,065,956,713	\$8,114,495,389	\$81,144,954	\$10,699,108	\$2,995,750	\$16,975,500	\$4,753,140	\$7,748,890
2040	\$9,065,956,713	\$271,978,701	\$83,341,197	\$9,421,276,611	\$8,469,815,287	\$84,698,153	\$11,178,852	\$3,130,079	\$17,705,128	\$4,957,436	\$8,087,514
2041	\$9,421,276,611	\$282,638,298	\$23,951,293	\$9,727,866,202	\$8,776,404,878	\$87,764,049	\$11,588,080	\$3,244,662	\$18,338,797	\$5,134,863	\$8,379,526
2042	\$9,727,866,202	\$291,835,986	\$24,669,831	\$10,044,372,020	\$9,092,910,696	\$90,929,107	\$12,010,613	\$3,362,972	\$18,992,903	\$5,318,013	\$8,680,984
2043	\$10,044,372,020	\$301,331,161	\$25,409,926	\$10,371,113,107	\$9,419,651,783	\$94,196,518	\$12,446,879	\$3,485,126	\$19,668,100	\$5,507,068	\$8,992,194
2044	\$10,371,113,107	\$311,133,393	\$26,172,224	\$10,708,418,724	\$9,756,957,400	\$97,569,574	\$12,897,323	\$3,611,250	\$20,365,066	\$5,702,218	\$9,313,469
2045	\$10,708,418,724	\$321,252,562	\$26,957,391	\$11,056,628,676	\$10,105,167,353	\$101,051,674	\$13,362,403	\$3,741,473	\$21,084,499	\$5,903,660	\$9,645,133
2046	\$11,056,628,676	\$331,698,860	\$27,766,113	\$11,416,093,649	\$10,464,632,326	\$104,646,323	\$13,842,592	\$3,875,926	\$21,827,119	\$6,111,593	\$9,987,519
2047	\$11,416,093,649	\$342,482,809	\$28,599,096	\$11,787,175,555	\$10,835,714,231	\$108,357,142	\$14,338,377	\$4,014,746	\$22,593,672	\$6,326,228	\$10,340,974
2048	\$11,787,175,555	\$353,615,267	\$29,457,069	\$12,170,247,890	\$11,218,786,566	\$112,187,866	\$14,850,263	\$4,158,074	\$23,384,923	\$6,547,778	\$10,705,852
2049	\$12,170,247,890	\$365,107,437	\$30,340,781	\$12,565,696,108	\$11,614,234,784	\$116,142,348	\$15,378,768	\$4,306,055	\$24,201,665	\$6,776,466	\$11,082,521
2050	\$12,565,696,108	\$376,970,883	\$31,251,004	\$12,973,917,995	\$12,022,456,672	\$120,224,567	\$15,924,430	\$4,458,840	\$25,044,715	\$7,012,520	\$11,471,361
2051	\$12,973,917,995	\$389,217,540	\$32,188,534	\$13,395,324,070	\$12,443,862,746	\$124,438,627	\$16,487,802	\$4,616,585	\$25,914,918	\$7,256,177	\$11,872,762
2052	\$13,395,324,070	\$401,859,722	\$33,154,190	\$13,830,337,982	\$12,878,876,658	\$128,788,767	\$17,069,456	\$4,779,448	\$26,813,142	\$7,507,680	\$12,287,128
2053	\$13,830,337,982	\$414,910,139	\$34,148,816	\$14,279,396,938	\$13,327,935,614	\$133,279,356	\$17,669,982	\$4,947,595	\$27,740,288	\$7,767,281	\$12,714,875
2054	\$14,279,396,938	\$428,381,908	\$35,173,281	\$14,742,952,127	\$13,791,490,803	\$137,914,908	\$18,289,987	\$5,121,196	\$28,697,280	\$8,035,238	\$13,156,435
2055	\$14,742,952,127	\$442,288,564	\$33,011,390	\$15,218,252,081	\$14,266,790,757	\$142,667,908	\$18,925,503	\$5,299,141	\$29,678,692	\$8,310,034	\$13,609,175
2056	\$15,218,252,081	\$456,547,562	\$0	\$15,674,799,643	\$14,723,338,319	\$147,233,383	\$19,532,888	\$5,469,209	\$30,624,042	\$8,574,732	\$14,043,940
2057	\$15,674,799,643	\$470,243,989	\$0	\$16,145,043,632	\$15,193,582,309	\$151,935,823	\$20,158,494	\$5,644,378	\$31,597,753	\$8,847,371	\$14,491,749
2058	\$16,145,043,632	\$484,351,309	\$0	\$16,629,394,941	\$15,677,933,618	\$156,779,336	\$20,802,869	\$5,824,803	\$32,600,675	\$9,128,189	\$14,952,992
2059	\$16,629,394,941	\$498,881,848	\$0	\$17,128,276,790	\$16,176,815,466	\$161,768,155	\$21,466,575	\$6,010,641	\$33,633,685	\$9,417,432	\$15,428,073
2060	\$17,128,276,790	\$513,848,304	\$0	\$17,642,125,093	\$16,690,663,769	\$166,906,638	\$22,150,192	\$6,202,054	\$34,697,685	\$9,715,352	\$15,917,406
2061	\$17,642,125,093	\$529,263,753	\$0	\$18,171,388,846	\$17,219,927,522	\$172,199,275	\$22,854,318	\$6,399,209	\$35,793,605	\$10,022,209	\$16,421,419

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

[1] See Table D-1 for Fiscal Year 2019-20 beginning assessed value.

[2] See Table B-4 for new AV added to roll from 2019-20 on. It is assumed that new AV is added to roll in year after development occurs.

In 2019-20 and 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.

[3] 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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B-1

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

Manteca
 Existing City

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2021	Gross Tax Increment	Net Tax Increment					Total EIFD	
							City [1]	City EIFD Allocation	City EIFD	County [1]	County EIFD Allocation		County EIFD
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*14.30%	h	i=g*h	j=f*19.84%	k	l=j*k	m=i+l
2020	\$923,748,858	\$27,712,466	\$0	\$951,461,324	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2021	\$951,461,324	\$28,543,840	\$45,961,967	\$1,025,967,131	\$74,505,807	\$745,058	\$106,519	34%	\$36,217	\$147,841	34%	\$50,266	\$86,483
2022	\$1,025,967,131	\$30,779,014	\$304,430,100	\$1,361,176,245	\$437,427,387	\$4,374,274	\$625,381	34%	\$212,630	\$867,983	34%	\$295,114	\$507,744
2023	\$1,361,176,245	\$40,835,287	\$376,647,772	\$1,778,659,304	\$854,910,446	\$8,549,104	\$1,222,248	34%	\$415,564	\$1,696,390	34%	\$576,773	\$992,337
2024	\$1,778,659,304	\$53,359,779	\$309,772,717	\$2,141,791,799	\$1,218,042,941	\$12,180,429	\$1,741,411	34%	\$592,080	\$2,416,951	34%	\$821,763	\$1,413,843
2025	\$2,141,791,799	\$64,253,754	\$411,472,173	\$2,617,517,726	\$1,693,768,868	\$16,937,689	\$2,421,547	34%	\$823,326	\$3,360,929	34%	\$1,142,716	\$1,966,042
2026	\$2,617,517,726	\$78,525,532	\$293,541,949	\$2,989,585,206	\$2,065,836,348	\$20,658,363	\$2,953,484	28%	\$826,976	\$4,099,219	28%	\$1,147,781	\$1,974,757
2027	\$2,989,585,206	\$89,687,556	\$278,293,510	\$3,357,566,273	\$2,433,817,415	\$24,338,174	\$3,479,579	28%	\$974,282	\$4,829,400	28%	\$1,352,232	\$2,326,514
2028	\$3,357,566,273	\$100,726,988	\$276,817,373	\$3,735,110,634	\$2,811,361,776	\$28,113,618	\$4,019,347	28%	\$1,125,417	\$5,578,558	28%	\$1,561,996	\$2,687,413
2029	\$3,735,110,634	\$112,053,319	\$295,980,739	\$4,143,144,692	\$3,219,395,834	\$32,193,958	\$4,602,705	28%	\$1,288,757	\$6,388,216	28%	\$1,788,700	\$3,077,458
2030	\$4,143,144,692	\$124,294,341	\$256,931,063	\$4,524,370,096	\$3,600,621,238	\$36,006,212	\$5,147,735	28%	\$1,441,366	\$7,144,678	28%	\$2,000,510	\$3,441,876
2031	\$4,524,370,096	\$135,731,103	\$254,480,449	\$4,914,581,648	\$3,990,832,790	\$39,908,328	\$5,705,613	28%	\$1,597,572	\$7,918,971	28%	\$2,217,312	\$3,814,883
2032	\$4,914,581,648	\$147,437,449	\$257,048,421	\$5,319,067,518	\$4,395,318,660	\$43,953,187	\$6,283,898	28%	\$1,759,491	\$8,721,588	28%	\$2,442,045	\$4,201,536
2033	\$5,319,067,518	\$159,572,026	\$264,759,874	\$5,743,399,417	\$4,819,650,559	\$48,196,506	\$6,890,557	28%	\$1,929,356	\$9,563,586	28%	\$2,677,804	\$4,607,160
2034	\$5,743,399,417	\$172,301,983	\$271,962,635	\$6,187,664,035	\$5,263,915,177	\$52,639,152	\$7,525,713	28%	\$2,107,200	\$10,445,136	28%	\$2,924,638	\$5,031,838
2035	\$6,187,664,035	\$185,629,921	\$195,258,540	\$6,568,552,496	\$5,644,803,638	\$56,448,036	\$8,070,261	28%	\$2,259,673	\$11,200,929	28%	\$3,136,260	\$5,395,933
2036	\$6,568,552,496	\$197,056,575	\$151,770,530	\$6,917,379,601	\$5,993,630,743	\$59,936,307	\$8,568,972	28%	\$2,399,312	\$11,893,103	28%	\$3,300,069	\$5,729,381
2037	\$6,917,379,601	\$207,521,388	\$91,258,924	\$7,216,159,913	\$6,292,411,055	\$62,924,111	\$8,996,132	28%	\$2,518,917	\$12,485,970	28%	\$3,496,072	\$6,014,989
2038	\$7,216,159,913	\$216,484,797	\$88,552,056	\$7,521,196,766	\$6,597,447,908	\$65,974,479	\$9,432,237	28%	\$2,641,026	\$13,091,252	28%	\$3,665,550	\$6,306,577
2039	\$7,521,196,766	\$225,635,903	\$91,208,617	\$7,838,041,286	\$6,914,292,428	\$69,142,924	\$9,885,224	28%	\$2,767,863	\$13,719,963	28%	\$3,841,590	\$6,609,452
2040	\$7,838,041,286	\$235,141,239	\$83,341,197	\$8,156,523,722	\$7,232,774,864	\$72,327,749	\$10,340,551	28%	\$2,895,354	\$14,351,925	28%	\$4,018,539	\$6,913,893
2041	\$8,156,523,722	\$244,695,712	\$23,951,293	\$8,425,170,726	\$7,501,421,868	\$75,014,219	\$10,724,631	28%	\$3,002,897	\$14,884,999	28%	\$4,167,800	\$7,170,696
2042	\$8,425,170,726	\$252,755,122	\$24,669,831	\$8,702,595,679	\$7,778,846,821	\$77,788,468	\$11,121,259	28%	\$3,113,953	\$15,435,490	28%	\$4,321,937	\$7,435,890
2043	\$8,702,595,679	\$261,077,870	\$25,409,926	\$8,989,083,476	\$8,065,334,618	\$80,653,346	\$11,530,845	28%	\$3,228,637	\$16,003,965	28%	\$4,481,110	\$7,709,747
2044	\$8,989,083,476	\$269,672,504	\$26,172,224	\$9,284,928,204	\$8,361,179,346	\$83,611,793	\$11,953,808	28%	\$3,347,066	\$16,591,007	28%	\$4,645,482	\$7,992,548
2045	\$9,284,928,204	\$278,547,846	\$26,957,391	\$9,590,433,441	\$8,666,684,583	\$86,666,846	\$12,390,583	28%	\$3,469,363	\$17,197,218	28%	\$4,815,221	\$8,284,584
2046	\$9,590,433,441	\$287,713,003	\$27,766,113	\$9,905,912,557	\$8,982,163,699	\$89,821,637	\$12,841,617	28%	\$3,595,653	\$17,823,220	28%	\$4,990,502	\$8,586,154
2047	\$9,905,912,557	\$297,177,377	\$28,599,096	\$10,231,689,030	\$9,307,940,172	\$93,079,402	\$13,307,373	28%	\$3,726,064	\$18,469,655	28%	\$5,171,503	\$8,897,568
2048	\$10,231,689,030	\$306,950,671	\$29,457,069	\$10,568,096,769	\$9,644,347,911	\$96,443,479	\$13,788,328	28%	\$3,860,732	\$19,137,186	28%	\$5,358,412	\$9,219,144
2049	\$10,568,096,769	\$317,042,903	\$30,340,781	\$10,915,480,453	\$9,991,731,595	\$99,917,316	\$14,284,976	28%	\$3,999,793	\$19,826,496	28%	\$5,551,419	\$9,551,212
2050	\$10,915,480,453	\$327,464,414	\$31,251,004	\$11,274,195,871	\$10,350,447,013	\$103,504,470	\$14,797,824	28%	\$4,143,391	\$20,538,291	28%	\$5,750,722	\$9,894,112
2051	\$11,274,195,871	\$338,225,876	\$32,188,534	\$11,644,610,282	\$10,720,861,424	\$107,208,614	\$15,327,398	28%	\$4,291,671	\$21,273,301	28%	\$5,956,524	\$10,248,196
2052	\$11,644,610,282	\$349,338,308	\$33,154,190	\$12,027,102,781	\$11,103,353,923	\$111,033,539	\$15,874,240	28%	\$4,444,787	\$22,032,277	28%	\$6,169,038	\$10,613,825
2053	\$12,027,102,781	\$360,813,083	\$34,148,816	\$12,422,064,680	\$11,498,315,822	\$114,983,158	\$16,438,909	28%	\$4,602,894	\$22,815,996	28%	\$6,388,479	\$10,991,373
2054	\$12,422,064,680	\$372,661,940	\$35,173,281	\$12,829,899,901	\$11,906,151,043	\$119,061,510	\$17,021,983	28%	\$4,766,155	\$23,625,260	28%	\$6,615,073	\$11,381,228
2055	\$12,829,899,901	\$384,896,997	\$33,011,390	\$13,247,808,289	\$12,324,059,431	\$123,240,594	\$17,619,458	28%	\$4,933,448	\$24,454,511	28%	\$6,847,263	\$11,780,711
2056	\$13,247,808,289	\$397,434,249	\$0	\$13,645,242,537	\$12,721,493,679	\$127,214,937	\$18,187,661	28%	\$5,092,545	\$25,243,136	28%	\$7,068,078	\$12,160,623
2057	\$13,645,242,537	\$409,357,276	\$0	\$14,054,599,813	\$13,130,850,955	\$131,308,510	\$18,772,911	28%	\$5,256,415	\$26,055,420	28%	\$7,295,518	\$12,551,933
2058	\$14,054,599,813	\$421,637,994	\$0	\$14,476,237,808	\$13,552,488,950	\$135,524,889	\$19,375,718	28%	\$5,425,201	\$26,892,072	28%	\$7,529,780	\$12,954,981
2059	\$14,476,237,808	\$434,287,134	\$0	\$14,910,524,942	\$13,986,776,084	\$139,867,761	\$19,996,610	28%	\$5,599,051	\$27,753,824	28%	\$7,771,071	\$13,370,121
2060	\$14,910,524,942	\$447,315,748	\$0	\$15,357,840,690	\$14,434,091,832	\$144,340,918	\$20,636,128	28%	\$5,778,116	\$28,641,428	28%	\$8,019,600	\$13,797,716
2061	\$15,357,840,690	\$460,735,221	\$0	\$15,818,575,911	\$14,894,827,053	\$148,948,271	\$21,294,832	28%	\$5,962,553	\$29,555,661	28%	\$8,275,585	\$14,238,138

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

[1] See Table D-1 for Fiscal Year 2019-20 beginning assessed value.
 [2] See Table B-4 for new AV added to roll from 2019-20 on. It is assumed that new AV is added to roll in year after development occurs.
 In 2019-20 and 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.

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Table B-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis

Manteca
Annexation Area

Projected Tax Increment to EIFD - Manteca Annexation Area (Real \$)

Table with columns: Fiscal Year, Beginning Ending, Assessed Value [1], Existing AV Growth, New AV Added to Roll [2] [3], Ending AV, Cumulative Growth in AV starting in 2021, Gross Tax Increment, Net Tax Increment (City [1], City EIFD Allocation, City EIFD, County [1], County EIFD Allocation, County EIFD, Total EIFD). Rows from 2020 to 2061.

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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 2020-21 on. It is assumed that new AV is added to roll in year after development occurs.
[3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops.

Table B-4
 Mossdale Tract Infrastructure Finance Plan
 EIFD Revenue Analysis
 Assessed Value of New Development - Manteca Existing City (2019 and Real \$)

Manteca
 Existing City

Assessed Value of New Development [1]										
Fiscal Year Ending	Single Family Low Density	Multifamily	Subtotal Residential	Retail	Office	Industrial	Subtotal Nonres.	Total (2019\$)	Escalation Factor [2]	Total with Annual Sales Price Increase
Assumption	AV per Dwelling Unit		AV per Bldg. Sq. Ft.							
	\$ 475,000	\$ 200,000	\$ 250	\$ 250	\$ 100					
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.030	\$0
2021	\$22,087,500	\$0	\$22,087,500	\$0	\$0	\$21,236,063	\$21,236,063	\$43,323,563	1.061	\$45,961,967
2022	\$115,425,000	\$10,000,000	\$125,425,000	\$33,058,933	\$8,264,733	\$111,848,000	\$153,171,667	\$278,596,667	1.093	\$304,430,100
2023	\$142,975,000	\$26,000,000	\$168,975,000	\$43,058,933	\$10,764,733	\$111,848,000	\$165,671,667	\$334,646,667	1.126	\$376,647,772
2024	\$93,575,000	\$26,000,000	\$119,575,000	\$43,058,933	\$10,764,733	\$93,814,000	\$147,637,667	\$267,212,667	1.159	\$309,772,171
2025	\$142,975,000	\$36,800,000	\$179,775,000	\$53,058,933	\$13,264,733	\$98,502,800	\$164,826,467	\$344,601,467	1.194	\$411,472,173
2026	\$132,050,000	\$21,800,000	\$153,850,000	\$53,058,933	\$13,264,733	\$18,502,800	\$84,826,467	\$238,676,467	1.230	\$293,541,949
2027	\$134,425,000	\$10,800,000	\$145,225,000	\$55,818,933	\$13,954,733	\$4,688,800	\$74,462,467	\$219,687,467	1.267	\$278,293,510
2028	\$134,425,000	\$10,800,000	\$145,225,000	\$49,794,933	\$12,448,733	\$4,688,800	\$66,932,467	\$212,157,467	1.305	\$276,817,373
2029	\$135,375,000	\$10,400,000	\$145,775,000	\$55,818,933	\$13,954,733	\$4,688,800	\$74,462,467	\$220,237,467	1.344	\$295,980,739
2030	\$111,150,000	\$0	\$111,150,000	\$55,818,933	\$13,954,733	\$4,688,800	\$74,462,467	\$185,612,467	1.384	\$256,931,063
2031	\$104,025,000	\$0	\$104,025,000	\$55,818,933	\$13,954,733	\$4,688,800	\$74,462,467	\$178,487,467	1.426	\$254,480,449
2032	\$104,025,000	\$0	\$104,025,000	\$53,058,933	\$13,264,733	\$4,688,800	\$71,012,467	\$175,037,467	1.469	\$257,048,421
2033	\$104,025,000	\$0	\$104,025,000	\$53,058,933	\$13,264,733	\$4,688,800	\$71,012,467	\$175,037,467	1.513	\$264,759,874
2034	\$103,550,000	\$0	\$103,550,000	\$53,058,933	\$13,264,733	\$4,688,800	\$71,012,467	\$174,562,467	1.558	\$271,962,635
2035	\$55,100,000	\$0	\$55,100,000	\$53,262,933	\$13,315,733	\$0	\$66,578,667	\$121,678,667	1.605	\$195,258,540
2036	\$38,000,000	\$0	\$38,000,000	\$43,058,933	\$10,764,733	\$0	\$53,823,667	\$91,823,667	1.653	\$151,770,530
2037	\$38,000,000	\$0	\$38,000,000	\$12,484,000	\$3,121,000	\$0	\$15,605,000	\$53,605,000	1.702	\$91,258,924
2038	\$38,000,000	\$0	\$38,000,000	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$50,500,000	1.754	\$88,552,056
2039	\$38,000,000	\$0	\$38,000,000	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$50,500,000	1.806	\$91,208,617
2040	\$32,300,000	\$0	\$32,300,000	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$44,800,000	1.860	\$83,341,197
2041	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	1.916	\$23,951,293
2042	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	1.974	\$24,669,831
2043	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.033	\$25,409,926
2044	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.094	\$26,172,224
2045	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.157	\$26,957,391
2046	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.221	\$27,766,113
2047	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.288	\$28,599,096
2048	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.357	\$29,457,069
2049	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.427	\$30,340,781
2050	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.500	\$31,251,004
2051	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.575	\$32,188,534
2052	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.652	\$33,154,190
2053	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.732	\$34,148,816
2054	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.814	\$35,173,281
2055	\$0	\$0	\$0	\$9,112,000	\$2,278,000	\$0	\$11,390,000	\$11,390,000	2.898	\$33,011,390
2056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.985	\$0
2057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.075	\$0
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.167	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.262	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.360	\$0

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

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

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B-4

Table B-5
 Mossdale Tract Infrastructure Finance Plan
 EIFD Revenue Analysis
 Assessed Value of New Development - Manteca Annexation Areas (2019 and Real \$)

Manteca
 Annexation Area

Assessed Value of New Development [1]										
Fiscal Year Ending	Low Density Residential	High Density Residential	Subtotal Residential	Retail	Office	Industrial	Subtotal Nonres.	Total (2019\$)	Escalation Factor [2]	Total with Annual Sales Price Increase
Assumption	AV per Dwelling Unit		AV per Bldg. Sq. Ft.							
	\$ 475,000	\$ 200,000	\$ 250	\$ 250	\$ 100					
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.030	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.061	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.093	\$0
2023	\$39,425,000	\$0	\$39,425,000	\$0	\$0	\$0	\$0	\$39,425,000	1.126	\$44,373,185
2024	\$39,425,000	\$0	\$39,425,000	\$0	\$0	\$0	\$0	\$39,425,000	1.159	\$45,704,380
2025	\$39,425,000	\$0	\$39,425,000	\$0	\$0	\$0	\$0	\$39,425,000	1.194	\$47,075,512
2026	\$39,425,000	\$0	\$39,425,000	\$0	\$0	\$0	\$0	\$39,425,000	1.230	\$48,487,777
2027	\$39,425,000	\$0	\$39,425,000	\$0	\$0	\$0	\$0	\$39,425,000	1.267	\$49,942,410
2028	\$39,425,000	\$0	\$39,425,000	\$0	\$0	\$0	\$0	\$39,425,000	1.305	\$51,440,683
2029	\$39,425,000	\$0	\$39,425,000	\$0	\$0	\$0	\$0	\$39,425,000	1.344	\$52,983,903
2030	\$39,425,000	\$0	\$39,425,000	\$0	\$0	\$0	\$0	\$39,425,000	1.384	\$54,573,420
2031	\$39,425,000	\$0	\$39,425,000	\$0	\$0	\$0	\$0	\$39,425,000	1.426	\$56,210,623
2032	\$40,850,000	\$0	\$40,850,000	\$0	\$0	\$0	\$0	\$40,850,000	1.469	\$59,989,602
2033	\$0	\$0	\$0	\$19,125,000	\$0	\$37,713,400	\$56,838,400	\$56,838,400	1.513	\$85,973,180
2034	\$0	\$0	\$0	\$19,125,000	\$0	\$37,713,400	\$56,838,400	\$56,838,400	1.558	\$88,552,375
2035	\$0	\$0	\$0	\$19,125,000	\$0	\$37,713,400	\$56,838,400	\$56,838,400	1.605	\$91,208,946
2036	\$0	\$0	\$0	\$19,125,000	\$0	\$37,713,400	\$56,838,400	\$56,838,400	1.653	\$93,945,215
2037	\$0	\$0	\$0	\$19,125,000	\$0	\$37,713,400	\$56,838,400	\$56,838,400	1.702	\$96,763,571
2038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.754	\$0
2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.806	\$0
2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.860	\$0
2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.916	\$0
2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.974	\$0
2043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.033	\$0
2044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.094	\$0
2045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.157	\$0
2046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.221	\$0
2047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.288	\$0
2048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.357	\$0
2049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.427	\$0
2050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.500	\$0
2051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.575	\$0
2052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.652	\$0
2053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.732	\$0
2054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.814	\$0
2055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.898	\$0
2056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.985	\$0
2057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.075	\$0
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.167	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.262	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.360	\$0

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

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

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

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Manteca

Table B-6
 Mossdale Tract Infrastructure Finance Plan
 EIFD Revenue Analysis
 Incremental Development Projections - 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	Office	Industrial	Total	Low Density Residential	High Density Residential	TOTAL	Retail	Office	Industrial	Total
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	93	-	93	-	-	424,721	424,721	-	-	-	-	-	-	-
2022	243	50	293	132,236	33,059	1,118,480	1,283,775	-	-	-	-	-	-	-
2023	301	130	431	172,236	43,059	1,118,480	1,333,775	83	-	83	-	-	-	-
2024	197	130	327	172,236	43,059	938,140	1,153,435	83	-	83	-	-	-	-
2025	301	184	485	212,236	53,059	985,028	1,250,323	83	-	83	-	-	-	-
2026	278	109	387	212,236	53,059	185,028	450,323	83	-	83	-	-	-	-
2027	283	54	337	223,276	55,819	46,888	325,983	83	-	83	-	-	-	-
2028	283	54	337	199,180	49,795	46,888	295,863	83	-	83	-	-	-	-
2029	285	52	337	223,276	55,819	46,888	325,983	83	-	83	-	-	-	-
2030	234	-	234	223,276	55,819	46,888	325,983	83	-	83	-	-	-	-
2031	219	-	219	223,276	55,819	46,888	325,983	83	-	83	-	-	-	-
2032	219	-	219	212,236	53,059	46,888	312,183	86	-	86	-	-	-	-
2033	219	-	219	212,236	53,059	46,888	312,183	-	-	-	76,500	-	377,134	453,634
2034	218	-	218	212,236	53,059	46,888	312,183	-	-	-	76,500	-	377,134	453,634
2035	116	-	116	213,052	53,263	-	266,315	-	-	-	76,500	-	377,134	453,634
2036	80	-	80	172,236	43,059	-	215,295	-	-	-	76,500	-	377,134	453,634
2037	80	-	80	49,936	12,484	-	62,420	-	-	-	76,500	-	377,134	453,634
2038	80	-	80	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2039	80	-	80	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2040	68	-	68	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2041	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2042	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2043	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2044	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2045	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2046	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2047	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2048	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2049	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2050	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2051	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2052	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2053	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2054	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2055	-	-	-	36,448	9,112	-	45,560	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	3,877	763	4,640	3,781,840	945,460	5,144,981	9,872,281	833	-	833	382,500	-	1,885,670	2,268,170

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

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APPENDIX C: City of Stockton EIFD Revenue Estimating Tables

Table C-1	Projected Tax Increment to EIFD - Stockton.....	C-1
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Table C-1
Mossdale Tract Infrastructure Finance Plan
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 2022	Gross Tax Increment	Net Tax Increment				
							City [1]	City EIFD	County [1]	County EIFD	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
2020	\$1,338,379,148	\$40,151,374	\$0	\$1,378,530,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$1,378,530,522	\$41,355,916	\$16,974,400	\$1,436,860,838	\$58,330,316	\$583,303	\$97,477	\$33,142	\$119,927	\$40,775	\$73,917
2022	\$1,436,860,838	\$43,105,825	\$183,754,338	\$1,663,721,001	\$285,190,479	\$2,851,905	\$470,112	\$159,838	\$592,068	\$201,303	\$361,141
2023	\$1,663,721,001	\$49,911,630	\$99,226,264	\$1,812,858,895	\$434,328,373	\$4,343,284	\$705,808	\$239,975	\$910,640	\$309,618	\$549,593
2024	\$1,812,858,895	\$54,385,767	\$61,151,707	\$1,928,396,369	\$549,865,847	\$5,498,658	\$884,548	\$300,746	\$1,160,841	\$394,686	\$695,433
2025	\$1,928,396,369	\$57,851,891	\$47,234,321	\$2,033,482,581	\$654,952,059	\$6,549,521	\$1,044,981	\$355,294	\$1,390,298	\$472,701	\$827,995
2026	\$2,033,482,581	\$61,004,477	\$59,956,351	\$2,154,443,410	\$775,912,887	\$7,759,129	\$1,231,062	\$344,697	\$1,653,170	\$462,888	\$807,585
2027	\$2,154,443,410	\$64,633,302	\$69,672,354	\$2,288,749,066	\$910,218,544	\$9,102,185	\$1,431,020	\$400,686	\$1,950,915	\$546,256	\$946,942
2028	\$2,288,749,066	\$68,662,472	\$32,619,330	\$2,390,030,868	\$1,011,500,345	\$10,115,003	\$1,574,382	\$440,827	\$2,182,007	\$610,962	\$1,051,789
2029	\$2,390,030,868	\$71,700,926	\$33,597,909	\$2,495,329,703	\$1,116,799,181	\$11,167,992	\$1,722,983	\$482,435	\$2,422,658	\$678,344	\$1,160,780
2030	\$2,495,329,703	\$74,859,891	\$34,605,847	\$2,604,795,441	\$1,226,264,919	\$12,262,649	\$1,877,011	\$525,563	\$2,673,234	\$748,505	\$1,274,069
2031	\$2,604,795,441	\$78,143,863	\$35,644,022	\$2,718,583,327	\$1,340,052,804	\$13,400,528	\$2,036,656	\$570,264	\$2,934,113	\$821,552	\$1,391,815
2032	\$2,718,583,327	\$81,557,500	\$60,209,882	\$2,860,350,709	\$1,481,820,186	\$14,818,202	\$2,241,383	\$627,587	\$3,253,996	\$911,119	\$1,538,706
2033	\$2,860,350,709	\$85,810,521	\$122,519,768	\$3,068,680,998	\$1,690,150,475	\$16,901,505	\$2,555,596	\$715,567	\$3,712,278	\$1,039,438	\$1,755,005
2034	\$3,068,680,998	\$92,060,430	\$118,728,802	\$3,279,470,230	\$1,900,939,707	\$19,009,397	\$2,872,093	\$804,186	\$4,177,225	\$1,169,623	\$1,973,809
2035	\$3,279,470,230	\$98,384,107	\$122,290,666	\$3,500,145,002	\$2,121,614,480	\$21,216,145	\$3,203,207	\$896,898	\$4,664,177	\$1,305,970	\$2,202,868
2036	\$3,500,145,002	\$105,004,350	\$125,959,386	\$3,731,108,738	\$2,352,578,216	\$23,525,782	\$3,549,530	\$993,868	\$5,174,036	\$1,448,730	\$2,442,598
2037	\$3,731,108,738	\$111,933,262	\$129,738,168	\$3,972,780,168	\$2,594,249,646	\$25,942,496	\$3,911,675	\$1,095,269	\$5,707,738	\$1,598,167	\$2,693,436
2038	\$3,972,780,168	\$119,183,405	\$117,147,356	\$4,209,110,929	\$2,830,580,406	\$28,305,804	\$4,262,737	\$1,193,566	\$6,232,365	\$1,745,062	\$2,938,629
2039	\$4,209,110,929	\$126,273,328	\$108,741,442	\$4,444,125,699	\$3,065,595,176	\$30,655,952	\$4,609,348	\$1,290,617	\$6,756,274	\$1,891,757	\$3,182,374
2040	\$4,444,125,699	\$133,323,771	\$123,630,526	\$4,701,079,996	\$3,322,549,474	\$33,225,495	\$4,979,254	\$1,394,191	\$7,337,092	\$2,054,386	\$3,448,577
2041	\$4,701,079,996	\$141,032,400	\$127,339,442	\$4,969,451,838	\$3,590,921,316	\$35,909,213	\$5,365,134	\$1,502,237	\$7,944,127	\$2,224,356	\$3,726,593
2042	\$4,969,451,838	\$149,083,555	\$131,159,626	\$5,249,695,019	\$3,871,164,497	\$38,711,645	\$5,767,611	\$1,614,931	\$8,578,430	\$2,401,960	\$4,016,892
2043	\$5,249,695,019	\$157,490,851	\$136,857,863	\$5,544,043,733	\$4,165,513,211	\$41,655,132	\$6,188,610	\$1,732,811	\$9,246,192	\$2,588,934	\$4,321,745
2044	\$5,544,043,733	\$166,321,312	\$52,344,448	\$5,762,709,493	\$4,384,178,971	\$43,841,790	\$6,493,639	\$1,818,219	\$9,749,077	\$2,729,742	\$4,547,960
2045	\$5,762,709,493	\$172,881,285	\$53,914,782	\$5,989,505,560	\$4,610,975,037	\$46,109,750	\$6,809,326	\$1,906,611	\$10,271,262	\$2,875,953	\$4,782,565
2046	\$5,989,505,560	\$179,685,167	\$55,532,225	\$6,224,722,952	\$4,846,192,429	\$48,461,924	\$7,136,037	\$1,998,090	\$10,813,454	\$3,027,767	\$5,025,858
2047	\$6,224,722,952	\$186,741,689	\$50,065,577	\$6,461,530,218	\$5,082,999,695	\$50,829,997	\$7,468,991	\$2,091,317	\$11,355,749	\$3,179,610	\$5,270,927
2048	\$6,461,530,218	\$193,845,907	\$44,185,603	\$6,699,561,727	\$5,321,031,205	\$53,210,312	\$7,808,087	\$2,186,264	\$11,896,944	\$3,331,144	\$5,517,409
2049	\$6,699,561,727	\$200,986,852	\$45,511,171	\$6,946,059,750	\$5,567,529,228	\$55,675,292	\$8,158,734	\$2,284,446	\$12,457,840	\$3,488,195	\$5,772,641
2050	\$6,946,059,750	\$208,381,793	\$46,876,506	\$7,201,318,049	\$5,822,787,527	\$58,227,875	\$8,521,319	\$2,385,969	\$13,039,132	\$3,650,957	\$6,036,926
2051	\$7,201,318,049	\$216,039,541	\$50,632,565	\$7,467,990,156	\$6,089,459,633	\$60,894,596	\$8,900,170	\$2,492,048	\$13,646,369	\$3,820,983	\$6,313,031
2052	\$7,467,990,156	\$224,039,705	\$33,154,190	\$7,725,184,051	\$6,346,653,528	\$63,466,535	\$9,260,263	\$2,592,874	\$14,236,696	\$3,986,275	\$6,579,149
2053	\$7,725,184,051	\$231,755,522	\$34,148,816	\$7,991,088,388	\$6,612,557,866	\$66,125,579	\$9,631,877	\$2,696,926	\$14,847,610	\$4,157,331	\$6,854,257
2054	\$7,991,088,388	\$239,732,652	\$35,173,281	\$8,265,994,321	\$6,887,463,798	\$68,874,638	\$10,015,381	\$2,804,307	\$15,479,815	\$4,334,348	\$7,138,655
2055	\$8,265,994,321	\$247,979,830	\$36,228,479	\$8,550,202,630	\$7,171,672,107	\$71,716,721	\$10,411,154	\$2,915,123	\$16,134,039	\$4,517,531	\$7,432,654
2056	\$8,550,202,630	\$256,506,079	\$41,121,497	\$8,847,830,206	\$7,469,299,683	\$74,692,997	\$10,822,338	\$3,030,255	\$16,822,044	\$4,710,172	\$7,740,427
2057	\$8,847,830,206	\$265,434,906	\$19,217,397	\$9,132,482,509	\$7,753,951,986	\$77,539,520	\$11,230,016	\$3,144,405	\$17,467,325	\$4,890,851	\$8,035,256
2058	\$9,132,482,509	\$273,974,475	\$19,793,919	\$9,426,250,903	\$8,047,720,380	\$80,477,204	\$11,650,342	\$3,262,096	\$18,133,632	\$5,077,417	\$8,339,513
2059	\$9,426,250,903	\$282,787,527	\$20,387,736	\$9,729,426,166	\$8,350,895,644	\$83,508,956	\$12,083,707	\$3,383,438	\$18,821,646	\$5,270,061	\$8,653,499
2060	\$9,729,426,166	\$291,882,785	\$20,999,368	\$10,042,308,319	\$8,663,777,797	\$86,637,778	\$12,530,515	\$3,508,544	\$19,532,070	\$5,468,980	\$8,977,524
2061	\$10,042,308,319	\$301,269,250	\$0	\$10,343,577,569	\$8,965,047,046	\$89,650,470	\$12,975,541	\$3,633,152	\$20,203,061	\$5,656,857	\$9,290,009

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.

[2] See Table C-4 for new AV added to roll from 2020-21 on. It is assumed that new AV is added to roll in year after development occurs.

In 2019-20 and 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.

[3] 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.

E-33

C-1

Stockton
Existing City

Table C-2
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton 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 2021	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*16.71%	h	i=g*h	j=f*20.56%	k	l=j*k	m=i+l
2020	\$1,338,379,148	\$40,151,374	\$0	\$1,378,530,522	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2021	\$1,378,530,522	\$41,355,916	\$16,974,400	\$1,436,860,838	\$58,330,316	\$583,303	\$97,477	34%	\$33,142	\$119,927	34%	\$40,775	\$73,917
2022	\$1,436,860,838	\$43,105,825	\$176,924,794	\$1,656,891,458	\$278,360,935	\$2,783,609	\$465,173	34%	\$158,159	\$572,312	34%	\$194,586	\$352,745
2023	\$1,656,891,458	\$49,706,744	\$85,157,403	\$1,791,755,605	\$413,225,082	\$4,132,251	\$690,547	34%	\$234,786	\$849,593	34%	\$288,862	\$523,647
2024	\$1,791,755,605	\$53,752,668	\$46,660,781	\$1,892,169,055	\$513,638,532	\$5,136,385	\$858,349	34%	\$291,839	\$1,056,044	34%	\$359,055	\$650,893
2025	\$1,892,169,055	\$56,765,072	\$32,308,667	\$1,981,242,793	\$602,712,271	\$6,027,123	\$1,007,201	34%	\$342,449	\$1,239,180	34%	\$421,321	\$763,770
2026	\$1,981,242,793	\$59,437,284	\$44,582,928	\$2,085,263,005	\$706,732,482	\$7,067,325	\$1,181,031	28%	\$330,689	\$1,453,046	28%	\$406,853	\$737,542
2027	\$2,085,263,005	\$62,557,890	\$45,920,415	\$2,193,741,310	\$815,210,788	\$8,152,108	\$1,362,311	28%	\$381,447	\$1,676,078	28%	\$469,302	\$850,749
2028	\$2,193,741,310	\$65,812,239	\$8,154,832	\$2,267,708,382	\$889,177,860	\$8,891,779	\$1,485,918	28%	\$416,057	\$1,828,154	28%	\$511,883	\$927,940
2029	\$2,267,708,382	\$68,031,251	\$8,399,477	\$2,344,139,111	\$965,608,588	\$9,656,086	\$1,613,643	28%	\$451,820	\$1,985,296	28%	\$555,883	\$1,007,703
2030	\$2,344,139,111	\$70,324,173	\$8,651,462	\$2,423,114,746	\$1,044,584,223	\$10,445,842	\$1,745,620	28%	\$488,774	\$2,147,671	28%	\$601,348	\$1,090,121
2031	\$2,423,114,746	\$72,693,442	\$8,911,006	\$2,504,719,194	\$1,126,188,671	\$11,261,887	\$1,881,991	28%	\$526,957	\$2,315,450	28%	\$648,326	\$1,175,283
2032	\$2,504,719,194	\$75,141,576	\$32,674,875	\$2,612,535,645	\$1,234,005,122	\$12,340,051	\$2,062,164	28%	\$577,406	\$2,537,121	28%	\$710,394	\$1,287,800
2033	\$2,612,535,645	\$78,376,069	\$94,158,710	\$2,785,070,424	\$1,406,539,902	\$14,065,399	\$2,350,490	28%	\$658,137	\$2,891,853	28%	\$809,719	\$1,467,856
2034	\$2,785,070,424	\$83,552,113	\$89,516,913	\$2,958,139,450	\$1,579,608,927	\$15,796,089	\$2,639,708	28%	\$739,118	\$3,247,684	28%	\$909,352	\$1,648,470
2035	\$2,958,139,450	\$88,744,183	\$92,202,420	\$3,139,086,054	\$1,760,555,531	\$17,605,555	\$2,942,091	28%	\$823,785	\$3,619,711	28%	\$1,013,519	\$1,837,305
2036	\$3,139,086,054	\$94,172,582	\$94,968,493	\$3,328,227,128	\$1,949,696,606	\$19,496,966	\$3,258,167	28%	\$912,287	\$4,008,586	28%	\$1,122,404	\$2,034,691
2037	\$3,328,227,128	\$99,846,814	\$97,817,548	\$3,525,891,490	\$2,147,360,967	\$21,473,610	\$3,588,487	28%	\$1,004,776	\$4,414,985	28%	\$1,236,196	\$2,240,972
2038	\$3,525,891,490	\$105,776,745	\$84,269,117	\$3,715,937,351	\$2,337,406,829	\$23,374,068	\$3,906,075	28%	\$1,093,701	\$4,805,721	28%	\$1,345,602	\$2,439,303
2039	\$3,715,937,351	\$111,478,121	\$74,876,857	\$3,902,292,328	\$2,523,761,806	\$25,237,618	\$4,217,496	28%	\$1,180,899	\$5,188,867	28%	\$1,452,883	\$2,633,782
2040	\$3,902,292,328	\$117,068,770	\$77,123,162	\$4,096,484,260	\$2,717,953,738	\$27,179,537	\$4,542,013	28%	\$1,271,764	\$5,588,127	28%	\$1,564,676	\$2,836,439
2041	\$4,096,484,260	\$122,894,528	\$79,436,857	\$4,298,815,645	\$2,920,285,123	\$29,202,851	\$4,880,132	28%	\$1,366,437	\$6,004,121	28%	\$1,681,154	\$3,047,591
2042	\$4,298,815,645	\$128,964,469	\$81,819,963	\$4,509,600,078	\$3,131,069,555	\$31,310,696	\$5,232,377	28%	\$1,465,066	\$6,437,495	28%	\$1,802,499	\$3,267,564
2043	\$4,509,600,078	\$135,288,002	\$84,274,562	\$4,729,162,642	\$3,350,632,119	\$33,506,321	\$5,599,291	28%	\$1,567,802	\$6,888,917	28%	\$1,928,897	\$3,496,698
2044	\$4,729,162,642	\$141,874,879	\$13,086,112	\$4,884,123,633	\$3,505,593,110	\$35,055,931	\$5,858,249	28%	\$1,640,310	\$7,207,518	28%	\$2,018,105	\$3,658,415
2045	\$4,884,123,633	\$146,523,709	\$13,478,695	\$5,044,126,037	\$3,665,595,515	\$36,655,955	\$6,125,631	28%	\$1,715,177	\$7,536,484	28%	\$2,110,215	\$3,825,392
2046	\$5,044,126,037	\$151,323,781	\$13,883,056	\$5,209,332,875	\$3,830,802,352	\$38,308,024	\$6,401,711	28%	\$1,792,479	\$7,876,150	28%	\$2,205,322	\$3,997,807
2047	\$5,209,332,875	\$156,279,986	\$14,299,548	\$5,379,912,409	\$4,001,381,886	\$40,013,819	\$6,686,769	28%	\$1,872,295	\$8,226,862	28%	\$2,303,521	\$4,175,817
2048	\$5,379,912,409	\$161,397,372	\$14,728,534	\$5,556,038,316	\$4,177,507,793	\$41,775,078	\$6,981,096	28%	\$1,954,707	\$8,588,978	28%	\$2,404,914	\$4,359,621
2049	\$5,556,038,316	\$166,681,149	\$15,170,390	\$5,737,889,855	\$4,359,359,333	\$43,593,593	\$7,284,991	28%	\$2,039,797	\$8,962,866	28%	\$2,509,602	\$4,549,400
2050	\$5,737,889,855	\$172,136,696	\$15,625,502	\$5,925,652,053	\$4,547,121,531	\$45,471,215	\$7,598,763	28%	\$2,127,654	\$9,348,906	28%	\$2,617,694	\$4,745,347
2051	\$5,925,652,053	\$177,769,562	\$18,444,030	\$6,121,865,645	\$4,743,335,123	\$47,433,351	\$7,926,658	28%	\$2,219,464	\$9,752,322	28%	\$2,730,650	\$4,950,114
2052	\$6,121,865,645	\$183,655,969	\$0	\$6,305,521,614	\$4,926,991,092	\$49,269,911	\$8,233,568	28%	\$2,305,399	\$10,129,919	28%	\$2,836,377	\$5,141,777
2053	\$6,305,521,614	\$189,165,648	\$0	\$6,494,687,263	\$5,116,156,740	\$51,161,567	\$8,549,686	28%	\$2,393,912	\$10,518,845	28%	\$2,945,277	\$5,339,189
2054	\$6,494,687,263	\$194,840,618	\$0	\$6,689,527,881	\$5,310,997,358	\$53,109,974	\$8,875,287	28%	\$2,485,080	\$10,919,438	28%	\$3,057,443	\$5,542,523
2055	\$6,689,527,881	\$200,685,836	\$0	\$6,890,213,717	\$5,511,683,195	\$55,116,832	\$9,210,656	28%	\$2,578,984	\$11,332,049	28%	\$3,172,974	\$5,751,958
2056	\$6,890,213,717	\$206,706,412	\$0	\$7,096,920,129	\$5,718,389,606	\$57,183,896	\$9,556,086	28%	\$2,675,704	\$11,757,039	28%	\$3,291,971	\$5,967,675
2057	\$7,096,920,129	\$212,907,604	\$0	\$7,309,827,733	\$5,931,297,210	\$59,312,972	\$9,911,879	28%	\$2,775,326	\$12,194,778	28%	\$3,414,538	\$6,189,864
2058	\$7,309,827,733	\$219,294,832	\$0	\$7,529,122,565	\$6,150,592,042	\$61,505,920	\$10,278,346	28%	\$2,877,937	\$12,645,649	28%	\$3,540,782	\$6,418,719
2059	\$7,529,122,565	\$225,873,677	\$0	\$7,754,996,241	\$6,376,465,719	\$63,764,657	\$10,655,807	28%	\$2,983,626	\$13,110,047	28%	\$3,670,813	\$6,654,439
2060	\$7,754,996,241	\$232,649,887	\$0	\$7,987,646,129	\$6,609,115,606	\$66,091,156	\$11,044,592	28%	\$3,092,486	\$13,588,376	28%	\$3,804,745	\$6,897,231
2061	\$7,987,646,129	\$239,629,384	\$0	\$8,227,275,513	\$6,848,744,990	\$68,487,450	\$11,445,040	28%	\$3,204,611	\$14,081,055	28%	\$3,942,696	\$7,147,307

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

[1] See Table D-1 for Fiscal Year 2020-21 beginning assessed value.
 [2] See Table C-4 for new AV added to roll from 2020-21 on. It is assumed that new AV is added to roll in year after development occurs.
 In 2019-20 and new AV 2021 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
 Mossdale Tract Infrastructure Finance Plan
 EIFD Revenue Analysis
 Projected Tax Increment to EIFD - Stockton Annexation Area (Real \$)

Stockton
 Annexation Area

Fiscal Year	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV starting in 2021	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
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	\$6,829,544	\$6,829,544	\$6,829,544	\$68,295	\$4,939	34%	\$1,679	\$19,756	34%	\$6,717	\$8,396
2023	\$6,829,544	\$204,886	\$14,068,860	\$21,103,290	\$21,103,290	\$211,033	\$15,262	34%	\$5,189	\$61,047	34%	\$20,756	\$25,945
2024	\$21,103,290	\$633,099	\$14,490,926	\$36,227,315	\$36,227,315	\$362,273	\$26,199	34%	\$8,908	\$104,798	34%	\$35,631	\$44,539
2025	\$36,227,315	\$1,086,819	\$14,925,654	\$52,239,788	\$52,239,788	\$522,398	\$37,780	34%	\$12,845	\$151,118	34%	\$51,380	\$64,225
2026	\$52,239,788	\$1,567,194	\$15,373,423	\$69,180,405	\$69,180,405	\$691,804	\$50,031	28%	\$14,009	\$200,124	28%	\$56,035	\$70,043
2027	\$69,180,405	\$2,075,412	\$23,751,939	\$95,007,756	\$95,007,756	\$950,078	\$68,709	28%	\$19,239	\$274,837	28%	\$76,954	\$96,193
2028	\$95,007,756	\$2,850,233	\$24,464,497	\$122,322,486	\$122,322,486	\$1,223,225	\$88,463	28%	\$24,770	\$353,853	28%	\$99,079	\$123,848
2029	\$122,322,486	\$3,669,675	\$25,198,432	\$151,190,593	\$151,190,593	\$1,511,906	\$109,340	28%	\$30,615	\$437,362	28%	\$122,461	\$153,077
2030	\$151,190,593	\$4,535,718	\$25,954,385	\$181,680,696	\$181,680,696	\$1,816,807	\$131,391	28%	\$36,789	\$525,563	28%	\$147,158	\$183,947
2031	\$181,680,696	\$5,450,421	\$26,733,017	\$213,864,133	\$213,864,133	\$2,138,641	\$154,666	28%	\$43,306	\$618,663	28%	\$173,226	\$216,532
2032	\$213,864,133	\$6,415,924	\$27,535,007	\$247,815,064	\$247,815,064	\$2,478,151	\$179,219	28%	\$50,181	\$716,875	28%	\$200,725	\$250,906
2033	\$247,815,064	\$7,434,452	\$28,361,057	\$283,610,573	\$283,610,573	\$2,836,106	\$205,106	28%	\$57,430	\$820,424	28%	\$229,719	\$287,148
2034	\$283,610,573	\$8,508,317	\$29,211,889	\$321,330,780	\$321,330,780	\$3,213,308	\$232,385	28%	\$65,068	\$929,541	28%	\$260,271	\$325,339
2035	\$321,330,780	\$9,639,923	\$30,088,246	\$361,058,949	\$361,058,949	\$3,610,589	\$261,116	28%	\$73,113	\$1,044,466	28%	\$292,450	\$365,563
2036	\$361,058,949	\$10,831,768	\$30,990,893	\$402,881,610	\$402,881,610	\$4,028,816	\$291,362	28%	\$81,581	\$1,165,450	28%	\$326,326	\$407,907
2037	\$402,881,610	\$12,086,448	\$31,920,620	\$446,888,679	\$446,888,679	\$4,468,887	\$323,188	28%	\$90,493	\$1,292,753	28%	\$361,971	\$452,463
2038	\$446,888,679	\$13,406,660	\$32,878,238	\$493,173,577	\$493,173,577	\$4,931,736	\$356,661	28%	\$99,865	\$1,426,645	28%	\$399,461	\$499,326
2039	\$493,173,577	\$14,795,207	\$33,864,586	\$541,833,370	\$541,833,370	\$5,418,334	\$391,852	28%	\$109,718	\$1,567,407	28%	\$438,874	\$548,592
2040	\$541,833,370	\$16,255,001	\$46,507,364	\$604,595,736	\$604,595,736	\$6,045,957	\$437,241	28%	\$122,428	\$1,748,965	28%	\$489,710	\$612,138
2041	\$604,595,736	\$18,137,872	\$47,902,585	\$670,636,193	\$670,636,193	\$6,706,362	\$485,001	28%	\$135,800	\$1,940,006	28%	\$543,202	\$679,002
2042	\$670,636,193	\$20,119,086	\$49,339,663	\$740,094,942	\$740,094,942	\$7,400,949	\$535,234	28%	\$149,865	\$2,140,935	28%	\$599,462	\$749,327
2043	\$740,094,942	\$22,202,848	\$52,583,302	\$814,881,091	\$814,881,091	\$8,148,811	\$589,319	28%	\$165,009	\$2,357,275	28%	\$660,037	\$825,046
2044	\$814,881,091	\$24,446,433	\$39,258,336	\$878,585,860	\$878,585,860	\$8,785,859	\$635,390	28%	\$177,909	\$2,541,559	28%	\$711,637	\$889,546
2045	\$878,585,860	\$26,357,576	\$40,436,086	\$945,379,522	\$945,379,522	\$9,453,795	\$683,695	28%	\$191,435	\$2,734,779	28%	\$765,738	\$957,173
2046	\$945,379,522	\$28,361,386	\$41,649,169	\$1,015,390,077	\$1,015,390,077	\$10,153,901	\$734,326	28%	\$205,611	\$2,937,304	28%	\$822,445	\$1,028,057
2047	\$1,015,390,077	\$30,461,702	\$35,766,029	\$1,081,617,809	\$1,081,617,809	\$10,816,178	\$782,222	28%	\$219,022	\$3,128,887	28%	\$876,088	\$1,095,110
2048	\$1,081,617,809	\$32,448,534	\$29,457,069	\$1,143,523,412	\$1,143,523,412	\$11,435,234	\$826,992	28%	\$231,558	\$3,307,966	28%	\$926,231	\$1,157,788
2049	\$1,143,523,412	\$34,305,702	\$30,340,781	\$1,208,169,895	\$1,208,169,895	\$12,081,699	\$873,744	28%	\$244,648	\$3,494,975	28%	\$978,593	\$1,223,241
2050	\$1,208,169,895	\$36,245,097	\$31,251,004	\$1,275,665,996	\$1,275,665,996	\$12,756,660	\$922,557	28%	\$258,316	\$3,690,226	28%	\$1,033,263	\$1,291,579
2051	\$1,275,665,996	\$38,269,980	\$32,188,534	\$1,346,124,511	\$1,346,124,511	\$13,461,245	\$973,512	28%	\$272,583	\$3,894,048	28%	\$1,090,333	\$1,362,917
2052	\$1,346,124,511	\$40,383,735	\$33,154,190	\$1,419,662,436	\$1,419,662,436	\$14,196,624	\$1,026,694	28%	\$287,474	\$4,106,777	28%	\$1,149,898	\$1,437,372
2053	\$1,419,662,436	\$42,589,873	\$34,148,816	\$1,496,401,126	\$1,496,401,126	\$14,964,011	\$1,082,191	28%	\$303,014	\$4,328,766	28%	\$1,212,054	\$1,515,068
2054	\$1,496,401,126	\$44,892,034	\$35,173,281	\$1,576,466,440	\$1,576,466,440	\$15,764,664	\$1,140,094	28%	\$319,226	\$4,560,377	28%	\$1,276,906	\$1,596,132
2055	\$1,576,466,440	\$47,293,993	\$36,228,479	\$1,659,988,912	\$1,659,988,912	\$16,599,889	\$1,200,497	28%	\$336,139	\$4,801,990	28%	\$1,344,557	\$1,680,696
2056	\$1,659,988,912	\$49,799,667	\$41,121,497	\$1,750,910,077	\$1,750,910,077	\$17,509,101	\$1,266,251	28%	\$354,550	\$5,065,005	28%	\$1,418,201	\$1,772,752
2057	\$1,750,910,077	\$52,527,302	\$19,217,397	\$1,822,654,776	\$1,822,654,776	\$18,226,548	\$1,318,137	28%	\$369,078	\$5,272,547	28%	\$1,476,313	\$1,845,391
2058	\$1,822,654,776	\$56,679,643	\$19,793,919	\$1,897,128,338	\$1,897,128,338	\$18,971,283	\$1,371,996	28%	\$384,159	\$5,487,983	28%	\$1,536,635	\$1,920,794
2059	\$1,897,128,338	\$58,913,850	\$20,387,736	\$1,974,429,925	\$1,974,429,925	\$19,744,299	\$1,427,900	28%	\$399,812	\$5,711,600	28%	\$1,599,248	\$1,999,060
2060	\$1,974,429,925	\$59,232,898	\$20,999,368	\$2,054,662,191	\$2,054,662,191	\$20,546,622	\$1,485,924	28%	\$416,059	\$5,943,694	28%	\$1,664,234	\$2,080,293
2061	\$2,054,662,191	\$61,639,866	\$0	\$2,116,302,056	\$2,116,302,056	\$21,163,021	\$1,530,501	28%	\$428,540	\$6,122,005	28%	\$1,714,161	\$2,142,702

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

ti st ann

- [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 2020-21 on. It is assumed that new AV is added to roll in year after development occurs. In 2019-20 and 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.
- [3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.

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C-3

Table C-4
 Mossdale Tract Infrastructure Finance Plan
 EIFD Revenue Analysis
 Assessed Value of New Development - Stockton Existing City (2019 and Real \$)

Stockton
 Existing City

Fiscal Year Ending	Assessed Value of New Development [1]							Escalation Factor [2]	Total with Annual Sales Price Increase	
	Single Family Low Density	Multifamily	Subtotal Residential	Retail	Office	Industrial	Subtotal Nonres.			Total (2019\$)
	AV per Dwelling Unit		AV per Bldg. Sq. Ft.							
Assumption	\$ 425,000	\$ 200,000		\$ 250	\$ 250	\$ 100				
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.030	\$0
2021	\$8,500,000	\$7,500,000	\$16,000,000	\$0	\$0	\$0	\$0	\$16,000,000	1.061	\$16,974,400
2022	\$34,000,000	\$30,000,000	\$64,000,000	\$68,537,875	\$29,373,375	\$0	\$97,911,250	\$161,911,250	1.093	\$176,924,794
2023	\$34,000,000	\$0	\$34,000,000	\$29,162,875	\$12,498,375	\$0	\$41,661,250	\$75,661,250	1.126	\$85,157,403
2024	\$34,000,000	\$0	\$34,000,000	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$40,250,000	1.159	\$46,660,781
2025	\$20,808,000	\$0	\$20,808,000	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$27,058,000	1.194	\$32,308,667
2026	\$0	\$30,000,000	\$30,000,000	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$36,250,000	1.230	\$44,582,928
2027	\$0	\$30,000,000	\$30,000,000	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$36,250,000	1.267	\$45,920,415
2028	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	1.305	\$8,154,832
2029	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	1.344	\$8,399,477
2030	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	1.384	\$8,651,462
2031	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	1.426	\$8,911,006
2032	\$0	\$16,000,000	\$16,000,000	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$22,250,000	1.469	\$32,674,875
2033	\$0	\$16,000,000	\$16,000,000	\$4,375,000	\$1,875,000	\$40,000,000	\$46,250,000	\$62,250,000	1.513	\$94,158,710
2034	\$0	\$16,000,000	\$16,000,000	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$57,457,500	1.558	\$89,516,913
2035	\$0	\$16,000,000	\$16,000,000	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$57,457,500	1.605	\$92,202,420
2036	\$0	\$16,000,000	\$16,000,000	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$57,457,500	1.653	\$94,968,493
2037	\$0	\$16,000,000	\$16,000,000	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$57,457,500	1.702	\$97,817,548
2038	\$0	\$6,600,000	\$6,600,000	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$48,057,500	1.754	\$84,269,117
2039	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$41,457,500	1.806	\$74,876,857
2040	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$41,457,500	1.860	\$77,123,162
2041	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$41,457,500	1.916	\$79,436,857
2042	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$41,457,500	1.974	\$81,819,963
2043	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$41,457,500	2.033	\$84,274,562
2044	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	2.094	\$13,086,112
2045	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	2.157	\$13,478,695
2046	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	2.221	\$13,883,056
2047	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	2.288	\$14,299,548
2048	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	2.357	\$14,728,534
2049	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	2.427	\$15,170,390
2050	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	2.500	\$15,625,502
2051	\$0	\$0	\$0	\$5,013,750	\$2,148,750	\$0	\$7,162,500	\$7,162,500	2.575	\$18,444,030
2052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.652	\$0
2053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.732	\$0
2054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.814	\$0
2055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.898	\$0
2056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.985	\$0
2057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.075	\$0
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.167	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.262	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.360	\$0

av st ex

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

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

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

Table C-5
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Assessed Value of New Development - Stockton Annexation Areas (2019 and Real \$)

Stockton
Annexation Area

Assessed Value of New Development [1]										
Fiscal Year Ending	Single Family Low Density	Multifamily	Subtotal Residential	Retail	Office	Industrial	Subtotal Nonres.	Total (2019\$)	Escalation Factor [2]	Total with Annual Sales Price Increase
Assumption	AV per Dwelling Unit		AV per Bldg, Sq. Ft.							
	\$ 425,000	\$ 200,000	\$ 250	\$ 250	\$ 100					
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.030	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.061	\$0
2022	\$0	\$0	\$0	\$6,250,000	\$0	\$0	\$6,250,000	\$6,250,000	1.093	\$6,829,544
2023	\$0	\$0	\$0	\$12,500,000	\$0	\$0	\$12,500,000	\$12,500,000	1.126	\$14,068,860
2024	\$0	\$0	\$0	\$12,500,000	\$0	\$0	\$12,500,000	\$12,500,000	1.159	\$14,490,926
2025	\$0	\$0	\$0	\$12,500,000	\$0	\$0	\$12,500,000	\$12,500,000	1.194	\$14,925,654
2026	\$0	\$0	\$0	\$12,500,000	\$0	\$0	\$12,500,000	\$12,500,000	1.230	\$15,373,423
2027	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	1.267	\$23,751,939
2028	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	1.305	\$24,464,497
2029	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	1.344	\$25,198,432
2030	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	1.384	\$25,954,385
2031	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	1.426	\$26,733,017
2032	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	1.469	\$27,535,007
2033	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	1.513	\$28,361,057
2034	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	1.558	\$29,211,889
2035	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	1.605	\$30,088,246
2036	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	1.653	\$30,990,893
2037	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	1.702	\$31,920,620
2038	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	1.754	\$32,878,238
2039	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	1.806	\$33,864,586
2040	\$0	\$0	\$0	\$25,000,000	\$0	\$0	\$25,000,000	\$25,000,000	1.860	\$46,507,364
2041	\$0	\$0	\$0	\$25,000,000	\$0	\$0	\$25,000,000	\$25,000,000	1.916	\$47,902,585
2042	\$0	\$0	\$0	\$25,000,000	\$0	\$0	\$25,000,000	\$25,000,000	1.974	\$49,339,663
2043	\$0	\$0	\$0	\$25,867,500	\$0	\$0	\$25,867,500	\$25,867,500	2.033	\$52,583,302
2044	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	2.094	\$39,258,336
2045	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	2.157	\$40,436,086
2046	\$0	\$0	\$0	\$18,750,000	\$0	\$0	\$18,750,000	\$18,750,000	2.221	\$41,649,169
2047	\$0	\$0	\$0	\$15,632,500	\$0	\$0	\$15,632,500	\$15,632,500	2.288	\$35,766,029
2048	\$0	\$0	\$0	\$12,500,000	\$0	\$0	\$12,500,000	\$12,500,000	2.357	\$29,457,069
2049	\$0	\$0	\$0	\$12,500,000	\$0	\$0	\$12,500,000	\$12,500,000	2.427	\$30,340,781
2050	\$0	\$0	\$0	\$12,500,000	\$0	\$0	\$12,500,000	\$12,500,000	2.500	\$31,251,004
2051	\$0	\$0	\$0	\$12,500,000	\$0	\$0	\$12,500,000	\$12,500,000	2.575	\$32,188,534
2052	\$0	\$0	\$0	\$12,500,000	\$0	\$0	\$12,500,000	\$12,500,000	2.652	\$33,154,190
2053	\$0	\$0	\$0	\$12,500,000	\$0	\$0	\$12,500,000	\$12,500,000	2.732	\$34,148,816
2054	\$0	\$0	\$0	\$12,500,000	\$0	\$0	\$12,500,000	\$12,500,000	2.814	\$35,173,281
2055	\$0	\$0	\$0	\$12,500,000	\$0	\$0	\$12,500,000	\$12,500,000	2.898	\$36,228,479
2056	\$0	\$0	\$0	\$13,775,000	\$0	\$0	\$13,775,000	\$13,775,000	2.985	\$41,121,497
2057	\$0	\$0	\$0	\$6,250,000	\$0	\$0	\$6,250,000	\$6,250,000	3.075	\$19,217,397
2058	\$0	\$0	\$0	\$6,250,000	\$0	\$0	\$6,250,000	\$6,250,000	3.167	\$19,793,919
2059	\$0	\$0	\$0	\$6,250,000	\$0	\$0	\$6,250,000	\$6,250,000	3.262	\$20,387,736
2060	\$0	\$0	\$0	\$6,250,000	\$0	\$0	\$6,250,000	\$6,250,000	3.360	\$20,999,368

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.

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

Fiscal Year Ending	Existing City								Annexation Area					
	Dwelling Units			Building Square Feet					Dwelling Units			Building Square Feet		
	Single Family Residential	Multifamily Residential	TOTAL	Retail	Office	Industrial	Total	Single Family Residential	Multifamily Residential	TOTAL	Retail	Office	Industrial	Total
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	40	75	115	-	-	-	-	-	-	-	-	-	-	-
2022	80	150	230	274,152	117,494	-	391,645	-	-	-	25,000	-	-	25,000
2023	80	-	80	116,652	49,994	-	166,645	-	-	-	50,000	-	-	50,000
2024	80	-	80	17,500	7,500	-	25,000	-	-	-	50,000	-	-	50,000
2025	49	-	49	17,500	7,500	-	25,000	-	-	-	50,000	-	-	50,000
2026	-	150	150	17,500	7,500	-	25,000	-	-	-	50,000	-	-	50,000
2027	-	150	150	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2028	-	-	-	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2029	-	-	-	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2030	-	-	-	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2031	-	-	-	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2032	-	80	80	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2033	-	80	80	17,500	7,500	400,000	425,000	-	-	-	75,000	-	-	75,000
2034	-	80	80	17,500	7,500	352,075	377,075	-	-	-	75,000	-	-	75,000
2035	-	80	80	17,500	7,500	352,075	377,075	-	-	-	75,000	-	-	75,000
2036	-	80	80	17,500	7,500	352,075	377,075	-	-	-	75,000	-	-	75,000
2037	-	80	80	17,500	7,500	352,075	377,075	-	-	-	75,000	-	-	75,000
2038	-	33	33	17,500	7,500	352,075	377,075	-	-	-	75,000	-	-	75,000
2039	-	-	-	17,500	7,500	352,075	377,075	-	-	-	75,000	-	-	75,000
2040	-	-	-	17,500	7,500	352,075	377,075	-	-	-	100,000	-	-	100,000
2041	-	-	-	17,500	7,500	352,075	377,075	-	-	-	100,000	-	-	100,000
2042	-	-	-	17,500	7,500	352,075	377,075	-	-	-	100,000	-	-	100,000
2043	-	-	-	17,500	7,500	352,075	377,075	-	-	-	103,470	-	-	103,470
2044	-	-	-	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2045	-	-	-	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2046	-	-	-	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2047	-	-	-	17,500	7,500	-	25,000	-	-	-	62,530	-	-	62,530
2048	-	-	-	17,500	7,500	-	25,000	-	-	-	50,000	-	-	50,000
2049	-	-	-	17,500	7,500	-	25,000	-	-	-	50,000	-	-	50,000
2050	-	-	-	17,500	7,500	-	25,000	-	-	-	50,000	-	-	50,000
2051	-	-	-	20,055	8,595	-	28,650	-	-	-	50,000	-	-	50,000
2052	-	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
2053	-	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
2054	-	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
2055	-	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
2056	-	-	-	-	-	-	-	-	-	-	55,100	-	-	55,100
2057	-	-	-	-	-	-	-	-	-	-	25,000	-	-	25,000
2058	-	-	-	-	-	-	-	-	-	-	25,000	-	-	25,000
2059	-	-	-	-	-	-	-	-	-	-	25,000	-	-	25,000
2060	-	-	-	-	-	-	-	-	-	-	25,000	-	-	25,000
Total	329	1,038	1,367	883,358	378,582	3,920,750	5,182,690	-	-	-	2,446,100	-	-	2,446,100

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

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APPENDIX D:
Supporting Tables for
EIFD Revenue Analysis

Table D-1	Existing Land Use Assessed Value.....	D-1
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**Table D-1
 Mossdale Tract Infrastructure Finance Plan
 EIFD Revenue Analysis
 Existing Land Use Assessed Value (2019\$)**

Land Use	FY 2019-20 Assessed Value [1]		
	Existing Land Value	Existing Land Improvement Value	Total Existing Assessed Value
City of Lathrop	\$752,737,447	\$2,112,769,241	\$2,865,506,688
City of Manteca	\$324,894,297	\$598,854,561	\$923,748,858
City of Stockton	\$388,436,152	\$949,942,996	\$1,338,379,148
Unincorporated County [2]			
Lathrop Annexation Area	\$14,654,768	\$15,264,019	\$29,918,787
Manteca Annexation Area	\$75,554	\$250,490	\$326,044
Stockton Annexation Area	\$59,678,193	\$85,057,497	\$144,735,690
Total Unincorporated County	\$74,408,515	\$100,572,006	\$174,980,521

av det

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

[1] Includes FY 2019-20 total assessed value for parcels by jurisdiction, as provided by the County Auditor-Controller. The identified parcels are contained within the Project boundary and may not align with Tax Rate Area (TRA) boundaries. Details regarding implementing the tax increment allocation by jurisdiction will be determined at the time of EIFD formation.

[2] Reflects the FY 2019-20 total assessed value for parcels that are located within the unincorporated county, as provided by the County Auditor-Controller. These parcels are anticipated to be developed between 2021-2060 and annex to a proximate jurisdiction.

**Table D-2
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Estimated Annexation Assessed Value (2019 and Real \$)**

Jurisdiction / Project	Estimated Timing of Annexation (Fiscal Year Ending) [1]	Escalated Assessed Value of Annexed Parcels (2019\$) [2]	Escalation Factor [3]	Escalated Assessed Value of Annexed Parcels (Real \$)
City of Stockton	2022	\$144,735,690	1.09	\$158,156,596
City of Manteca	2023	\$326,044	1.13	\$366,965
City of Lathrop	2025	\$29,918,787	1.19	\$35,724,596

av ann

Source: LWA; EPS.

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

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Table D-3
Mossdale Tract Infrastructure Finance Plan
EIFD Revenue Analysis
Gross Property Tax Revenue and Tax Allocation Percentages - Fiscal Year 2019-20

TRA [1]	2019-20 Gross Property Tax Revenue		Tax Allocation Percentage		
	City	County	Total	City	County
Lathrop					
TRA: 007-000	\$62,442	\$123,718	\$678,334	12.15%	18.24%
TRA: 007-007	\$289,047	\$328,940	\$2,318,678	12.47%	14.19%
TRA: 007-008	\$467	\$606	\$3,950	11.82%	15.34%
TRA: 007-012	\$39,102	\$56,018	\$313,134	12.49%	17.89%
TRA: 007-013	\$119,036	\$106,303	\$661,636	17.99%	16.07%
TRA: 007-014	\$1,063,665	\$1,906,379	\$9,853,335	10.79%	19.35%
TRA: 007-022	\$85,551	\$121,875	\$689,323	12.41%	17.68%
TRA: 007-029	\$4,350	\$5,426	\$37,038	11.75%	14.65%
TRA: 007-041	\$88,366	\$98,436	\$578,696	15.27%	17.01%
TRA: 007-043	\$288,792	\$374,305	\$2,209,023	13.07%	16.94%
TRA: 007-046	\$989,152	\$916,810	\$5,653,075	17.50%	16.22%
TRA: 007-047	\$7,017	\$9,995	\$56,190	12.49%	17.79%
TRA: 007-048	\$189,204	\$169,785	\$1,065,719	17.75%	15.93%
TRA: 007-074	\$802,914	\$1,114,693	\$6,188,351	12.97%	18.01%
TRA: 007-071	\$5,570	\$21,061	\$102,361	5.44%	20.58%
TRA: 007-091	\$181,972	\$1,637,751	\$6,961,184	2.61%	23.53%
TRA: 007-092	\$21,321	\$85,283	\$414,996	5.14%	20.55%
TRA: 007-093	\$272	\$1,090	\$5,930	4.59%	18.38%
TRA: 007-095	\$0	\$34,298	\$129,149	0.00%	26.56%
Total Lathrop	\$4,258,238	\$7,112,774	\$37,920,102	11.23%	18.76%
Manteca					
TRAs [2]					
TRA: 002-000	\$6,133,116	\$8,411,167	\$42,568,079	14.41%	19.76%
TRA: 002-060	\$111,410	\$165,849	\$836,788	13.31%	19.82%
TRA: 002-063	\$193,705	\$335,544	\$1,515,697	12.78%	22.14%
TRA: 002-088	\$172,456	\$262,585	\$1,318,366	13.08%	19.92%
Subtotal	\$6,610,686	\$9,175,146	\$46,238,929	14.30%	19.84%
Total Manteca	\$6,610,686	\$9,175,146	\$46,238,929		
Stockton					
TRA: 003-159	\$136,444	\$161,150	\$799,722	17.06%	20.15%
TRA: 003-238	\$2,038,727	\$2,411,802	\$11,974,116	17.03%	20.14%
TRA: 003-240	\$123,480	\$168,345	\$720,887	17.13%	23.35%
TRA: 003-289	\$96,770	\$113,258	\$564,075	17.16%	20.08%
TRA: 003-312	\$6,487	\$11,238	\$46,985	13.81%	23.92%
TRA: 003-455	\$5,051	\$20,203	\$89,318	5.65%	22.62%
TRA: 003-463	\$25,521	\$100,124	\$333,024	7.66%	30.07%
TRA: 003-464	-\$179	-\$212	-\$1,045	17.15%	20.25%
TRA: 003-479	\$0	\$0	\$0	0.00%	0.00%
TRA: 003-481	\$2,383	\$9,531	\$42,136	5.65%	22.62%
Total Stockton	\$2,434,684	\$2,995,439	\$14,569,218	16.71%	20.56%
TOTAL	\$13,303,608	\$19,283,358	\$98,728,249		

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

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

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

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

Source: San Joaquin County Auditor-Controller; EPS.

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

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

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

City of Manteca

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

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Source: San Joaquin County Auditor-Controller; EPS.

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

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

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City of Stockton

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

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2019-20) [1]			Property Tax Sharing Agreement [2]	Post Annexation Average	
		TRA 102-135	TRA 102-032	TRA 102-135	TRA 102-032	Total		Base Revenue	Post-ERAF Distribution
<i>Formula</i>									
		<i>a</i>	<i>b</i>	<i>e</i>	<i>f</i>	<i>g = e + f</i>	<i>h</i>	<i>e = d * \$278,126</i>	<i>f = e / \$769,158</i>
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 August 2015 related to annexed areas to the City.

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Table E1
Mossdale Tract: 2020 Adequate Progress Report
Updated EIFD & Financing Supporting Tables
Financing Revenues and Debt Service

AD at \$9.0 Million Starting

Year	Gross Available Assessment Revenues <i>Table B-1: RD 17 Area: Overlay Assessment Rate Analysis</i>	Gross EIFD Revenues <i>Table 2: EIFD Revenue Analysis</i>	Gross Revenues for Project & Financing	Debt Service	Assessment Revenue for Debt Service	EIFD Revenue for Debt Service [1]	Net Assessment Revenue for PayGo / Services	Net EIFD Revenue for PayGo & Future Projects [1]
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$9,000,000	\$1,472,915	\$10,472,915	\$0	\$0	\$0	\$9,000,000	\$1,472,915
2023	\$8,907,098	\$2,547,921	\$11,455,019	\$7,426,999	\$7,426,999	\$0	\$1,480,099	\$2,547,921
2024	\$8,791,526	\$3,538,094	\$12,329,620	\$7,426,999	\$7,426,999	\$0	\$1,364,528	\$3,538,094
2025	\$8,678,394	\$4,687,540	\$13,365,933	\$11,553,946	\$8,528,394	\$3,025,552	\$150,000	\$1,661,987
2026	\$8,586,762	\$4,766,061	\$13,352,823	\$11,553,946	\$8,436,762	\$3,117,184	\$150,000	\$1,648,877
2027	\$8,486,549	\$5,715,862	\$14,202,411	\$11,553,946	\$8,336,549	\$3,217,397	\$150,000	\$2,498,465
2028	\$8,395,015	\$6,663,800	\$15,058,815	\$11,553,946	\$8,245,015	\$3,308,931	\$150,000	\$3,354,869
2029	\$8,314,851	\$7,614,097	\$15,928,949	\$11,553,946	\$8,164,851	\$3,389,095	\$150,000	\$4,225,003
2030	\$8,239,344	\$8,566,627	\$16,805,971	\$11,553,946	\$8,089,344	\$3,464,602	\$150,000	\$5,102,025
2031	\$8,177,210	\$9,510,970	\$17,688,181	\$11,553,946	\$8,027,210	\$3,526,736	\$150,000	\$5,984,234
2032	\$8,125,623	\$10,521,564	\$18,647,187	\$11,553,946	\$7,975,623	\$3,578,323	\$150,000	\$6,943,241
2033	\$8,080,159	\$11,658,130	\$19,738,289	\$11,553,946	\$7,930,159	\$3,623,787	\$150,000	\$8,034,343
2034	\$8,033,291	\$12,837,985	\$20,871,276	\$11,553,946	\$7,883,291	\$3,670,655	\$150,000	\$9,167,330
2035	\$7,969,224	\$13,971,221	\$21,940,445	\$11,553,946	\$7,819,224	\$3,734,722	\$150,000	\$10,236,499
2036	\$7,905,811	\$15,109,407	\$23,015,218	\$11,553,946	\$7,755,811	\$3,798,135	\$150,000	\$11,311,272
2037	\$7,848,691	\$16,187,122	\$24,035,814	\$11,553,946	\$7,698,691	\$3,855,255	\$150,000	\$12,331,868
2038	\$7,795,337	\$17,196,691	\$24,992,028	\$11,553,946	\$7,645,337	\$3,908,609	\$150,000	\$13,288,082
2039	\$7,751,431	\$18,235,505	\$25,986,936	\$11,553,946	\$7,601,431	\$3,952,515	\$150,000	\$14,282,990
2040	\$7,725,715	\$19,265,814	\$26,991,529	\$11,553,946	\$7,575,715	\$3,978,231	\$150,000	\$15,287,583
2041	\$7,700,791	\$20,282,116	\$27,982,907	\$11,553,946	\$7,550,791	\$4,003,155	\$150,000	\$16,278,961
2042	\$7,678,463	\$21,337,738	\$29,016,202	\$11,553,946	\$7,528,463	\$4,025,483	\$150,000	\$17,312,255
2043	\$7,659,558	\$22,435,909	\$30,095,468	\$11,553,946	\$7,509,558	\$4,044,388	\$150,000	\$18,391,522

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Table E1
Mossdale Tract: 2020 Adequate Progress Report
Updated EIFD & Financing Supporting Tables
Financing Revenues and Debt Service

AD at \$9.0 Million Starting

Year	Gross Available Assessment Revenues <i>Table B-1: RD 17 Area: Overlay Assessment Rate Analysis</i>	Gross EIFD Revenues <i>Table 2: EIFD Revenue Analysis</i>	Gross Revenues for Project & Financing	Debt Service	Assessment Revenue for Debt Service	EIFD Revenue for Debt Service [1]	Net Assessment Revenue for PayGo / Services	Net EIFD Revenue for PayGo & Future Projects [1]
2044	\$7,640,654	\$23,484,428	\$31,125,082	\$11,553,946	\$7,490,654	\$4,063,292	\$150,000	\$19,421,136
2045	\$7,621,598	\$24,571,346	\$32,192,944	\$11,553,946	\$7,471,598	\$4,082,348	\$150,000	\$20,488,998
2046	\$7,608,306	\$25,698,023	\$33,306,329	\$11,553,946	\$7,458,306	\$4,095,640	\$150,000	\$21,602,383
2047	\$7,595,014	\$26,858,646	\$34,453,660	\$11,553,946	\$7,445,014	\$4,108,932	\$150,000	\$22,749,714
2048	\$7,581,723	\$28,053,983	\$35,635,706	\$11,553,946	\$7,431,723	\$4,122,223	\$150,000	\$23,931,760
2049	\$7,568,864	\$29,292,548	\$36,861,412	\$11,553,946	\$7,418,864	\$4,135,082	\$150,000	\$25,157,466
2050	\$7,556,502	\$30,575,859	\$38,132,361	\$11,553,946	\$7,406,502	\$4,147,444	\$150,000	\$26,428,415
2051	\$7,544,140	\$31,902,468	\$39,446,608	\$11,553,946	\$7,394,140	\$4,159,806	\$150,000	\$27,742,662
2052	\$7,531,778	\$33,257,011	\$40,788,789	\$6,166,129	\$6,166,129	\$0	\$1,365,649	\$33,257,011
2053	\$7,519,532	\$34,659,795	\$42,179,327	\$4,126,947	\$4,126,947	\$0	\$3,392,585	\$34,659,795
2054	\$7,508,478	\$36,112,494	\$43,620,972	\$0	\$0	\$0	\$7,508,478	\$36,112,494
2055	\$7,497,424	\$37,613,766	\$45,111,190	\$0	\$0	\$0	\$7,497,424	\$37,613,766
2056	\$7,486,370	\$39,139,645	\$46,626,014	\$0	\$0	\$0	\$7,486,370	\$39,139,645
2057	\$7,475,425	\$40,695,477	\$48,170,902	\$0	\$0	\$0	\$7,475,425	\$40,695,477
2058	\$7,465,137	\$42,305,115	\$49,770,251	\$0	\$0	\$0	\$7,465,137	\$42,305,115
2059	\$7,455,435	\$43,970,384	\$51,425,819	\$0	\$0	\$0	\$7,455,435	\$43,970,384
2060	\$7,445,733	\$45,715,744	\$53,161,477	\$0	\$0	\$0	\$7,445,733	\$45,715,744
Total	\$307,952,955	\$828,029,823	\$1,135,982,778	\$337,103,617	\$234,966,094	\$102,137,523	\$72,986,861	\$725,892,300

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