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RD 17 Area:

2017 Annual Adequate Progress Report Update

FOR URBAN LEVEL OF PROTECTION

FINAL REPORT

Prepared for: The Cities of Lathrop & Manteca and Reclamation District 17
May 30, 2017 (revised June 13, 2017)

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June 13, 2017 Revision Note: This revised version of the RD 17 Area: 2017 Annual Adequate Progress Report Update for Urban Level of Protection Final Report reflects minor clerical, grammar, formatting, and clarification corrections from the May 30, 2017 version.

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LIST OF ABBREVIATIONS

APR	RD 17 Area Adequate Progress Report for Urban Level of Protection
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 Projects
Fix-In-Place Project or Project	RD 17 Levee Improvements to achieve ULDC 200-Year requirements including the Dry Land Levee Extension
IPE	Independent Panel of Experts
JPA	Joint Powers Authority
KSN	Kjeldsen, Sinnock & Neudeck Inc.
Land Use Agencies	Cities of Lathrop, Manteca, Stockton, and San Joaquin County
LFMA	Local Flood Management Agency (RD 17, Lathrop, and Manteca)
LSRP	Levee Seepage Repair Project
LWA	Larsen Wurzel & Associates, Inc.
MOU	Memorandum of Understanding
OAD	Overlay Assessment District
PBI	Peterson Brustad, Inc.
RD 17	Reclamation District 17
RD 17 Assessment	Reclamation District No. 17 (Mossdale Tract) Assessment
SB 5	Senate Bill 5
the Cities	Cities of Lathrop and Manteca
the Plan	Infrastructure Financing District Plan
UFRR	Urban Flood Risk Reduction
ULDC	Urban Levee Design Criteria

Overview & Context

Larsen Wurzel & Associates, Inc. (LWA) has been engaged by the Cities of Lathrop and Manteca (the Cities) to prepare this document on behalf the Cities' coordinated effort with Reclamation District 17 (RD 17) to support the demonstration of "Adequate Progress" toward the achievement of an Urban Level of Flood Protection (ULOP) within the RD 17 basin. Together with RD 17, the Cities comprise the acting Local Flood Management Agency (LFMA) for the RD 17 basin.

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

- The requirements set forth by SB 5 and ULOP;
- The requirements of Land Use Agencies in making findings related to Adequate Progress toward ULOP, and, more specifically;
- The approach the LFMA's in the RD 17 Basin were taking with respect to compliance with the guidance provided by the California Department of Water Resource (DWR) in support of the Land Agencies' maintenance of findings of Adequate Progress.

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

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

- The development of the scope, schedule, and cost to complete flood protection facilities;
- Documentation that revenues have been identified to support implementation of the flood protection facilities;
- Evidence that critical features of the flood protection facilities are under construction and progressing; and
- The LFMA has provided DWR and the Central Valley Flood Protection Board (CVFPB) information to determine substantial completion of the required flood protection.

In order for a Land Use Agency to maintain that finding, the LFMA must annually document:

- That 90% of the required revenue scheduled to be received has been appropriated and is being expended;
- Critical features of the flood protection system are under construction and progressing based on the actual expenditures of the construction budget; and,
- The City or County has not been responsible for a significant delay in the completion of the system.

In addition, the 2007 California Flood Control Legislation requires the LFMA to:

- Report annually to the CVFPB on the status of progress toward completion of the flood protection system; and,
- Validate that the Adequate Progress Finding is still effective.

While not defined in SB 5, DWR has prepared guidance that establishes that the effective period for a finding of Adequate Progress is applicable if the local community plans to rely on a previous finding for subsequent approvals.¹ Under the DWR guidance, in general, a local community may rely on a prior Adequate Progress Finding for subsequent approvals if adequate progress continues to be made and periodic reviews by an engineer supports continued findings.

*This **2017 Annual APR Update** is intended to satisfy the above requirements so that the Land Use Agencies in the RD 17 Basin may rely on their respective prior findings of Adequate Progress.*

RD 17 Area Approach to ULOP

The APR was prepared in June 2016 by the RD 17 LFMA to provide information for the Cities and County located within the RD 17 basin so that they may rely upon it to support their respective findings of Adequate Progress for land use decisions for areas within the RD 17 Basin. The following describes the evidentiary requirements supporting an Adequate Progress Finding based on DWR's ULOP criteria (collectively the ULOP Criteria EVD-3²), and the LFMA's status on each requirement:

- A report prepared by the LFMA demonstrating Adequate Progress as defined in California Government Code Section 65007(a).
 - The APR in combination with other documentation prepared by the Land Use Agencies demonstrates adequate progress.
- A report prepared by a Professional Civil Engineer registered in California to document the data and analyses for demonstrating the property, development project, or subdivision will have an urban level of flood protection at the time when the flood protection system is completed.
 - The 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 that report. Their report, dated March 22, 2016 compiled under a Cover Memorandum entitled "Urban Levee Design Criteria (ULDC) Evaluation of the RD17 Levee" meets the requirement.
- 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:

¹ Reference "Urban Level of Flood Protection Criteria" prepared by the Department of Water Resources, November, 2013.

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

“Independent Review of Urban Levee Design Criteria Evaluation, March 2016” fulfills the 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 to the IPE comments. This letter fulfills the requirement.
- The most recent annual report prepared by the LFMA that was submitted to the CVFPB documenting the efforts in working toward completion of the flood protection system.
 - The June 2016 APR, in combination with additional materials prepared by the acting LFMA, supported the evidentiary requirements of Adequate Progress Findings. The APR addressed how the flood protection system that will provide an ULOP will be funded and financed. The APR report described the proposed funding mechanisms, the approach and schedule for their implementation, and the projected revenues identified to support implementation of the flood protection system.

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

This 2017 Annual APR Update, in combination with other documentation submitted by the LFMA is intended to support the requirements of Government Code Section 65007 (a)(5). “The local flood management agency shall annually report to the Central Valley Flood Protection Board on the efforts in working toward completion of the flood protection system.”

It is also intended that this report may be referenced by the Land Use Agencies in making new or validating findings related to approval of development projects that rely on the Adequate Progress Findings.

Adequate Progress Toward ULOP

The existing RD 17 levees currently do not meet the updated DWR Urban Levee Design Criteria (ULDC) standards adopted in May 2012, and the existing levees are not currently certified to provide 200-Year protection. Accordingly, the Land Use Agencies, in coordination with RD 17 are jointly pursuing efforts to achieve ULOP by 2025.

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

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

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

Since June 2016 (the time the APR was completed), approximately \$6.5 million of LSRP improvements have been completed including the construction of seepage berms. In addition, the RD 17 Levee Area Public Financing Authority, a Joint Powers Authority (JPA) set up by agencies in the RD 17 Basin, issued \$20.85 million of bonds to both refinance a prior financing from 2009 and to generate additional net new proceeds for flood control improvements of \$6.531 million.

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

Since June 2016, the City of Lathrop secured a commitment of \$5.0 million from DWR under the Urban Flood Risk Reduction (UFRR) Program and worked with DWR to develop a funding agreement that includes a scope of work that would first fund a feasibility analysis (which is expected to cost approximately \$650,000) and then provide the remaining funds to advance the design and environment review (California Environmental Quality Act [CEQA] Analysis) of 200-Year Levee Improvements. As of the date of this 2017 Annual APR Update, the City of Lathrop, acting on behalf of the parties to the Memorandum of Understanding (MOU) advancing ULOP efforts (see **Project Funding and Financing Approach** section) has executed the funding agreement and is waiting for DWR to counter sign the agreement. Once the agreement is effective, the City of Lathrop will

engage consultants and commence the feasibility study portion of the scope. This effort could result in additional funding for the design of the Fix-In-Place Project.

Summary of Scope, Schedule & Cost

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

1. RD17 Levee Seepage Repair Project (LSRP)

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

- a. Phase 1 (Completed 2008-09)
- b. Phase 2 (Completed 2009-11)
- c. Phase 3 (Construction Commenced 2016 – Completion in 2019)

2. RD 17 Levee Improvements to achieve ULDC 200-Year requirements, collectively referred to as the "Fix-In-Place Project."³

The LFMA is implementing the Fix-In-Place Project as Phase 4 which includes all of the following steps outlined below.

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

³ Throughout this report the "Fix-In-Place" Project includes the extension of the RD 17 dryland levee.

Schedule

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

Activity	Completion
<u>Phase 3: RD 17 LSRP</u>	12/31/2019
<u>Phase 4: Fix-In-Place</u>	
Engineering Design	12/31/2020
Environmental Documentation	6/31/2020
Permitting	12/31/2020
Right of Way Acquisition	10/10/2022
Construction	6/1/2025

Total Program Costs

Table 1 presents the total costs for the LSRP and Fix-In-Place Projects. The total estimated design, permitting, and construction Project costs in 2016 dollars is **\$199.1 million**. There has been no change in this number over the last year.

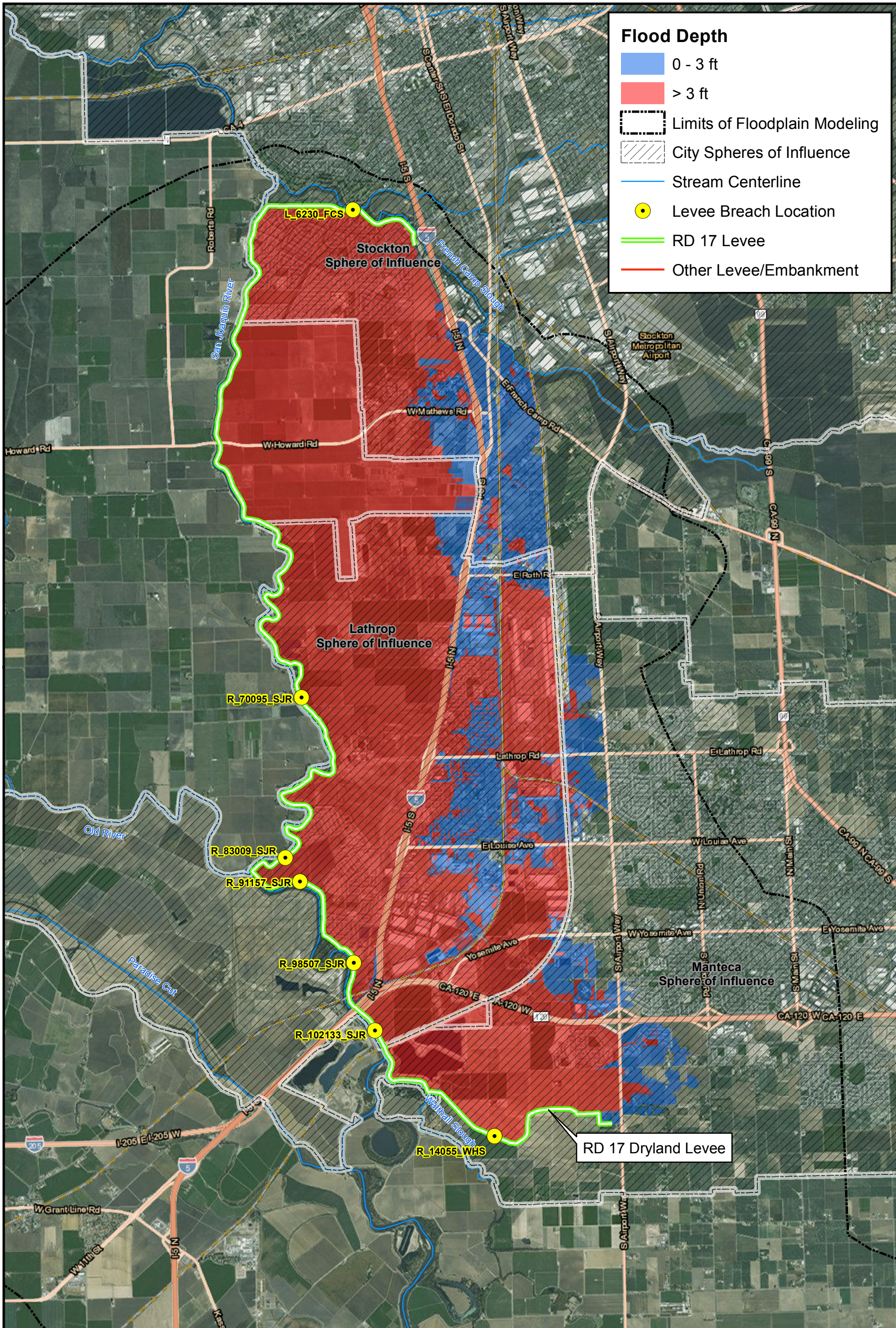
Table 1
RD 17 Basin ULOP Adequate Progress Plan
Program Cost Summary

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

Source: Peterson Brustad, Kjeldsen Sinnock & Neudeck

Applicable Geographic Area Reliant on Adequate Progress Finding

As noted in the APR and in the 2017 Annual Update, the finding of Adequate Progress applies to development afforded ULOP within the RD 17 Basin once the Fix-In-Place Project is complete. **Figure 1** show the results of PBI's hydraulics analysis included as part of the Engineer's Report. The overall area removed from the floodplain as a result of the completion of the LSRP and Fix-In-Place Projects is shown as the combined red and blue areas in **Figure 1**. More specifically, the area with greater than 3-foot flood depths that would be subject to SB 5 development restrictions without the completion of the LSRP and Fix-In-Place Projects is shown in red.



Project Funding and Financing Approach

In accordance with the SB 5, the APR provided documentation that revenues had been identified to support implementation of the flood protection facilities. The follow discussion restates and, where applicable, updates the revenue sources identified for the Projects.

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

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

- Net revenues from the existing RD 17 Assessment
 - It is expected that some net revenues (after debt service, RD 17 O&M expenses, and pay-as-you-go funding for the final construction of the LSRP) will be available to fund the Fix-In-Place project.
- A new regional RD 17 200-Year Development Impact Fee (DIF)
 - A new DIF would be paid by property owners developing property within the 200-Year Floodplain. It is expected that some of the property already entitled and planned for development within the basin that will benefit from the ULOP may advance fund some of the Project's DIF obligation with the expectation that the advance funding will be creditable toward the Project's ultimate fee obligation.
 - Prior to the establishment of a regional DIF as described above, the Cities have each adopted an Interim DIF Programs in order to establish the funding obligation within Lathrop and Manteca for any new development project to fund ULOP projects. Copies of the ordinances adopted by the Cities have been included in **Appendix A** to this 2017 Annual APR Update.
- A new Special Benefit Assessment or Special Taxing District
 - A new special benefit overlay assessment or parcel taxing district that levies assessments or taxes on the properties (parcels) directly receiving flood damage reduction benefit from the construction and long-term operations and maintenance of the Fix-In-Place Project.
- A new Enhanced Infrastructure Financing District (EIFD)
 - A new EIFD that will capture a portion of the growth in general property taxes and dedicate the revenue toward the construction of the Fix-In-Place Project. This revenue, in conjunction with the new Special Benefit Assessment or Special Taxing District revenues could be pledged to the repayment of bonds, the proceeds of which could fund construction of the Fix-In-Place Project.

Governance Approach to Funding & Implementation

In order to facilitate the funding and implementation of the Phase 4 Fix-In-Place Project, the LFMA together with the City of Stockton and San Joaquin County, are developing a new governance structure. The APR outlined the existing governance structure currently implementing the LSRP and outlined the entities needed to support the implementation of the Fix-In-Place Project. Several distinct governance structures have been identified and are being evaluated to support the implementation, funding and financing of the project as follows:

Proposed Implementing Entity: RD 17 Area Levee Improvement Authority

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

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

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

The RD 17 Area Enhanced Infrastructure District Public Financing Authority would be established as a public financing authority to govern the new EIFD (a tax increment financing mechanism).

San Joaquin County would initiate the process of formation by resolution and would direct the preparation of the Infrastructure Financing Plan. The Plan would describe the amount of funding to be provided by each participating taxing entity member of a future Public Financing Authority that

⁴ Currently, RD 17, Lathrop, and Manteca are serving as the LFMA for purposes of preparing the information required by SB 5 so that Lathrop and Manteca, as well as San Joaquin County and the City of Stockton can rely on this information to support their respective Adequate Progress Findings.

would ultimately govern the EIFD. The Plan would need the consent of any entity agreeing to the amount of tax increment to be provided by the entity.⁵

The EIFD Public Financing Authority would have the powers and authority to implement the Tax Increment Financing Program including the collection and leveraging of future tax increment dedicated by participating taxing entity member agencies to the Fix-in-Place Project.

Financing Entity: In order to facilitate the financing of the Phase 4 improvements, new bonds would need to be issued and sold in order to generate the necessary cash to construct the improvements. The existing RD 17 Levee Area Public Financing Authority that previously issued bonds secured by RD 17 Assessment revenues could facilitate the issuance of bonds for this purpose. The new bonds could be secured by a combined pledge of revenues from the new overlay assessment and Tax Increment Revenues.

RD 17, San Joaquin County and the Cities of Manteca, Lathrop, and Stockton have entered into an MOU that documents the Land Use Agencies' and RD 17's commitment to work together in order to evaluate and explore options for the funding, adoption, and implementation of the Fix-in-Place Project as described above and within the remainder of this report. As of the date of this report, the MOU has been fully executed by all of the entities. The fully executed MOU is included as **Appendix B**.

Efforts to facilitate implementation of the identified funding program within the APR are already underway. In November 2016, the Cities authorized a contract with LWA to assist with detailed evaluation and implementation efforts of the funding and financing plan identified in the APR. The tasks included within the scope of work of that contract related to the establishment of a governance structure supporting the funding and finance plan include:

- Interim and Regional DIF Program
 - To support the implementation of an Interim Development Impact Fee Program, LWA prepared an AB 1600 Nexus Study to serve as the legal and financial basis of collecting fees in Lathrop and Manteca. LWA's work entailed: 1) determining the amount of new and existing development that will be subject to the fee program over the anticipated program term; 2) determining the costs of facilities eligible for funding through the program; 3) distribution of those costs to each of the land use categories in order to calculate the fees; 4) preparation of a nexus study to document the required findings; and 5) supporting the legislative process required prior the collection of the fee by the Cities.
 - LWA will also support the transition of the an Interim DIF by preparing a new Regional DIF Nexus Study for adoption by a regional JPA. LWA will also support the development and adoption of collection agreements between the JPA and the Local Agencies collecting the DIF.
- Advance Funding and Fee Crediting Program Support

⁵ An EIFD may not include the Tax Increment from any portion of a former redevelopment project area that is committed to outstanding successor agency obligations. There is at least one redevelopment agency (or successor agency) covering a portion of the RD 17 basin. The JPA will need to assess the implications of any remaining successor agency obligations on the availability of funds for the EIFD Public Financing Authority's use.

- In order to secure the funding needed to advance the Project described in the APR, funding is needed from development interests within the Cities that benefit from the Project's implementation. One way to generate the needed cash flow is to enter into agreements with development interests whereby they advance development fee obligations ahead of the development of their projects in exchange for credits toward the fee. The fee credits would be redeemed upon the development's construction in the future. LWA will assist with the implementation and administration of an Advance Funding and Fee Credit Program.
- Governance Establishment and Evaluation Support

The APR discussed the need for a new governance structure in order to facilitate the funding and implementation of the Project. The APR described a governance approach that reflects the ability to facilitate both the implementation of the contemplated funding mechanisms as well as the improvements, while, at the same time, pursuing non-local funding options. As part of the implementation of the financing plan, the Local Agencies in the Basin signed an MOU agreeing to work together to evaluate the proposed governance structure and associated funding mechanisms. LWA's scope of work includes the preparation of various analyses designed to help answer questions that each participating agency would need to answer in advance of the formation of the JPA. The questions were geared around answering the overarching inquiry of "How will participation in the project impact the Local Agency and its constituents from fiscal and economic perspectives?" LWA, with support of legal and economic sub-consultants, is preparing technical analyses including Fiscal Impact analyses for each jurisdiction, prototype development feasibility and fee/infrastructure burden comparison analyses for various land use types as well as preliminary assessment rate and EIFD revenue analyses. These analyses will be prepared and allow the parties to the MOU to better understand the impact and magnitude of the financial contributions that can be supported over time. Finally, upon establishment of a JPA, LWA will support the Cities with the development and evaluation of all tasks necessary to adopt and administer a budget and the financial aspects of a new JPA.
- Overlay Assessment District Support

LWA will support the execution of the activities and analyses needed to support the implementation of a new Overlay Assessment District (OAD) that, in combination with a new EIFD, will help generate the funding needed to finance the final design and construction of the Project.
- Enhanced Infrastructure Financing District Coordination

The last mechanism identified in the APR is an EIFD. This mechanism would allow for the use of Tax Increment Financing of the Project. The entities would form a new Public Financing Authority that includes members of the legislative bodies of the public agencies that form the EIFD, plus at least two public members. The Public Financing Authority would prepare an Infrastructure Financing District Plan (the Plan) that describes the funding for the construction

of the Project and also specifies how much of the Property Tax Increment each taxing entity receiving a share of property tax increment would allocate to the Project. The Plan would also describe the use of the OAD revenues and their utilization as part of a long-term debt issuance supported by the combination of OAD revenues and tax increment. LWA would support the implementation and evaluation of the EIFD and its formation.

Project Funding and Financing Plan

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

Remaining Project Costs

LSRP Project

This document has been updated since the preparation of the original APR to reflect progress since May 2016. This Project Funding and Financing Plan has been updated based on the remaining costs as of May 2017 for the RD 17 LRSR Project as summarized in **Table 2** below. **Table 2** shows the split of costs between the State and RD 17 and the percentage of the remaining project costs completed based on the amount expended in the last 12 months.

ULDC Project Costs

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

Sources & Uses

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

- The RD 17 Mossdale Tract Assessment and the associated bond issuances in combination with committed State Funding from DWR's EIP Program will continue to fund seepage remediation work until completion in 2019. This financing plan assumes that the ultimate State cost share of the LSRP Project is 60% / 40% State and Local Funding.
- The Cities, RD 17, and their developer partners, would continue to cash flow the design of the ULDC Project and the implementation of the contemplated funding mechanisms until 2017 from either cash reserves or developer advances. The total committed funding including previously advanced funds is

assumed to be \$3.256 million⁶. All contributions from development interests are assumed to be creditable toward the contemplated development impact fee program, however, the specific terms and policies for credit and reimbursement are to be determined.

- Net revenues from RD 17's implementation of its LSRP Project including retention releases and net RD 17 Assessment revenues after debt service would be available to help fund Fix-In-Place Project expenses.
- RD 17, the San Joaquin County, and the Cities of Lathrop, Manteca, and Stockton would work to establish the following funding mechanisms:
 - A new overlay Special Benefit Assessment District that would be in place to collect revenues by 2018.
 - A new EIFD covering the properties directly benefiting from the project. The EIFD would have a Base Year of 2017/18
 - A new development impact program would be in place by 2017 and be able to collect revenues that would fund Fix-In-Place Project cost.
 - A bond authorization to securitize both new OAD revenues and EIFD revenues would take place by 2023. The proceeds from the bond authorization would be used to fund construction costs

Detailed Cash Flow Analysis and Schedule of Expenses and Revenues

In order to support the Adequate Progress Findings, as described in the APR, the local jurisdiction must document that 90 percent 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 Fix-In-Place Project.

Government Code §65007(a) Compliance

It is important to note that because ULOP for the RD 17 Basin is being implemented in multiple stages by multiple agencies, the financing plan identified for ULOP takes into consideration multiple funding sources. This approach was outlined in the June 2016 APR. The following discussion breaks the funding sources apart by project and discusses compliance with Government Code §65007(a).

Table 6 presents information from the June 2016 APR for Fiscal Year 2016/17 which represented projections and a comparison to the best estimate of actual expenses through June 30, 2017 in order to demonstrate that, in aggregate, from a revenues and expenses perspective, the progress of the Project meets the requirements of Government Code §65007(a).

⁶ This amount has been updated from the June 2016 APR. The prior APR incorrectly referenced the total cost of the Pre-Project expenses versus the amount of funding committed from developers, the Cities, and their partners.

Table 7 provides the assumed expenditure schedule for Fix-In-Place work. It is expected that these tables will be refined over time as the planning and development of the Projects progress over time.

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

Item	Remaining Costs <i>May 2017</i>	Local [1] 40%	State [1] 60%
LSRP - Phase III Costs			
Soft Costs			
Enviro/Planning/Design/Permitting/ROW Support & Construction Management	\$8,493,253	\$3,397,301	\$5,095,952
Construction Costs	\$28,950,697	\$11,580,279	\$17,370,418
Total Remaining Cost	\$37,443,950	\$14,977,580	\$22,466,370
Remaining Costs as of APR (June 2016)	\$43,672,522		
Reduction in Remaining Costs	\$6,228,572		
% of Remaining Project Completed	14%		

Source: Kjeldsen Sinnock & Neudeck (Updated by LWA)

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

Table 3
RD 17 Basin ULOP Adequate Progress Plan
ULDC “Fix-In-Place” Project Engineer’s Opinion of Probable Cost

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

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

Table 4
RD 17 Basin ULOP Adequate Progress Plan
ULOP Adequate Progress Sources & Uses Statement

Item	Total [1]	Notes
Project Uses		
<u>LSRP Expenditures</u>		
LSRP - Phase I	\$ 2,831,307	
LSRP - Phase II	\$ 10,824,871	
LSRP - Phase III	\$ 48,075,436	
Subtotal: LSRP Expenditures	\$ 61,731,614	
<u>ULOP Program Planning & Implementation</u>		
Pre-Project Expenditures (PBI/LWA/ETC)	\$ 3,256,360	
Funding Program Implementation Costs	\$ 1,250,000	
Subtotal: ULOP Program Planning & Implementation	\$ 4,506,360	
<u>Fix-In-Place Project Expenditures</u>		
Soft Costs	\$ 29,936,611	
Construction Costs	\$ 99,940,992	
Right-of-Way	\$ 20,957,007	
Dryland Levee Extension	\$ 20,774,042	
Subtotal: Fix-In-Place Project Expenditures	\$ 171,608,651	
Total Project Uses	\$ 237,846,625	
Project Sources		
State Funding for LSRP (EIP Program)	\$ 36,899,224	[2]
Subtotal State Funding	\$ 36,899,224	
Local Funding Sources		
<u>LSRP Funding</u>		
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues)	\$ 30,879,936	[3]
LSRP - RD 17 Mossdale Tract (Bond Revenues)	\$ 26,584,731	[4]
LSRP - RD 17 Mossdale Tract (Debt Service)	(\$ 23,376,706)	[5]
Fix in Place Project Funding		
Developer Advances / City Funding	\$ 2,936,728	[6]
RD 17 LIA Overlay Assessment - ULDC	\$ 49,500,000	[7]
Development Fee Program	\$ 17,971,131	[8]
EIFD Revenues	\$ 12,844,247	[9]
Future EIFD / Assessment Overlay Financing(Bond Proceeds)	\$ 104,400,000	[10]
Future EIFD / Assessment Overlay Financing(Debt Service Carry)	(\$ 20,933,621)	[11]
Subtotal Local Funding	\$ 200,806,446	
Total Project Sources	\$ 237,705,670	
Total Project Sources less Uses	(\$ 140,955)	

Source: LWA

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

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

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

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

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

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

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

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

[9] EIFD revenues collected during period of implementation.

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

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

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

Year	Reference	Total	Credit [1]	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
LSRP Beginning Balance				-	-	2,777,476	2,608,239	4,869,577	4,790,676	4,374,002	9,373,198	10,662,483	8,610,965	4,938,005	7,169,738	7,466,524	7,782,551	8,119,436	8,479,402	8,856,550
LSRP Expenditures																				
LSRP - Phase I	Table C4	2,831,307	2,389,737	4,736	5,416	3,256	1,147	999	426,016	-	-	-	-	-	-	-	-	-	-	-
LSRP - Phase II	Table C4	10,824,871	4,422,373	4,105,206	486,457	1,435,354	202,861	24,374	148,246	-	-	-	-	-	-	-	-	-	-	-
LSRP - Phase III	Table C4 & Table C1	48,075,436	200,296	1,266,817	777,723	300,622	288,589	648,653	606,490	867,918	15,813,404	13,844,826	13,360,098	100,000	-	-	-	-	-	-
Total LSRP Expenditures		61,731,614	7,012,406	5,376,759	1,269,596	1,739,232	492,597	674,025	1,180,753	867,918	15,813,404	13,844,826	13,360,098	100,000	-	-	-	-	-	-
State Sources																				
State EIP Funding (State Share)	Table C3	32,341,160	-	1,991,867	2,355,408	420,838	1,041,086	-	-	-	3,487,795	11,555,042	9,431,795	2,057,330	-	-	-	-	-	-
State EIP Funding (Local Credit)	Table C3	4,558,064	-	1,077,608	473,025	31,194	576,149	-	-	-	2,400,088	-	-	-	-	-	-	-	-	-
Local Sources																				
RD 17 Assessment Net Revenues - LSRP	Table C5	30,879,936	-	1,925,564	2,478,092	2,379,632	2,399,375	1,852,919	1,956,198	574,322	1,639,361	1,659,764	1,680,205	1,700,671	1,721,153	1,741,638	1,762,115	1,782,571	1,802,992	1,823,365
Total LSRP Revenues		67,779,160	-	4,995,039	5,306,525	2,831,664	4,016,610	1,852,919	1,956,198	574,322	7,527,243	13,214,806	11,112,000	3,758,001	1,721,153	1,741,638	1,762,115	1,782,571	1,802,992	1,823,365
Preliminary Ending Balance LSRP Expenditures			(7,012,406)	(381,720)	4,036,929	3,869,908	6,132,252	6,048,470	5,566,122	4,080,406	1,087,038	10,032,463	6,362,866	8,596,006	8,890,891	9,208,162	9,544,666	9,902,006	10,282,394	10,679,915
RD 17 Bond Financing - 2009																				
Assumed Draws on Proceeds / Cash on Hand	Calculated [2]	20,053,525	7,012,406	2,041,119	-	-	-	-	-	-	11,000,000	-	-	-	-	-	-	-	-	-
Debt Service	Table C5	(9,131,524)	-	(1,659,399)	(1,259,453)	(1,261,669)	(1,262,675)	(1,257,794)	(1,192,120)	(1,238,414)	-	-	-	-	-	-	-	-	-	-
RD 17 Bond Refunding - 2016																				
Net New Proceeds	Assumed [3]	6,531,206	-	-	-	-	-	-	-	6,531,206	-	-	-	-	-	-	-	-	-	-
Combined Debt Service post refunding	From OS	(14,245,182)	-	-	-	-	-	-	-	-	(1,424,554)	(1,421,499)	(1,424,861)	(1,426,267)	(1,424,367)	(1,425,611)	(1,425,230)	(1,422,605)	(1,425,844)	(1,424,344)
Ending Balance LSRP Expenditures			-	-	2,777,476	2,608,239	4,869,577	4,790,676	4,374,002	9,373,198	10,662,483	8,610,965	4,938,005	7,169,738	7,466,524	7,782,551	8,119,436	8,479,402	8,856,550	9,255,571
Fix-In-Place Project Beginning Balance				-	-	-	-	-	-	-	-	67,807	6,749,903	11,226,578	15,900,695	20,783,529	850,203	(24,201,373)	(64,605,645)	(98,063,757)
Fix-In-Place Project Expenditures																				
Pre-Project Expenditures (PBI/LWA/ETC)	Table A7	3,256,360	-	-	-	-	-	719,212	719,212	859,041	958,896	-	-	-	-	-	-	-	-	-
Funding Program Implementation Costs	Assumed	1,250,000	-	-	-	-	-	-	-	-	500,000	750,000	-	-	-	-	-	-	-	-
Soft Costs	Table 7	29,936,611	-	-	-	-	-	-	-	-	-	-	3,236,330	3,333,419	3,433,422	5,769,541	5,635,794	4,501,552	4,026,552	-
Construction Costs	Table 7	99,940,992	-	-	-	-	-	-	-	-	-	-	-	-	-	19,055,403	24,533,831	30,323,816	26,027,942	-
Right-of-Way	Table 7	20,957,007	-	-	-	-	-	-	-	-	-	-	-	-	-	1,552,268	1,598,836	6,874,761	5,384,799	5,546,343
Dryland Levee Extension	Table 7	20,774,042	-	-	-	-	-	-	-	-	-	-	-	-	-	2,195,862	2,261,738	8,037,656	8,278,786	-
Total Fix-In-Place Project Expenditures		176,115,011	-	-	-	-	-	719,212	719,212	859,041	1,458,896	750,000	3,236,330	3,333,419	3,433,422	28,573,074	34,030,200	49,737,785	43,718,078	5,546,343
Fix-In-Place Project Revenues																				
State Sources																				
State UFRR Funding (Preliminary Design Only)	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State Funding (Future Bond)	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Local Sources																				
RD 17 LIA Overlay Assessment - ULDC	Table D3	49,500,000	-	-	-	-	-	-	-	-	-	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000
Lathrop/Manteca/Developer Advance Funding	[4]	2,936,728	-	-	-	-	-	719,212	719,212	859,041	639,264	-	-	-	-	-	-	-	-	-
Development Fee Program	Table E17 [5]	17,971,131	-	-	-	-	-	-	-	-	887,439	1,774,878	1,774,878	1,774,878	1,774,878	1,774,878	1,774,878	1,774,878	2,329,773	2,329,773
Regional EIFD TI Revenues	Table E17	12,844,247	-	-	-	-	-	-	-	-	-	157,218	438,127	732,659	1,041,378	1,364,871	1,703,746	2,058,635	2,430,193	2,917,422
Total Fix-In-Place Project Revenues		83,252,106	-	-	-	-	-	719,212	719,212	859,041	1,526,703	7,432,096	7,713,005	8,007,537	8,316,256	8,639,749	8,978,624	9,333,513	10,259,966	10,747,195
Preliminary Ending Balance Fix-In-Place Project				-	-	-	-	-	-	-	67,807	6,749,903	11,226,578	15,900,695	20,783,529	850,203	(24,201,373)	(64,605,645)	(98,063,757)	(92,862,905)

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

Year	Reference	Total	Credit [1]	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
LEVEE PROGRAM - STARTING BALANCE				-	-	2,777,476	2,608,239	4,869,577	4,790,676	4,374,002	9,373,198	10,730,290	15,360,867	16,164,583	23,070,433	28,250,053	8,632,754	88,318,063	41,433,598	1,375,673
Net Cash Flow LSRP	[6]			-	2,777,476	(169,237)	2,261,338	(78,900)	(416,675)	4,999,196	1,289,285	(2,051,519)	(3,672,959)	2,231,733	296,785	316,027	336,885	359,966	377,148	399,021
Net Cash Flow Fix-In-Place	[6]			-	-	-	-	-	-	-	67,807	6,682,096	4,476,675	4,674,117	4,882,834	(19,933,326)	(25,051,576)	(40,404,272)	(33,458,112)	5,200,852
Program Financing																				
Bridge Financing Costs (Developer Advances / Other)																				
Proceeds	N/A	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hybrid Financing																				
Proceeds		104,400,000		-	-	-	-	-	-	-	-	-	-	-	-	-	104,400,000	-	-	-
Debt Service Costs		(20,933,621)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	(6,840,158)	(6,976,962)	(7,116,501)
LEVEE PROGRAM - ENDING BALANCE				-	2,777,476	2,608,239	4,869,577	4,790,676	4,374,002	9,373,198	10,730,290	15,360,867	16,164,583	23,070,433	28,250,053	8,632,754	88,318,063	41,433,598	1,375,673	(140,955)

[1] Credit amounts shown for LSRP on Table C2

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

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

[4] Amount provided by Lathrop Council Actions. Amounts already committed by the Cities of Lathrop & Manteca from General, Enterprise and Developer committed funding. Reference Table A7.

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

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

Table 6
RD 17 Basin ULOP Adequate Progress Plan
Government Code 65007 (a) Analysis for Fiscal Year 2016/17

Item Source	2016/17 Projections June 2016 APR	2016/17 Update 2017 Annual APR Update	65007 (a) Check [1]	
Project Uses - LSRP				
<u>LSRP Expenditures</u>				
LSRP - Phase I	\$ 0	\$ 0	N/A	
LSRP - Phase II	\$ 0	\$ 0	N/A	
LSRP - Phase III	\$ 6,590,570	\$ 8,575,151	130%	[2]
Subtotal: LSRP Expenditures	\$ 6,590,570	\$ 8,575,151	130%	
<u>LSRP Sources</u>				
State Funding for LSRP (EIP Program)	\$ 5,365,845	\$ 0	0%	[2]
Subtotal State Funding	\$ 5,365,845	\$ 0		
<i>Local Funding Sources</i>				
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues)	\$ 1,902,885	\$ 1,639,361	86%	[3]
LSRP - RD 17 Mossdale Tract (Bond Revenues)	\$ 0	\$ 6,531,206	N/A	[4]
LSRP - RD 17 Mossdale Tract (Debt Service)	(\$ 1,231,694)	\$ 0	0%	
Subtotal Local Funding	\$ 671,191	\$ 8,170,567	1217%	
Total LSRP Sources	\$ 6,037,035	\$ 8,170,567	135%	
Project Uses - Fix-In-Place				
<u>Program Planning & Implementation</u>				
Pre-Project Expenditures (PBI/LWA/ETC)	\$ 266,454	\$ 1,138,699	427%	[5]
Funding Program Implementation Costs	\$ 750,000	\$ 0	0%	
Subtotal: Program Planning & Implementation	\$ 1,016,454	\$ 1,138,699	112%	
<u>Fix-In-Place Project Expenditures</u>				
Soft Costs	\$ 0	\$ 0	N/A	
Construction Costs	\$ 0	\$ 0	N/A	
Right-of-Way	\$ 0	\$ 0	N/A	
Dryland Levee Extension	\$ 0	\$ 0	N/A	
Subtotal: Fix-In-Place Project Expenditures	\$ 0	\$ 0	N/A	
Total Fix-In-Place Project Uses	\$ 1,016,454	\$ 1,138,699	112%	
Project Sources				
<i>Fix in Place Project Funding</i>				
RD 17 LIA Overlay Assessment - ULDC	\$ 0	\$ 0	N/A	
Developer Advances / City Funding	\$ 516,454	\$ 1,138,699	220%	[5]
Development Fee Program	\$ 831,906	\$ 443,720	53%	[6]
EIFD Revenues	\$ 0	\$ 0	N/A	
Future EIFD / Assessment Overlay Financing (Bond Proceeds)	\$ 0	\$ 0	N/A	
Future EIFD / Assessment Overlay Financing (Debt Service Carry)	\$ 0	\$ 0	N/A	
Subtotal Local Funding	\$ 1,348,360	\$ 1,582,418	117%	
Total Project Sources	\$ 1,348,360	\$ 1,582,418	117%	

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

[1] Reflective of comparison from June 2016 APR to 2017 Annual Update (for the Fiscal Year based on the underlying quarterly cash flow modeling). Note: Expenses and revenues through June 30, 2017 are based on actuals through approximately April 2017 and supplemented with projections through June 30, 2017 based on best estimates available from various sources).

[2] Based on information provided from RD 17.

[3] Reference Table C5 for supporting information on RD 17's assumed budget for Fiscal Year 2016/17.

[4] Based on RD17 Financing Authority's December 2016 Bond Issuance Official Statement and information from RD 17.

[5] Based on data provided by the City of Lathrop and known contract that have been authorized by Council action. Total cumulative expenditures were reported by the City of Lathrop and spread evenly by LWA in order to determine an average annual expenditure amount to report.

[6] Based on estimates. The Interim Development Impact fee has been effective since April 2017. Reference Table C2 for Fee revenue estimates.

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

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Soft Costs											
Admin / Planning	-	-	1,090,104	1,122,808	1,156,492	1,191,187	408,974	421,243	433,881	-	5,824,688
Environmental / Permitting	-	-	511,068	526,400	542,192	558,458	511,300	526,639	542,438	-	3,718,495
Surveying / Engineering	-	-	1,635,157	1,684,211	1,734,738	1,786,780	1,840,383	-	-	-	8,681,269
Construction Management	-	-	-	-	-	1,786,541	2,300,172	2,843,012	2,440,252	-	9,369,977
Mitigation	-	-	-	-	-	446,576	574,966	710,658	609,981	-	2,342,181
Subtotal Soft Costs	-	-	3,236,330	3,333,419	3,433,422	5,769,541	5,635,794	4,501,552	4,026,552	-	29,936,611
Construction	-	-	-	-	-	19,055,403	24,533,831	30,323,816	26,027,942	-	99,940,992
Real Estate (Existing)	-	-	-	-	-	-	-	5,227,960	5,384,799	5,546,343	16,159,102
Real Estate (New)	-	-	-	-	-	1,552,268	1,598,836	1,646,801	-	-	4,797,905
Dryland Levee Extension	-	-	-	-	-	2,195,862	2,261,738	8,037,656	8,278,786	-	20,774,042
Total Expenses	-	-	3,236,330	3,333,419	3,433,422	28,573,074	34,030,200	49,737,785	43,718,078	5,546,343	171,608,651

Source: KSN / PBI / LWA

Evaluation of Identified Revenues

This section identifies, describes, and presents the updated evaluation of the sources of funding for the remaining levee improvement work previously identified in the June 2016 APR. The combined use of these sources is dependent on several factors including implementation timing of identified funding sources. 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 the State’s EIP/UFRR program. This analysis supports the net revenues identified in **Table 5** that are available to support the implementation of the Fix-In-Place Project after completion of the LSRP.

Future Development Fees & Advance Funding

San Joaquin County and the cities within the RD 17 Basin will collect a fee as a condition of development within the Project’s benefit area. Currently, portions of the basin include planned development projects that lie within the 200-Year Floodplain, and, as a result, of the Fix-In-Place Project would benefit development. In order to mitigate the impact of development in the floodplain, a DIF would be imposed that provides funding to ensure that improvements could be made to flood control infrastructure to reduce increases in expected annual damages. As previously described, the Cities have already imposed this development fee obligation by adopting an Interim Levee Impact Fee that became effective in April 2017. In order to ensure that sufficient revenues are made available from this mechanism to meet the near-term cash flow demands of the project, the land use agencies would enter (in some cases, have already entered) into agreements with landowners to advance the fee obligation and, if successful with the completion of project, utilize the advanced funding as credit toward payment of the fee. An analysis showing an allocation of the costs to planned development is documented in the “RD17 Area: Interim Urban Level of Flood Protection Levee Impact Fee Nexus Study” dated January 19, 2017. A summary of the fee rates presented in this study is presented in **Appendix A**. **Appendix A** also shows the projected revenues to come from the Fee Program overtime (based on the assumption that the Interim Fee Program transitions to a Regional Entity wherein the fee would then be imposed throughout the RD 17 Basin.)

To continue to advance the ULDC Project the land use agencies or developers will need to provide upfront cash to fund the initial cash flow of the Project during the early formulation and planning phases. This funding would support ongoing efforts through December 2017. This early funding is expected to be reimbursed or, in the case of developer funding, creditable toward the DIF Program described above.

New Special Assessment/Taxing District

Given the fact that a significant portion of the beneficiaries of the Fix-In-Place Project are developed properties within the RD 17 Basin, the APR described a plan to move forward with the formation of a new special benefit assessment district that would overlay the existing RD 17 Mossdale Tract Assessment. RD 17’s existing Mossdale Tract Assessment currently generates in excess of \$3.2 million per year with an average

residential assessment of approximately \$96 per year. In order to test the feasibility of a new overlay assessment, a detailed analysis of the apportionment of special benefits for the Fix-In-Place Project is scoped to take place in the coming months. In the meantime, for the purposes of this APR, it is assumed that additional assessment will be imposed utilizing a similar apportionment methodology to that of the existing RD 17 Mosssdale Tract Assessment. This new overlay assessment is assumed to have an expected average residential per parcel assessment of approximately \$90 in addition to the existing assessment. With this assumed average residential per parcel assessment and similar apportionment as the existing RD 17 Mosssdale Tract Assessment, the overlay assessment is expected to generate an additional \$5.5 million per year. **Appendix D** provides the supporting analysis presented in **Table 5** of the identified overlay assessment revenues.

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

Enhanced Infrastructure Financing District

The local land use agencies have the ability to initiate formation of an EIFD which would allow for the use of Tax Increment Financing of the regional flood control improvements. The entities would form a new Public Financing Authority that includes members of the legislative bodies of the public agencies that form the district, plus at least two public members. The Public Financing Authority would prepare an Infrastructure Financing District Plan that describes the funding for the construction of regional flood control improvements that benefit the RD 17 Basin. The Infrastructure Financing District Plan would also specify what taxing entities receiving a share of Property Tax Increment would be participating in the EIFD and how much of the increment each Taxing Entity would allocate to the Project as well as what other revenue sources would be used to fund the Project. In this case, the proposed OAD would be identified as an additional funding source.

EIFD Formation Procedure

In order to form the EIFD, each Taxing Entity participating must approve the Infrastructure Financing District Plan. As a note, school districts may not participate within the EIFD. In addition, a Noticed Public Hearing is required at the time the EIFD is created. The formation process does not require a vote of qualified electors to be formed, however, a vote is required in order for the EIFD to issue debt. The voter threshold for the approval of debt is 55 percent and it is expected that the vote would be by registered voters residing within the boundary of the EIFD.⁷

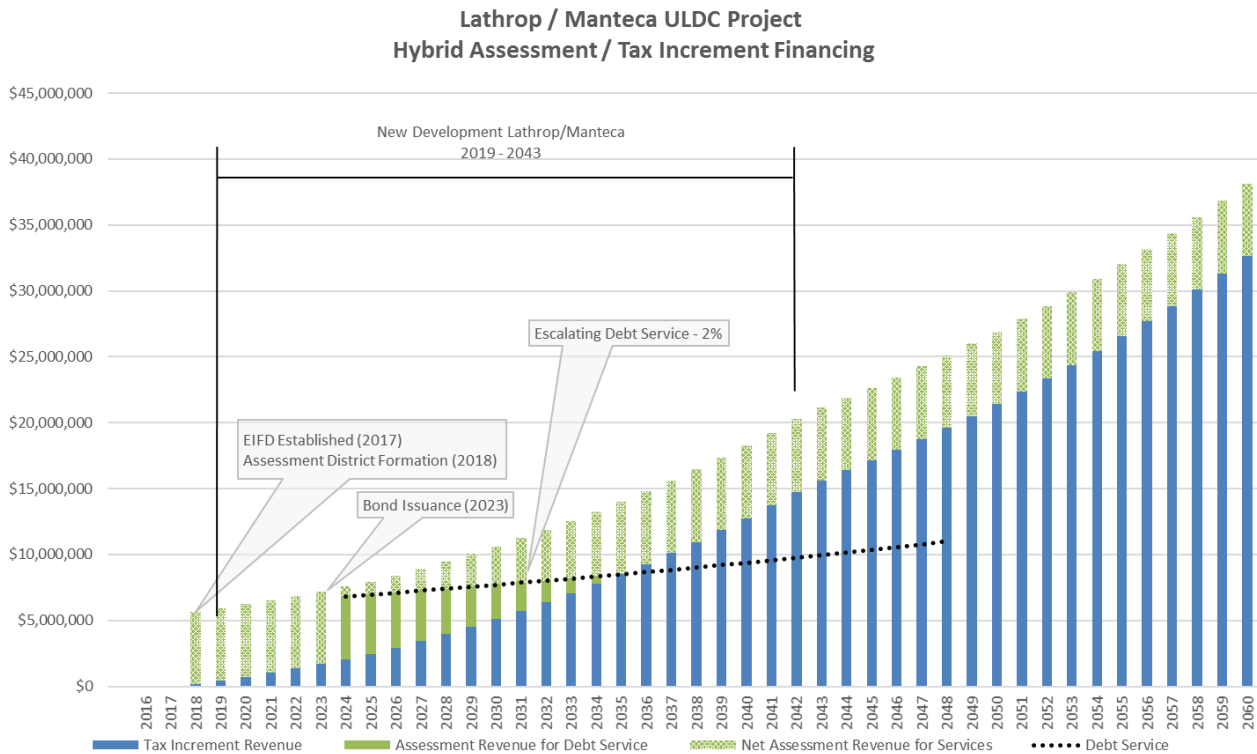
EIFD / Special Benefit District Hybrid Financing

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

⁷ It is assumed that there will be more than 12 registered voters residing within the boundary of the proposed EIFD.

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

Figure 2: EIFD Assessment Hybrid Financing Approach



The Assessment District would provide revenues sufficient to bridge the gap between available Tax Increment Revenues and the required debt service needed to provide coverage for the Bonds. In addition, available net revenues from the 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.

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	March 2017	July 2017	5 Month	Ongoing
<i>Implement Governance Entity</i>				
Enter into JPA & Form RD 17 Levee Improvement Authority	July 2017	December 2017	6 months	Ongoing
<i>Implement Funding Mechanisms</i>				
Interim Impact Fee		April 2017	N/A	Completed
Regional Impact Fee	January 2018	March 2018	6 months	Scoped
Overlay Assessment District	May 2017	August 2018	16 months	Analysis & Evaluation Scoped
IFD Adoption and EIFD Formation	June 2017	March 2018	9 months	Analysis & Evaluation Scoped
<i>Implement Financing Entity / Mechanism</i>				
Amend Current RD 17 PFA / Confirm Financing Entity	2022	2022	TBD	
Issued Hybrid Financing Debt		2023	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:
INTERIM DEVELOPMENT IMPACT ORDINANCES (CITIES
OF LATHROP & MANTECA) & DEVELOPMENT IMPACT
FEE PROGRAM SUMMARY AND SUPPORTING TABLES

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

Table A1	Development Fee Summary.....	A16
Table A2	Total Development Impact Fee Revenue Estimate	A17
Table A3	Development Impact Fee Revenue Estimate - Single Family.....	A18
Table A4	Development Impact Fee Revenue Estimate – Multifamily	A19
Table A5	Development Impact Fee Revenue Estimate – Commercial.....	A20
Table A6	Development Impact Fee Revenue Estimate – Industrial	A21
Table A7	Creditable Pre-Project Expenditures	A22



ORDINANCE NO. 17-374**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING LATHROP MUNICIPAL CODE, TITLE 3, "REVENUE AND FINANCE", AND ADDING A NEW CHAPTER TO 3.23, "INTERIM URBAN LEVEL OF FLOOD PROTECTION LEEVE IMPACT FEE"**

WHEREAS, on November 7, 2016, the City Council approved Task Order No.1 with Larsen Wurzel & Associates, Inc., (LWA) which, among other tasks, included the preparation of an Nexus Study to support the City's adoption of an Interim Levee Impact Fee Program as part of the implementation of the financing plan for the Reclamation District 17 Urban Level of Flood Protection Levee System Improvements;

WHEREAS, LWA has prepared the RD 17 Area Interim Urban Level of Flood Protection (ULOP) Development Impact Fee Study (Nexus Study) dated January 19, 2017; and

WHEREAS, the Nexus Study of January 19, 2017 has been reviewed and considered by the City Council and by reference is hereby entered into the public record; and

WHEREAS, a notice of the public hearing on this Ordinance was published in the Manteca Bulletin on January 10, 2017; and

WHEREAS, the findings required by the State of California Mitigation Fee Act (also known as "AB 1600," Government Code sections 66000, et seq.) are made by Council with this action as contained in the administrative record and hereby incorporated by reference herein; and

WHEREAS, the City Council did use its independent judgment and considered all of said reports including but not limited to the Nexus Study, recommendations and other evidence in the administrative record, all of which is hereby incorporated by reference herein;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LATHROP DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. APPROVAL OF NEXUS STUDY AND FINDINGS. The City Council of the City of Lathrop does hereby approve the Interim Urban Levee of Flood Protection Levee Impact Fee (Nexus Study) dated January 19, 2017 attached as Attachment "C" to the City Council Staff Report of January 23, 2017 and incorporated herein by this reference and Council hereby adds this new fee to the Capital Facility Fee Program based on findings required by the State of California Mitigation Fee Act (also known as "AB 1600," Government Code sections 66000, et seq.), specifically Council hereby makes all of the following findings:

1. The purposes of the Interim ULOP Levee Impact Fee study imposed by this Ordinance are necessary to fund design and construction of Levee System Improvements for the Reclamation District 17. Pursuant to the Lathrop Municipal Code Section 3.20.040 collected fees may be used for no other purpose.
2. The geographic area in which the fees will be imposed is Reclamation District 17 Urban Level of Flood Protection (ULOP) study area, as illustrated in Attachment "C" boundary map.
3. The estimated reasonable costs for providing the Levee System improvements, are contained in the Interim ULOP Levee Impact Fee study report.
4. There is a reasonable relationship between the type of development projects on which the fee is imposed and the uses of the fees for off-site Levee system improvements, because, as set forth in the Report the development projects can be expected to be flood protected from the 200-year ULOP flood, as mandated by the State of California senate bill SB5.
5. There is a reasonable relationship between the amount of the fees and the cost of the specified public improvement attributable to the development projects on which the fee is imposed, because, as is set forth in the Report, the fees have been apportioned based upon a Property Damage Index as described within the Report.

SECTION 2. APPROVAL OF FEE. The City Council of the City of Lathrop, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby establishes the Interim Urban Level of Flood Protection (ULOP) Levee Impact Fee for Reclamation District 17 Levee System protection as:

Single Family Residential	\$17,054	Per Gross Developable Acre
Multi-Family Residential	\$18,667	Per Gross Developable Acre
Commercial	\$19,236	Per Gross Developable Acre
Industrial	\$15,080	Per Gross Developable Acre

The City Council may, following the procedures set forth in Chapter 3.20 of the Municipal Code, take future action to make other revisions to these rates. These fees shall be in addition to any fees previously imposed by the City, that these fees shall be collected and administered in the manner set forth in Chapter 3.20 of the Municipal Code. These fees shall be effective sixty (60) days after the adoption of this Ordinance.

SECTION 3. ADDITION TO THE MUNICIPAL CODE. Chapter 3.23 is added to Title 3 of the Lathrop Municipal Code to read as follows:

Chapter 3.23: INTERIM URBAN LEVEL OF FLOOD PROTECTION LEVEE IMPACT FEE.

Section 3.23.010. TITLE. This Chapter shall be known as the "Interim Urban Level of Flood Protection Levee Impact Fee" regulation of the City of Lathrop. The City of Lathrop hereinafter shall be called "City." This chapter shall be applicable in the incorporated territory of the City.

Section 3.23.020. OPERATIVE DATE. "Operative Date" of this chapter begins on the 60th day following the adoption of the ordinance codified in this chapter and continuing for 30 years thereafter at which time, unless operative date is amended prior to that date, the collection of the Impact Fee pursuant to chapter shall cease.

Section 3.23.030. PURPOSE. This chapter is adopted to impose a levee improvement development impact fee (Levee Fee) to ensure that new development pays its proportionate share of the levee improvement costs needed to provide Urban Level of Flood Protection (ULOP) to the Reclamation District 17 Area. This Levee Fee, in combination with other sources of funding described within the Interim ULOP Development Impact Fee Nexus Study (Nexus Study), will fund the Project to provide 200-year flood protection to the Reclamation District 17 Area as detailed in the Nexus Study.

Section 3.23.040. FEE RATE. The Interim ULOP Impact Fee for Reclamation District 17 Levee System is:

Single Family Residential	\$17,054	Per Gross Developable Acre
Multi-Family Residential	\$18,667	Per Gross Developable Acre
Commercial	\$19,236	Per Gross Developable Acre
Industrial	\$15,080	Per Gross Developable Acre

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

- i. For New Development of Vacant Land. In the case where a new structure is being constructed on vacant land or land that has not previously been developed:

Residential Land Uses

- For Single Family residential projects that consist of residential uses that require a Tentative and Final map (i.e. more than 4 units), the GDA is the gross acreage of the large lot parcel or resulting parcels excluding major dedicated public land uses, such as major arterials, major collectors,

drainage, utilities corridors, parks, schools, and other public facilities. An example calculation of GDA for this case is shown in Appendix C to the Nexus Study.

- For all other Single Family residential projects that have impacts to RD 17 facilities the Project Acreage is determined as follows:
 - For parcels up to .15 acres, the Project Acreage is the actual acreage of the parcel.
 - For parcels greater than .15 of acre but less than 5 acres, the acreage is based on an assumed coverage ratio of a typical single-family home on a standard residential lot. The Project Acreage will be calculated by multiplying the square footage¹ of the residential structure by 3 and expressing this square footage in terms of acres (Dividing by 43,560 square feet per acre). However, in no case will this resulting amount exceed the actual acreage of the parcel.
- For all multifamily residential projects, Project Acreage is determined to be equivalent to the entire gross acreage of the parcel being developed.

Nonresidential Land Uses (Commercial and Industrial)

- For Retail/Office/Industrial Commercial projects, Project Acreage is determined by the actual acreage of the parcel where a structure being constructed less major dedicated public land uses, such as major arterials, major collectors, drainage, utilities corridors, parks, schools, and other public facilities.

ii.) For Development of Land with Existing or Pre-Existing Structures. In the case of expansion of an existing structure in excess of 300 square feet or the construction of a new structure within 2 years after demolition of a previous structure, GDA will be calculated as follows:

Residential Land Uses

- For a residential expansion project in excess of 300 new square feet, the GDA will be calculated by multiplying total new square footage of the expansion by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)
- For residential replacement projects, if the project involves development of a new residential structure after the demolition of a pre-existing structure (regardless of the use of the use pre-existing structure), and the

¹ Square Footage can be generally classified as all square footage of the structure excluding the square footage of garages, porches, decks, external entryways, awnings, carports, driveways, breezeways, out-buildings, carriage houses, sheds, and other similar non-habitable portion of the structure.

new structure is larger than the demolished structure by more than 300 square feet, the GDA will be calculated by multiplying the total net new square footage by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) (In this case, the use of the previously demolished structure is not a factor. The net new square footage will be determined by subtracting from the new square footage from the documented square footage of the previously existing structure.)

Nonresidential Land Uses

- For Retail/Office/Commercial or Industrial expansion projects, if the project involves the addition of new square footage in excess of 300 square feet, the GDA will be calculated by calculating the total net new square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)
- For Retail/Office/Commercial or Industrial replacement projects, if the project involves development of a new nonresidential structure after the demolition of a pre-existing structure (regardless of the use of the pre-existing structure) and the new structure is larger than the demolished structure by more than 300 square feet, the GDA will be calculated by calculating the total net new square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) The net new square footage will be determined by subtracting the documented habitable square footage of the previously existing structure from the new square footage.

Section 3.23.070. EXEMPTIONS AND EXCLUSIONS.

The following land uses and/or projects are exempt from the Levee Fee -

1. Agricultural Exemption: Agricultural land including development on Rural Residential parcels greater than 5 Acres in size.
2. Pre-Existing Structures: Development projects that require a building permit and are not increasing the amount of new structure square footage are exempt from the fee. If the project involves adding no more than 300 new Square Feet, the project is exempt from the fee.
3. Addition/Replacement Damage: If the proposed project is an addition to an existing single family residential dwelling unit, a replacement in kind because of fire damage or other natural disaster, or located on land owned by a government agency and is to be used solely for public use, the project will be exempt from the fee.

4. Structure raised above the 200-Year Floodplain Elevation: Projects with structures raised above the elevation of the 200-year flood as determined by the City or to structures removed from the 200-year floodplain by flood control improvements that meet the design standards applicable to the federal-state flood control system as determined by the City, shall be exempt from payment.
5. Open space.
6. Public Agency Owned Land (including federal, state, and local agencies).
7. "Other" land defined as follows: with written approval from the City Manager, any or all portions of the proposed fees may be waived if it can be determined to the City Manager that a proposed project will not derive permanent benefit from the improvements for which the fees are collected (i.e., it can be shown that the property does not benefit from the flood protection). Written fee waivers may be available on a case-by-case basis for certain temporary structures, such as a mobile temporary structure used for construction management purposes. Any denial by the City Manager of a requested exemption under this section may be appealed to a hearing officer by serving written notice on the City within 15 calendar days of the City Manager's denial. Upon receipt of timely notice of appeal, City shall have no more than 30 days to scheduled appeal hearing before a hearing officer. City shall initially bear the cost of hearing officer but hearing officer shall have the authority to order reimbursement of costs if the appeal is determined by the hearing officer to be frivolous.

Section 3.23.080 SEVERABILITY. If any provision of this chapter or the application thereof to any entity or circumstance is held invalid, the remainder of the chapter and the application of such provision to other entities or circumstances shall not be affected thereby.

Section 3.23.090 FEE REVENUE ACCOUNTING. All proceeds of the Fee imposed under this chapter shall be placed in a separate fund established by the City (the Levee Fee Fund). Separate and special accounts may be established in the Levee Fee Fund and used to account for collected revenues, along with any interest earnings. Except for temporary borrowing from one City fund to another, the revenue (and interest) shall be used only for the purposes for which the Levee Fee was collected.

SECTION 4. PUBLICATION. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full accordance with Section 36933 of the Government Code.

THIS ORDINANCE was regularly introduced at a special meeting of the City Council of the City of Lathrop on the 23rd day of January 2017, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the 6th day of February 2017, by the following vote, to wit:

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

NOES: None

ABSENT: None

ABSTAIN: None



Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:



Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

I, Teresa Vargas, City Clerk of the City of Lathrop, California, do hereby certify that the foregoing ordinance was duly and regularly introduced at a special meeting of the City Council on the 23rd day of January 2017, and that thereafter said ordinance was duly and regularly adopted at a regular meeting of the City Council on the 6th day of February 2017, by the following vote, to wit:

AYES: Akinjo, Dresser, Elliott, Salcedo and Dhaliwal

NOES: None

ABSENT: None

ABSTAIN: None

This ordinance was duly published in accordance with State law (G.C. 40806).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Lathrop, California, this 6th day of February 2017.


CITY CLERK

ORDINANCE O2017-5

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AMENDING MANTECA MUNICIPAL CODE, TITLE 13 PUBLIC SERVICES, BY THE ADDITION OF A NEW CHAPTER 13.50, INTERIM URBAN LEVEL OF FLOOD PROTECTION LEVEE IMPACT FEE

WHEREAS, on December 6, 2016, the City Council approved Task Order No.1 with Larsen Wurzel & Associates, Inc., (LWA) which, among other tasks, included the preparation of an Nexus Study to support the City's adoption of an Interim Levee Impact Fee Program as part of the implementation of the financing plan for the Reclamation District 17 Urban Level of Flood Protection Levee System Improvements as further described in the RD 17 Area Adequate Progress Report for Urban Level of Protection-Final Report dated June 14, 2016 prepared by LWA;

WHEREAS, LWA has prepared the RD 17 Area Interim Urban Level of Flood Protection (ULOP) Development Impact Fee Study (Nexus Study) dated January 19, 2017; and

WHEREAS, the Nexus Study of January 19, 2017 has been reviewed and considered by the City Council and by reference is hereby entered into the public record; and

WHEREAS, a notice of the public hearing on this Ordinance was published in the Manteca Bulletin on January 27, 2017; and

WHEREAS, the findings required by the State of California Mitigation Fee Act (also known as "AB 1600," Government Code sections 66000, et seq.) are made by Council with this action as contained in the administrative record and hereby incorporated by reference herein; and

WHEREAS, the City Council did use its independent judgment and considered all of said reports including but not limited to the Nexus Study, recommendations and other evidence in the administrative record, all of which is hereby incorporated by reference herein; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

THE CITY COUNCIL OF THE CITY OF MANTECA DOES ORDAIN AS FOLLOWS:

SECTION 1: APPROVAL OF NEXUS STUDY AND FINDINGS. The City Council of the City of Manteca does hereby approve the Interim Urban Level of Flood Protection Levee Impact Fee (Nexus Study) report dated January 19, 2017, attached as Exhibit "B" and incorporated herein by this reference, and Council hereby adopts this new fee based on findings required by the State of California Mitigation Fee Act (also known as "AB 1600," Government Code sections 66000, et seq.), specifically Council hereby makes all of the following findings:

1. The purposes of the Interim ULOP Levee Impact Fee study imposed by this Ordinance are necessary to fund design and construction of Levee System Improvements for the Reclamation District 17; collected fees may be used for no other purpose.
2. The geographic area in which the fees will be imposed is the 200-year floodplain within the Reclamation District 17 Urban Level of Flood Protection (ULOP) study area, as illustrated by the Interim Levee Fee Program Boundary Map within Exhibit "B".
3. The estimated reasonable costs for providing the Levee System improvements, are contained in the Interim ULOP Levee Impact Fee report.
4. There is a reasonable relationship between the type of development projects on which the fee is imposed and the uses of the fees for off-site Levee system improvements.
5. There is a reasonable relationship between the amount of the fees and the cost of the specified public improvement attributable to the development projects on which the fee is imposed.

SECTION 2: APPROVAL OF FEE. The City Council of the City of Manteca, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby establishes the Interim Urban Level of Flood Protection (ULOP) Levee Impact Fee for the Reclamation District 17 Levee System.

The City Council may take future action to make other revisions to these fees. These fees shall be in addition to any fees previously imposed by the City. These fees shall be paid at the time of building permit issuance and collected and administered consistent with Title 13 Public Services of the Municipal Code. These fees shall be effective sixty (60) days after the adoption of this Ordinance.

SECTION 3: ADDITION TO THE MUNICIPAL CODE. Chapter 13.50 is added to Title 13 of the Manteca Municipal Code to read as set forth in Exhibit "A", attached hereto and incorporated herein by reference.

SECTION 4: PUBLICATION. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full accordance with Section 36933 of the Government Code.

SECTION 5: SEVERABILITY. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 6: EFFECTIVE DATE. This Ordinance shall become effective sixty (60) days following adoption.

City of Manteca, a municipal corporation

MAYOR: Steve DeBrum
STEPHEN F. DEBRUM

ATTEST: Lisa Blackmon
LISA BLACKMON, CITY CLERK

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN } SS:
CITY OF MANTECA }

I, Lisa Blackmon, City Clerk of the City of Manteca, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the 7th day of February, 2017, and had its second reading and was adopted and passed during the public meeting of the City Council on the 21st day of February, 2017, by the following vote:

AYES: Morowit, Silverman, Singh, DeBrum

NOES: None

ABSENT: Moorhead

ABSTAIN: None

ATTEST: Lisa Blackmon
LISA BLACKMON
City Clerk

EXHIBIT "A"**AMENDING MANTECA MUNICIPAL CODE, TITLE 13 PUBLIC SERVICES, BY THE ADDITION OF A NEW CHAPTER 13.50 TO READ AS FOLLOWS:****Chapter 13.50: INTERIM URBAN LEVEL OF FLOOD PROTECTION LEVEE IMPACT FEE.**

Section 13.50.010. TITLE. This Chapter shall be known as the "Interim Urban Level of Flood Protection Levee Impact Fee" regulation of of the City of Manteca. The City of Manteca hereinafter shall be called "City." This chapter shall be applicable in the incorporated territory of the City.

Section 13.50.020. OPERATIVE DATE. "Operative Date" of this chapter begins on the 60th day following the adoption of the ordinance codified in this chapter and continuing for 30 years thereafter at which time, unless operative date is amended prior to that date, the collection of the Impact Fee pursuant to chapter shall cease.

Section 13.50.030. PURPOSE. This chapter is adopted to impose a levee improvement development impact fee (Levee Fee) to ensure that new development within the RD 17 portion of the City of Manteca pays its proportionate share of the levee improvement costs needed to provide Urban Level of Flood Protection (ULOP) to the Reclamation District 17 Area. This Levee Fee, in combination with other sources of funding described within the Interim ULOP Development Impact Fee Nexus Study dated January 19, 2017 (Nexus Study), will fund the Project to provide 200-year flood protection to the Reclamation District 17 Area as detailed in the Nexus Study.

Section 13.50.040. FEE RATE. The Interim ULOP Impact Fee for Reclamation District 17 Levee System, based on the acreage of a project, is detailed within the Nexus Study.

Section 13.50.050. DETERMINATION OF GROSS DEVELOPABLE ACREAGE (GDA). A Project's GDA, for purposes of the fee calculation, is determined as follows:

- i. For New Development of Vacant Land. In the case where a new structure is being constructed on vacant land or land that has not previously been developed:

Residential Land Uses

- For Single Family residential projects that consist of residential uses that require a Tentative and Final Subdivision map (i.e. more than 4 units), the GDA is the gross acreage of the large lot parcel or resulting parcels excluding

EXHIBIT "A"

major dedicated public land uses, such as major arterials, major collectors, drainage, utilities corridors, parks, schools, and other public facilities. An example calculation of GDA for this case is shown in Appendix C to the Nexus Study.

- For all other Single Family residential projects that have impacts to RD 17 facilities the Project Acreage is determined as follows:
 - For parcels up to 0.15 acres, the Project Acreage is the actual acreage of the parcel.

For parcels greater than 0.15 of acre but less than 5 acres, the acreage is based on an assumed coverage ratio of a typical single-family home on a standard residential lot. The Project Acreage will be calculated by multiplying the square footage¹ of the residential structure by 3 and expressing this square footage in terms of acres (Dividing by 43,560 square feet per acre). However, in no case will this resulting amount exceed the actual acreage of the parcel.

- For all multifamily residential projects, Project Acreage is determined to be equivalent to the entire gross acreage of the parcel being developed.

Nonresidential Land Uses (Commercial and Industrial)

- For Retail/Office/Industrial Commercial projects, Project Acreage is determined by the actual acreage of the parcel where a structure is being constructed less the major dedicated public land uses, such as major arterials, major collectors, drainage, utilities corridors, parks, schools, and other public facilities.

ii.) For Development of Land with Existing or Pre-Existing Structures. In the case of expansion of an existing structure in excess of 300 square feet or the construction of a new structure within 2 years after demolition of a previous structure, GDA will be calculated as follows:

Residential Land Uses

- For a residential expansion project in excess of 300 new square feet, the GDA will be calculated by multiplying total new square footage of the expansion by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)

¹ Square Footage can be generally classified as all square footage of the structure excluding the square footage of garages, porches, decks, external entryways, awnings, carports, driveways, breezeways, out-buildings, carriage houses, sheds, and other similar non-habitable portion of the structure.

EXHIBIT "A"

- For residential replacement projects, if the project involves development of a new residential structure after the demolition of a pre-existing structure (regardless of the use of the pre-existing structure), and the new structure is larger than the demolished structure by more than 300 square feet, the GDA will be calculated by multiplying the total net new square footage by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) (In this case, the use of the previously demolished structure is not a factor. The net new square footage will be determined by subtracting from the new square footage from the documented square footage of the previously existing structure.)

Nonresidential Land Uses

- For Retail/Office/Commercial or Industrial expansion projects, if the project involves the addition of new square footage in excess of 300 square feet, the GDA will be calculated by the total net new square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)
- For Retail/Office/Commercial or Industrial replacement projects, if the project involves development of a new nonresidential structure after the demolition of a pre-existing structure (regardless of the use of the pre-existing structure) and the new structure is larger than the demolished structure by more than 300 square feet, the GDA will be calculated by the total net new square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) The net new square footage will be determined by subtracting the documented habitable square footage of the previously existing structure from the new square footage.

Section 13.50.060. EXEMPTIONS AND EXCLUSIONS.

The following land uses and/or projects are exempt from the Levee Fee -

1. Agricultural Exemption: Agricultural land including development on Rural Residential parcels greater than 5 Acres in size.
2. Pre-Existing Structures: Development projects that require a building permit and are not increasing the amount of new structure square footage are exempt from the fee. If the project involves adding no more than 300 new Square Feet, the project is exempt from the fee.
3. Addition/Replacement Damage: If the proposed project is an addition to an existing single family residential dwelling unit, a replacement in kind because of

EXHIBIT "A"

fire damage or other natural disaster, or located on land owned by a government agency and is to be used solely for public use, the project will be exempt from the fee.

4. Structure raised above the 200-Year Floodplain Elevation: Projects with structures raised above the elevation of the 200-year flood as determined by the City or to structures removed from the 200-year floodplain by flood control improvements that meet the design standards applicable to the federal-state flood control system as determined by the City, shall be exempt from payment.
5. Open space.
6. Public Agency Owned Land (including federal, state, and local agencies).
7. "Other" land defined as follows: with written approval from the City Manager, any or all portions of the proposed fees may be waived if it can be determined to the City Manager that a proposed project will not derive permanent benefit from the improvements for which the fees are collected (i.e., it can be shown that the property does not benefit from the flood protection). Written fee waivers may be available on a case-by-case basis for certain temporary structures, such as a mobile temporary structure used for construction management purposes. Any denial by the City Manager of a requested exemption under this section may be appealed to a hearing officer by serving written notice on the City within 15 calendar days of the City Manager's denial. Upon receipt of timely notice of appeal, City shall have no more than 30 days to scheduled appeal hearing before a hearing officer. City shall initially bear the cost of hearing officer but hearing officer shall have the authority to order reimbursement of costs if the appeal is determined by the hearing officer to be frivolous.

Section 13.50.070 SEVERABILITY. If any provision of this chapter or the application thereof to any entity or circumstance is held invalid, the remainder of the chapter and the application of such provision to other entities or circumstances shall not be affected thereby.

Section 13.50.080 FEE REVENUE ACCOUNTING. All proceeds of the Levee Fee imposed under this chapter shall be placed in a separate fund established by the City (the Flood Protection Improvement Fund). Separate and special accounts may be established in the Flood Protection Improvement Fund and used to account for collected revenues, along with any interest earnings. Except for temporary borrowing from one City fund to another, the revenue (and interest) shall be used only for the purposes for which the Flood Protection Improvement Fund was collected.

Table A1
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Development Fee Summary

Land Use	Fee Rate Summary				
	Cost Share Per Acre	Administrative Fee	Fee Rate Per Acre	Units / 1,000 Building Sq Ft Per Acre	Fee Rate per Unit / 1,000 Building Sq Ft
Reference	[1]	3%			[2]
Single-Family	\$16,558	\$497	\$17,054	5.42	\$3,145
Multifamily	\$18,123	\$544	\$18,667	20.64	\$904
Commercial	\$18,676	\$560	\$19,236	13.58	\$1,417
Industrial	\$14,641	\$439	\$15,080	13.76	\$1,096

[1] Reference Table 8 of the RD 17 Area: Interim ULOP Levee Impact Fee Report

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

Table A2
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Total Development Impact Fee Revenue Estimate

Revenue by Land Use					
Year	Single Family	Multifamily	Commercial	Industrial	Total Fee Revenue
	<i>Table A3</i>	<i>Table A4</i>	<i>Table A5</i>	<i>Table A6</i>	
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 444,097	\$ 25,626	\$ 191,959	\$ 225,757	\$ 887,439
2018	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2019	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2020	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2021	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2022	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2023	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2024	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2025	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2026	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2027	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2028	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2029	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2030	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2031	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2032	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2033	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2034	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2035	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2036	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2037	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2038	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2039	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2040	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2041	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2042	\$ 576,558	\$ 61,872	\$ 285,337	\$ 518,567	\$ 1,442,334
2043	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2044	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2045	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2046	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2047	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2048	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2049	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2050	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2051	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2052	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2053	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2054	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2055	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2056	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2057	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2058	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2059	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
Total	26,840,980.2	2,549,905.5	12,866,185.5	21,536,202.7	\$63,793,274

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

Table A3
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Development Impact Fee Revenue Estimate - Single Family

Year	Single Family Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table D13</i>	<i>Table D7</i>	<i>Table D10</i>	<i>Table D16</i>		
						<i>Table A1</i> \$ 16,558
					Fee Rate/Acre	
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	15.6	11.2	0.0	0.0	26.8	\$ 444,097
2018	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2019	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2020	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2021	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2022	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2023	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2024	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2025	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2026	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2027	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2028	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2029	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2030	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2031	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2032	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2033	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2034	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2035	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2036	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2037	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2038	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2039	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2040	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2041	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2042	15.6	11.2	8.0	0.0	34.8	\$ 576,558
2043	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2044	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2045	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2046	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2047	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2048	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2049	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2050	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2051	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2052	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2053	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2054	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2055	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2056	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2057	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2058	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2059	0.0	0.0	8.0	0.0	8.0	\$ 132,461
Total	781.1	560.0	280.0	0.0	1,621.1	\$26,840,980

Table A4
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Development Impact Fee Revenue Estimate - Multifamily

Year	Multifamily Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table D13</i>	<i>Table D7</i>	<i>Table D10</i>	<i>Table D16</i>		
						<i>Table A1</i>
					Fee Rate/Acre	\$ 18,123
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.9	0.5	0.0	0.0	1.4	\$ 25,626
2018	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2019	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2020	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2021	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2022	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2023	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2024	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2025	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2026	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2027	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2028	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2029	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2030	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2031	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2032	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2033	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2034	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2035	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2036	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2037	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2038	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2039	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2040	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2041	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2042	0.9	0.5	2.0	0.0	3.4	\$ 61,872
2043	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2044	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2045	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2046	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2047	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2048	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2049	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2050	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2051	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2052	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2053	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2054	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2055	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2056	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2057	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2058	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2059	0.0	0.0	2.0	0.0	2.0	\$ 36,246
Total	43.7	27.0	70.0	0.0	140.7	\$2,549,905

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

Table A5
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Development Impact Fee Revenue Estimate - Commercial

Year	Commercial Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp		
				County		
<i>Table D13</i>	<i>Table D7</i>	<i>Table D10</i>	<i>Table D16</i>	<i>Table A1</i>		
					Fee Rate/Acre	\$ 18,676
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	8.7	1.6	0.0	0.0	10.3	\$ 191,959
2018	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2019	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2020	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2021	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2022	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2023	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2024	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2025	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2026	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2027	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2028	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2029	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2030	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2031	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2032	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2033	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2034	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2035	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2036	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2037	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2038	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2039	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2040	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2041	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2042	8.7	1.6	5.0	0.0	15.3	\$ 285,337
2043	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2044	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2045	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2046	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2047	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2048	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2049	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2050	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2051	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2052	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2053	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2054	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2055	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2056	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2057	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2058	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2059	0.0	0.0	5.0	0.0	5.0	\$ 93,378
Total	434.9	79.0	175.0	0.0	688.9	\$12,866,185

Table A6
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Development Impact Fee Revenue Estimate - Industrial

Year	Industrial Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table D13</i>	<i>Table D7</i>	<i>Table D10</i>	<i>Table D16</i>		
						<i>Table A1</i> \$ 14,641
					Fee Rate/Acre	
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	10.8	4.6	0.0	0.0	15.4	\$ 225,757
2018	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2019	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2020	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2021	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2022	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2023	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2024	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2025	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2026	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2027	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2028	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2029	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2030	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2031	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2032	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2033	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2034	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2035	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2036	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2037	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2038	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2039	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2040	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2041	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2042	10.8	4.6	20.0	0.0	35.4	\$ 518,567
2043	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2044	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2045	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2046	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2047	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2048	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2049	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2050	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2051	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2052	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2053	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2054	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2055	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2056	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2057	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2058	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2059	0.0	0.0	20.0	0.0	20.0	\$ 292,810
Total	540.0	231.0	700.0	0.0	1,471.0	\$21,536,203

**APPENDIX B:
EXECUTED LOCAL FLOOD MANAGEMENT AGENCY
MEMORANDUM OF UNDERSTANDING**



MEMORANDUM OF UNDERSTANDING

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

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

RECITALS

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

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

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

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

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

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

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

2016-07-20-1204 P

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

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

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

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

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

AGREEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF LATHROP
A Municipal Corporation

By 
STEPHEN J. SALVATORE

APPROVED AS TO FORM:


City Attorney


City Clerk

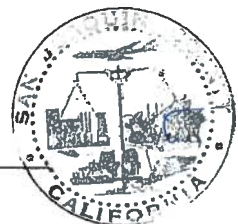
COUNTY OF SAN JOAQUIN
A Political Subdivision

By 
Krs Balaji

APPROVED AS TO FORM:


County Counsel

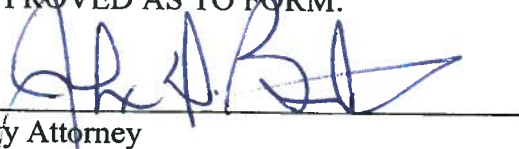

Clerk of the Board



CITY OF MANTECA
A Municipal Corporation

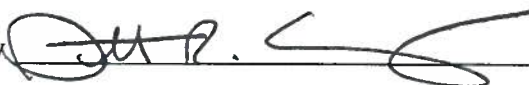
By 

APPROVED AS TO FORM:


City Attorney


City Clerk

CITY OF STOCKTON
A Municipal Corporation

By 

APPROVED AS TO FORM:


City Attorney


City Clerk



RECLAMATION DISTRICT 17
A Public Agency

By 

APPROVED AS TO FORM:


Counsel

EXHIBIT A

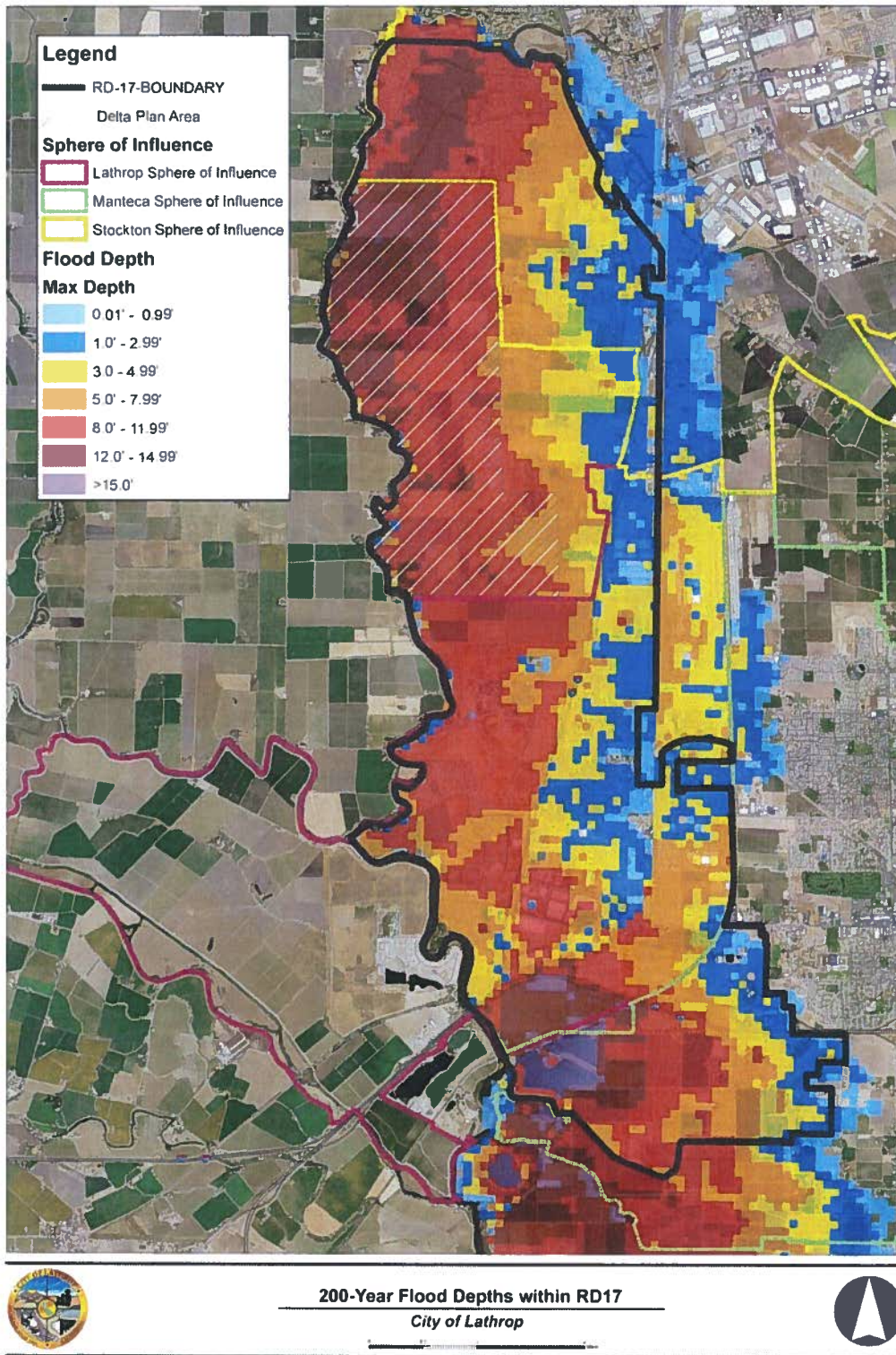


EXHIBIT B**RD 17 BASIN URBAN LEVEL OF FLOOD PROTECTION
FIX-IN-PLACE PROJECT****CONCEPTUAL SCHEDULE FOR GOVERNANCE AND FUNDING**

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

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

Month & Year	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018
Soft Costs															
Enviro/Planning/Design/Permitting/ROW															
Suppoort & Construction Management	462,544	462,544	462,544	462,544	462,544	462,544	396,976	234,704	134,704	134,704	134,704	134,704	327,841	327,841	327,841
Construction Costs	409,522	1,053,760	1,053,760	1,053,760	1,053,760	1,053,760	1,053,760	-	-	-	-	-	1,512,529	1,512,529	1,512,529
Total Expenses	872,066	1,516,304	1,516,304	1,516,304	1,516,304	1,516,304	1,450,735	234,704	134,704	134,704	134,704	134,704	1,840,370	1,840,370	1,840,370

Month & Year	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019
Soft Costs															
Enviro/Planning/Design/Permitting/ROW															
Suppoort & Construction Management	327,841	327,841	327,841	262,272	100,000	-	-	-	-	327,841	327,841	327,841	327,841	262,272	262,272
Construction Costs	1,642,194	1,642,194	1,642,194	1,512,529	-	-	-	-	-	1,675,730	1,675,730	1,675,730	1,670,757	1,514,657	1,514,657
Total Expenses	1,970,034	1,970,034	1,970,034	1,774,801	100,000	-	-	-	-	2,003,571	2,003,571	2,003,571	1,998,598	1,776,929	1,776,929

Month & Year	Nov 2019	Dec 2019	Jan 2020	TOTALS
Soft Costs				
Enviro/Planning/Design/Permitting/ROW				
Suppoort & Construction Management	262,272	20,000	100,000	8,493,253
Construction Costs	1,514,657	-	-	28,950,697
Total Expenses	1,776,929	20,000	100,000	37,443,950

Table C2
RD 17 Basin ULOP Adequate Progress Plan
EIP Funding Agreement Credit

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

Source: KSN

Table C3
RD 17 Basin ULOP Adequate Progress Plan
State Payments Received to Date & State Share Remaining

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

Source: KSN

Table C4
RD 17 Basin ULOP Adequate Progress Plan
Expenses Reported to DWR

Project Quarter	Year	Fiscal Quarter	LSRP - Phase I Expenses	LSRP - Phase II Expenses	LSRP - Phase III Expenses
Quarter 1	2010	Q1	\$0	\$866,617	\$143,410
Quarter 2	2010	Q2	\$0	\$1,973,380	\$478,498
Quarter 3	2010	Q3	\$2,019	\$944,450	\$250,587
Quarter 4	2010	Q4	\$2,717	\$320,758	\$394,322
Quarter 5	2011	Q1	\$1,756	\$58,861	\$483,449
Quarter 6	2011	Q2	\$0	\$319,945	\$105,736
Quarter 7	2011	Q3	\$1,413	\$79,657	\$89,536
Quarter 8	2011	Q4	\$2,247	\$27,994	\$99,003
Quarter 9	2012	Q1	\$0	\$119,734	\$129,487
Quarter 10	2012	Q2	\$1,311	\$379,956	\$70,233
Quarter 11	2012	Q3	\$1,444	\$552,568	\$41,375
Quarter 12	2012	Q4	\$502	\$383,096	\$59,527
Quarter 13	2013	Q1	\$0	\$83,459	\$97,808
Quarter 14	2013	Q2	\$638	\$107,580	\$38,624
Quarter 15	2013	Q3	\$509	\$7,251	\$71,068
Quarter 16	2013	Q4	\$0	\$4,571	\$81,088
Quarter 17	2014	Q1	\$0	\$369	\$98,262
Quarter 18	2014	Q2	\$0	\$7,184	\$272,519
Quarter 19	2014	Q3	\$0	\$9,230	\$66,138
Quarter 20	2014	Q4	\$999	\$7,591	\$211,733
Quarter 21	2015	Q1	\$7,933	\$8,519	\$135,074
Quarter 22	2015	Q2	\$7,142	\$18,661	\$101,491
Quarter 23	2015	Q3	\$540	\$7,997	\$144,609
Costs to March 31, 2016			\$410,402	\$113,069	\$539,040
Cost through May 9, 2017					6,428,868
Total			\$441,570	\$6,402,498	\$10,631,486

Source: KSN, LWA

Table C5
RD 17 Basin ULOP Adequate Progress Plan
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	-	-	-	-	-	-	-	-	-	-
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, 2016. Future Years are based on projections using prior year data as assumed by LWA.

Table C5
RD 17 Basin ULOP Adequate Progress Plan
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	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	2,053,706	2,053,706	-	-	1,495,112	1,495,112	-	-	1,313,647	1,313,647	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year

Table C5
RD 17 Basin ULOP Adequate Progress Plan
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	-	-	-	-	-	-	-	-	-	-	-	-
Assessments	1,403,761	1,403,761	-	-	1,438,855	1,438,855	-	-	1,467,632	1,467,632	-	-
Property taxes	132,475	132,475	-	-	136,449	136,449	-	-	140,542	140,542	-	-
Interest	31,917	31,917	-	-	32,874	32,874	-	-	33,860	33,860	-	-
Other revenue	1,056	1,056	-	-	-	-	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,569,208	1,569,208	-	-	1,608,178	1,608,178	-	-	1,642,035	1,642,035	-	-
Expenditures												
Legal and accounting	168,652	168,652	-	-	173,711	173,711	-	-	178,922	178,922	-	-
Levee repairs and maintenance	700,807	700,807	-	-	191,946	191,946	-	-	197,704	197,704	-	-
Engineering	165,311	165,311	-	-	170,270	170,270	-	-	175,378	175,378	-	-
Vegetation control	43,925	43,925	-	-	45,243	45,243	-	-	46,600	46,600	-	-
County charges	15,270	15,270	-	-	15,728	15,728	-	-	16,199	16,199	-	-
Insurance	8,080	8,080	-	-	8,322	8,322	-	-	8,572	8,572	-	-
Rodent control	2,649	2,649	-	-	2,728	2,728	-	-	2,810	2,810	-	-
Payroll expenses	5,160	5,160	-	-	5,315	5,315	-	-	5,474	5,474	-	-
Permits	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	4,118	4,118	-	-	4,242	4,242	-	-	4,369	4,369	-	-
Bank fees	-	-	-	-	-	-	-	-	-	-	-	-
Automobile expense	723	723	-	-	744	744	-	-	767	767	-	-
Dues and subscriptions	500	500	-	-	515	515	-	-	530	530	-	-
Trustee fees	400	400	-	-	412	412	-	-	424	424	-	-
Publication cost	-	-	-	-	-	-	-	-	-	-	-	-
Capital outlay	331,619	331,619	-	-	-	-	-	-	-	-	-	-
Debt service												
Principal	163,352	163,352	-	-	166,758	166,758	-	-	172,175	172,175	-	-
Interest	455,856	455,856	-	-	449,090	449,090	-	-	443,815	443,815	-	-
Special projects	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance Cost	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursements	658	658	-	-	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-
Office expense	350	350	-	-	-	-	-	-	-	-	-	-
Total Expenditures	2,067,426	2,067,426	-	-	1,235,022	1,235,022	-	-	1,253,739	1,253,739	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year

Table C5
RD 17 Basin ULOP Adequate Progress Plan
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	1,496,985	1,496,985	-	-	1,526,924	1,526,924	-	-	1,557,463	1,557,463	-	-
Property taxes	144,758	144,758	-	-	149,101	149,101	-	-	153,574	153,574	-	-
Interest	34,876	34,876	-	-	35,922	35,922	-	-	37,000	37,000	-	-
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,676,619	1,676,619	-	-	1,711,948	1,711,948	-	-	1,748,037	1,748,037	-	-
Expenditures												
Legal and accounting	184,290	184,290	-	-	189,819	189,819	-	-	195,513	195,513	-	-
Levee repairs and maintenance	203,635	203,635	-	-	209,744	209,744	-	-	216,037	216,037	-	-
Engineering	180,639	180,639	-	-	186,058	186,058	-	-	191,640	191,640	-	-
Vegetation control	47,998	47,998	-	-	49,438	49,438	-	-	50,921	50,921	-	-
County charges	16,685	16,685	-	-	17,186	17,186	-	-	17,702	17,702	-	-
Insurance	8,829	8,829	-	-	9,094	9,094	-	-	9,367	9,367	-	-
Rodent control	2,894	2,894	-	-	2,981	2,981	-	-	3,070	3,070	-	-
Payroll expenses	5,638	5,638	-	-	5,808	5,808	-	-	5,982	5,982	-	-
Permits	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	4,500	4,500	-	-	4,635	4,635	-	-	4,774	4,774	-	-
Bank fees	-	-	-	-	-	-	-	-	-	-	-	-
Automobile expense	789	789	-	-	813	813	-	-	838	838	-	-
Dues and subscriptions	546	546	-	-	563	563	-	-	580	580	-	-
Trustee fees	437	437	-	-	450	450	-	-	464	464	-	-
Publication cost	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	1,274,709	1,274,709	-	-	1,293,086	1,293,086	-	-	1,312,625	1,312,625	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year

Table C5
RD 17 Basin ULOP Adequate Progress Plan
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	1,588,612	1,588,612	-	-	1,620,384	1,620,384	-	-	1,652,792	1,652,792	-	-
Property taxes	158,181	158,181	-	-	162,927	162,927	-	-	167,815	167,815	-	-
Interest	38,110	38,110	-	-	39,253	39,253	-	-	40,431	40,431	-	-
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,784,904	1,784,904	-	-	1,822,565	1,822,565	-	-	1,861,038	1,861,038	-	-
Expenditures												
Legal and accounting	201,379	201,379	-	-	207,420	207,420	-	-	213,643	213,643	-	-
Levee repairs and maintenance	222,518	222,518	-	-	229,193	229,193	-	-	236,069	236,069	-	-
Engineering	197,389	197,389	-	-	203,311	203,311	-	-	209,410	209,410	-	-
Vegetation control	52,449	52,449	-	-	54,022	54,022	-	-	55,643	55,643	-	-
County charges	18,233	18,233	-	-	18,780	18,780	-	-	19,343	19,343	-	-
Insurance	9,648	9,648	-	-	9,937	9,937	-	-	10,236	10,236	-	-
Rodent control	3,162	3,162	-	-	3,257	3,257	-	-	3,355	3,355	-	-
Payroll expenses	6,161	6,161	-	-	6,346	6,346	-	-	6,537	6,537	-	-
Permits	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	4,917	4,917	-	-	5,065	5,065	-	-	5,217	5,217	-	-
Bank fees	-	-	-	-	-	-	-	-	-	-	-	-
Automobile expense	863	863	-	-	889	889	-	-	915	915	-	-
Dues and subscriptions	597	597	-	-	615	615	-	-	633	633	-	-
Trustee fees	478	478	-	-	492	492	-	-	507	507	-	-
Publication cost	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	1,333,532	1,333,532	-	-	1,355,065	1,355,065	-	-	1,377,245	1,377,245	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year

Table C5
RD 17 Basin ULOP Adequate Progress Plan
Historic RD 17 Financial Statements

Fiscal Year Fiscal Quarter	2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Revenues								
DWR special projects	-	-	-	-	-	-	-	-
Assessments	1,685,848	1,685,848	-	-	1,719,565	1,719,565	-	-
Property taxes	172,849	172,849	-	-	178,035	178,035	-	-
Interest	41,644	41,644	-	-	42,893	42,893	-	-
Other revenue	-	-	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-
Total Revenues	1,900,341	1,900,341	-	-	1,940,493	1,940,493	-	-
Expenditures								
Legal and accounting	220,052	220,052	-	-	226,654	226,654	-	-
Levee repairs and maintenance	243,151	243,151	-	-	250,446	250,446	-	-
Engineering	215,693	215,693	-	-	222,163	222,163	-	-
Vegetation control	57,312	57,312	-	-	59,032	59,032	-	-
County charges	19,923	19,923	-	-	20,521	20,521	-	-
Insurance	10,543	10,543	-	-	10,859	10,859	-	-
Rodent control	3,456	3,456	-	-	3,559	3,559	-	-
Payroll expenses	6,733	6,733	-	-	6,935	6,935	-	-
Permits	-	-	-	-	-	-	-	-
Miscellaneous	5,373	5,373	-	-	5,534	5,534	-	-
Bank fees	-	-	-	-	-	-	-	-
Automobile expense	943	943	-	-	971	971	-	-
Dues and subscriptions	652	652	-	-	672	672	-	-
Trustee fees	522	522	-	-	538	538	-	-
Publication cost	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-
Total Expenditures	1,400,090	1,400,090	-	-	1,225,657	1,225,657	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year

APPENDIX D: OVERLAY ASSESSMENT SUPPORTING TABLES

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

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

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

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

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

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

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

APPENDIX E: EIFD ANALYSIS SUPPORTING TABLES

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

Preliminary Draft Discussion Tables

Lathrop–Manteca–Stockton Urban Level of Flood Protection EIFD

Prepared for:

Larsen Wurzel & Associates, Inc.

Prepared by:

Economic & Planning Systems, Inc. (EPS)

April 6, 2016

EPS #162006

Tax Increment Summaries and Assumptions

Table E1	Projected City and County Property Tax Increment Available for EIFD.....	1
Table E2	Projected Property Tax Increment Available for EIFD.....	2
Table E3	Estimated Property Tax Increment to City/County for RD-17 Parcels—Fiscal Year 2015/2016 (2 pages).....	3
Table E4	Tax Increment, Assessed Value, and Development Assumptions.....	5

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

Fiscal Year Ending	City [1]	County [1]	Total
2016	\$ 0	\$ 0	\$ 0
2017	\$ 0	\$ 0	\$ 0
2018	\$ 63,043	\$ 94,175	\$ 157,218
2019	\$ 177,404	\$ 260,723	\$ 438,127
2020	\$ 297,343	\$ 435,316	\$ 732,659
2021	\$ 423,090	\$ 618,287	\$ 1,041,378
2022	\$ 554,888	\$ 809,983	\$ 1,364,871
2023	\$ 692,985	\$ 1,010,761	\$ 1,703,746
2024	\$ 837,640	\$ 1,220,994	\$ 2,058,635
2025	\$ 989,124	\$ 1,441,069	\$ 2,430,193
2026	\$ 1,192,734	\$ 1,724,688	\$ 2,917,422
2027	\$ 1,406,442	\$ 2,022,164	\$ 3,428,606
2028	\$ 1,630,672	\$ 2,334,074	\$ 3,964,746
2029	\$ 1,865,862	\$ 2,661,016	\$ 4,526,879
2030	\$ 2,112,469	\$ 3,003,612	\$ 5,116,080
2031	\$ 2,370,965	\$ 3,362,505	\$ 5,733,470
2032	\$ 2,641,842	\$ 3,738,366	\$ 6,380,208
2033	\$ 2,925,610	\$ 4,131,890	\$ 7,057,501
2034	\$ 3,222,799	\$ 4,543,799	\$ 7,766,598
2035	\$ 3,533,959	\$ 4,974,840	\$ 8,508,799
2036	\$ 3,859,660	\$ 5,425,792	\$ 9,285,453
2037	\$ 4,200,496	\$ 5,897,461	\$ 10,097,957
2038	\$ 4,557,080	\$ 6,390,684	\$ 10,947,764
2039	\$ 4,930,051	\$ 6,906,331	\$ 11,836,382
2040	\$ 5,320,072	\$ 7,445,302	\$ 12,765,374
2041	\$ 5,727,829	\$ 8,008,533	\$ 13,736,362
2042	\$ 6,154,036	\$ 8,596,994	\$ 14,751,030
2043	\$ 6,526,707	\$ 9,108,383	\$ 15,635,091
2044	\$ 6,840,068	\$ 9,534,464	\$ 16,374,531
2045	\$ 7,165,128	\$ 9,976,049	\$ 17,141,177
2046	\$ 7,502,308	\$ 10,433,685	\$ 17,935,993
2047	\$ 7,852,043	\$ 10,907,939	\$ 18,759,982
2048	\$ 8,214,783	\$ 11,399,394	\$ 19,614,177
2049	\$ 8,590,992	\$ 11,908,658	\$ 20,499,650
2050	\$ 8,981,153	\$ 12,436,355	\$ 21,417,508
2051	\$ 9,385,764	\$ 12,983,134	\$ 22,368,898
2052	\$ 9,805,342	\$ 13,549,664	\$ 23,355,005
2053	\$ 10,240,419	\$ 14,136,638	\$ 24,377,057
2054	\$ 10,691,548	\$ 14,744,773	\$ 25,436,322
2055	\$ 11,159,302	\$ 15,374,811	\$ 26,534,113
2056	\$ 11,644,270	\$ 16,027,518	\$ 27,671,789
2057	\$ 12,147,066	\$ 16,703,688	\$ 28,850,754
2058	\$ 12,668,322	\$ 17,404,141	\$ 30,072,463
2059	\$ 13,208,694	\$ 18,129,725	\$ 31,338,418
2060	\$ 13,768,859	\$ 18,881,317	\$ 32,650,176

ti sum all

[1] See Table E2 for detail by jurisdiction.

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

Fiscal Year Ending	Manteca			Stockton			Lathrop			Unincorporated			Total
	City	County	Total	City	County	Total	City	County	Total	City	County	Total	
Source	Table E5			Table E8			Table E11			Table E14			
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2018	\$ 13,047	\$ 20,350	\$ 33,397	\$ 14,895	\$ 17,635	\$ 32,530	\$ 35,100	\$ 48,010	\$ 83,110	\$ 0	\$ 8,179	\$ 8,179	\$ 157,218
2019	\$ 36,608	\$ 57,097	\$ 93,704	\$ 30,237	\$ 35,800	\$ 66,037	\$ 110,560	\$ 151,222	\$ 261,781	\$ 0	\$ 16,604	\$ 16,604	\$ 438,127
2020	\$ 61,464	\$ 95,865	\$ 157,328	\$ 46,039	\$ 54,510	\$ 100,548	\$ 189,840	\$ 259,660	\$ 449,500	\$ 0	\$ 25,282	\$ 25,282	\$ 732,659
2021	\$ 87,672	\$ 136,742	\$ 224,414	\$ 62,315	\$ 73,780	\$ 136,095	\$ 273,103	\$ 373,546	\$ 646,649	\$ 0	\$ 34,220	\$ 34,220	\$ 1,041,378
2022	\$ 115,292	\$ 179,820	\$ 295,112	\$ 79,080	\$ 93,629	\$ 172,709	\$ 360,516	\$ 493,108	\$ 853,624	\$ 0	\$ 43,426	\$ 43,426	\$ 1,364,871
2023	\$ 144,384	\$ 225,195	\$ 369,579	\$ 96,347	\$ 114,074	\$ 210,421	\$ 452,254	\$ 618,584	\$ 1,070,838	\$ 0	\$ 52,908	\$ 52,908	\$ 1,703,746
2024	\$ 175,012	\$ 272,965	\$ 447,977	\$ 114,132	\$ 135,131	\$ 249,264	\$ 548,496	\$ 750,223	\$ 1,298,719	\$ 0	\$ 62,675	\$ 62,675	\$ 2,058,635
2025	\$ 207,241	\$ 323,233	\$ 530,475	\$ 132,451	\$ 156,821	\$ 289,272	\$ 649,431	\$ 888,281	\$ 1,537,712	\$ 0	\$ 72,735	\$ 72,735	\$ 2,430,193
2026	\$ 241,141	\$ 376,107	\$ 617,248	\$ 196,338	\$ 232,462	\$ 428,800	\$ 755,254	\$ 1,033,023	\$ 1,788,278	\$ 0	\$ 83,096	\$ 83,096	\$ 2,917,422
2027	\$ 276,783	\$ 431,696	\$ 708,479	\$ 263,492	\$ 311,971	\$ 575,463	\$ 866,168	\$ 1,184,728	\$ 2,050,896	\$ 0	\$ 93,768	\$ 93,768	\$ 3,428,606
2028	\$ 314,240	\$ 490,118	\$ 804,357	\$ 334,051	\$ 395,513	\$ 729,564	\$ 982,381	\$ 1,343,683	\$ 2,326,064	\$ 0	\$ 104,761	\$ 104,761	\$ 3,964,746
2029	\$ 353,589	\$ 551,490	\$ 905,079	\$ 408,160	\$ 483,257	\$ 891,417	\$ 1,104,113	\$ 1,510,186	\$ 2,614,299	\$ 0	\$ 116,083	\$ 116,083	\$ 4,526,879
2030	\$ 394,910	\$ 615,939	\$ 1,010,849	\$ 485,968	\$ 575,381	\$ 1,061,349	\$ 1,231,590	\$ 1,684,546	\$ 2,916,136	\$ 0	\$ 127,745	\$ 127,745	\$ 5,116,080
2031	\$ 438,287	\$ 683,593	\$ 1,121,880	\$ 567,631	\$ 672,068	\$ 1,239,699	\$ 1,365,047	\$ 1,867,087	\$ 3,232,134	\$ 0	\$ 139,757	\$ 139,757	\$ 5,733,470
2032	\$ 483,805	\$ 754,587	\$ 1,238,391	\$ 653,309	\$ 773,510	\$ 1,426,819	\$ 1,504,728	\$ 2,058,140	\$ 3,562,869	\$ 0	\$ 152,129	\$ 152,129	\$ 6,380,208
2033	\$ 531,553	\$ 829,060	\$ 1,360,613	\$ 743,170	\$ 879,904	\$ 1,623,074	\$ 1,650,887	\$ 2,258,054	\$ 3,908,942	\$ 0	\$ 164,873	\$ 164,873	\$ 7,057,501
2034	\$ 581,625	\$ 907,156	\$ 1,488,781	\$ 837,387	\$ 991,457	\$ 1,828,844	\$ 1,803,787	\$ 2,467,187	\$ 4,270,974	\$ 0	\$ 177,998	\$ 177,998	\$ 7,766,598
2035	\$ 634,117	\$ 989,028	\$ 1,623,144	\$ 936,143	\$ 1,108,381	\$ 2,044,524	\$ 1,963,700	\$ 2,685,913	\$ 4,649,613	\$ 0	\$ 191,518	\$ 191,518	\$ 8,508,799
2036	\$ 689,128	\$ 1,074,829	\$ 1,763,958	\$ 1,039,622	\$ 1,230,900	\$ 2,270,523	\$ 2,130,910	\$ 2,914,620	\$ 5,045,529	\$ 0	\$ 205,443	\$ 205,443	\$ 9,285,453
2037	\$ 746,764	\$ 1,148,724	\$ 1,911,488	\$ 1,148,022	\$ 1,359,244	\$ 2,507,266	\$ 2,305,710	\$ 3,153,708	\$ 5,459,418	\$ 0	\$ 219,786	\$ 219,786	\$ 10,097,957
2038	\$ 807,132	\$ 1,258,879	\$ 2,066,011	\$ 1,261,542	\$ 1,493,651	\$ 2,755,194	\$ 2,488,405	\$ 3,403,596	\$ 5,892,001	\$ 0	\$ 234,559	\$ 234,559	\$ 10,947,764
2039	\$ 870,344	\$ 1,357,470	\$ 2,227,815	\$ 1,380,394	\$ 1,634,370	\$ 3,014,765	\$ 2,679,313	\$ 3,664,715	\$ 6,344,028	\$ 0	\$ 249,775	\$ 249,775	\$ 11,836,382
2040	\$ 936,516	\$ 1,460,679	\$ 2,397,195	\$ 1,504,795	\$ 1,781,659	\$ 3,286,455	\$ 2,878,760	\$ 3,937,516	\$ 6,816,276	\$ 0	\$ 265,447	\$ 265,447	\$ 12,765,374
2041	\$ 1,005,770	\$ 1,568,693	\$ 2,574,462	\$ 1,634,971	\$ 1,935,786	\$ 3,570,757	\$ 3,087,088	\$ 4,222,464	\$ 7,309,552	\$ 0	\$ 281,590	\$ 281,590	\$ 13,736,362
2042	\$ 1,078,229	\$ 1,681,708	\$ 2,759,937	\$ 1,771,156	\$ 2,097,027	\$ 3,868,183	\$ 3,304,651	\$ 4,520,042	\$ 7,824,692	\$ 0	\$ 298,218	\$ 298,218	\$ 14,751,030
2043	\$ 1,134,031	\$ 1,768,741	\$ 2,902,773	\$ 1,913,594	\$ 2,265,672	\$ 4,179,266	\$ 3,479,082	\$ 4,758,626	\$ 8,237,709	\$ 0	\$ 315,344	\$ 315,344	\$ 15,635,091
2044	\$ 1,171,584	\$ 1,827,313	\$ 2,998,897	\$ 2,062,537	\$ 2,442,019	\$ 4,504,556	\$ 3,605,946	\$ 4,932,149	\$ 8,538,095	\$ 0	\$ 332,983	\$ 332,983	\$ 16,374,531
2045	\$ 1,210,264	\$ 1,887,641	\$ 3,097,906	\$ 2,218,247	\$ 2,626,378	\$ 4,844,626	\$ 3,736,616	\$ 5,110,876	\$ 8,847,493	\$ 0	\$ 351,152	\$ 351,152	\$ 17,141,177
2046	\$ 1,250,104	\$ 1,949,780	\$ 3,199,884	\$ 2,380,998	\$ 2,819,073	\$ 5,200,070	\$ 3,871,206	\$ 5,294,966	\$ 9,166,172	\$ 0	\$ 369,866	\$ 369,866	\$ 17,935,993
2047	\$ 1,291,140	\$ 2,013,782	\$ 3,304,922	\$ 2,551,070	\$ 3,020,436	\$ 5,571,505	\$ 4,009,834	\$ 5,484,579	\$ 9,494,413	\$ 0	\$ 389,142	\$ 389,142	\$ 18,759,982
2048	\$ 1,333,406	\$ 2,079,705	\$ 3,413,111	\$ 2,728,756	\$ 3,230,814	\$ 5,959,571	\$ 4,152,620	\$ 5,679,879	\$ 9,832,500	\$ 0	\$ 408,996	\$ 408,996	\$ 19,614,177
2049	\$ 1,376,941	\$ 2,147,605	\$ 3,524,546	\$ 2,914,361	\$ 3,450,568	\$ 6,364,929	\$ 4,299,691	\$ 5,881,039	\$ 10,180,730	\$ 0	\$ 429,445	\$ 429,445	\$ 20,499,650
2050	\$ 1,421,781	\$ 2,217,543	\$ 3,639,324	\$ 3,108,199	\$ 3,680,071	\$ 6,788,270	\$ 4,451,173	\$ 6,088,234	\$ 10,539,407	\$ 0	\$ 450,508	\$ 450,508	\$ 21,417,508
2051	\$ 1,467,967	\$ 2,289,578	\$ 3,757,545	\$ 3,310,598	\$ 3,919,709	\$ 7,230,307	\$ 4,607,199	\$ 6,301,644	\$ 10,908,844	\$ 0	\$ 472,202	\$ 472,202	\$ 22,368,898
2052	\$ 1,515,538	\$ 2,363,775	\$ 3,879,313	\$ 3,521,897	\$ 4,169,884	\$ 7,691,781	\$ 4,767,907	\$ 6,521,457	\$ 11,289,364	\$ 0	\$ 494,548	\$ 494,548	\$ 23,355,005
2053	\$ 1,564,536	\$ 2,440,197	\$ 4,004,733	\$ 3,742,447	\$ 4,431,013	\$ 8,173,460	\$ 4,933,436	\$ 6,747,864	\$ 11,681,300	\$ 0	\$ 517,564	\$ 517,564	\$ 24,377,057
2054	\$ 1,615,005	\$ 2,518,912	\$ 4,133,917	\$ 3,972,614	\$ 4,703,527	\$ 8,676,141	\$ 5,103,930	\$ 6,981,064	\$ 12,084,994	\$ 0	\$ 541,270	\$ 541,270	\$ 25,436,322
2055	\$ 1,666,987	\$ 2,599,989	\$ 4,266,976	\$ 4,212,776	\$ 4,987,876	\$ 9,200,651	\$ 5,279,539	\$ 7,221,259	\$ 12,500,798	\$ 0	\$ 565,688	\$ 565,688	\$ 26,534,113
2056	\$ 1,720,529	\$ 2,683,498	\$ 4,404,026	\$ 4,463,325	\$ 5,284,523	\$ 9,747,847	\$ 5,460,417	\$ 7,468,660	\$ 12,929,077	\$ 0	\$ 590,838	\$ 590,838	\$ 27,671,789
2057	\$ 1,775,677	\$ 2,769,512	\$ 4,545,189	\$ 4,724,668	\$ 5,593,950	\$ 10,318,619	\$ 5,646,721	\$ 7,723,483	\$ 13,370,204	\$ 0	\$ 616,743	\$ 616,743	\$ 28,850,754
2058	\$ 1,832,479	\$ 2,858,106	\$ 4,690,586	\$ 4,997,229	\$ 5,916,659	\$ 10,913,888	\$ 5,838,614	\$ 7,985,951	\$ 13,824,566	\$ 0	\$ 643,424	\$ 643,424	\$ 30,072,463
2059	\$ 1,890,986	\$ 2,949,359	\$ 4,840,345	\$ 5,281,444	\$ 6,253,166	\$ 11,534,610	\$ 6,036,264	\$ 8,256,293	\$ 14,292,557	\$ 0	\$ 670,907	\$ 670,907	\$ 31,338,418
2060	\$ 1,951,248	\$ 3,043,349	\$ 4,994,596	\$ 5,577,767	\$ 6,604,010	\$ 12,181,777	\$ 6,239,844	\$ 8,534,746	\$ 14,774,589	\$ 0	\$ 699,213	\$ 699,213	\$ 32,650,176

sum all

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

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

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

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

1516 all

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

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

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

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

assump all

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

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

Manteca Tax Increment Projections

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Table E7	Projected Dwelling Units and Nonresidential Building Square Feet—Manteca	8

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

Fiscal Year	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV [3] <i>starting in 2017/2018</i>	Gross Tax Increment	Manteca				
							Net Tax Increment				
							City [1]	EIFD	County [1]	EIFD	Total EIFD
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*13.22%	h=g*25%	i=f*20.62%	j=i*25%	h+j
2016	\$ 317,087,655	\$ 9,512,630	\$9,512,629.65	\$ 336,112,914	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 336,112,914	\$ 10,083,387	\$ 10,083,387	\$ 356,279,689	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2018	\$ 356,279,689	\$ 10,688,391	\$ 28,792,826	\$ 395,760,906	\$ 39,481,217	\$ 394,812	\$ 52,190	\$ 13,047	\$ 81,400	\$ 20,350	\$ 33,397
2019	\$ 395,760,906	\$ 11,872,827	\$ 59,419,524	\$ 467,053,257	\$ 110,773,568	\$ 1,107,736	\$ 146,430	\$ 36,608	\$ 228,387	\$ 57,097	\$ 93,704
2020	\$ 467,053,257	\$ 14,011,598	\$ 61,202,109	\$ 542,266,964	\$ 185,987,275	\$ 1,859,873	\$ 245,855	\$ 61,464	\$ 383,458	\$ 95,865	\$ 157,328
2021	\$ 542,266,964	\$ 16,268,009	\$ 63,038,173	\$ 621,573,146	\$ 265,293,456	\$ 2,652,935	\$ 350,689	\$ 87,672	\$ 546,967	\$ 136,742	\$ 224,414
2022	\$ 621,573,146	\$ 18,647,194	\$ 64,929,318	\$ 705,149,658	\$ 348,869,969	\$ 3,488,700	\$ 461,168	\$ 115,292	\$ 719,280	\$ 179,820	\$ 295,112
2023	\$ 705,149,658	\$ 21,154,490	\$ 66,877,197	\$ 793,181,345	\$ 436,901,656	\$ 4,369,017	\$ 577,536	\$ 144,384	\$ 900,779	\$ 225,195	\$ 369,579
2024	\$ 793,181,345	\$ 23,795,440	\$ 68,883,513	\$ 885,860,299	\$ 529,580,610	\$ 5,295,806	\$ 700,047	\$ 175,012	\$ 1,091,859	\$ 272,965	\$ 447,977
2025	\$ 885,860,299	\$ 26,575,809	\$ 70,950,019	\$ 983,386,127	\$ 627,106,437	\$ 6,271,064	\$ 828,966	\$ 207,241	\$ 1,292,933	\$ 323,233	\$ 530,475
2026	\$ 983,386,127	\$ 29,501,584	\$ 73,078,519	\$ 1,085,966,230	\$ 729,686,540	\$ 7,296,865	\$ 964,565	\$ 241,141	\$ 1,504,426	\$ 376,107	\$ 617,248
2027	\$ 1,085,966,230	\$ 32,578,987	\$ 75,270,875	\$ 1,193,816,091	\$ 837,536,402	\$ 8,375,364	\$ 1,107,131	\$ 276,783	\$ 1,726,785	\$ 431,696	\$ 708,479
2028	\$ 1,193,816,091	\$ 35,814,483	\$ 77,529,001	\$ 1,307,159,575	\$ 950,879,886	\$ 9,508,799	\$ 1,256,959	\$ 314,240	\$ 1,960,470	\$ 490,118	\$ 804,357
2029	\$ 1,307,159,575	\$ 39,214,787	\$ 79,854,871	\$ 1,426,229,234	\$ 1,069,949,545	\$ 10,699,495	\$ 1,414,356	\$ 353,589	\$ 2,205,961	\$ 551,490	\$ 905,079
2030	\$ 1,426,229,234	\$ 42,786,877	\$ 82,250,517	\$ 1,551,266,628	\$ 1,194,986,939	\$ 11,949,869	\$ 1,579,641	\$ 394,910	\$ 2,463,756	\$ 615,939	\$ 1,010,849
2031	\$ 1,551,266,628	\$ 46,537,999	\$ 84,718,033	\$ 1,682,522,660	\$ 1,326,242,971	\$ 13,262,430	\$ 1,753,147	\$ 438,287	\$ 2,734,373	\$ 683,593	\$ 1,121,880
2032	\$ 1,682,522,660	\$ 50,475,680	\$ 87,259,574	\$ 1,820,257,914	\$ 1,463,978,224	\$ 14,639,782	\$ 1,935,218	\$ 483,805	\$ 3,018,347	\$ 754,587	\$ 1,238,391
2033	\$ 1,820,257,914	\$ 54,607,737	\$ 89,877,361	\$ 1,964,743,012	\$ 1,608,463,323	\$ 16,084,633	\$ 2,126,212	\$ 531,553	\$ 3,316,239	\$ 829,060	\$ 1,360,958
2034	\$ 1,964,743,012	\$ 58,942,290	\$ 92,573,682	\$ 2,116,258,984	\$ 1,759,979,295	\$ 17,599,793	\$ 2,326,499	\$ 581,625	\$ 3,628,626	\$ 907,156	\$ 1,488,781
2035	\$ 2,116,258,984	\$ 63,487,770	\$ 95,350,892	\$ 2,275,097,646	\$ 1,918,817,957	\$ 19,188,180	\$ 2,536,466	\$ 634,117	\$ 3,956,110	\$ 989,028	\$ 1,623,144
2036	\$ 2,275,097,646	\$ 68,252,929	\$ 98,211,419	\$ 2,441,561,995	\$ 2,085,282,306	\$ 20,852,823	\$ 2,756,514	\$ 689,128	\$ 4,299,317	\$ 1,074,829	\$ 1,763,958
2037	\$ 2,441,561,995	\$ 73,246,860	\$ 101,157,762	\$ 2,615,966,616	\$ 2,259,686,927	\$ 22,596,869	\$ 2,987,057	\$ 746,764	\$ 4,658,895	\$ 1,164,724	\$ 1,911,488
2038	\$ 2,615,966,616	\$ 78,478,998	\$ 104,192,495	\$ 2,798,638,109	\$ 2,442,358,420	\$ 24,423,584	\$ 3,228,529	\$ 807,132	\$ 5,035,516	\$ 1,258,879	\$ 2,066,011
2039	\$ 2,798,638,109	\$ 83,959,143	\$ 107,318,269	\$ 2,989,915,522	\$ 2,633,635,833	\$ 26,336,358	\$ 3,481,377	\$ 870,344	\$ 5,429,881	\$ 1,357,470	\$ 2,227,815
2040	\$ 2,989,915,522	\$ 89,697,466	\$ 110,537,817	\$ 3,190,150,805	\$ 2,833,871,116	\$ 28,338,711	\$ 3,746,066	\$ 936,516	\$ 5,842,715	\$ 1,460,679	\$ 2,397,195
2041	\$ 3,190,150,805	\$ 95,704,524	\$ 113,853,952	\$ 3,399,709,281	\$ 3,043,429,592	\$ 30,434,296	\$ 4,023,079	\$ 1,005,770	\$ 6,274,771	\$ 1,568,693	\$ 2,574,462
2042	\$ 3,399,709,281	\$ 101,991,278	\$ 117,269,571	\$ 3,618,970,130	\$ 3,262,690,441	\$ 32,626,904	\$ 4,312,918	\$ 1,078,229	\$ 6,726,830	\$ 1,681,708	\$ 2,759,937
2043	\$ 3,618,970,130	\$ 108,569,104	\$ 60,285,574	\$ 3,787,825,018	\$ 3,431,545,329	\$ 34,315,453	\$ 4,536,125	\$ 1,134,031	\$ 7,074,966	\$ 1,768,741	\$ 2,902,773
2044	\$ 3,787,825,018	\$ 113,634,751	\$ 0	\$ 3,901,459,768	\$ 3,545,180,079	\$ 35,451,801	\$ 4,686,338	\$ 1,171,584	\$ 7,309,252	\$ 1,827,313	\$ 2,998,897
2045	\$ 3,901,459,768	\$ 117,043,793	\$ 0	\$ 4,018,503,561	\$ 3,662,223,872	\$ 36,622,239	\$ 4,841,057	\$ 1,210,264	\$ 7,550,566	\$ 1,887,641	\$ 3,097,906
2046	\$ 4,018,503,561	\$ 120,555,107	\$ 0	\$ 4,139,058,668	\$ 3,782,778,979	\$ 37,827,790	\$ 5,000,418	\$ 1,250,104	\$ 7,799,119	\$ 1,949,780	\$ 3,199,884
2047	\$ 4,139,058,668	\$ 124,171,760	\$ 0	\$ 4,263,230,428	\$ 3,906,950,739	\$ 39,069,507	\$ 5,164,559	\$ 1,291,140	\$ 8,055,130	\$ 2,013,782	\$ 3,304,922
2048	\$ 4,263,230,428	\$ 127,896,913	\$ 0	\$ 4,391,127,341	\$ 4,034,847,652	\$ 40,348,477	\$ 5,333,625	\$ 1,333,406	\$ 8,318,820	\$ 2,079,705	\$ 3,413,111
2049	\$ 4,391,127,341	\$ 131,733,820	\$ 0	\$ 4,522,861,161	\$ 4,166,581,472	\$ 41,665,815	\$ 5,507,762	\$ 1,376,941	\$ 8,590,422	\$ 2,147,605	\$ 3,524,546
2050	\$ 4,522,861,161	\$ 135,685,835	\$ 0	\$ 4,658,546,996	\$ 4,302,267,307	\$ 43,022,673	\$ 5,687,124	\$ 1,421,781	\$ 8,870,171	\$ 2,217,543	\$ 3,639,324
2051	\$ 4,658,546,996	\$ 139,756,410	\$ 0	\$ 4,798,303,406	\$ 4,442,023,717	\$ 44,420,237	\$ 5,871,867	\$ 1,467,967	\$ 9,158,313	\$ 2,289,578	\$ 3,757,545
2052	\$ 4,798,303,406	\$ 143,949,102	\$ 0	\$ 4,942,252,508	\$ 4,585,972,819	\$ 45,859,728	\$ 6,062,151	\$ 1,515,538	\$ 9,455,099	\$ 2,363,775	\$ 3,879,313
2053	\$ 4,942,252,508	\$ 148,267,575	\$ 0	\$ 5,090,520,083	\$ 4,734,240,394	\$ 47,342,404	\$ 6,258,145	\$ 1,564,536	\$ 9,760,789	\$ 2,440,197	\$ 4,004,733
2054	\$ 5,090,520,083	\$ 152,715,603	\$ 0	\$ 5,243,235,686	\$ 4,886,955,997	\$ 48,869,560	\$ 6,460,018	\$ 1,615,005	\$ 10,075,649	\$ 2,518,912	\$ 4,133,917
2055	\$ 5,243,235,686	\$ 157,297,071	\$ 0	\$ 5,400,532,756	\$ 5,044,253,067	\$ 50,442,531	\$ 6,667,948	\$ 1,666,987	\$ 10,399,955	\$ 2,599,989	\$ 4,266,976
2056	\$ 5,400,532,756	\$ 162,015,983	\$ 0	\$ 5,562,548,739	\$ 5,206,269,050	\$ 52,062,690	\$ 6,882,115	\$ 1,720,529	\$ 10,733,991	\$ 2,683,498	\$ 4,404,026
2057	\$ 5,562,548,739	\$ 166,876,462	\$ 0	\$ 5,729,425,201	\$ 5,373,145,512	\$ 53,731,455	\$ 7,102,707	\$ 1,775,677	\$ 11,078,407	\$ 2,769,512	\$ 4,545,189
2058	\$ 5,729,425,201	\$ 171,882,756	\$ 0	\$ 5,901,307,957	\$ 5,545,028,268	\$ 55,450,283	\$ 7,329,917	\$ 1,832,479	\$ 11,432,425	\$ 2,858,106	\$ 4,690,586
2059	\$ 5,901,307,957	\$ 177,039,239	\$ 0	\$ 6,078,347,196	\$ 5,722,067,507	\$ 57,220,675	\$ 7,563,944	\$ 1,890,986	\$ 11,797,435	\$ 2,949,359	\$ 4,840,345
2060	\$ 6,078,347,196	\$ 182,350,416	\$ 0	\$ 6,260,697,612	\$ 5,904,417,923	\$ 59,044,179	\$ 7,804,991	\$ 1,951,248	\$ 12,173,394	\$ 3,043,349	\$ 4,994,596

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Source: San Joaquin County, LWA, and EPS.

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

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

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

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

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

Manteca

Assessed Value of New Development								
<i>(Annual projected dwelling units/bldg. sq. ft. * AV per dwelling unit/bldg. sq. ft.)[1]</i>								
Fiscal Year Ending	Single Family Low Density	Multifamily	Subtotal Residential	Commercial	Industrial	Subtotal Nonres.	Total (2016 \$)	Total with Annual Sales Price Increase
Assumption	AV per Dwelling Unit		AV per Bldg. Sq. Ft.					3.0%
	\$ 250,000	\$ 150,000	\$ 200	\$ 200				
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 10,250,000	\$ 1,500,000	\$ 11,750,000	\$ 4,129,400	\$ 12,074,800	\$ 16,204,200	\$ 27,954,200	\$ 28,792,826
2018	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 59,419,524
2019	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 61,202,109
2020	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 63,038,173
2021	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 64,929,318
2022	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 66,877,197
2023	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 68,883,513
2024	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 70,950,019
2025	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 73,078,519
2026	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 75,270,875
2027	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 77,529,001
2028	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 79,854,871
2029	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 82,250,517
2030	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 84,718,033
2031	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 87,259,574
2032	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 89,877,361
2033	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 92,573,682
2034	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 95,350,892
2035	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 98,211,419
2036	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 101,157,762
2037	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 104,192,495
2038	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 107,318,269
2039	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 110,537,817
2040	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 113,853,952
2041	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 117,269,571
2042	\$ 10,250,000	\$ 1,500,000	\$ 11,750,000	\$ 4,129,400	\$ 12,074,800	\$ 16,204,200	\$ 27,954,200	\$ 60,285,784
2043	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2044	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2045	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2046	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2047	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2048	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2049	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2050	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2051	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2052	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2053	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2054	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2055	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2057	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2058	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2059	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

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Source: LWA and EPS.

[1] See Table E7 for development projections.

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

Manteca

Fiscal Year Ending	Acres						Dwelling Units			Building Square Feet			
	Single Family	Multifamily	Subtotal Resid.	Commercial	Industrial	Subtotal Nonres.	TOTAL	Single Family	Multifamily	TOTAL	Commercial	Industrial	Total
<i>Dwelling Units per Acre/FAR</i>								3.7	17.8		0.30	0.30	
<i>Total</i>	560.0	27.0	587.0	79.0	231.0	310.0	897.0	2,071	481	2,552	1,032,372	3,018,708	4,051,080
2016	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2017	11.2	0.5	11.7	1.6	4.6	6.2	17.9	41	10	51	20,647	60,374	81,021
2018	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2019	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2020	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2021	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2022	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2023	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2024	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2025	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2026	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2027	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2028	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2029	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2030	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2031	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2032	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2033	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2034	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2035	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2036	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2037	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2038	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2039	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2040	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2041	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2042	11.2	0.5	11.7	1.6	4.6	6.2	17.9	41	10	51	20,647	60,374	81,021
2043	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2044	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2045	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2046	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2047	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2048	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2049	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2050	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2051	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2052	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2053	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2054	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2055	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2056	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2057	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2058	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2059	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
Total	560.0	27.0	587.0	79.0	231.0	310.0	897.0	2,074	476	2,550	1,032,374	3,018,700	4,051,074

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Source: LWA and EPS.

Stockton Tax Increment Projections

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

Table E8
San Joaquin County ULOP EIFD Feasibility Analysis
Projected Tax Increment to EIFD - Stockton

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV [3] starting in 2017/2018	Gross Tax Increment	Net Tax Increment					Total EIFD	
							City [1]		County [1]		EIFD		Total EIFD
							g=f*16.97%	h=g*25%	i=f*20.09%	j=i*25%			
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*16.97%	h=g*25%	i=f*20.09%	j=i*25%	h+j		
2016	\$ 1,103,306,863	\$33,099,206	\$0	\$ 1,136,406,069	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
2017	\$ 1,136,406,069	\$34,092,182	\$0	\$ 1,170,498,251	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
2018	\$ 1,170,498,251	\$35,114,948	\$0	\$ 1,205,613,198	\$ 35,114,948	\$ 351,149	\$ 59,580	\$ 14,895	\$ 70,542	\$ 17,635	\$ 32,530	\$ 32,530	
2019	\$ 1,205,613,198	\$36,168,396	\$0	\$ 1,241,781,594	\$ 71,283,343	\$ 712,833	\$ 120,947	\$ 30,237	\$ 143,200	\$ 35,800	\$ 66,037	\$ 66,037	
2020	\$ 1,241,781,594	\$37,253,448	\$0	\$ 1,279,035,042	\$ 108,536,791	\$ 1,085,368	\$ 184,156	\$ 46,039	\$ 218,038	\$ 54,510	\$ 100,548	\$ 100,548	
2021	\$ 1,279,035,042	\$38,371,051	\$0	\$ 1,317,406,094	\$ 146,907,843	\$ 1,469,078	\$ 249,260	\$ 62,315	\$ 295,121	\$ 73,780	\$ 136,095	\$ 136,095	
2022	\$ 1,317,406,094	\$39,522,183	\$0	\$ 1,356,928,276	\$ 186,430,025	\$ 1,864,300	\$ 316,318	\$ 79,080	\$ 374,517	\$ 93,629	\$ 172,709	\$ 172,709	
2023	\$ 1,356,928,276	\$40,707,848	\$0	\$ 1,397,636,125	\$ 227,137,874	\$ 2,271,379	\$ 385,388	\$ 96,347	\$ 456,294	\$ 114,074	\$ 210,421	\$ 210,421	
2024	\$ 1,397,636,125	\$41,929,084	\$0	\$ 1,439,565,208	\$ 269,066,957	\$ 2,690,670	\$ 456,529	\$ 114,132	\$ 540,525	\$ 135,131	\$ 249,264	\$ 249,264	
2025	\$ 1,439,565,208	\$43,186,956	\$0	\$ 1,482,752,165	\$ 312,253,914	\$ 3,122,539	\$ 529,805	\$ 132,451	\$ 627,283	\$ 156,821	\$ 289,272	\$ 289,272	
2026	\$ 1,482,752,165	\$44,482,565	\$ 106,130,251	\$ 1,633,364,980	\$ 462,866,729	\$ 4,628,667	\$ 785,352	\$ 196,338	\$ 929,847	\$ 232,462	\$ 428,800	\$ 428,800	
2027	\$ 1,633,364,980	\$49,000,949	\$ 109,314,158	\$ 1,791,680,088	\$ 621,181,837	\$ 6,211,818	\$ 1,053,967	\$ 263,492	\$ 1,247,884	\$ 311,971	\$ 575,463	\$ 575,463	
2028	\$ 1,791,680,088	\$53,750,403	\$ 112,593,583	\$ 1,958,024,074	\$ 787,525,823	\$ 7,875,258	\$ 1,336,205	\$ 334,051	\$ 1,582,051	\$ 395,513	\$ 729,564	\$ 729,564	
2029	\$ 1,958,024,074	\$58,740,722	\$ 115,971,391	\$ 2,132,736,186	\$ 962,237,936	\$ 9,622,379	\$ 1,632,641	\$ 408,160	\$ 1,933,028	\$ 483,257	\$ 891,417	\$ 891,417	
2030	\$ 2,132,736,186	\$63,982,086	\$ 119,450,532	\$ 2,316,168,804	\$ 1,145,670,553	\$ 11,456,706	\$ 1,943,874	\$ 485,968	\$ 2,301,523	\$ 575,381	\$ 1,061,349	\$ 1,061,349	
2031	\$ 2,316,168,804	\$69,485,064	\$ 123,034,048	\$ 2,508,687,917	\$ 1,338,189,666	\$ 13,381,897	\$ 2,270,524	\$ 567,631	\$ 2,688,273	\$ 672,068	\$ 1,239,699	\$ 1,239,699	
2032	\$ 2,508,687,917	\$75,260,638	\$ 126,725,070	\$ 2,710,673,624	\$ 1,540,175,373	\$ 15,401,754	\$ 2,613,235	\$ 653,309	\$ 3,094,039	\$ 773,510	\$ 1,426,819	\$ 1,426,819	
2033	\$ 2,710,673,624	\$81,320,209	\$ 130,526,822	\$ 2,922,520,654	\$ 1,752,022,403	\$ 17,520,224	\$ 2,972,679	\$ 743,170	\$ 3,519,616	\$ 879,904	\$ 1,623,074	\$ 1,623,074	
2034	\$ 2,922,520,654	\$87,675,620	\$ 134,442,626	\$ 3,144,638,900	\$ 1,974,140,649	\$ 19,741,406	\$ 3,349,550	\$ 837,387	\$ 3,965,827	\$ 991,457	\$ 1,828,844	\$ 1,828,844	
2035	\$ 3,144,638,900	\$94,339,167	\$ 138,475,905	\$ 3,377,453,973	\$ 2,206,955,722	\$ 22,069,557	\$ 3,744,570	\$ 936,143	\$ 4,433,526	\$ 1,108,381	\$ 2,044,524	\$ 2,044,524	
2036	\$ 3,377,453,973	\$101,323,619	\$ 142,630,182	\$ 3,621,407,774	\$ 2,450,909,523	\$ 24,509,095	\$ 4,158,490	\$ 1,039,622	\$ 4,923,602	\$ 1,230,900	\$ 2,702,523	\$ 2,702,523	
2037	\$ 3,621,407,774	\$108,642,233	\$ 146,909,088	\$ 3,876,959,095	\$ 2,706,460,844	\$ 27,064,608	\$ 4,592,087	\$ 1,148,022	\$ 5,436,976	\$ 1,359,244	\$ 2,507,266	\$ 2,507,266	
2038	\$ 3,876,959,095	\$116,308,773	\$ 151,316,360	\$ 4,144,584,228	\$ 2,974,085,978	\$ 29,740,860	\$ 5,046,170	\$ 1,261,542	\$ 5,974,604	\$ 1,493,651	\$ 2,755,194	\$ 2,755,194	
2039	\$ 4,144,584,228	\$124,337,527	\$ 155,855,851	\$ 4,424,777,607	\$ 3,254,279,356	\$ 32,542,794	\$ 5,521,578	\$ 1,380,394	\$ 6,537,481	\$ 1,634,370	\$ 3,014,765	\$ 3,014,765	
2040	\$ 4,424,777,607	\$132,743,328	\$ 160,531,527	\$ 4,718,052,462	\$ 3,547,554,211	\$ 35,475,542	\$ 6,019,181	\$ 1,504,795	\$ 7,126,638	\$ 1,781,659	\$ 3,286,455	\$ 3,286,455	
2041	\$ 4,718,052,462	\$141,541,574	\$ 165,347,473	\$ 5,024,941,508	\$ 3,854,443,257	\$ 38,544,433	\$ 6,539,883	\$ 1,634,971	\$ 7,743,143	\$ 1,935,786	\$ 3,570,757	\$ 3,570,757	
2042	\$ 5,024,941,508	\$150,748,245	\$ 170,307,897	\$ 5,345,997,650	\$ 4,175,499,399	\$ 41,754,993	\$ 7,084,623	\$ 1,771,156	\$ 8,388,109	\$ 2,097,027	\$ 3,868,183	\$ 3,868,183	
2043	\$ 5,345,997,650	\$160,379,930	\$ 175,417,134	\$ 5,681,794,713	\$ 4,511,296,462	\$ 45,112,965	\$ 7,654,375	\$ 1,913,594	\$ 9,062,687	\$ 2,265,672	\$ 4,179,266	\$ 4,179,266	
2044	\$ 5,681,794,713	\$170,453,841	\$ 180,679,648	\$ 6,032,928,202	\$ 4,862,429,951	\$ 48,624,300	\$ 8,250,147	\$ 2,062,537	\$ 9,768,075	\$ 2,442,019	\$ 4,504,556	\$ 4,504,556	
2045	\$ 6,032,928,202	\$180,987,846	\$ 186,100,037	\$ 6,400,016,086	\$ 5,229,517,835	\$ 52,295,178	\$ 8,872,990	\$ 2,218,247	\$ 10,505,513	\$ 2,626,378	\$ 4,844,626	\$ 4,844,626	
2046	\$ 6,400,016,086	\$192,000,483	\$ 191,683,038	\$ 6,783,699,606	\$ 5,613,201,356	\$ 56,132,014	\$ 9,523,991	\$ 2,380,998	\$ 11,276,291	\$ 2,819,073	\$ 5,200,070	\$ 5,200,070	
2047	\$ 6,783,699,606	\$203,510,988	\$ 197,433,529	\$ 7,184,644,124	\$ 6,014,145,873	\$ 60,141,459	\$ 10,204,278	\$ 2,551,070	\$ 12,081,743	\$ 3,020,436	\$ 5,571,505	\$ 5,571,505	
2048	\$ 7,184,644,124	\$215,539,324	\$ 203,356,535	\$ 7,603,539,983	\$ 6,433,041,732	\$ 64,330,417	\$ 10,915,024	\$ 2,728,756	\$ 12,923,258	\$ 3,230,814	\$ 5,959,571	\$ 5,959,571	
2049	\$ 7,603,539,983	\$228,106,199	\$ 209,457,231	\$ 8,041,103,414	\$ 6,870,605,163	\$ 68,706,052	\$ 11,657,444	\$ 2,914,361	\$ 13,802,273	\$ 3,450,568	\$ 6,364,929	\$ 6,364,929	
2050	\$ 8,041,103,414	\$241,233,102	\$ 215,740,948	\$ 8,498,077,465	\$ 7,327,579,214	\$ 73,275,792	\$ 12,432,798	\$ 3,108,199	\$ 14,720,283	\$ 3,680,071	\$ 6,788,270	\$ 6,788,270	
2051	\$ 8,498,077,465	\$254,942,324	\$ 222,213,177	\$ 8,975,232,965	\$ 7,804,734,714	\$ 78,047,347	\$ 13,242,393	\$ 3,310,598	\$ 15,678,835	\$ 3,919,709	\$ 7,230,307	\$ 7,230,307	
2052	\$ 8,975,232,965	\$269,256,989	\$ 228,879,572	\$ 9,473,369,526	\$ 8,302,871,275	\$ 83,028,713	\$ 14,087,588	\$ 3,521,897	\$ 16,679,535	\$ 4,169,884	\$ 7,691,781	\$ 7,691,781	
2053	\$ 9,473,369,526	\$284,201,086	\$ 235,745,959	\$ 9,993,316,571	\$ 8,822,818,320	\$ 88,228,183	\$ 14,969,789	\$ 3,742,447	\$ 17,724,050	\$ 4,431,013	\$ 8,173,460	\$ 8,173,460	
2054	\$ 9,993,316,571	\$299,799,497	\$ 242,818,338	\$ 10,535,934,406	\$ 9,365,436,155	\$ 93,654,362	\$ 15,890,456	\$ 3,972,614	\$ 18,814,108	\$ 4,703,527	\$ 8,676,141	\$ 8,676,141	
2055	\$ 10,535,934,406	\$316,078,032	\$ 250,102,888	\$ 11,102,115,327	\$ 9,931,617,076	\$ 99,316,171	\$ 16,851,102	\$ 4,212,776	\$ 19,951,502	\$ 4,987,876	\$ 9,200,651	\$ 9,200,651	
2056	\$ 11,102,115,327	\$333,063,460	\$ 257,605,975	\$ 11,692,784,761	\$ 10,522,286,510	\$ 105,222,865	\$ 17,853,298	\$ 4,463,325	\$ 21,138,091	\$ 5,284,523	\$ 9,747,847	\$ 9,747,847	
2057	\$ 11,692,784,761	\$350,783,543	\$ 265,334,154	\$ 12,308,902,458	\$ 11,138,404,207	\$ 111,384,042	\$ 18,898,673	\$ 4,724,668	\$ 22,375,802	\$ 5,593,950	\$ 10,318,619	\$ 10,318,619	
2058	\$ 12,308,902,458	\$369,267,074	\$ 273,294,179	\$ 12,951,463,710	\$ 11,780,965,460	\$ 117,809,655	\$ 19,988,915	\$ 4,997,229	\$ 23,666,635	\$ 5,916,659	\$ 10,913,888	\$ 10,913,888	
2059	\$ 12,951,463,710	\$388,543,911	\$ 281,493,004	\$ 13,621,500,626	\$ 12,451,002,375	\$ 124,510,024	\$ 21,125,775	\$ 5,281,444	\$ 25,012,664	\$ 6,253,166	\$ 11,534,610	\$ 11,534,610	
2060	\$ 13,621,500,626	\$408,645,019	\$ 289,937,794	\$ 14,320,083,439	\$ 13,149,585,188	\$ 131,495,852	\$ 22,311,070	\$ 5,577,767	\$ 26,416,038	\$ 6,604,010	\$ 12,181,777	\$ 12,181,777	

Source: San Joaquin County, LWA, and EPS.

- [1] See Table E3 for 2015/2016 beginning assessed value (as of 01/01/2015 lien date) and tax increment percentages.
- [2] See Table E9 for new AV added to roll. It is assumed that new AV is added to roll in year after development occurs.
- [3] EIFD formed in 2017, so cumulative growth in AV for use in calculating EIFD tax increment begins in fiscal year 2017/2018.

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

Stockton

Assessed Value of New Development									
<i>(Annual projected dwelling units/bldg. sq. ft. * AV per dwelling unit/bldg. sq. ft.)[1]</i>									
Fiscal Year Ending	Single Family Low Density	Multifamily	Subtotal Residential	Commercial	Industrial	Subtotal Nonres.	Total (2016 \$)	Total with Annual Sales Price Increase	
Assumption	AV per Dwelling Unit		AV per Bldg. Sq. Ft.						3.0%
	\$ 250,000	\$ 150,000	\$ 200	\$ 200					
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2018	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2019	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2020	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2021	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2022	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2023	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2024	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2025	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 106,130,251	
2026	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 109,314,158	
2027	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 112,593,583	
2028	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 115,971,391	
2029	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 119,450,532	
2030	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 123,034,048	
2031	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 126,725,070	
2032	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 130,526,822	
2033	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 134,442,626	
2034	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 138,475,905	
2035	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 142,630,182	
2036	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 146,909,088	
2037	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 151,316,360	
2038	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 155,855,851	
2039	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 160,531,527	
2040	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 165,347,473	
2041	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 170,307,897	
2042	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 175,417,134	
2043	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 180,679,648	
2044	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 186,100,037	
2045	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 191,683,038	
2046	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 197,433,529	
2047	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 203,356,535	
2048	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 209,457,231	
2049	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 215,740,948	
2050	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 222,213,177	
2051	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 228,879,572	
2052	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 235,745,959	
2053	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 242,818,338	
2054	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 250,102,888	
2055	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 257,605,975	
2056	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 265,334,154	
2057	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 273,294,179	
2058	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 281,493,004	
2059	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 289,937,794	

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Source: LWA and EPS.

[1] See Table E10 for development projections.

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

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

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Source: LWA and EPS.

Lathrop Tax Increment Projections

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

Lathrop

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV [3] starting in 2017/2018	Gross Tax Increment	Net Tax Increment					Total EIFD
							City [1]	EIFD	County [1]	EIFD		
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*12.95%	h=g*25%	i=f*17.71%	j=i*25%	h+j	
2016	\$ 2,060,895,167	\$61,826,855	\$61,826,855	\$ 2,184,548,877	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 2,184,548,877	\$65,536,466	\$65,536,466	\$ 2,315,621,810	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2018	\$ 2,315,621,810	\$69,468,654	\$ 38,944,918	\$ 2,424,035,382	\$ 108,413,572	\$ 1,084,136	\$ 140,402	\$ 35,100	\$ 192,039	\$ 48,010	\$ 83,110	\$ 83,110
2019	\$ 2,424,035,382	\$72,721,061	\$ 160,347,184	\$ 2,657,103,628	\$ 341,481,818	\$ 3,414,818	\$ 442,239	\$ 110,560	\$ 604,886	\$ 151,222	\$ 261,781	\$ 261,781
2020	\$ 2,657,103,628	\$79,713,109	\$ 165,157,600	\$ 2,901,974,336	\$ 586,352,527	\$ 5,863,525	\$ 759,360	\$ 189,840	\$ 1,038,639	\$ 259,660	\$ 449,500	\$ 449,500
2021	\$ 2,901,974,336	\$87,059,230	\$ 170,112,328	\$ 3,159,145,894	\$ 843,524,085	\$ 8,435,241	\$ 1,092,412	\$ 273,103	\$ 1,494,182	\$ 373,546	\$ 646,649	\$ 646,649
2022	\$ 3,159,145,894	\$94,774,377	\$ 175,215,698	\$ 3,429,135,969	\$ 1,113,514,159	\$ 11,135,142	\$ 1,442,065	\$ 360,516	\$ 1,972,431	\$ 493,108	\$ 853,624	\$ 853,624
2023	\$ 3,429,135,969	\$102,874,079	\$ 180,472,169	\$ 3,712,482,217	\$ 1,396,860,407	\$ 13,968,604	\$ 1,809,015	\$ 452,254	\$ 2,474,338	\$ 618,584	\$ 1,070,838	\$ 1,070,838
2024	\$ 3,712,482,217	\$111,374,466	\$ 185,886,334	\$ 4,009,743,017	\$ 1,694,121,207	\$ 16,941,212	\$ 2,193,985	\$ 548,496	\$ 3,000,893	\$ 750,223	\$ 1,298,719	\$ 1,298,719
2025	\$ 4,009,743,017	\$120,292,291	\$ 191,462,924	\$ 4,321,498,231	\$ 2,005,876,421	\$ 20,058,764	\$ 2,597,726	\$ 649,431	\$ 3,553,123	\$ 888,281	\$ 1,537,712	\$ 1,537,712
2026	\$ 4,321,498,231	\$129,644,947	\$ 197,206,811	\$ 4,648,349,989	\$ 2,332,728,180	\$ 23,327,282	\$ 3,021,018	\$ 755,254	\$ 4,132,094	\$ 1,033,023	\$ 1,788,278	\$ 1,788,278
2027	\$ 4,648,349,989	\$139,450,500	\$ 203,123,016	\$ 4,990,923,505	\$ 2,675,301,695	\$ 26,753,017	\$ 3,464,670	\$ 866,168	\$ 4,738,913	\$ 1,184,728	\$ 2,050,896	\$ 2,050,896
2028	\$ 4,990,923,505	\$149,727,705	\$ 209,216,706	\$ 5,349,867,916	\$ 3,034,246,107	\$ 30,342,461	\$ 3,929,524	\$ 982,381	\$ 5,374,732	\$ 1,343,683	\$ 2,326,064	\$ 2,326,064
2029	\$ 5,349,867,916	\$160,496,037	\$ 215,493,207	\$ 5,725,857,161	\$ 3,410,235,351	\$ 34,102,354	\$ 4,416,452	\$ 1,104,113	\$ 6,040,743	\$ 1,510,186	\$ 2,614,299	\$ 2,614,299
2030	\$ 5,725,857,161	\$171,775,715	\$ 221,958,004	\$ 6,119,590,880	\$ 3,803,969,070	\$ 38,039,691	\$ 4,926,361	\$ 1,231,590	\$ 6,738,586	\$ 1,684,546	\$ 2,916,136	\$ 2,916,136
2031	\$ 6,119,590,880	\$183,587,726	\$ 228,616,744	\$ 6,531,795,350	\$ 4,216,173,540	\$ 42,161,735	\$ 5,460,188	\$ 1,365,047	\$ 7,468,347	\$ 1,867,087	\$ 3,232,134	\$ 3,232,134
2032	\$ 6,531,795,350	\$195,953,860	\$ 235,475,246	\$ 6,963,224,456	\$ 4,647,602,647	\$ 46,476,026	\$ 6,018,914	\$ 1,504,728	\$ 8,232,562	\$ 2,058,140	\$ 3,562,869	\$ 3,562,869
2033	\$ 6,963,224,456	\$208,896,734	\$ 242,539,503	\$ 7,414,660,693	\$ 5,099,038,884	\$ 50,990,389	\$ 6,603,550	\$ 1,650,887	\$ 9,032,216	\$ 2,258,054	\$ 3,908,942	\$ 3,908,942
2034	\$ 7,414,660,693	\$222,439,821	\$ 249,815,689	\$ 7,886,916,203	\$ 5,571,294,393	\$ 55,712,944	\$ 7,215,148	\$ 1,803,787	\$ 9,868,749	\$ 2,467,187	\$ 4,270,974	\$ 4,270,974
2035	\$ 7,886,916,203	\$236,607,486	\$ 257,310,159	\$ 8,380,833,848	\$ 6,065,212,038	\$ 60,652,120	\$ 7,854,800	\$ 1,963,700	\$ 10,743,654	\$ 2,685,913	\$ 4,649,613	\$ 4,649,613
2036	\$ 8,380,833,848	\$251,425,015	\$ 265,029,464	\$ 8,897,288,327	\$ 6,581,666,518	\$ 65,816,665	\$ 8,523,638	\$ 2,130,910	\$ 11,658,979	\$ 2,914,620	\$ 5,045,529	\$ 5,045,529
2037	\$ 8,897,288,327	\$266,918,650	\$ 272,980,348	\$ 9,437,187,325	\$ 7,121,565,515	\$ 71,215,655	\$ 9,222,839	\$ 2,305,710	\$ 12,614,832	\$ 3,153,708	\$ 5,459,418	\$ 5,459,418
2038	\$ 9,437,187,325	\$283,115,620	\$ 281,169,758	\$ 10,001,472,703	\$ 7,685,850,894	\$ 76,858,509	\$ 9,953,621	\$ 2,488,405	\$ 13,614,383	\$ 3,403,596	\$ 5,892,001	\$ 5,892,001
2039	\$ 10,001,472,703	\$300,044,181	\$ 289,604,851	\$ 10,591,121,735	\$ 8,275,499,926	\$ 82,754,999	\$ 10,717,250	\$ 2,679,313	\$ 14,658,862	\$ 3,664,715	\$ 6,344,028	\$ 6,344,028
2040	\$ 10,591,121,735	\$317,733,652	\$ 298,292,997	\$ 11,207,148,384	\$ 8,891,526,574	\$ 88,915,266	\$ 11,515,040	\$ 2,878,760	\$ 15,750,065	\$ 3,937,516	\$ 6,816,276	\$ 6,816,276
2041	\$ 11,207,148,384	\$336,214,452	\$ 307,241,787	\$ 11,850,604,822	\$ 9,534,982,812	\$ 95,349,828	\$ 12,348,353	\$ 3,087,088	\$ 16,889,855	\$ 4,222,464	\$ 7,309,552	\$ 7,309,552
2042	\$ 11,850,604,822	\$355,518,139	\$ 316,459,040	\$ 12,522,581,801	\$ 10,206,959,991	\$ 102,069,690	\$ 13,218,603	\$ 3,304,651	\$ 18,080,166	\$ 4,520,042	\$ 7,824,692	\$ 7,824,692
2043	\$ 12,522,581,801	\$375,677,454	\$ 163,084,020	\$ 13,061,343,274	\$ 10,745,721,465	\$ 107,457,215	\$ 13,916,330	\$ 3,479,082	\$ 19,034,505	\$ 4,758,626	\$ 8,237,709	\$ 8,237,709
2044	\$ 13,061,343,274	\$391,840,298	\$ 0	\$ 13,453,183,573	\$ 11,137,561,763	\$ 111,375,618	\$ 14,423,786	\$ 3,605,946	\$ 19,728,594	\$ 4,932,149	\$ 8,538,095	\$ 8,538,095
2045	\$ 13,453,183,573	\$403,595,507	\$ 0	\$ 13,856,779,080	\$ 11,541,157,270	\$ 115,411,573	\$ 14,946,465	\$ 3,736,616	\$ 20,443,506	\$ 5,110,876	\$ 8,847,493	\$ 8,847,493
2046	\$ 13,856,779,080	\$415,703,372	\$ 0	\$ 14,272,482,452	\$ 11,956,860,643	\$ 119,568,606	\$ 15,484,825	\$ 3,871,206	\$ 21,179,865	\$ 5,294,966	\$ 9,166,172	\$ 9,166,172
2047	\$ 14,272,482,452	\$428,174,474	\$ 0	\$ 14,700,656,926	\$ 12,385,035,116	\$ 123,850,351	\$ 16,039,336	\$ 4,009,834	\$ 21,938,314	\$ 5,484,579	\$ 9,494,413	\$ 9,494,413
2048	\$ 14,700,656,926	\$441,019,708	\$ 0	\$ 15,141,676,634	\$ 12,826,054,824	\$ 128,260,548	\$ 16,610,482	\$ 4,152,620	\$ 22,719,518	\$ 5,679,879	\$ 9,832,500	\$ 9,832,500
2049	\$ 15,141,676,634	\$454,250,299	\$ 0	\$ 15,595,926,933	\$ 13,280,305,123	\$ 132,803,051	\$ 17,198,762	\$ 4,299,691	\$ 23,524,157	\$ 5,881,039	\$ 10,180,730	\$ 10,180,730
2050	\$ 15,595,926,933	\$467,877,808	\$ 0	\$ 16,063,804,741	\$ 13,748,182,931	\$ 137,481,829	\$ 17,804,691	\$ 4,451,173	\$ 24,352,935	\$ 6,088,234	\$ 10,539,407	\$ 10,539,407
2051	\$ 16,063,804,741	\$481,914,142	\$ 0	\$ 16,545,718,883	\$ 14,230,097,073	\$ 142,300,971	\$ 18,428,797	\$ 4,607,199	\$ 25,206,577	\$ 6,301,644	\$ 10,908,844	\$ 10,908,844
2052	\$ 16,545,718,883	\$496,371,566	\$ 0	\$ 17,042,090,449	\$ 14,726,468,640	\$ 147,264,686	\$ 19,071,627	\$ 4,767,907	\$ 26,085,828	\$ 6,521,457	\$ 11,289,364	\$ 11,289,364
2053	\$ 17,042,090,449	\$511,262,713	\$ 0	\$ 17,553,353,163	\$ 15,237,731,353	\$ 152,377,314	\$ 19,733,742	\$ 4,933,436	\$ 26,991,457	\$ 6,747,864	\$ 11,681,300	\$ 11,681,300
2054	\$ 17,553,353,163	\$526,600,595	\$ 0	\$ 18,079,953,758	\$ 15,764,331,948	\$ 157,643,319	\$ 20,415,720	\$ 5,103,930	\$ 27,924,254	\$ 6,981,064	\$ 12,084,994	\$ 12,084,994
2055	\$ 18,079,953,758	\$542,398,613	\$ 0	\$ 18,622,352,370	\$ 16,306,730,561	\$ 163,067,306	\$ 21,118,158	\$ 5,279,539	\$ 28,885,036	\$ 7,221,259	\$ 12,500,798	\$ 12,500,798
2056	\$ 18,622,352,370	\$558,670,571	\$ 0	\$ 19,181,022,942	\$ 16,865,401,132	\$ 168,654,011	\$ 21,841,668	\$ 5,460,417	\$ 29,874,641	\$ 7,468,660	\$ 12,929,077	\$ 12,929,077
2057	\$ 19,181,022,942	\$575,430,688	\$ 0	\$ 19,756,453,630	\$ 17,440,831,820	\$ 174,408,318	\$ 22,586,884	\$ 5,646,721	\$ 30,893,933	\$ 7,723,483	\$ 13,370,204	\$ 13,370,204
2058	\$ 19,756,453,630	\$592,693,609	\$ 0	\$ 20,349,147,239	\$ 18,033,525,429	\$ 180,335,254	\$ 23,354,457	\$ 5,838,614	\$ 31,943,805	\$ 7,985,951	\$ 13,824,566	\$ 13,824,566
2059	\$ 20,349,147,239	\$610,474,417	\$ 0	\$ 20,959,621,656	\$ 18,643,999,846	\$ 186,439,998	\$ 24,145,056	\$ 6,036,264	\$ 33,025,173	\$ 8,256,293	\$ 14,292,557	\$ 14,292,557
2060	\$ 20,959,621,656	\$628,788,650	\$ 0	\$ 21,588,410,306	\$ 19,272,788,496	\$ 192,727,885	\$ 24,959,374	\$ 6,239,844	\$ 34,138,982	\$ 8,534,746	\$ 14,774,589	\$ 14,774,589

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Source: San Joaquin County, LWA, and EPS.

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

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

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

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

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

Lathrop

Assessed Value of New Development								
<i>(Annual projected dwelling units/bldg. sq. ft. * AV per dwelling unit/bldg. sq. ft.)[1]</i>								
Fiscal Year Ending	Single Family Low Density	Multifamily	Subtotal Residential	Commercial	Industrial	Subtotal Nonres.	Total (2016 \$)	Total with Annual Sales Price Increase
Assumption	AV per Dwelling Unit		AV per Bldg. Sq. Ft.					3.0%
	\$ 250,000	\$ 150,000	\$ 200	\$ 200				
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 11,375,000	\$ 1,200,000	\$ 12,575,000	\$ 11,122,200	\$ 14,113,400	\$ 25,235,600	\$ 37,810,600	\$ 38,944,918
2018	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 160,347,184
2019	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 165,157,600
2020	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 170,112,328
2021	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 175,215,698
2022	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 180,472,169
2023	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 185,886,334
2024	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 191,462,924
2025	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 197,206,811
2026	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 203,123,016
2027	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 209,216,706
2028	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 215,493,207
2029	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 221,958,004
2030	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 228,616,744
2031	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 235,475,246
2032	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 242,539,503
2033	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 249,815,689
2034	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 257,310,159
2035	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 265,029,464
2036	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 272,980,348
2037	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 281,169,758
2038	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 289,604,851
2039	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 298,292,997
2040	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 307,241,787
2041	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 316,459,040
2042	\$ 22,750,000	\$ 2,400,000	\$ 25,150,000	\$ 22,244,400	\$ 28,226,800	\$ 50,471,200	\$ 75,621,200	\$ 163,084,020
2043	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2044	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2045	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2046	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2047	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2048	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2049	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2050	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2051	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2052	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2053	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2054	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2055	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2057	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2058	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2059	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

AV new I

Source: LWA and EPS.

[1] See Table E13 for development projections.

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

Fiscal Year Ending	Acres							Dwelling Units			Building Square Feet		
	Single Family	Multifamily	Subtotal Resid.	Commercial	Industrial	Subtotal Nonres.	TOTAL	Single Family	Multifamily	TOTAL	Commercial	Industrial	Total
	Lathrop												
<i>Dwelling Units per Acre/FAR</i>								5.8	18.8		0.29	0.30	
<i>Total</i>	781.1	43.7	824.8	434.9	540.0	974.9	1,799.7	4,535	823	5,358	5,561,109	7,056,720	12,617,829
2016	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2017	15.6	0.9	16.5	8.7	10.8	19.5	36.0	46	8	54	55,611	70,567	126,178
2018	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2019	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2020	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2021	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2022	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2023	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2024	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2025	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2026	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2027	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2028	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2029	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2030	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2031	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2032	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2033	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2034	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2035	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2036	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2037	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2038	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2039	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2040	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2041	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2042	15.6	0.9	16.5	8.7	10.8	19.5	36.0	91	16	107	111,222	141,134	252,356
2043	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2044	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2045	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2046	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2047	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2048	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2049	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2050	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2051	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2052	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2053	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2054	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2055	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2056	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2057	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2058	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2059	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
Total	781.1	43.7	824.8	434.9	540.0	974.9	1,799.7	4,481	816	5,297	5,505,489	6,986,157	12,491,646

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Source: LWA and EPS.

Unincorporated Tax Increment Projections

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

Unincorporated

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV [3] starting in 2017/2018	Gross Tax Increment	Net Tax Increment					Total EIFD
							City [1]	EIFD	County [1]	EIFD		
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*0.00%	h=g*25%	i=f*21.37%	j=i*25%	h+j	
2016	\$ 480,980,307	\$14,429,409	\$0	\$ 495,409,716	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
2017	\$ 495,409,716	\$14,862,291	\$0	\$ 510,272,008	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
2018	\$ 510,272,008	\$15,308,160	\$ 0	\$ 525,580,168	\$ 15,308,160	\$ 153,082	\$ 0	\$ 0	\$ 32,718	\$ 8,179	\$ 8,179	
2019	\$ 525,580,168	\$15,767,405	\$ 0	\$ 541,347,573	\$ 31,075,565	\$ 310,756	\$ 0	\$ 0	\$ 66,417	\$ 16,604	\$ 16,604	
2020	\$ 541,347,573	\$16,240,427	\$ 0	\$ 557,588,000	\$ 47,315,992	\$ 473,160	\$ 0	\$ 0	\$ 101,128	\$ 25,282	\$ 25,282	
2021	\$ 557,588,000	\$16,727,640	\$ 0	\$ 574,315,640	\$ 64,043,632	\$ 640,436	\$ 0	\$ 0	\$ 136,879	\$ 34,220	\$ 34,220	
2022	\$ 574,315,640	\$17,229,469	\$ 0	\$ 591,545,109	\$ 81,273,102	\$ 812,731	\$ 0	\$ 0	\$ 173,704	\$ 43,426	\$ 43,426	
2023	\$ 591,545,109	\$17,746,353	\$ 0	\$ 609,291,463	\$ 99,019,455	\$ 990,195	\$ 0	\$ 0	\$ 211,633	\$ 52,908	\$ 52,908	
2024	\$ 609,291,463	\$18,278,744	\$ 0	\$ 627,570,207	\$ 117,298,199	\$ 1,172,982	\$ 0	\$ 0	\$ 250,700	\$ 62,675	\$ 62,675	
2025	\$ 627,570,207	\$18,827,106	\$ 0	\$ 646,397,313	\$ 136,125,305	\$ 1,361,253	\$ 0	\$ 0	\$ 290,938	\$ 72,735	\$ 72,735	
2026	\$ 646,397,313	\$19,391,919	\$ 0	\$ 665,789,232	\$ 155,517,224	\$ 1,555,172	\$ 0	\$ 0	\$ 332,385	\$ 83,096	\$ 83,096	
2027	\$ 665,789,232	\$19,973,677	\$ 0	\$ 685,762,909	\$ 175,490,901	\$ 1,754,909	\$ 0	\$ 0	\$ 375,074	\$ 93,768	\$ 93,768	
2028	\$ 685,762,909	\$20,572,887	\$ 0	\$ 706,335,796	\$ 196,063,789	\$ 1,960,638	\$ 0	\$ 0	\$ 419,044	\$ 104,761	\$ 104,761	
2029	\$ 706,335,796	\$21,190,074	\$ 0	\$ 727,525,870	\$ 217,253,863	\$ 2,172,539	\$ 0	\$ 0	\$ 464,333	\$ 116,083	\$ 116,083	
2030	\$ 727,525,870	\$21,825,776	\$ 0	\$ 749,351,646	\$ 239,079,639	\$ 2,390,796	\$ 0	\$ 0	\$ 510,981	\$ 127,745	\$ 127,745	
2031	\$ 749,351,646	\$22,480,549	\$ 0	\$ 771,832,196	\$ 261,560,188	\$ 2,615,602	\$ 0	\$ 0	\$ 559,029	\$ 139,757	\$ 139,757	
2032	\$ 771,832,196	\$23,154,966	\$ 0	\$ 794,987,162	\$ 284,715,154	\$ 2,847,152	\$ 0	\$ 0	\$ 608,517	\$ 152,129	\$ 152,129	
2033	\$ 794,987,162	\$23,849,615	\$ 0	\$ 818,836,776	\$ 308,564,769	\$ 3,085,648	\$ 0	\$ 0	\$ 659,491	\$ 164,873	\$ 164,873	
2034	\$ 818,836,776	\$24,565,103	\$ 0	\$ 843,401,880	\$ 333,129,872	\$ 3,331,299	\$ 0	\$ 0	\$ 711,993	\$ 177,998	\$ 177,998	
2035	\$ 843,401,880	\$25,302,056	\$ 0	\$ 868,703,936	\$ 358,431,928	\$ 3,584,319	\$ 0	\$ 0	\$ 766,071	\$ 191,518	\$ 191,518	
2036	\$ 868,703,936	\$26,061,118	\$ 0	\$ 894,765,054	\$ 384,493,047	\$ 3,844,930	\$ 0	\$ 0	\$ 821,771	\$ 205,443	\$ 205,443	
2037	\$ 894,765,054	\$26,842,952	\$ 0	\$ 921,608,006	\$ 411,335,998	\$ 4,113,360	\$ 0	\$ 0	\$ 879,142	\$ 219,786	\$ 219,786	
2038	\$ 921,608,006	\$27,648,240	\$ 0	\$ 949,256,246	\$ 438,984,238	\$ 4,389,842	\$ 0	\$ 0	\$ 938,234	\$ 234,559	\$ 234,559	
2039	\$ 949,256,246	\$28,477,687	\$ 0	\$ 977,733,933	\$ 467,461,926	\$ 4,674,619	\$ 0	\$ 0	\$ 999,099	\$ 249,775	\$ 249,775	
2040	\$ 977,733,933	\$29,332,018	\$ 0	\$ 1,007,065,951	\$ 496,793,944	\$ 4,967,939	\$ 0	\$ 0	\$ 1,061,790	\$ 265,447	\$ 265,447	
2041	\$ 1,007,065,951	\$30,211,979	\$ 0	\$ 1,037,277,930	\$ 527,005,922	\$ 5,270,059	\$ 0	\$ 0	\$ 1,126,362	\$ 281,590	\$ 281,590	
2042	\$ 1,037,277,930	\$31,118,338	\$ 0	\$ 1,068,396,268	\$ 558,124,260	\$ 5,581,243	\$ 0	\$ 0	\$ 1,192,870	\$ 298,218	\$ 298,218	
2043	\$ 1,068,396,268	\$32,051,888	\$ 0	\$ 1,100,448,156	\$ 590,176,148	\$ 5,901,761	\$ 0	\$ 0	\$ 1,261,374	\$ 315,344	\$ 315,344	
2044	\$ 1,100,448,156	\$33,013,445	\$ 0	\$ 1,133,461,601	\$ 623,189,593	\$ 6,231,896	\$ 0	\$ 0	\$ 1,331,933	\$ 332,983	\$ 332,983	
2045	\$ 1,133,461,601	\$34,003,848	\$ 0	\$ 1,167,465,449	\$ 657,193,441	\$ 6,571,934	\$ 0	\$ 0	\$ 1,404,609	\$ 351,152	\$ 351,152	
2046	\$ 1,167,465,449	\$35,023,963	\$ 0	\$ 1,202,489,412	\$ 692,217,404	\$ 6,922,174	\$ 0	\$ 0	\$ 1,479,465	\$ 369,866	\$ 369,866	
2047	\$ 1,202,489,412	\$36,074,682	\$ 0	\$ 1,238,564,094	\$ 728,292,087	\$ 7,282,921	\$ 0	\$ 0	\$ 1,556,567	\$ 389,142	\$ 389,142	
2048	\$ 1,238,564,094	\$37,156,923	\$ 0	\$ 1,275,721,017	\$ 765,449,010	\$ 7,654,490	\$ 0	\$ 0	\$ 1,635,982	\$ 408,996	\$ 408,996	
2049	\$ 1,275,721,017	\$38,271,631	\$ 0	\$ 1,313,992,648	\$ 803,720,640	\$ 8,037,206	\$ 0	\$ 0	\$ 1,717,780	\$ 429,445	\$ 429,445	
2050	\$ 1,313,992,648	\$39,419,779	\$ 0	\$ 1,353,412,427	\$ 843,140,419	\$ 8,431,404	\$ 0	\$ 0	\$ 1,802,031	\$ 450,508	\$ 450,508	
2051	\$ 1,353,412,427	\$40,602,373	\$ 0	\$ 1,394,014,800	\$ 883,742,792	\$ 8,837,428	\$ 0	\$ 0	\$ 1,888,810	\$ 472,202	\$ 472,202	
2052	\$ 1,394,014,800	\$41,820,444	\$ 0	\$ 1,435,835,244	\$ 925,563,236	\$ 9,255,632	\$ 0	\$ 0	\$ 1,978,192	\$ 494,548	\$ 494,548	
2053	\$ 1,435,835,244	\$43,075,057	\$ 0	\$ 1,478,910,301	\$ 968,638,294	\$ 9,686,383	\$ 0	\$ 0	\$ 2,070,256	\$ 517,564	\$ 517,564	
2054	\$ 1,478,910,301	\$44,367,309	\$ 0	\$ 1,523,277,610	\$ 1,013,005,603	\$ 10,130,056	\$ 0	\$ 0	\$ 2,161,270	\$ 541,270	\$ 541,270	
2055	\$ 1,523,277,610	\$45,698,328	\$ 0	\$ 1,568,975,939	\$ 1,058,703,931	\$ 10,587,039	\$ 0	\$ 0	\$ 2,262,751	\$ 565,688	\$ 565,688	
2056	\$ 1,568,975,939	\$47,069,278	\$ 0	\$ 1,616,045,217	\$ 1,105,773,209	\$ 11,057,732	\$ 0	\$ 0	\$ 2,363,352	\$ 590,838	\$ 590,838	
2057	\$ 1,616,045,217	\$48,481,357	\$ 0	\$ 1,664,526,573	\$ 1,154,254,566	\$ 11,542,546	\$ 0	\$ 0	\$ 2,466,970	\$ 616,743	\$ 616,743	
2058	\$ 1,664,526,573	\$49,935,797	\$ 0	\$ 1,714,462,371	\$ 1,204,190,363	\$ 12,041,904	\$ 0	\$ 0	\$ 2,573,697	\$ 643,424	\$ 643,424	
2059	\$ 1,714,462,371	\$51,433,871	\$ 0	\$ 1,765,896,242	\$ 1,255,624,234	\$ 12,556,242	\$ 0	\$ 0	\$ 2,683,626	\$ 670,907	\$ 670,907	
2060	\$ 1,765,896,242	\$52,976,887	\$ 0	\$ 1,818,873,129	\$ 1,308,601,121	\$ 13,086,011	\$ 0	\$ 0	\$ 2,796,853	\$ 699,213	\$ 699,213	

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Source: San Joaquin County, LWA, and EPS.

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

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

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

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

Unincorporated

Assessed Value of New Development									
<i>(Annual projected dwelling units/bldg. sq. ft. * AV per dwelling unit/bldg. sq. ft.)[1]</i>									
Fiscal Year Ending	Single Family Low Density	Multifamily	Subtotal Residential	Retail	Industrial	Subtotal Commercial	Total (2016 \$)	Total with Annual Sales Price Increase	
<i>Assumption</i>	<i>AV per Dwelling Unit</i>		<i>AV per Bldg. Sq. Ft.</i>						<i>3.0%</i>
	<i>\$ 250,000</i>	<i>\$ 150,000</i>	<i>\$ 200</i>	<i>\$ 200</i>					
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2018	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2019	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2020	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2021	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2022	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2023	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2024	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2025	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2026	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2027	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2028	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2029	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2030	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2031	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2032	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2033	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2034	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2035	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2036	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2037	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2038	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2039	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2040	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2041	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2042	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2043	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2044	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2045	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2046	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2047	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2048	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2049	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2050	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2051	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2052	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2053	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2054	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2055	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2057	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2058	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2059	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

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Source: LWA and EPS.

[1] See Table E16 for development projections.

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

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

Source: LWA and EPS.

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

Year	Assessment Revenues <i>Table D3</i>	Tax Increment Revenue <i>Table D1</i>	Gross Revenues for Financing	Debt Service	Assessment Revenue for Debt Service	Net Assessment Revenue for Services	EIFD Revenue for Debt Service	EIFD Revenue for Future Projects
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$5,500,000	\$157,218	\$5,657,218	\$0	\$0	\$5,500,000	\$0	\$157,218
2019	\$5,500,000	\$438,127	\$5,938,127	\$0	\$0	\$5,500,000	\$0	\$438,127
2020	\$5,500,000	\$732,659	\$6,232,659	\$0	\$0	\$5,500,000	\$0	\$732,659
2021	\$5,500,000	\$1,041,378	\$6,541,378	\$0	\$0	\$5,500,000	\$0	\$1,041,378
2022	\$5,500,000	\$1,364,871	\$6,864,871	\$0	\$0	\$5,500,000	\$0	\$1,364,871
2023	\$5,500,000	\$1,703,746	\$7,203,746	\$0	\$0	\$5,500,000	\$0	\$1,703,746
2024	\$5,500,000	\$2,058,635	\$7,558,635	\$6,840,158	\$4,781,524	\$718,476	\$2,058,635	\$0
2025	\$5,500,000	\$2,430,193	\$7,930,193	\$6,976,962	\$4,546,768	\$953,232	\$2,430,193	\$0
2026	\$5,500,000	\$2,917,422	\$8,417,422	\$7,116,501	\$4,199,079	\$1,300,921	\$2,917,422	\$0
2027	\$5,500,000	\$3,428,606	\$8,928,606	\$7,258,831	\$3,830,224	\$1,669,776	\$3,428,606	\$0
2028	\$5,500,000	\$3,964,746	\$9,464,746	\$7,404,007	\$3,439,261	\$2,060,739	\$3,964,746	\$0
2029	\$5,500,000	\$4,526,879	\$10,026,879	\$7,552,088	\$3,025,209	\$2,474,791	\$4,526,879	\$0
2030	\$5,500,000	\$5,116,080	\$10,616,080	\$7,703,129	\$2,587,049	\$2,912,951	\$5,116,080	\$0
2031	\$5,500,000	\$5,733,470	\$11,233,470	\$7,857,192	\$2,123,722	\$3,376,278	\$5,733,470	\$0
2032	\$5,500,000	\$6,380,208	\$11,880,208	\$8,014,336	\$1,634,128	\$3,865,872	\$6,380,208	\$0
2033	\$5,500,000	\$7,057,501	\$12,557,501	\$8,174,622	\$1,117,122	\$4,382,878	\$7,057,501	\$0
2034	\$5,500,000	\$7,766,598	\$13,266,598	\$8,338,115	\$571,517	\$4,928,483	\$7,766,598	\$0
2035	\$5,500,000	\$8,508,799	\$14,008,799	\$8,504,877	\$0	\$5,500,000	\$8,504,877	\$3,922
2036	\$5,500,000	\$9,285,453	\$14,785,453	\$8,674,975	\$0	\$5,500,000	\$8,674,975	\$610,478
2037	\$5,500,000	\$10,097,957	\$15,597,957	\$8,848,474	\$0	\$5,500,000	\$8,848,474	\$1,249,483
2038	\$5,500,000	\$10,947,764	\$16,447,764	\$9,025,444	\$0	\$5,500,000	\$9,025,444	\$1,922,321
2039	\$5,500,000	\$11,836,382	\$17,336,382	\$9,205,953	\$0	\$5,500,000	\$9,205,953	\$2,630,429
2040	\$5,500,000	\$12,765,374	\$18,265,374	\$9,390,072	\$0	\$5,500,000	\$9,390,072	\$3,375,302
2041	\$5,500,000	\$13,736,362	\$19,236,362	\$9,577,873	\$0	\$5,500,000	\$9,577,873	\$4,158,489
2042	\$5,500,000	\$14,751,030	\$20,251,030	\$9,769,431	\$0	\$5,500,000	\$9,769,431	\$4,981,599
2043	\$5,500,000	\$15,635,091	\$21,135,091	\$9,964,819	\$0	\$5,500,000	\$9,964,819	\$5,670,271
2044	\$5,500,000	\$16,374,531	\$21,874,531	\$10,164,116	\$0	\$5,500,000	\$10,164,116	\$6,210,416

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

Year	Assessment Revenues <i>Table D3</i>	Tax Increment Revenue <i>Table D1</i>	Gross Revenues for Financing	Debt Service	Assessment Revenue for Debt Service	Net Assessment Revenue for Services	EIFD Revenue for Debt Service	EIFD Revenue for Future Projects
2045	\$5,500,000	\$17,141,177	\$22,641,177	\$10,367,398	\$0	\$5,500,000	\$10,367,398	\$6,773,779
2046	\$5,500,000	\$17,935,993	\$23,435,993	\$10,574,746	\$0	\$5,500,000	\$10,574,746	\$7,361,248
2047	\$5,500,000	\$18,759,982	\$24,259,982	\$10,786,241	\$0	\$5,500,000	\$10,786,241	\$7,973,741
2048	\$5,500,000	\$19,614,177	\$25,114,177	\$11,001,966	\$0	\$5,500,000	\$11,001,966	\$8,612,212
2049	\$5,500,000	\$20,499,650	\$25,999,650	\$0	\$0	\$5,500,000	\$0	\$20,499,650
2050	\$5,500,000	\$21,417,508	\$26,917,508	\$0	\$0	\$5,500,000	\$0	\$21,417,508
2051	\$5,500,000	\$22,368,898	\$27,868,898	\$0	\$0	\$5,500,000	\$0	\$22,368,898
2052	\$5,500,000	\$23,355,005	\$28,855,005	\$0	\$0	\$5,500,000	\$0	\$23,355,005
2053	\$5,500,000	\$24,377,057	\$29,877,057	\$0	\$0	\$5,500,000	\$0	\$24,377,057
2054	\$5,500,000	\$25,436,322	\$30,936,322	\$0	\$0	\$5,500,000	\$0	\$25,436,322
2055	\$5,500,000	\$26,534,113	\$32,034,113	\$0	\$0	\$5,500,000	\$0	\$26,534,113
2056	\$5,500,000	\$27,671,789	\$33,171,789	\$0	\$0	\$5,500,000	\$0	\$27,671,789
2057	\$5,500,000	\$28,850,754	\$34,350,754	\$0	\$0	\$5,500,000	\$0	\$28,850,754
2058	\$5,500,000	\$30,072,463	\$35,572,463	\$0	\$0	\$5,500,000	\$0	\$30,072,463
2059	\$5,500,000	\$31,338,418	\$36,838,418	\$0	\$0	\$5,500,000	\$0	\$31,338,418
2060	\$5,500,000	\$32,650,176	\$38,150,176	\$0	\$0	\$5,500,000	\$0	\$32,650,176
Total	\$236,500,000	\$568,780,560	\$805,280,560	\$219,092,324	\$31,855,603	\$204,644,397	\$187,236,721	\$381,543,839