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Mossdale Tract Area **Regional Urban Level of Flood Protection Levee Impact Fee**

FINAL NEXUS STUDY

*Adopted by SJAFCA Resolution No. ____
(Fee Effective January 8, 2019)*

Prepared for: The San Joaquin Area Flood Control Agency (SJAFCA)
November 8, 2018

RESOLUTION PLACEHOLDER

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SUMMARY

Overview

Larsen Wurzel & Associates, Inc. (LWA) has prepared this Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee Nexus Study (Nexus Study) on behalf of the San Joaquin Area Flood Control Agency (SJFCA). A series of levee improvements are needed to ensure that the levees surrounding the Mossdale Tract Area meet the California Department of Water Resources (DWR) Urban Levee Design Criteria (ULDC) and that the flood protection system can provide Urban Level of Flood Protection (ULOP). This Nexus Study provides the basis for a Levee Improvement Development Impact Fee (Regional Levee Fee) to ensure that new development pays its proportionate share of the levee improvement costs needed to provide ULOP to the Mossdale Tract Area.

Regional Levee Fee Program

This report describes a Regional Levee Fee program that is being implemented in two steps. As described within the 2018 Adequate Progress Update¹ prepared by LWA (the Adequate Progress Report), the Cities of Lathrop and Manteca, along with the City of Stockton and San Joaquin County (collectively the Local Agencies) entered into an agreement designating SJAFCA as the Local Flood Management Agency (LFMA) responsible for planning, implementing, funding, and financing the Phase 4 levee improvements identified within the Adequate Progress Report. The Adequate Progress Report identifies several sources that would fund the Phase 4 improvements, one of which is a new regional development impact fee. Before designating SJAFCA as the regional governing agency, the Cities of Lathrop and Manteca implemented interim development fee programs. Now that the new regional governance entity has been designated, the Cities of Lathrop and Manteca will transition their interim fee programs to a permanent program established and administered by SJAFCA, covering the entire Mossdale Tract Area, with collection of the fee by the land use agencies.

Authority and Procedures

SJAFCA, as a Joint Powers Authority, has the authority to impose a development impact fee. Whereas each of its member agencies; the City of Stockton, the County of San Joaquin, the San Joaquin County Flood Control and Water Conservation District, the City of Lathrop and the City of Manteca, each separately have the authority to impose a development impact fee under their own empowering laws, this authority is provided for within SJAFCA's Joint Exercise of Power's agreement. Paragraph 31 of SJAFCA's Joint Exercise of Power Agreement, which governs Development Fees, states SJAFCA "may, by resolution, prescribe, revise and collect fees as a condition of development of land in accordance with the provisions of applicable law..."

This Nexus Study has been prepared to assist with the establishment of a Regional Levee Fee program in accordance with the provisions of the Mitigation Fee Act (AB 1600) as codified in Government Code §66000

¹ The 2018 Annual Adequate Progress Report can be found on SJAFCA's website at the following location: <http://www.sjafca.com/pdf/mossdale/Report0418.pdf>.

et. seq. AB 1600 sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that “a reasonable relationship,” or nexus, must exist between a governmental exaction and the purpose of the condition. This Nexus Study documents that reasonable relationship between the development impact fee to be levied on each land use category and the cost of facility improvements.

Nexus Study requirements include:

1. Identifying the purpose of the fee.
2. Identifying how the fee is to be used.
3. Determining that a reasonable relationship exists between the fee’s use and the type of development project on which the fee is imposed.
4. Determining how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
5. Demonstrating a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed.

SJAFCA intends to adopt the Regional Levee Fee program pursuant to the procedure requirements of AB 1600. The procedures include the following:

- Conduct a Noticed Public Hearing – SJAFCA shall conduct a noticed Public Hearing at which oral or written presentations can be made, as part of a regularly scheduled meeting. The public hearing notice requirements shall be in accordance with section Government Code §6062(a).² In addition, notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that any data required by Government Code §66016(a) is available, shall be mailed at least 14 days prior to the meeting to any interested party who files a written request with SJAFCA for mailed notice of meetings on new or increased fees or service charges.
- Provide Public Information – SJAFCA shall provide public information, at least 10 days prior to the Public Hearing, including available public data indicating the amount of estimated costs required to provide the service for which the fee is to be levied.
- Adopt a Resolution – AB 1600 requires that any action by a local agency to levy a new fee or service charge or to approve an increase in an existing fee or service charge shall be taken only by ordinance or resolution. SJAFCA will adopt a resolution approving the proposed Regional Levee Impact Fee.

² The publication of notice shall be for 10 days in a newspaper regularly published once a week or oftener. Two publications, with at least five days intervening between the dates of first and last publication not counting such publication dates, are sufficient. The period of notice commences upon the first day of publication and terminates at the end of the tenth day, including therein the first day.

Note that Government Code §66017 states that fees adopted pursuant to the provisions of Government Code §66016 (those outlined above) are effective no sooner than 60 days after final action on the adoption of the new fee or increase to an existing fee.

1. Purpose of Fee

The Regional Impact Fee will provide funding for 200-year levee improvements in compliance with SB-5 and DWR's ULOP criteria in the cities of Lathrop, Manteca, Stockton and unincorporated portions of San Joaquin County within the Mossdale Tract Area as further described within this Nexus Study.

Lathrop & Manteca Development Impact Fee Programs

Previously, the Cities of Lathrop and Manteca in conjunction with RD 17 developed a program to provide 200-year level of flood protection pursuant to the requirements of Senate Bill 5 (SB5) and the DWR ULOP criteria. As described within the Adequate Progress Report, SJAFCA, as the LFMA, plans to implement a series of improvements to the levees described as Phase 4 (the Project). The Regional Levee Fee program set forth in this Nexus Study, in combination with other sources of funding described within the Adequate Progress Report, will fund the Project.

The Project will provide 200-year flood protection to the area shown in **Figure 1**. All new planned development projects located within the area shown in **Figure 1** that lie within the Mossdale Tract Area will be subject to this Regional Levee Fee as it is adopted by SJAFCA.

2. Use of Fees

Fee revenue will be used to implement Phase 4 levee improvements to the Mossdale Tract levee system in order to protect residents and businesses in the Area.

As noted within SJAFCA's Amended and Restated Joint Exercise of Powers Agreement (JEPA),

"There is a need to provide leadership and/or local assurances and to participate in cost sharing for such Projects as levee reconstruction, detention basins, pumping plants, conduits, ditches, channels, pumps, dam structures, or other Works necessary for the achievement of at least the minimum level of flood protection."

The JEPA also states the Powers of the Agency which include the following Powers;

- To study, plan and implement ways and means to provide a reasonable program and plan of operation for the control of waters within or flowing into the boundaries of the Parties;
- To acquire, construct, manage, maintain, operate and replace any Projects, Facilities, or Works; and,
- To prescribe, revise and collect fees as a condition of development of land;

These statements within the JEPA all support planned actions to provide flood protection by constructing the Project to address the increased risk due to new developments and to charge a regional fee to fund these improvements. The Project identifies the levee improvements necessary for enhanced flood protection including, among various other items, the following work:

- ULDC engineering analysis and identification of deficiencies
- Design and environmental evaluation of levee improvements to cure ULDC deficiencies
- Implementation of levee improvements to cure ULDC deficiencies

As the LFMA, these items are the responsibilities of SJAFCA and necessary to achieve ULOP.

As previously noted, this Nexus Study provides the required findings needed to impose a development impact fee pursuant to AB 1600. AB 1600 requires that the fee is to be calculated by spreading the costs among the anticipated future development in proportion to that development's impact on the services provided. An Interim Levee Fee was imposed and collected by the Cities of Lathrop and Manteca as a condition of new development's approval. Now that SJAFCA has been designated as the regional governance entity to administer, implement, fund, and finance the needed improvements, SJAFCA will approve this fee on a regional basis and request that all of the Local Agencies collect the fee on its behalf.

In order to determine costs associated with the Project and the planned development upon which to allocate the costs, a planning horizon of 30 years has been assumed.

3. Relationship Between Use of Fees and Type of Development

Development of Residential, Commercial, and Industrial land uses within the Mossdale Tract Area require improved flood control and flood protection services.

Flood risk has two aspects: the probability of flooding and the consequences that follow. An area could have a high probability of flooding, but minimal consequences because it is vacant and contains no infrastructure or people. In this case, flood risk would be considered low. Conversely, a highly urbanized community that has a moderate or low probability of flooding would be considered high risk because of the greater consequences of a flood in that location (i.e., loss of life, livelihood, property, health, and human suffering). Risk can be expressed and quantified in terms of Expected Annual Damage (EAD). EAD is the product of the probability of flooding (percent chance in any given year) and consequences (dollars of damage as a result of flooding). Without mitigation, additional development increases the EAD by increasing developed property at risk. To protect life and property, it is important for the LFMA to maintain a high level of service (in terms of maintaining low flood risk) within the Mossdale Tract Area as development increases. In order to maintain the current level of EAD and reduce the level flood of risk to offset increased EAD, the LFMA must improve the flood protection facilities as development occurs.

Each development project will add to the necessity of flood protection due to the increased EAD as a result of that development. Additionally, each development project will benefit from the levee infrastructure already in place at the time of development. For the new development described in this Nexus Study to occur in the Mossdale Tract Area, levee improvements that meet the requirements of the ULDC are necessary.

4. Relationship Between Need for Facility and Type of Project

The Regional Levee Fee is calculated on a gross developable acreage (GDA) basis and will be collected on a per unit basis for all types of development. All development projects within the Mossdale Tract Area are subject to the fee. The calculation and collection of the fee is assumed to occur prior to the issuance of a building permit. The details of the calculation and collection of the fee are further described within the **Fee Program Administration** section of this Nexus Study. Subsequent to the adoption of the Regional Levee Fee and this Nexus Study by SJAFC, the respective Agency, City and County Staff will further define the administrative procedures for the efficient administration and collection of the Regional Levee Fee.

Table S-1 on the following page provides a summary of the proposed initial per acre fee rates and estimated fees per unit by land use category for fiscal year 2018/19.

5. Relationship Between Amount of Fees and Cost of Facility

This study includes the following components:

1. A determination of the amount of planned development upon which the costs of the fee funded facilities will be allocated.
2. The identification of costs associated with each improvement, facility, or program funded by the fee.

3. The development of a standard metric by which to proportionately allocate the costs of the facilities between land use categories.
4. A determination of the fee cost per acre for each land use category.
5. A determination of the estimated fees per unit by land use category.
6. A discussion of how the program will be administered by the land use agencies.

Table S-1
Summary of DIF Rates by
Land Use Category

Mossdale Tract Area: Regional ULOP
Levee Impact Fee Nexus Study

| Land Use | | Initial Fee Rates - FY 2018/19 [1] | |
|---------------------------|--|------------------------------------|--|
| Single Family Residential | | \$18,692 Per GDA | |
| Multi-Family Residential | | \$17,021 Per GDA | |
| Commercial | | \$17,702 Per GDA | |
| Industrial | | \$14,729 Per GDA | |

| <u>Estimated per Unit or Per 1,000 Sq. Ft. Fee</u> | | <u>Provided for Demonstrative Purposes Only</u> | |
|----------------------------------------------------|---------------|-------------------------------------------------|--|
| Land Use | Estimated Fee | Assumption | |
| Single Family Residential | \$3,049 | / Unit @ 6.13 Units / GDA | |
| Multi-Family Residential | \$887 | / Unit @ 19.19 Units / GDA | |
| Commercial | \$1,387 | / 1000 SF @ FAR of 12,763 SF / Acre | |
| Industrial | \$1,071 | / 1000 SF @ FAR of 13,756 SF / Acre | |

LAND USE CATEGORIES & NEW DEVELOPMENT

Land Use Categories

AB 1600 sets forth standards by which monetary exactions on development projects are measured. The need for a public facility must be reasonably related to the level of service required, which varies in proportion to a particular land use type.

The following is a list of the land use type categories utilized for the purpose of this Regional Levee Fee:

- **Single-Family Residential:** Includes structures that are single-family dwellings and duplexes. Condominiums, half-plexes, and rural homes are included in this category.
- **Multifamily Residential:** Includes structures that are occupied by three or more families living independently of each other, under one roof. This category includes triplexes, four-plexes, apartment complexes.
- **Commercial:** Includes offices, retail facilities, hotels, motels, restaurants, service stations and car washes, medical and dental offices, banks, and any other development typically serving and open to the general public.
- **Industrial:** Includes development occupied by manufacturing, warehouses, processing plants, heavy and light industry, lumber yards, storage, bulk plants, truck transfer terminals, and any other development typically serving the manufacturing, storage, or processing industries.

Any development on Agricultural and/or Vacant land are not allocated costs due to the fact that only new urban development necessitates the need for the facilities funded by the fee as a result of increasing EAD. Further details with respect to the specifics of each land use category is discussed within the **Fee Program Implementation** and **Fee Program Administration** sections of this Nexus Study.

Mossdale Tract Area Land Uses

A central principle to determining a development impact fee is to consider the amount of anticipated future growth over the time horizon of the proposed program. In this case, the scope of facilities needed to provide ULOP within the Mossdale Tract Area are not necessarily functionally related to the amount of planned or existing development. The new facilities will provide a benefit to existing development. As described within the Adequate Progress Report, this Regional Levee Fee program is one of several sources of funding needed to construct the improvements. The facilities funded by this fee need not be allocated to existing development as a separate funding mechanism will cover the benefit received and service provided to existing development.

This fee only applies to planned development within the Mossdale Tract Area that benefits from the facilities providing ULOP. For the purposes of determining the allocation base for the fee, planned development is all development that has been identified by the land use jurisdictions and is expected to obtain a building permit after the implementation of this fee program.

Planned New Development

Planned new development within Mossdale Tract Area was estimated based on extensive research and coordination with the Cities of Lathrop, Manteca, Stockton, and San Joaquin County, and with development interests. The details of the planned development estimate over the 30-year horizon of the fee program is documented in **Appendix A**. Additional details on the approach and methodology of data collection and synthesis, as well as a detailed summary of planned development by jurisdiction, development area, and land use type, can be found in the RD 17 Basin Financing Plan Implementation Updated Development Absorption Projections Final Updated Technical Memorandum prepared by LWA dated August 18, 2017 also included in **Appendix A**. **Table 1** provides a summary of planned new development by land use that is subject to the fee for the duration of the fee program. This table provides the total GDA by land use category as well as the total number of Single-Family and Multifamily units and 1,000s of building square feet for Commercial and Industrial development. The number of units and square footage is provided as a reference for an estimate of the Regional Levee Fee cost per unit or 1,000 square feet.

Table 1
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Planned Development Summary

| Land Use | Planned Development | | |
|---------------|------------------------------|----------------|---------------|
| | Gross | Units or 1,000 | Measure |
| | Developable Acreage (GDA) | Building Sq Ft | |
| Reference | Table A1 | Table A2 | |
| Single-Family | 1,882 | 11,536 | Units |
| Multifamily | 154 | 2,958 | Units |
| Commercial | 952 | 12,146 | 1k Bldg Sq Ft |
| Industrial | 776 | 10,680 | 1k Bldg Sq Ft |
| Total | 3,764 | | |

CAPITAL IMPROVEMENTS AND PROJECTS

Capital Costs Allocable to Planned Development

As described above and within the 2018 Adequate Progress Report Update, a series of improvements needed to ensure that the levee system meets ULDC and provides ULOP were identified. A detailed cost estimate has been prepared by an engineering team and a financing plan has been developed in support of the 2018 Adequate Progress Report Update to demonstrate how the LFMA intends to generate the funds needed to implement the levee improvement program.

The LFMA's plan for flood protection through the year 2025 consists of two components; (1) RD 17's ongoing Levee Seepage Repair Project (LSRP) and (2) SJAFCA's Phase 4 Project that will achieve ULDC 200-year flood protection for the Mossdale Tract Area.

SJAFCA is implementing the Phase 4 Project in the following outlined steps:

1. ULDC engineering analysis and identification of deficiencies (completed March 22, 2016)
2. Design and environmental evaluation of levee improvements to cure ULDC deficiencies
3. Implementation of levee improvements to cure ULDC deficiencies

The Regional Levee Fee will be only levied on Planned Development within the Mossdale Tract Area. This means that the portion of the costs allocable to existing development, will not be raised through this fee program. The LFMA will use other sources to fund the balance of the costs not raised through this fee program. As described in the 2018 Adequate Progress Report Update, the LFMA has identified various other funding sources to fund the balance of the Project along with this Regional Levee Fee. The other funding sources identified include:

- Net revenues from RD 17's existing Special Assessment District;
- A new Overlay Assessment District;
- A new Enhanced Infrastructure Financing District (EIFD); and,
- State and/or Federal grant funding opportunities

Summary of Capital Improvements Funded by the Development Impact Fee

The estimated costs for the Phase 4 Project and associated ULOP program implementation costs are shown in **Table 2** in 2018 dollars. **Appendix B** provides the discount and escalation of total SJAFCA project expenditures found in the 2018 Adequate Progress Report Update. The net costs funded by this Regional Levee Fee, along with the near-term assumptions related to the specific costs and associated fee program revenues generated through 2025 are also shown on **Table 2**. The total cost of capital improvements funded are approximately \$150.8 million in 2018 dollars. Based upon the financing plan detailed within the 2018 Adequate Progress Report Update, other sources of funding are estimated to contribute approximately \$86.7 million which will fund existing development's portion of the costs of the Phase 4 Project. The remaining

estimated \$64.2 million will be funded by Planned Development through this Regional Levee Fee program. This amount is used as the basis for calculating the Regional Levee Fee.

In the near term (through 2025), as detailed within the 2018 Adequate Progress Report Update and summarized in **Table 2**, the Regional Levee Fee program is expected to generate approximately \$23.6 million and cover a portion of the upfront costs of the levee improvement program.

A detailed outline of the allocated costs to each development project is identified in **Appendix A**. An estimate of the revenues generated by the Regional Levee Fee over time are included in **Appendix C**. These estimates and associated analyses support the information contained in the 2018 Adequate Progress Report Update.

Table 2
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Cost Estimate Summary & Near Term Costs Covered by the Fee

| Item | Estimated Cost [1] |
|--------------------------------------------------------|---------------------------|
| SJAFCFA Project Expenditures | \$150,834,335 |
| (less) Assumed other Funding Sources [2] | -\$86,679,208 |
| Net Local Cost Funded by the Levee Fee | \$64,155,127 |
| Near Term Project Costs Funded by the Fee [3] | |
| <u>ULOP Program Planning & Implementation</u> | |
| Pre-Project Expenditures | \$3,229,308 |
| Funding Program Implementation Costs [4] | \$1,638,344 |
| Subtotal: ULOP Program Planning & Implementation | \$4,867,652 |
| <u>Fix -In Place Project Soft Costs (Fee Funded)</u> | \$18,770,240 |
| Total Near Term Project Costs Funded by the Fee | \$23,637,892 |
| <u>Near Term Projected Fee Revenues</u> | |
| Developer Advances / City Funding [5] | \$4,429,308 |
| Development Fee Program (Fee Revenues) | \$19,208,583 |
| Total Near Term Fee Program Revenues | \$23,637,892 |

Source: 2018 Adequate Progress Update Report

[1] Costs and other revenues, reflect amounts received between 2010 & 2026 stated in 2018 dollars based on a 3% escalation rate.

[2] Other funding sources include those described within the Adequate Progress Report (including escalation) as follows:

- Net revenues available from RD 17's existing Mossdale Tract Special Assessment
- A new Overlay Assessment District
- A new Enhanced Infrastructure Financing District
- Grant funding opportunities

[3] Reflects Project Costs assumed to be incurred through 2025 as detailed within the Adequate Project Report (Reference Table 4 Sources & Uses)

[4] Includes costs associated with development of other funding sources. Could include reimbursements to the Cities for bridge funding.

[5] Reference Table C8

REGIONAL LEVEE FEE METHODOLOGY

In accordance with AB 1600, a calculation of development impact fees must be accompanied by an analysis with enough detail to justify that a thorough consideration was applied in the process of determining how the fees relate to the impacts from new development. Findings must ensure that a reasonable relationship exists between the proposed fees and the development upon which they will be levied. This section describes the methodology utilized in this report in accordance with the requirements of AB 1600.

The fee methodology utilized here includes the following steps:

1. Qualitatively determine and describe the land use categories utilized as the basis for the fee.
2. Quantify the projected growth within the benefiting area in each of the land use categories in terms of GDA.
3. Describe and estimate the capital improvement costs and their applicability to planned new development.
4. Estimate the total building footprint square feet in each land use category and the resulting damageable square feet of structure per acre for each land use category.
5. Use the estimated damageable square feet per acre, an assumed relative structure value per structure type, and the assumed flood damage percentage to estimate the average structure damage per acre per structure type.
6. Use an estimated relative land value per land use category and assumed flood damage percentage to estimate an average land damage per acre per land use category.
7. Use the estimated structure and land damages to determine an estimated total damage per acre per land use category.
8. Apply a loss of use and life safety factor to adjust the total damage per acre to determine an adjusted damage per acre per land use category.
9. Determine a relative Property Damage Index by relating the adjusted damage per acre for each land use category to that of the adjusted damage per acre for the Single-Family Residential land use category.
10. Utilize the Property Damage Index to determine the adjusted equivalent acreage which represents a weighted amount of planned development acreage by land use type within the Mossdale Tract Area.
11. Proportionately allocate the capital improvement costs to each land use category based upon the adjusted equivalent acreage.
12. Determine the cost per GDA by dividing the allocated costs by the GDA of each land use category.
13. Add to each cost per acre the costs of administration of the fee program to determine the fee amount per acre per land use category to be collected by the land use agencies.

Cost Allocation and Calculation

The purpose of allocating the capital improvements costs among the various land uses is to provide an equitable method of funding the required improvements. The key to the cost apportionment of capital improvements to different land use types is the assumption that the benefits derived from the facilities are

related to land use type and that such benefits can be stated in relative terms. Only by relating the benefit received from the facilities and the services they provide to land use types can a reasonable nexus, or relationship, be established for the apportionment of costs to that land use.

Since the nature of the improvements in this Nexus Study relate to establishing ULOP in the Mossdale Tract Area, the equivalency factor determined in Step 9 above and utilized here is the Property Damage Index. The Property Damage Index is a relative factor that relates the adjusted property damages by land use to the property damage of an acre of Single-Family development. The greater the index value, the greater the impact in terms of property damage and loss of use and life associated with a possible flood. An index value closer to zero would indicate lower damage costs and loss of use and life associated with a flood. Given these facts, utilizing the Property Damage Index as described above is a reasonable method to allocate costs proportionately based on land use.

The following describes the series of tables that calculate the Regional Levee Fee using the method described above:

Using the estimated total building square feet and the assumed average building stories, **Table 3** determines the estimated building footprint square feet and the associated damageable square feet of structure per acre.

After calculating the damageable square feet of structure per acre for each land use category, the value is then multiplied by the relative structure value per square foot and the assumed flood damage percentage to find the average structure damage per acre, as shown in **Table 4**. The relative structure value and assumed flood damage percentage are based upon similar values utilized within the Reclamation District No. 17 Mossdale Tract Assessment Engineer's Report prepared by Kjeldsen, Sinnock & Neudeck, Inc. dated May 15, 2008. **Table 5** uses the relative land value per acre and assumed damage percentage to find the average land damage per acre. The relative land value per GDA is based upon recent land value research completed by LWA to determine equivalent land value estimates for land within the region. Information was obtained from various sources including recently completed appraisal prices for vacant land.

By summing the average structure and average land damage values per acre determined in **Tables 4 & 5**, a total damage per acre can be determined. The total damage is then adjusted by a loss of use and life safety factor, a factor determined by how many hours per day individuals occupy structures in each land use category. This factor is multiplied by the total damage per acre to determine an adjusted damage per acre. The adjusted damage per acre amount is then used to find the Property Damage Index or equivalency factor, as illustrated in **Table 6**.

The Property Damage Index from **Table 6** is used to determine an adjusted equivalent acreage. This amount is used to allocate the local cost to each land use category on a proportional adjusted equivalent acreage basis for each land use category. The allocated cost is then divided by the total GDA in each land use category to find the cost share per GDA. Finally, using the total local cost share and the total number of units/1,000 building square feet in **Table 7**, a demonstrative average cost per unit and cost per 1,000 building square feet can be determined.

Table 8 shows the allocated costs per GDA of the fee and the additional administrative charge of 3% to determine the total fee amount on a per GDA basis for each land use type.

Appendix C shows the cost allocated on each project based on the Planned Development description in **Appendix A**.

Table 3
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Damageable Square Feet of Structure Per GDA

| Land Use | Gross Developable Acreage | Units or Sq Ft | Estimated Total Building Sq Ft | Assumed Average Building Stories | Estimated Building Footprint Sq Ft | Damageable Sq Ft of Structure per GDA |
|-------------------|----------------------------------|-----------------------|---------------------------------------|-----------------------------------------|-------------------------------------------|----------------------------------------------|
| Reference | Table 1 | Table 1 | | | | |
| | A | B | C=Actual or Assumed Units | D | E=C/D | F=E/A |
| Single-Family [1] | 1,882 | 11,536 | 20,764,728 | 1.17 | 17,798,338 | 9,459 |
| Multifamily [2] | 154 | 2,958 | 2,662,200 | 2.00 | 1,331,100 | 8,635 |
| Commercial | 952 | 12,146 | 12,146,362 | 1.00 | 12,146,362 | 12,763 |
| Industrial | 776 | 10,680 | 10,680,476 | 1.00 | 10,680,476 | 13,756 |
| Total | 3,764 | | 46,253,766 | | 41,956,276 | |

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

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

Table 4
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Relative Structure Damage Per GDA

| Land Use | Relative Structure Value Per Sq Ft [1] | Damageable Sq Ft of Structure per GDA | Assumed Flood Damage Percentage [1] | Average Structure Damage Per GDA |
|---------------|----------------------------------------------|---------------------------------------------|-------------------------------------------|-------------------------------------|
| Reference | | Table 3 | | |
| | A | B | C | D=A*B*C |
| Single-Family | \$60.00 | 9,459 | 39% | \$223,206 |
| Multifamily | \$60.00 | 8,635 | 39% | \$202,049 |
| Commercial | \$70.00 | 12,763 | 72% | \$646,226 |
| Industrial | \$50.00 | 13,756 | 79% | \$545,623 |

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

[1] The RD 17 Area Engineer's Report does not distinguish Single-Family from Multifamily in the Residential land use category therefore the same relative structure value and flood damage percentage were utilized for both land uses.

Table 5
Mosssdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Relative Land Damage per GDA

| Land Use | Relative Land Value Per GDA [1] | Assumed Flood | |
|---------------|------------------------------------|----------------------|--------------------------------|
| | | Damage Percentage | Average Land Damage Per GDA |
| | A | B | C=A*B |
| Single-Family | \$134,000 | 10% | \$13,400 |
| Multifamily | \$134,000 | 10% | \$13,400 |
| Commercial | \$260,000 | 10% | \$26,000 |
| Industrial | \$137,000 | 10% | \$13,700 |

Table 6
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Relative Property Damage Index

| Land Use | Average Structure Value Damage Per Acre | Average Land Value Damage Per Acre | Total Damage Per Acre | Loss of Use and Life Safety Factor [1] | Adjusted Total Damage Per Acre | Relative Property Damage Index |
|---------------|-----------------------------------------------|------------------------------------------|--------------------------|----------------------------------------------|--------------------------------------|--------------------------------------|
| Reference | Table 4 | Table 5 | | | | |
| | A | B | C=A+B | D | E=C*D | F=E/\$709,818 |
| Single-Family | \$223,206 | \$13,400 | \$236,606 | 3.00 | \$709,818 | 1.00 |
| Multifamily | \$202,049 | \$13,400 | \$215,449 | 3.00 | \$646,346 | 0.91 |
| Commercial | \$646,226 | \$26,000 | \$672,226 | 1.00 | \$672,226 | 0.95 |
| Industrial | \$545,623 | \$13,700 | \$559,323 | 1.00 | \$559,323 | 0.79 |

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

Table 7
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Apportionment of Costs Per GDA

| Land Use | Gross Developable Acreage | Property Damage Index | Adjusted Equivalent Acreage | Local Cost Share Percentage | Local Cost Share | Cost Share per GDA | Comparative Analysis [1] | |
|---------------|---------------------------|-----------------------|-----------------------------|-----------------------------|---------------------|--------------------|-------------------------------|-------------------------------------------|
| | | | | | | | Units or 1,000 Building Sq Ft | Avg Cost per Unit or 1,000 Building Sq Ft |
| Reference | Table 1 | Table 6 | | | Table 2 | | Table 1 | |
| | A | B | C=A*B | D=C/3,535 | E=D*\$64,155,127 | F=E/A | G | H=E/G |
| Single-Family | 1,882 | 1.00 | 1,882 | 53.2% | \$34,148,682 | \$18,148 | 11,536 | \$2,960 |
| Multifamily | 154 | 0.91 | 140 | 4.0% | \$2,547,497 | \$16,525 | 2,958 | \$861 |
| Commercial | 952 | 0.95 | 901 | 25.5% | \$16,355,798 | \$17,187 | 12,146 | \$1,347 |
| Industrial | 776 | 0.79 | 612 | 17.3% | \$11,103,150 | \$14,300 | 10,680 | \$1,040 |
| Total | 3,764 | | 3,535 | 100% | \$64,155,127 | | | |

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

Table 8
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Development Fee Summary

| Land Use | Fee Rate Summary | | | | |
|---------------|-----------------------|-----------------------|---------------------|--------------------------------------------|-----------------------------------------------------|
| | Cost Share per GDA | Administrative Fee | Fee Rate Per GDA | Units or 1,000 Building Sq Ft / Acre | Fee Rate per Unit or 1,000 Building Sq Ft [1] |
| Reference | Table 7 | 3% | | Table 1 | |
| | A | B = A * 3% | C=A+B | D | E=C/D |
| Single-Family | \$18,148 | \$544 | \$18,692 | 6.13 | \$3,049 |
| Multifamily | \$16,525 | \$496 | \$17,021 | 19.19 | \$887 |
| Commercial | \$17,187 | \$516 | \$17,702 | 12.76 | \$1,387 |
| Industrial | \$14,300 | \$429 | \$14,729 | 13.76 | \$1,071 |

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

FEE PROGRAM IMPLEMENTATION

The Regional Levee Fee calculations presented in this Nexus Study are based on the best improvement cost estimates, administrative cost estimates, and land use information available at this time. If costs change significantly, if the type or amount of new projected development changes, or if other assumptions significantly change such as federal or state standards, this Nexus Study and the program should be updated accordingly.

Regional Levee Fee Collection

Agreements will be entered into with the respective land use agencies in the Mossdale Tract Area to collect the Regional Levee Fee on SJAFCA's behalf. It is expected that subsequent to the adoption of this Nexus Study, SJAFCA will work to develop formal procedures needed for the efficient administration and collection of the fee. These administrative procedures are expected to clarify any specific conditions that would trigger the collection of the Regional Levee Fee as well as clarify the specific conditions that may exempt a property from the Regional Levee Fee as further described in under "Exemptions from the Fee", below. The procedures will also specify how the local agency will ensure the appropriate imposition of the fee through a development condition, as well as any specifics as to the calculation and collection of the fee. The procedures will allow for variations in the method of payment as described in this section.

Fee Triggers/Applicability

The Fee will apply to all Planned Development in the Mossdale Tract Area that creates a flood protection impact. Planned Development is defined as all development that is required to obtain a building permit within the Mossdale Tract Area. Fee collection will take place prior to issuance of a building permit by the local agency.

Fee Collection Deferral

As stated above, Fee collection is to take place prior to the issuance of a Building Permit. Collection of the fee may be deferred beyond this point without prior approval by SJAFCA if the Local Agency has adopted an agency-wide fee deferral program applicable to all development projects. Otherwise, any deferral of Fee collection must be approved by SJAFCA and incorporated into a Local Agency's conditions of approval of the proposed development and/or into a development agreement or other contractual arrangement for the project. In all cases, Fee collection must take place before Final Inspection or Certificate of Occupancy as applicable.

Regional Levee Fee Program Boundary

The Regional Levee Fee calculations are based upon the total costs of the levee improvement program and estimated amount of development within the 200-year floodplain in the Mossdale Tract Area which encompasses the entire benefit area. By virtue of the cost allocation process, this Regional Levee Fee program will generate a proportional amount of fee revenue from the share of Planned Development within each of the local agencies. **Figure 1** illustrates this Regional Levee Fee Program Boundary.

Exemptions from the Fee

The following land uses and/or projects are exempt from the Regional 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 local agencies or 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 local agencies, shall be exempt from the fee.
5. Open space.
6. Public Agency Owned Land (including federal, state, and local agencies).
7. "Other" land as defined below.

Exceptions to the Exemptions

With written approval from the local agency having jurisdiction, any or all portions of the proposed fees may be waived if it can be determined 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.

Coverage Period

The Regional Levee Fee is to be collected beginning the 61st day after the adoption of the Resolution approving the fee, as adopted by the SJAFCA Board of Directors and for 30-years thereafter, unless further amended or repealed.

Administration Costs

The estimated costs of administration for the Regional Levee Fee has been included in the fee rates program shown on **Table S1** and **Table 8**. The proposed administrative fee is 3% of the cost of the fee. However, to the extent each local agency has its own process for determining the administrative cost of the fee, this amount may be adjusted by each local agency accordingly. These administrative costs will cover the following:

- The development and administration of the Regional Levee Fee Program.
- Accounting costs associated with the Regional Levee Fee.

- Annual review of the fee program costs, fees, and policies.
- Annual reporting requirements associated with the fee program.
- Any other ongoing and recurring administrative procedures associated with the program.

Variations in Method

The local agencies will allow for variations in the method of fee payment, including:

- Use of any lawfully created Assessment District or Community Facilities District (CFD) to finance fee payment;
- Voluntary accelerated payment of the fee at the time of filing of any application for a tentative subdivision map, parcel map, or an earlier land use application, at the then-applicable rate; and,
- The collection of fees or other payments to fund improvements by the land use jurisdictions that are to be used by agreement to directly fund or reimburse the cost of the facilities funded by the fee.

The use of these alternative payment mechanisms and the collection of the Regional Levee Fee may vary among the local agencies, however, in any case, the alternative method of payment will be documented within an agreement or memorandum by the local agency.

Fee Credit / Reimbursement for the Design and Construction of Facilities

Developers may fund the planning, design, and construction of a portion of the facilities funded by the fee in exchange for credits against their individual project's fee obligation. In the event that a developer agrees to advance fund fees or directly plan, design, construct, and/or deliver facilities, a local agency will enter into a separate agreement with the developer specifying the level of fee credit, the process for receiving the credit, and the terms for utilizing the credit, in exchange for the planning, design, construction, and delivery of the facilities. In the event the value of the fee credit exceeds the Regional Levee Fee obligation and a reimbursement might be due, the agreement would also specify the specific terms upon which a reimbursement would be provided. Any fee credits and/or reimbursements will be provided in a manner consistent with SJAFCA adopted fee crediting policies. No credit for the Regional Levee Fee or reimbursement will be provided to a developer before entering into a credit and/or reimbursement agreement with the applicable local agency.

Refunds and Appeals Process

An applicant who has paid the Regional Levee Fee may request that such fee be refunded at any time prior to commencement of the development, although to do so would terminate any approved application or permit. Refunds will be made according to the policies and procedures of the Local Agencies and SJAFCA, as they are developed, and may reflect deductions to compensate for handling and administrative costs incurred by the Local Agencies and SJAFCA in processing the fee calculation, collection, and refund request.

Appeals regarding the determination of the applicability and amount of the development fee are to be made in writing to the SJAFCA Executive Director. The Executive Director shall respond to the appeal request in

writing within 30 days. The Executive Director's determination may be appealed to the SJAFCA Board of Directors. Any determination by the Board of Directors shall be considered final.

Annual Inflation Adjustment

The Regional Fee shall be adjusted each succeeding July 1st, commencing July 1, 2019, to reflect inflationary costs. The base fee rate shown in this study shall increase annually by the ratio which the *Engineering News Record's* Construction Cost Index (20 Cities) for the most recent December bears to the December 2018 index.

FEE PROGRAM ADMINISTRATION

The following describes the general procedures for the administration of the Regional Levee Fee. Each local agency's staff may develop more detailed administrative procedures or implement more specific policies after the adoption of the program in order to more efficiently administer the program and provide needed clarification in certain circumstances.

Fee Calculation

To calculate the Regional Levee Fee the following information is required:

- Land use category of the new development
- The Gross Developable Acreage (GDA) of the New Development as defined below
- The current fee rates

The following provides detailed information on each requirement.

Land Use Categorization

Each local agency's respective building department will determine the correct Regional Levee Fee rate by classifying the proposed development into one of the following four land use categories:

- Single-Family Residential
- Multifamily Residential
- Commercial
- Industrial

In order to classify the proposed development into one of the four land use categories, the agency will use the following information:

- The land use type from each local agency's zoning code that applies to the land upon which the development is proposed; and
- The descriptions of the four land use categories in this report found in the Land Use Categories discussion on page 9.

Determining the Gross Developable Acreage (GDA) of a New Development

A GDA of a New Development, for purposes of this fee calculation, is determined as described below:

For New Development of Vacant Land

In the case where a New Development 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 D**.
- For all other Single-Family residential projects that have impacts to the Mossdale Tract Area facilities the GDA is determined as follows:
 - For parcels up to 0.15 acres, the GDA is the actual acreage of the parcel.
 - For parcels greater than 0.15 acres 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 GDA will be calculated by multiplying the square footage³ of the residential structure by three 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, GDA 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, GDA 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.

For Development of Land with Existing or Pre-Existing Structures

In the case of expansion in excess of 300 square feet of an existing structure or the construction of a new structure within two 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 square feet, the GDA will be calculated by multiplying total new square footage of the expansion by three 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 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 three then expressing this square footage in terms of acres (dividing by 43,560 square feet per acre). The

³ **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.

net new square footage will be determined by subtracting from the new structure square footage from the documented previously existing structure square footage.

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.

CALCULATION STEPS

The following steps are required to calculate the development fee:

1. Determine the land use category based on the characteristics of the New Develop and the descriptions of the land use categories.
2. Determine the GDA of the New Development using the definition of GDA above.
3. Determine the total Regional Levee Fee by multiply the fee rate from step 1 and the GDA from step 2.

This is the fee applicable to the New Development.

Per Unit Fee Collection for Single-Family Residential Development

The above steps describe the calculation of the Regional Levee Fee on a New Development basis. In the case where a New Development is for subdivision of Single-Family Residential units and the fee has been calculated for an entire subdivision, the fee may be collected at the issuance of each building permit (and deferred to Final Inspection) for each residential unit. In this case, each local agency will determine the per unit GDA by dividing the GDA of the entire subdivision by the number of Single-Family units in the subdivision. This resulting per unit GDA will be multiplied by the current fee rate at the time of payment to determine the per unit fee cost.

Fee Revenue Accounting

The revenues raised by payment of the Regional Levee Fee shall be placed in a separate fund established by the SJAFCA (the Regional Levee Fee Fund). Separate and special accounts may be established in the Regional Levee Fee Fund and used to account for collected revenues, along with any interest earnings. Each local

agency will remit the collected funds to SJAFCA pursuant to the terms of the collection agreement executed between SJAFCA and the local agency.

Periodic Review and Cost Adjustment

SJAFCA will periodically review actual project costs and Regional Levee Fee collections to determine if any updates to the program are warranted. The periodic review will occur no less than every five years. During these reviews, the following aspects will be analyzed:

- Changes to the Improvements to be funded by the Regional Levee Fee program
- Changes in the cost to update or administer the Regional Levee Fee program
- Changes in annual financing costs
- Changes in assumed land uses
- Changes in other funding sources

Any changes to the Regional Levee Fee based on the periodic update will be presented to the SJAFCA Board of Directors for approval before an increase of the fee will take effect. SJAFCA will send notice to the local agencies of the fee change pursuant to the terms of the collection agreement(s) between SJAFCA and the local agencies.

The fifth fiscal year following the first deposit into the fee account or fund, and annually thereafter, each local agency is required to make all the following findings about that portion of the account or fund remaining unexpended:

- Identify the purpose for which the fee is to be used.
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to fulfill the phase 4 improvements.
- Designate the approximate dates that the funding referred to in the above paragraph is expected to be deposited in the appropriate account or fund.

SJAFCA must refund the unexpended or uncommitted revenue portion for which a need could not be demonstrated in the above findings unless the administrative costs exceed the amount of the refund.

According to Government Code §66006, SJAFCA is required to deposit, invest, account for, and expend the fees in the prescribed manner.

NEXUS FINDINGS

Authority

This report has been prepared in support of the Regional Levee Fee in accordance with the procedural guidelines established in AB 1600, codified in California Government §66000 et. seq. This code section sets forth the procedural requirements for establishing and collecting development impact fees. The procedures require that a “reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition.”

Specifically, each local agency imposing a fee must:

1. Identifying the purpose of the fee.
2. Identifying how the fee is to be used.
3. Determining that a reasonable relationship exists between the fee’s use and the type of development project on which the fee is imposed.
4. Determining how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
5. Demonstrating a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed.

Summary of Nexus Findings

The Regional Levee Fee to be collected for each land use is calculated based on applicability of planned new development to the capital improvement project and standardized acreage proportion of the land use category to the total cost of the improvement. With this approach, the following findings are made regarding the Regional Levee Fee:

1. Purpose of Fee

The capital improvements funded by the Interim Levee Fee are necessary to serve new residential and nonresidential development as described in the Adequate Progress Report.

2. Use of Fees

The Regional Levee Fee will be used to design and construct levee improvements in order to provide ULOP for the Mossdale Tract Area as further described in the Adequate Progress Report Update approved by SJAFCA.

3. Relationship Between Use of Fees and Type of Development

Development of Residential, Commercial, and Industrial land uses within the Mossdale Tract Area will require improved flood control and flood protection services. This Regional Levee Fee, in conjunction with other funding sources, will fund the improved SJAFCA flood protection system that will provide ULOP.

4. Relationship Between Need for Facility and Type of Project

Each Residential, Commercial, and Industrial development project adds to the incremental need for flood protection because of the increase in damage that would occur as a result of an uncontrolled flood, and the increased burden that the damages will place on the local agencies and SJAFCA. For the new development described in this Nexus Study to occur within the Mossdale Tract Area, the level of flood control needs to be improved to provide ULOP to the Area.

5. Relationship Between Amount of Fees and Cost of Facility

The appropriate common use factor for allocating costs to each land use is the Property Damage Index. **Table 6** shows the respective Property Damage Index for each land use.

SJAFCA, acting as LFMA has estimated the total cost of the required facilities. The allocation of the costs based on the acres adjusted by the Property Damage Index has been presented in **Table 7**. The result is the cost of the improvements attributed to each acre of Residential, Commercial, and Industrial development. This allocation demonstrates the relationship between the amount of fee and the cost of the portion of the facility attributed to the specific type of development upon which the fee is imposed.

APPENDIX A - PLANNED DEVELOPMENT DETAILS

Summary of Planned Development

1. Development that is expected to take place over the next 30-years is subject to the Fee. Development projections through 2060, as described in the attached Development Absorption Technical Memorandum RD 17 Basin Financing Plan Implementation - Updated Development Absorption Projections dated August 18, 2017 attached to this Appendix have been utilized to determine the amount of development expected to take place over the next 30-years.
2. The Mossdale Tract Area includes over 6,345 acres of highly developed agricultural lands that produce a variety of crops. The basin also includes urban areas within San Joaquin County, the Cities of Stockton, Lathrop, Manteca, and the urbanizing areas between these cities (as shown in **Figure 1**). The area subject to the Regional Levee Fee is expected to increase by approximately 1,882 Single-Family acres, 154 Multifamily acres, 952 Commercial acres, and 776 Industrial acres over the ensuing 30-Years (**Table A1**).
3. Growth in the City of Lathrop subject to the Regional Levee Fee is expected to amount to approximately 857 Single-Family acres, 86 Multifamily acres, 724 Commercial acres, and 790 Industrial acres.
4. Growth in the City of Manteca subject to the Regional Levee Fee is expected to amount to approximately 867 Single-Family acres, 22 Multifamily acres, 99 Commercial acres, and 27 Industrial acres.
5. Growth in the City of Stockton subject to the Regional Levee Fee is expected to amount to approximately 66 Single-Family acres, 55 Multifamily acres, 110 Commercial acres, and zero Industrial acres.
6. Growth within the currently unincorporated portions of San Joaquin County that would ultimately be annexed into the City Stockton that would be subject to the Regional Levee Fee is estimated to amount to 301 Single-Family acres, zero Multifamily acres, 69 Commercial acres, and zero Industrial acres. As described further below, assumptions were made in order to estimate the amount of development that would occur outside of the current City limits.

City of Lathrop

Active projects on vacant parcels identified by City staff include Central Lathrop Specific Plan, Crossroads/Industrial, Gateway, South Lathrop Specific Plan, East Lathrop, Mossdale Landing, Mossdale Landing East, Mossdale Landing South, and Mossdale Landing Other. PDFs and excel files that analyze development potential, undeveloped properties, and land use were provided by City staff to summarize total developable acreage for each project.

City of Manteca

Active projects on vacant parcels identified by City staff include Terra Ranch, Cerri, Denali, The Trails, Oakwood Trails, Oleander, and Sundance. City staff also identified unnamed projects summarized as Future Development. Land use summaries were provided by City staff to summarize total developable acreage by project.

City of Stockton

Active project on vacant parcels identified by City staff include the undeveloped portions of Weston Ranch. City of Stockton staff identified potential for future development outside of the current City limits. The City of Stockton is currently updating its General Plan and the General Plan will need to conform to the

requirements of the Delta Plan. Specific development projects have not been identified. Assumptions were made regarding the amount of development outside of the City limits and these assumptions have been reviewed by stakeholders working on the development of Adequate Progress Report. It is expected that as the City of Stockton finalizes its General Plan update and additional information is obtained over time, future updates of this report will reflect new information.

Planned Development Details

Table A1 Total Developable Acreage

Table A2 Total Developable Dwelling Units and Square Feet

Table A1
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Total Developable Acreage

| Area / Project | Single-Family | Multifamily | Commercial | Industrial | Total Acreage |
|----------------------------------------|----------------|--------------|----------------|--------------|----------------|
| City of Lathrop | | | | | |
| Central Lathrop | 661.5 | 64.1 | 273.0 | 0.0 | 998.6 |
| Mossdale Landing | 14.3 | 3.9 | 6.0 | 0.0 | 24.2 |
| Mossdale Landing East | 6.9 | 9.0 | 131.0 | 0.0 | 146.9 |
| Mossdale Landing South | 18.9 | 6.0 | 75.0 | 0.0 | 100.0 |
| Mossdale Landing Other | 131.6 | 0.0 | 0.0 | 0.0 | 131.6 |
| South Lathrop | 0.0 | 0.0 | 8.8 | 222.3 | 231.1 |
| Lathrop Gateway | 0.0 | 0.0 | 139.7 | 167.6 | 307.3 |
| Cross Roads | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Historic/East Lathrop | 23.2 | 2.6 | 90.0 | 400.0 | 515.8 |
| Subtotal City of Lathrop | 856.5 | 85.7 | 723.5 | 789.9 | 2,455.5 |
| City of Manteca | | | | | |
| Terra Ranch | 61.0 | 10.0 | 0.0 | 0.0 | 71.0 |
| Cerri | 160.0 | 0.0 | 0.0 | 0.0 | 160.0 |
| Future Development | 0.0 | 11.6 | 54.5 | 27.4 | 93.5 |
| Denali | 70.5 | 0.0 | 13.0 | 0.0 | 83.5 |
| The Trails of Manteca | 315.0 | 0.0 | 0.0 | 0.0 | 315.0 |
| Oakwood Trails | 168.0 | 0.0 | 31.5 | 0.0 | 199.5 |
| Oleander | 18.1 | 0.0 | 0.0 | 0.0 | 18.1 |
| Sundance | 74.3 | 0.0 | 0.0 | 0.0 | 74.3 |
| Subtotal City of Manteca | 866.9 | 21.6 | 99.0 | 27.4 | 1,014.9 |
| City of Stockton [3] | | | | | |
| Weston Ranch | 66.4 | 55.0 | 110.0 | 0.0 | 231.4 |
| Subtotal City of Stockton | 66.4 | 55.0 | 110.0 | 0.0 | 231.4 |
| San Joaquin County | | | | | |
| Future Stockton Annex | 0.0 | 0.0 | 69.2 | 0.0 | 69.2 |
| Future Manteca Annex | 275.3 | 0.0 | 0.0 | 0.0 | 275.3 |
| Oakwood Shores | 25.7 | 0.0 | 0.0 | 0.0 | 25.7 |
| Subtotal San Joaquin County | 301.0 | 0.0 | 69.2 | 0.0 | 370.2 |
| Total Developable Land | 2,090.8 | 162.3 | 1,001.7 | 817.3 | 4,072.1 |
| Gross Acreage to GDA Adjustment Factor | 90.0% | 95.0% | 95.0% | 95.0% | |
| Total GDA | 1,881.7 | 154.2 | 951.7 | 776.4 | 3,763.9 |

Sources: Updated Draft Technical Memorandum RD 17 Area: Overlay Assessment Rate Analysis, August 18, 2017.

Table A2
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Total Developable Dwelling Units and Square Feet

| Area / Project | Units | | | Square Feet | | |
|------------------------------------|---------------|--------------|---------------|-------------------|-------------------|-------------------|
| | Single-Family | Multifamily | Totals | Commercial | Industrial | Totals |
| City of Lathrop | | | | | | |
| Central Lathrop | 5,292 | 1,026 | 6,318 | 3,566,257 | 0 | 3,566,257 |
| Mossdale Landing | 66 | 62 | 128 | 78,408 | 0 | 78,408 |
| Mossdale Landing East | 38 | 144 | 182 | 1,711,908 | 0 | 1,711,908 |
| Mossdale Landing South | 140 | 150 | 290 | 980,100 | 0 | 980,100 |
| Mossdale Landing Other | 658 | 0 | 658 | 0 | 0 | 0 |
| South Lathrop | 0 | 0 | 0 | 114,998 | 2,905,016 | 3,020,015 |
| Lathrop Gateway | 0 | 0 | 0 | 1,825,600 | 2,190,197 | 4,015,796 |
| Cross Roads | 0 | 0 | 0 | 0 | 0 | 0 |
| Historic/East Lathrop | 198 | 42 | 240 | 1,176,120 | 5,227,200 | 6,403,320 |
| Subtotal City of Lathrop | 6,392 | 1,424 | 7,816 | 9,453,391 | 10,322,413 | 19,775,804 |
| City of Manteca | | | | | | |
| Terra Ranch | 212 | 200 | 412 | 0 | 0 | 0 |
| Cerri | 655 | 0 | 655 | 0 | 0 | 0 |
| Future Development | 0 | 233 | 233 | 712,206 | 358,063 | 1,070,269 |
| Denali | 315 | 0 | 315 | 169,884 | 0 | 169,884 |
| The Trails of Manteca | 1,163 | 0 | 1,163 | 0 | 0 | 0 |
| Oakwood Trails | 676 | 0 | 676 | 314,939 | 0 | 314,939 |
| Oleander | 87 | 0 | 87 | 0 | 0 | 0 |
| Sundance | 347 | 0 | 347 | 0 | 0 | 0 |
| Subtotal City of Manteca | 3,455 | 433 | 3,888 | 1,197,029 | 358,063 | 1,555,092 |
| City of Stockton [3] | | | | | | |
| Weston Ranch | 448 | 1,101 | 1,549 | 722,229 | 0 | 722,229 |
| Subtotal City of Stockton | 448 | 1,101 | 1,549 | 722,229 | 0 | 722,229 |
| San Joaquin County | | | | | | |
| Future Stockton Annex | 0 | 0 | 0 | 773,713 | 0 | 773,713 |
| Future Manteca Annex | 1,101 | 0 | 1,101 | 0 | 0 | 0 |
| Oakwood Shores | 140 | 0 | 140 | 0 | 0 | 0 |
| Subtotal San Joaquin County | 1,241 | 0 | 1,241 | 773,713 | 0 | 773,713 |
| Total | 11,536 | 2,958 | 14,494 | 12,146,362 | 10,680,476 | 22,826,838 |

Source: Final Update Technical Memorandum RD 17 Basin Financing Plan Implementation Updated Development Absorption Projections, August 18, 2017.

Final Updated Technical Memorandum

RD 17 Area Financing Plan Implementation

Updated Development Absorption Projections

August 18, 2017

Prepared by: Megan Jonsson

Reviewed by: Seth Wurzel, CGFM

Purpose

This memorandum has been prepared by Larsen Wurzel & Associates, Inc. (LWA) in support of the RD 17 Basin Financing Plan Implementation task for the purpose of providing information regarding the synthesis and intended use of the Development Absorption Projections (DAP). It is intended that the DAP will be used as the basis for the fiscal analyses, the Enhanced Infrastructure Financing District (EIFD) revenue projections, and the ongoing updates of the financing plan necessary to support continued findings of ULOP Adequate Progress for the land use agencies in the RD 17 Basin. This memorandum has been updated from the May 5, 2017 version to reflect comments received on the development projections from the land use agencies in the RD 17 Basin.

Methodology

The starting point for the preparation of the attached DAP is contained in the RD 17 Area: Adequate Progress Report for Urban Level of Protection Final Report June 14, 2016. This information was originally compiled from varying sources depending on the Agency and development area. Information for the City of Lathrop was obtained from planning staff and land owner interests. Information for the City of Manteca was obtained in a compiled format from planning staff. As part of this update, revision was made through coordination with City and County staff as described further below.

Generally, for this analysis, LWA utilized the dwelling unit densities and non-residential building coverage percentages previously provided in support of the land use analyses supporting the ULOP Adequate Progress Report Financial Plan and Interim Develop Impact Fee Nexus Study. Whereas, in order to provide a conservative estimate for the purposes of calculating fees LWA generally defaults to lower more standardized coverage ratios for non-residential development, for this analysis, LWA utilized the target densities and coverage percentages previously provided. However, in cases where no dwelling unit or square footage information had been previously provided (only acreage) the following default dwelling unit densities and floor area ratios¹ (FAR) were used:

- Single-Family Residential: six dwelling units per acre
- Multifamily Residential: 15 dwelling units per acre
- Non-residential: FAR of 0.3

¹ A floor area ratio is the relationship of building square feet to land square feet

Where no specific absorptions information was provided, Residential was assumed to develop 80 dwelling units per year and non-residential was assumed to develop 50,000 square feet per year. For developments that included residential and non-residential land designations, non-residential absorption was delayed by two years following residential absorption.

City of Lathrop

City of Lathrop staff provided LWA with updated remaining development projections intended to support the City's Integrated Water Resources Master Plan (IWRMP) Update. These projections included development absorption assumptions in five-year increments from 2020 through 2040 and a lump-sum amount of development for buildout thereafter. Each of the five-year projections were spread evenly over the preceding yearly timeframe and buildout was spread evenly over the subsequent 20 years (2041 through 2060). While it had previously been determined appropriate to use the respective area's specific plan limits and updated developer provided information for Commercial and Industrial developments in South Lathrop, Lathrop Gateway, Cross Roads, and Historic/East Lathrop, City of Lathrop staff requested to further refine development projections across the city after the Final Update Memorandum dated May 17, 2017. Changes to the DAP for City of Lathrop were as follows:

- In South Lathrop, Lathrop Gateway, Cross Roads, and Historic/East Lathrop the FAR for commercial and industrial development was reverted from 0.4 back to 0.3, matching the rest of the city's development.
- In Lathrop Gateway, the Buildout development was pulled forward to begin in 2026 and to be completed by 2040. The total amount of development was not changed.
- For fiscal impact analyses, the City refined mixed-use area definitions and allocations between sales tax generating uses (retail) and non-sales tax generating uses (office/service commercial). This refinement provided more detail for the split of uses originally defined as commercial into respective categories of retail versus non-retail in development areas.

City of Manteca

City of Manteca staff provided LWA with an inventory of finished, entitled, master plan, and pending lots/units in addition to tentative development subdivision maps. The information from these sources was compiled and projected according to estimated timing provided by the City staff. Terra Ranch development was assumed to commence in 2018, followed by Cerri and Future Development; follow by Denali; finally followed by Oakwood Trails and The Trails of Manteca.

In the case of the Oleander and Sundance developments, only those developable parcels determine to be within the 200-Year Floodplain (based upon an overlay of the GIS based 200-Year Floodplain boundary with the tentative subdivision map) were included in the attached DAP. The remaining vacant lots in Oleander were assumed to buildout in 2020 and Sundance was assumed to develop its remaining units the following year.

City of Stockton

LWA surveyed the remaining Weston Ranch developable parcels through aerial photographs and obtained assessor's parcel data through an online service. The City of Lathrop also provided an inventory of vacant land parcels compiled by Lathrop/Weston Ranch Realty. These two sources of data were verified to match.

Development was assumed to commence in 2020 with the assumption that City of Stockton would have satisfied the ULOP Adequate Progress Finding requirement by that time.

San Joaquin County

Although it was assumed in the Adequate Progress Report and Interim Development Impact Fee Nexus Study that 1,400 acres of undeveloped agricultural land currently located in the unincorporated portion of the County would be developed after annexation to City of Stockton, based on an analysis by County Staff, it has since been determined that this assumption might be impractical.

The City of Stockton, as part of an update to its General Plan, is currently considering a reduction of its sphere of influence in the RD 17 Area back to the current city limits at the Southern border of Weston Ranch. Further, this area is not slated for development in the County's current General Plan and there are no plans by the County to provide urban services in the area south of Weston Ranch. As a result, the County has determined that it would be inappropriate to assume that there would be any development in this area because there is no plan at this time by any land use agency for the provision of municipal services.

Future Stockton Annexation Area

With these factors considered, it is also acknowledged that the proposed Veteran's Affairs (VA) Hospital site is within the current City of Stockton's sphere of influence, south of Weston Ranch and growth along the I-5 corridor between Weston Ranch and the VA hospital is likely in the future. As part of the City's ongoing General Plan update, preferred land use alternatives have been reviewed and input has been provided by the City Council as part of that process. As a result, and in coordination with City planning staff, the absorption analysis has been updated to reflect an estimated 70 acres of planned commercial development. Approximately 30 acres is assumed to develop with a FAR of 0.2 and approximately 40 acres at a FAR of 0.3 for a total of just over 773,700 square feet of commercial development assumed to begin in 2027 at 25,000 square feet per year.

Future Manteca Annexation Area

As part of the City of Manteca's review and after consideration of the planned development time horizon, City staff has identified approximately 275 acres within the City's Sphere of Influence and 200-Year Floodplain that could be assumed to develop as low density residential with an average density of four dwelling units per acre commencing in 2035 at 80 dwelling units per year.

Oakwood Shores

Oakwood Shores is located in the unincorporated portion of San Joaquin county west of Manteca's City limit but within the City's sphere of influence. Although the development has been identified as a small community not subject to the SB5 development restrictions, it will benefit from the levee Project and therefore has been included in the DAP with the assumption that remaining development would contribute funding as a result of this benefit. The remaining Single-Family residential development has been included within the updated analysis.

Next Steps

LWA has developed the attached updated DAP based on meetings with representative staff from the Cities of Lathrop, Manteca, Stockton, and San Joaquin County and their follow-on review. LWA will be utilizing the attached information to support the previously discussed analyses.

| Development Area / Project [1] | Units | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 |
|-------------------------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|------|------|------|------|-------|-------|-------|-------|
| City of Lathrop [2] | | | | | | | | | | | | | | | | | | | | | | | |
| Central Lathrop | | | | | | | | | | | | | | | | | | | | | | | |
| High Density Residential | du | - | - | - | 54.8 | 54.8 | 54.8 | 54.8 | 54.8 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Variable Density Residential | du | 200.0 | 200.0 | 200.0 | 145.2 | 145.2 | 145.2 | 145.2 | 145.2 | 181.8 | 181.8 | 181.8 | 181.8 | 181.8 | - | - | - | - | - | - | - | - | - |
| Residential/Mixed Use | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Variable Density Residential Flex | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Office | ksf | 41.4 | 41.4 | 41.4 | 25.5 | 25.5 | 25.5 | 25.5 | 25.5 | 26.1 | 26.1 | 26.1 | 26.1 | 26.1 | 28.0 | 28.0 | 28.0 | 28.0 | 28.0 | 51.0 | 51.0 | 51.0 | 51.0 |
| Office Commercial (20% Retail / 80% Non-Retail) | ksf | 41.4 | 41.4 | 41.4 | 25.5 | 25.5 | 25.5 | 25.5 | 25.5 | 26.1 | 26.1 | 26.1 | 26.1 | 26.1 | 28.0 | 28.0 | 28.0 | 28.0 | 28.0 | 51.0 | 51.0 | 51.0 | 51.0 |
| Neighborhood Commercial (50% Retail / 50% Non-Retail) | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| P-SP, Neighborhood Commercial (0% Retail / 100% Non-Retail) | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Specialty Commercial (50% Retail / 50% Non-Retail) | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Parks | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Schools | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Public Landscaping | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal Central Lathrop du | | 200.0 | 200.0 | 200.0 | 200.0 | 200.0 | 200.0 | 200.0 | 200.0 | 181.8 | 181.8 | 181.8 | 181.8 | 181.8 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Subtotal Central Lathrop ksf | | 82.8 | 82.8 | 82.8 | 51.0 | 51.0 | 51.0 | 51.0 | 51.0 | 52.3 | 52.3 | 52.3 | 52.3 | 52.3 | 55.9 | 55.9 | 55.9 | 55.9 | 55.9 | 101.9 | 101.9 | 101.9 | 101.9 |
| Mosssdale Landing | | | | | | | | | | | | | | | | | | | | | | | |
| Low Density Residential | du | - | - | - | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | - | - | - | - | - | - | - | - | - |
| Medium Density Residential | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| High Density Residential | du | 20.7 | 20.7 | 20.7 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Commercial (20% Retail / 80% Non-Retail) | ksf | - | - | - | 7.8 | 7.8 | 7.8 | 7.8 | 7.8 | 7.8 | 7.8 | 7.8 | 7.8 | 7.8 | - | - | - | - | - | - | - | - | - |
| Community Park | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Neighborhood Park | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Schools | ksf | - | - | - | 42.3 | 42.3 | 42.3 | 42.3 | 42.3 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Public Landscaping | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal Mosssdale Landing du | | 20.7 | 20.7 | 20.7 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Subtotal Mosssdale Landing ksf | | 0.0 | 0.0 | 0.0 | 50.2 | 50.2 | 50.2 | 50.2 | 50.2 | 7.8 | 7.8 | 7.8 | 7.8 | 7.8 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Mosssdale Landing East | | | | | | | | | | | | | | | | | | | | | | | |
| Low Density Residential | du | 12.7 | 12.7 | 12.7 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Medium Density Residential | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| High Density Residential | du | 18.0 | 18.0 | 18.0 | 18.0 | 18.0 | 18.0 | 18.0 | 18.0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Commercial (20% Retail / 80% Non-Retail) | ksf | 4.4 | 4.4 | 4.4 | 52.3 | 52.3 | 52.3 | 52.3 | 52.3 | 287.5 | 287.5 | 287.5 | 287.5 | 287.5 | - | - | - | - | - | - | - | - | - |
| Parks | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Public Landscaping | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal Mosssdale Landing East du | | 30.7 | 30.7 | 30.7 | 18.0 | 18.0 | 18.0 | 18.0 | 18.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Subtotal Mosssdale Landing East ksf | | 4.4 | 4.4 | 4.4 | 52.3 | 52.3 | 52.3 | 52.3 | 52.3 | 287.5 | 287.5 | 287.5 | 287.5 | 287.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Mosssdale Landing South | | | | | | | | | | | | | | | | | | | | | | | |
| Medium Density Residential | du | - | - | - | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | - | - | - | - | - | - | - | - | - |
| High Density Residential | du | 50.0 | 50.0 | 50.0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Commercial (20% Retail / 80% Non-Retail) | ksf | - | - | - | 13.1 | 13.1 | 13.1 | 13.1 | 13.1 | 183.0 | 183.0 | 183.0 | 183.0 | 183.0 | - | - | - | - | - | - | - | - | - |
| Parks | ksf | - | - | - | 13.1 | 13.1 | 13.1 | 13.1 | 13.1 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Public Landscaping | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal Mosssdale Landing South du | | 50.0 | 50.0 | 50.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Subtotal Mosssdale Landing South ksf | | 0.0 | 0.0 | 0.0 | 26.1 | 26.1 | 26.1 | 26.1 | 26.1 | 183.0 | 183.0 | 183.0 | 183.0 | 183.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Mosssdale Landing Other | | | | | | | | | | | | | | | | | | | | | | | |
| Low Density Residential | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal Mosssdale Landing Other du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Subtotal Mosssdale Landing Other ksf | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| South Lathrop | | | | | | | | | | | | | | | | | | | | | | | |
| Light Industrial / R&D Flex | ksf | 596.7 | 596.7 | 596.7 | 173.6 | 173.6 | 173.6 | 173.6 | 173.6 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Office | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Office Commercial(20% Retail / 80% Non-Retail) | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Open Space | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Public Landscaping | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal South Lathrop du | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal South Lathrop ksf | | 596.7 | 596.7 | 596.7 | 173.6 | 173.6 | 173.6 | 173.6 | 173.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

| Development Area / Project [1] | Units | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 |
|------------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------|---------|---------|---------|
| Lathrop Gateway | | | | | | | | | | | | | | | | | | | | | | | |
| Light Industrial / R&D Flex | ksf | - | - | - | - | - | - | - | - | 109.5 | 109.5 | 109.5 | 109.5 | 109.5 | 109.5 | 109.5 | 109.5 | 109.5 | 109.5 | 219.0 | 219.0 | 219.0 | 219.0 |
| Office | ksf | - | - | - | - | - | - | - | - | 45.6 | 45.6 | 45.6 | 45.6 | 45.6 | 45.6 | 45.6 | 45.6 | 45.6 | 45.6 | 91.3 | 91.3 | 91.3 | 91.3 |
| Office Commercial(20% Retail / 80% Non-Retail) | ksf | - | - | - | - | - | - | - | - | 45.6 | 45.6 | 45.6 | 45.6 | 45.6 | 45.6 | 45.6 | 45.6 | 45.6 | 45.6 | 91.3 | 91.3 | 91.3 | 91.3 |
| Open Space | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Public Landscaping | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal Lathrop Gateway du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Subtotal Lathrop Gateway ksf | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 200.8 | 200.8 | 200.8 | 200.8 | 200.8 | 200.8 | 200.8 | 200.8 | 200.8 | 200.8 | 401.6 | 401.6 | 401.6 | 401.6 |
| Cross Roads | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Commercial | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal Cross Roads du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Subtotal Cross Roads ksf | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Historic/East Lathrop | | | | | | | | | | | | | | | | | | | | | | | |
| Low Density Residential | du | 1.3 | 1.3 | 1.3 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 |
| Medium Density Residential | du | 9.0 | 9.0 | 9.0 | 5.4 | 5.4 | 5.4 | 5.4 | 5.4 | 5.4 | 5.4 | 5.4 | 5.4 | 5.4 | 5.4 | 5.4 | 5.4 | 5.4 | 5.4 | 5.8 | 5.8 | 5.8 | 5.8 |
| High Density Residential | du | 2.3 | 2.3 | 2.3 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 |
| Commercial (20% Retail / 80% Non-Retail) | ksf | 65.3 | 65.3 | 65.3 | 39.2 | 39.2 | 39.2 | 39.2 | 39.2 | 52.3 | 52.3 | 52.3 | 52.3 | 52.3 | 52.3 | 52.3 | 52.3 | 52.3 | 52.3 | 52.3 | 52.3 | 52.3 | 52.3 |
| Industrial | ksf | 108.9 | 108.9 | 108.9 | 65.3 | 65.3 | 65.3 | 65.3 | 65.3 | 130.7 | 130.7 | 130.7 | 130.7 | 130.7 | 261.4 | 261.4 | 261.4 | 261.4 | 261.4 | 522.7 | 522.7 | 522.7 | 522.7 |
| Parks | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Schools | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal Historic/East Lathrop du | | 12.7 | 12.7 | 12.7 | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 8.4 | 8.4 | 8.4 | 8.4 |
| Subtotal Historic/East Lathrop ksf | | 174.2 | 174.2 | 174.2 | 104.5 | 104.5 | 104.5 | 104.5 | 104.5 | 183.0 | 183.0 | 183.0 | 183.0 | 183.0 | 313.6 | 313.6 | 313.6 | 313.6 | 313.6 | 575.0 | 575.0 | 575.0 | 575.0 |
| Subtotal City of Lathrop du | | 314.0 | 314.0 | 314.0 | 246.6 | 246.6 | 246.6 | 246.6 | 246.6 | 210.4 | 210.4 | 210.4 | 210.4 | 210.4 | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 8.4 | 8.4 | 8.4 | 8.4 |
| Subtotal City of Lathrop ksf | | 858.0 | 858.0 | 858.0 | 457.7 | 457.7 | 457.7 | 457.7 | 457.7 | 914.3 | 914.3 | 914.3 | 914.3 | 914.3 | 570.4 | 570.4 | 570.4 | 570.4 | 570.4 | 1,078.5 | 1,078.5 | 1,078.5 | 1,078.5 |
| City of Manteca [3][4][5][6] | | | | | | | | | | | | | | | | | | | | | | | |
| Terra Ranch | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | du | 80.0 | 80.0 | 52.0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Multifamily | du | - | - | 28.0 | 80.0 | 80.0 | 12.0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal Terra Ranch du | | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 12.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Cerri | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | du | - | - | - | - | 20.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 75.0 | - | - | - | - | - | - | - | - | - |
| Subtotal Cerri du | | 0.0 | 0.0 | 0.0 | 0.0 | 20.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 75.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Future Development | | | | | | | | | | | | | | | | | | | | | | | |
| Multifamily | du | - | - | - | - | 80.0 | 80.0 | 73.0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Commercial | ksf | - | - | - | - | - | - | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 62.2 | - | - | - |
| Industrial | ksf | - | - | - | - | - | - | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 58.1 | - | - | - | - | - | - | - | - | - |
| Subtotal Future Development du | | 0.0 | 0.0 | 0.0 | 0.0 | 80.0 | 80.0 | 73.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Subtotal Future Development ksf | | 0.0 | 0.0 | 0.0 | 0.0 | 80.0 | 80.0 | 73.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Denali | | | | | | | | | | | | | | | | | | | | | | | |
| Single Family | du | - | - | - | - | - | - | - | - | - | - | - | - | 80.0 | 80.0 | 80.0 | 75.0 | - | - | - | - | - | - |
| Commercial | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 50.0 | 50.0 | 50.0 | 19.9 | - | - | - | - |
| Subtotal Denali du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 80.0 | 80.0 | 80.0 | 75.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Subtotal Denali ksf | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 50.0 | 50.0 | 50.0 | 19.9 | 0.0 | 0.0 | 0.0 | 0.0 |
| The Trails of Manteca | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 |
| Subtotal The Trails of Manteca du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 |
| Oakwood Trails | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 80.0 | 80.0 | 80.0 | 80.0 |
| Commercial | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 50.0 | 50.0 |
| Subtotal Oakwood Trails du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 80.0 | 80.0 | 80.0 | 80.0 |
| Subtotal Oakwood Trails ksf | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 50.0 | 50.0 |
| Oleander [7] | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | du | - | - | 87.0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal Oleander du | | 0.0 | 0.0 | 87.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

| Development Area / Project [1] | Units | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 |
|--------------------------------------------------|-------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--------------------|---------------------|---------------------|---------------------|--------------------|---------------------|---------------------|---------------------|---------------------|
| | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Sundance [7]</i> | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | du | - | - | - | 80.0 | 80.0 | 80.0 | 80.0 | 27.0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| <i>Subtotal Sundance du</i> | | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> | <i>27.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> |
| <i>Subtotal City of Manteca du</i> | | <i>80.0</i> | <i>80.0</i> | <i>167.0</i> | <i>160.0</i> | <i>260.0</i> | <i>252.0</i> | <i>233.0</i> | <i>107.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> | <i>155.0</i> | <i>80.0</i> | <i>80.0</i> | <i>75.0</i> | <i>0.0</i> | <i>80.0</i> | <i>160.0</i> | <i>160.0</i> | <i>160.0</i> | <i>160.0</i> |
| <i>Subtotal City of Manteca ksf</i> | | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>100.0</i> | <i>100.0</i> | <i>100.0</i> | <i>100.0</i> | <i>100.0</i> | <i>100.0</i> | <i>108.1</i> | <i>50.0</i> | <i>100.0</i> | <i>100.0</i> | <i>100.0</i> | <i>69.9</i> | <i>50.0</i> | <i>62.2</i> | <i>50.0</i> | <i>50.0</i> |
| | | | | | | | | | | | | | | | | | | | | | | | |
| City of Stockton | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Weston Ranch [8][9][10]</i> | | | | | | | | | | | | | | | | | | | | | | | |
| Single Family | du | - | - | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 48.0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Multifamily | du | - | - | - | 152.0 | 153.0 | - | - | - | 150.0 | 150.0 | - | - | - | - | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 16.0 | - |
| Commercial | ksf | - | - | - | - | 250.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 |
| <i>Subtotal City of Stockton du</i> | | <i>0.0</i> | <i>0.0</i> | <i>80.0</i> | <i>232.0</i> | <i>233.0</i> | <i>80.0</i> | <i>80.0</i> | <i>48.0</i> | <i>150.0</i> | <i>150.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> | <i>16.0</i> | <i>0.0</i> |
| <i>Subtotal City of Stockton ksf</i> | | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>250.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> |
| | | | | | | | | | | | | | | | | | | | | | | | |
| San Joaquin County [11] | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Future Stockton Annex</i> | | | | | | | | | | | | | | | | | | | | | | | |
| Single Family | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Multifamily | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Commercial [12] | ksf | - | - | - | - | - | - | - | - | - | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 |
| Industrial | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| <i>Subtotal Future Stockton Annex du</i> | | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> |
| <i>Subtotal Future Stockton Annex ksf</i> | | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> |
| <i>Future Manteca Annex</i> | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family [13] | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 |
| <i>Subtotal Future Manteca Annex du</i> | | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> |
| <i>Oakwood Shores [14]</i> | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | du | 80.0 | 60.0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| <i>Subtotal Oakwood Shores du</i> | | <i>80.0</i> | <i>60.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> |
| <i>Subtotal San Joaquin County du</i> | | <i>80.0</i> | <i>60.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> | <i>80.0</i> |
| <i>Subtotal San Joaquin County ksf</i> | | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>0.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> | <i>25.0</i> |
| | | | | | | | | | | | | | | | | | | | | | | | |
| Total RD 17 Basin Dwelling Units | | 474.0 | 454.0 | 561.0 | 638.6 | 739.6 | 578.6 | 559.6 | 401.6 | 440.4 | 440.4 | 290.4 | 290.4 | 365.4 | 88.0 | 168.0 | 163.0 | 88.0 | 248.0 | 328.4 | 328.4 | 264.4 | 248.4 |
| Total RD 17 Basin Square Feet | | 858.0 | 858.0 | 858.0 | 457.7 | 707.7 | 482.7 | 582.7 | 582.7 | 1,039.3 | 1,064.3 | 1,064.3 | 1,064.3 | 1,072.4 | 670.4 | 720.4 | 720.4 | 720.4 | 690.2 | 1,178.5 | 1,190.7 | 1,178.5 | 1,178.5 |

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

Indicates an update from the May 17, 2017 version.

[1] All residential is reported by dwelling units. All non-residential is reported by 1,000 square feet.

[2] Lathrop projections are assumed to be the similar as those presented in the Lathrop Water Master Plan Draft 23 December 2016; some adjustments were made as outlined in the technical memorandum. Non-residential is assumed to have a FAR consistent with target coverage percentage provided by City in support of the ULOP Adequate Progress Report Financial Plan. If no target was provided the default FAR is assumed to be 0.3.

[3] Manteca residential assumed to develop at 80 dwelling units per year.

[4] Manteca commercial and industrial assumed to develop at 50,000 square feet per year.

[5] Manteca absorption modeled per 03/20/2017 meeting with City staff. Developments sequenced as follows: Terra Ranch, followed by Cerri and Future Development, followed by Denali, followed by Oakwood Trails and The Trails of Manteca.

[6] Manteca adevelopments including residential and non-residential, delayed absorption of non-residential two years following residential absorption.

[7] Manteca Oleander and Sundance developments were analyzed and only those developable parcels determine to be within the 200-Year Flood Plain were included.

[8] Stockton Single-Family Residential assumed to develop at 80 dwelling units per year starting in 2020.

[9] Stockton Multifamily assumed to develop the 15.23 acre northern designation in 2021 over two years, 15 acres of eastern development in 2026 over two years, and remaining 24.78 eastern acreage to begin development in 2032 at 80 dwelling units per year.

[10] Stockton Commercial assumed to develop 250,000 square feet in 2022 followed by 25,000 square feet per year thereafter.

[11] Although San Joaquin County was assumed to have 1,400 acres of development per RD 17 Area: Adequate Progress Report for Urban Level of Protection Final Report June 14, 2016, this development was removed due to several factors highlighted by San Joaquin County staff.

[12] Stockton has indicated the potential for Commercial development within the City's Sphere of Influence, south of Weston Ranch, due to the proposed Veteran's Affair Hospital. This area is assumed to begin development in 2027 at 25,000 square feet per year.

[13] Manteca has indicated the potential for development of approximately 275 acres of land within the City's Sphere of Influence, designated as low density residential in the City's General Plan Update, an assumed density of 4 dwelling units per acre is projected to begin absorption in 2035 at 80 dwelling units per year.

[14] Oakwood Shores is located in the unincorporated area in San Joaquin County and will benefit from the levee Project.

Prepared By LWA

| Development Area / Project [1] | Units | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | Total |
|------------------------------------------------|-------|---------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|----------|
| Lathrop Gateway | | | | | | | | | | | | | | | | | | | | | | | |
| Light Industrial / R&D Flex | ksf | 219.0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2,190.2 |
| Office | ksf | 91.3 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 912.8 |
| Office Commercial(20% Retail / 80% Non-Retail) | ksf | 91.3 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 912.8 |
| Open Space | ksf | - | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 274.4 |
| Public Landscaping | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.0 |
| Subtotal Lathrop Gateway du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Subtotal Lathrop Gateway ksf | | 401.6 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 13.7 | 4,290.2 |
| Cross Roads | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.0 |
| Commercial | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.0 |
| Subtotal Cross Roads du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Subtotal Cross Roads ksf | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Historic/East Lathrop | | | | | | | | | | | | | | | | | | | | | | | |
| Low Density Residential | du | 1.2 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 34.0 |
| Medium Density Residential | du | 5.8 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 164.0 |
| High Density Residential | du | 1.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 42.0 |
| Commercial (20% Retail / 80% Non-Retail) | ksf | 52.3 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1,176.1 |
| Industrial | ksf | 522.7 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 5,227.2 |
| Parks | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.0 |
| Schools | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.0 |
| Subtotal Historic/East Lathrop du | | 8.4 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 240.0 |
| Subtotal Historic/East Lathrop ksf | | 575.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 6,403.3 |
| Subtotal City of Lathrop du | | 8.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 7,816.0 |
| Subtotal City of Lathrop ksf | | 1,078.5 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 287.3 | 23,424.4 |
| City of Manteca [3][4][5][6] | | | | | | | | | | | | | | | | | | | | | | | |
| Terra Ranch | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 212.0 |
| Multifamily | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 200.0 |
| Subtotal Terra Ranch du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 412.0 |
| Cerri | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 655.0 |
| Subtotal Cerri du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 655.0 |
| Future Development | | | | | | | | | | | | | | | | | | | | | | | |
| Multifamily | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 233.0 |
| Commercial | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 712.2 |
| Industrial | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 358.1 |
| Subtotal Future Development du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 233.0 |
| Subtotal Future Development ksf | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,070.3 |
| Denali | | | | | | | | | | | | | | | | | | | | | | | |
| Single Family | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 315.0 |
| Commercial | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 169.9 |
| Subtotal Denali du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 315.0 |
| Subtotal Denali ksf | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 169.9 |
| The Trails of Manteca | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | du | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 43.0 | - | - | - | - | - | - | - | - | - | - | - | 1,163.0 |
| Subtotal The Trails of Manteca du | | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 43.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,163.0 |
| Oakwood Trails | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | du | 80.0 | 80.0 | 80.0 | 80.0 | 36.0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 676.0 |
| Commercial | ksf | 50.0 | 50.0 | 50.0 | 50.0 | 14.9 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 314.9 |
| Subtotal Oakwood Trails du | | 80.0 | 80.0 | 80.0 | 80.0 | 36.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 676.0 |
| Subtotal Oakwood Trails ksf | | 50.0 | 50.0 | 50.0 | 50.0 | 14.9 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 314.9 |
| Oleander [7] | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 87.0 |
| Subtotal Oleander du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 87.0 |

| Development Area / Project [1] | Units | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | Total |
|-------------------------------------------|-------|----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------|
| | | | | | | | | | | | | | | | | | | | | | | | |
| Sundance [7] | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 347.0 |
| Subtotal Sundance du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 347.0 |
| Subtotal City of Manteca du | | 160.0 | 160.0 | 160.0 | 160.0 | 116.0 | 80.0 | 80.0 | 80.0 | 80.0 | 43.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 3,888.0 |
| Subtotal City of Manteca ksf | | 50.0 | 50.0 | 50.0 | 50.0 | 14.9 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,555.1 |
| | | | | | | | | | | | | | | | | | | | | | | | |
| City of Stockton | | | | | | | | | | | | | | | | | | | | | | | |
| Weston Ranch [8][9][10] | | | | | | | | | | | | | | | | | | | | | | | |
| Single Family | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 448.0 |
| Multifamily | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1,101.0 |
| Commercial | ksf | 25.0 | 22.2 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 722.2 |
| Subtotal City of Stockton du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,549.0 |
| Subtotal City of Stockton ksf | | 25.0 | 22.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 722.2 |
| | | | | | | | | | | | | | | | | | | | | | | | |
| San Joaquin County [11] | | | | | | | | | | | | | | | | | | | | | | | |
| Future Stockton Annex | | | | | | | | | | | | | | | | | | | | | | | |
| Single Family | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.0 |
| Multifamily | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.0 |
| Commercial [12] | ksf | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 23.7 | - | - | - | 773.7 |
| Industrial | ksf | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.0 |
| Subtotal Future Stockton Annex du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Subtotal Future Stockton Annex ksf | | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 23.7 | 0.0 | 0.0 | 0.0 | 773.7 |
| Future Manteca Annex | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family [13] | du | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 61.0 | - | - | - | - | - | - | - | - | - | - | - | - | 1,101.0 |
| Subtotal Future Manteca Annex du | | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 61.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,101.0 |
| Oakwood Shores [14] | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family | du | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 140.0 |
| Subtotal Oakwood Shores du | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 140.0 |
| Subtotal San Joaquin County du | | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 80.0 | 61.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,241.0 |
| Subtotal San Joaquin County ksf | | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 23.7 | 0.0 | 0.0 | 0.0 | 773.7 |
| | | | | | | | | | | | | | | | | | | | | | | | |
| Total RD 17 Basin Dwelling Units | | 248.4 | 465.4 | 465.4 | 465.4 | 421.4 | 385.4 | 385.4 | 385.4 | 366.4 | 268.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 225.4 | 14,494.0 |
| Total RD 17 Basin Square Feet | | 1,178.5 | 384.5 | 362.3 | 362.3 | 327.2 | 312.3 | 312.3 | 312.3 | 312.3 | 312.3 | 312.3 | 312.3 | 312.3 | 312.3 | 312.3 | 312.3 | 312.3 | 311.0 | 287.3 | 287.3 | 287.3 | 26,475.4 |

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

Indicates an update from the May 17, 2017 version.

[1] All residential is reported by dwelling units. All non-residential is reported by 1,000 square feet.

[2] Lathrop projections are assumed to be the similar as those presented in the Lathrop Water Master Plan Draft 23 December 2016; some adjustments were made as outlined in the technical memorandum. Non-residential is assumed to have a FAR consistent with target coverage percentage provided by City in support of the ULOP Adequate Progress Report Financial Plan. If no target was provided the default FAR is assumed to be 0.3.

[3] Manteca residential assumed to develop at 80 dwelling units per year.

[4] Manteca commercial and industrial assumed to develop at 50,000 square feet per year.

[5] Manteca absorption modeled per 03/20/2017 meeting with City staff. Developments sequenced as follows: Terra Ranch, followed by Cerri and Future Development, followed by Denali, followed by Oakwood Trails and The Trails of Manteca.

[6] Manteca adevelopments including residential and non-residential, delayed absorption of non-residential two years following residential absorption.

[7] Manteca Oleander and Sundance developments were analyzed and only those developable parcels determine to be within the 200-Year Flood Plain were included.

[8] Stockton Single-Family Residential assumed to develop at 80 dwelling units per year starting in 2020.

[9] Stockton Multifamily assumed to develop the 15.23 acre northern designation in 2021 over two years, 15 acres of eastern development in 2026 over two years, and remaining 24.78 eastern acreage to begin development in 2032 at 80 dwelling units per year.

[10] Stockton Commercial assumed to develop 250,000 square feet in 2022 followed by 25,000 square feet per year thereafter.

[11] Although San Joaquin County was assumed to have 1,400 acres of development per RD 17 Area: Adequate Progress Report for Urban Level of Protection Final Report June 14, 2016, this development was removed due to several factors highlighted by San Joaquin County staff.

[12] Stockton has indicated the potential for Commercial development within the City's Sphere of Influence, south of Weston Ranch, due to the proposed Veteran's Affair Hospital. This area is assumed to begin development in 2027 at 25,000 square feet per year.

[13] Manteca has indicated the potential for development of approximately 275 acres of land within the City's Sphere of Influence, designated as low density residential in the City's General Plan Update, an assumed density of 4 dwelling units per acre is projected to begin absorption in 2035 at 80 dwelling units per year.

[14] Oakwood Shores is located in the unincorporated area in San Joaquin County and will benefit from the levee Project.

APPENDIX B – SJAFCA PROJECT EXPENDITURES DISCOUNT & ESCALATION TO 2018 DOLLARS

Table B1..... SJAFCA Project Expenditures Discount & Escalation to 2018 Dollars

Table B1
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
SJAFCA Project Expenditures Discount & Escalation

| Area / Project | Total | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|----------------------------------------------------------------------------|-------------|------|------|------|------|---------|---------|---------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|-----------|
| Discount / Escalation Rate | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 0% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |
| Total SJAFCA Project Expenditures | 176,476,304 | 0 | 0 | 0 | 0 | 719,212 | 719,212 | 789,704 | 1,001,181 | 1,092,229 | 3,782,444 | 3,333,419 | 3,433,422 | 28,573,074 | 34,030,200 | 49,737,785 | 43,718,078 | 5,546,343 |
| Discount / Escalation of Total SJAFCA Project Expenditures to 2018 Dollars | 150,834,335 | 0 | 0 | 0 | 0 | 809,479 | 785,902 | 837,797 | 1,031,217 | 1,092,229 | 3,672,276 | 3,142,068 | 3,142,068 | 25,386,807 | 29,354,749 | 41,654,612 | 35,546,798 | 4,378,334 |

Source: 2018 Adequate Progress Report Update

Notes:
Escalation Formula to 2018 Dollar: $FV_{2018} = PV_{Year} * (1 + 0.03)^{(2018-Year)}$
Discount Formula to 2018 Dollar: $PV_{2018} = FV_{Year} * (1 + 0.03)^{-(Year-2018)}$

APPENDIX C – ESTIMATED COST ALLOCATION BY PROJECT AND REVENUE OVER TIME

| | |
|---------------|-----------------------------------------------------------------------------------|
| Table C1..... | Estimated Cost per Unit by Project (Residential Development) |
| Table C2..... | Estimated Cost per 1,000 Sq. Ft. by Project (Commercial & Industrial Development) |
| Table C3..... | Total Development Impact Fee Revenue Estimate |
| Table C4..... | Development Impact Fee Revenue Estimate – Single-Family |
| Table C5..... | Development Impact Fee Revenue Estimate - Multifamily |
| Table C6..... | Development Impact Fee Revenue Estimate - Commercial |
| Table C7..... | Development Impact Fee Revenue Estimate – Industrial |
| Table C8..... | Estimate of Creditable Pre-Project Expenditures |

Table C1
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Estimated Cost Per Unit by Project (Residential Development)

| Area / Project | Single Family Acreage Table A1 | Multifamily Acreage Table A1 | Allocated Cost Share Table 7 | Cost Share Percentage | Single & Multifamily Units Table A2 | Average Allocated Cost per Unit |
|------------------------------------|--------------------------------------|------------------------------------|------------------------------------|--------------------------|-------------------------------------------|------------------------------------|
| Reference | A | B | C=(A*\$18,148) + (B*\$16,525) | D=(C/\$64,155,127) | E | F=C/E |
| City of Lathrop | | | | | | |
| Central Lathrop | 595.4 | 60.9 | \$11,811,000 | 18.4% | 6,318 | \$1,869 |
| Mossdale Landing | 12.9 | 3.7 | \$295,177 | 0.5% | 128 | \$2,306 |
| Mossdale Landing East | 6.2 | 8.6 | \$254,136 | 0.4% | 182 | \$1,396 |
| Mossdale Landing South | 17.0 | 5.7 | \$403,956 | 0.6% | 290 | \$1,393 |
| Mossdale Landing Other | 118.4 | 0.0 | \$2,149,430 | 3.4% | 658 | \$3,267 |
| South Lathrop | 0.0 | 0.0 | \$0 | 0.0% | 0 | \$0 |
| Lathrop Gateway | 0.0 | 0.0 | \$0 | 0.0% | 0 | \$0 |
| Cross Roads | 0.0 | 0.0 | \$0 | 0.0% | 0 | \$0 |
| Historic/East Lathrop | 20.9 | 2.5 | \$420,136 | 0.7% | 240 | \$1,751 |
| Subtotal City of Lathrop | 770.8 | 81.4 | \$15,333,834 | 23.9% | 7,816 | \$1,962 |
| City of Manteca | | | | | | |
| Terra Ranch | 54.9 | 9.5 | \$1,153,304 | 1.8% | 412 | \$2,799 |
| Cerri | 144.0 | 0.0 | \$2,613,288 | 4.1% | 655 | \$3,990 |
| Future Development | 0.0 | 11.0 | \$182,106 | 0.3% | 233 | \$782 |
| Denali | 63.5 | 0.0 | \$1,151,480 | 1.8% | 315 | \$3,655 |
| The Trails of Manteca | 283.5 | 0.0 | \$5,144,912 | 8.0% | 1,163 | \$4,424 |
| Oakwood Trails | 151.2 | 0.0 | \$2,743,953 | 4.3% | 676 | \$4,059 |
| Oleander | 16.3 | 0.0 | \$296,037 | 0.5% | 87 | \$3,403 |
| Sundance | 66.8 | 0.0 | \$1,212,904 | 1.9% | 347 | \$3,495 |
| Subtotal City of Manteca | 780.2 | 20.5 | \$14,497,984 | 22.6% | 3,888 | \$3,729 |
| City of Stockton | | | | | | |
| Weston Ranch | 59.8 | 52.3 | \$1,947,949 | 3.0% | 1,549 | \$1,258 |
| Subtotal City of Stockton | 59.8 | 52.3 | \$1,947,949 | 3.0% | 1,549 | \$1,258 |
| San Joaquin County | | | | | | |
| Future Stockton Annex | 0.0 | 0.0 | \$0 | 0.0% | 0 | \$0 |
| Future Manteca Annex | 247.8 | 0.0 | \$4,496,816 | 7.0% | 1,101 | \$4,084 |
| Oakwood Shores | 23.1 | 0.0 | \$419,596 | 0.7% | 140 | \$2,997 |
| Subtotal San Joaquin County | 270.9 | 0.0 | \$4,916,412 | 7.7% | 1,241 | \$3,962 |

Table C2
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Estimated Cost Per 1,000 Sq. Ft. by Project (Commercial & Industrial Development)

| Area / Project | Commercial Acreage Table A1 | Industrial Acreage Table A1 | Total Allocated Cost Table 7 | Cost Share Percentage | 1000's Square Feet Table A2 | Average Allocated Cost per 1,000 Sq. |
|------------------------------------|-----------------------------------|-----------------------------------|------------------------------------|--------------------------|--------------------------------|-----------------------------------------|
| Reference | A | B | $C=(A*\$18148) + (B*\$16525)$ | $D=(C/\$64,155,127)$ | E | F=C/E |
| City of Lathrop | | | | | | |
| Central Lathrop | 259.4 | 0.0 | \$4,457,377 | 6.9% | 3,566 | \$1,250 |
| Mossdale Landing | 5.7 | 0.0 | \$97,964 | 0.2% | 78 | \$1,249 |
| Mossdale Landing East | 124.5 | 0.0 | \$2,138,888 | 3.3% | 1,712 | \$1,249 |
| Mossdale Landing South | 71.3 | 0.0 | \$1,224,554 | 1.9% | 980 | \$1,249 |
| Mossdale Landing Other | 0.0 | 0.0 | \$0 | 0.0% | 0 | \$0 |
| South Lathrop | 8.4 | 211.2 | \$3,163,662 | 4.9% | 3,020 | \$1,048 |
| Lathrop Gateway | 132.7 | 159.2 | \$4,557,809 | 7.1% | 4,016 | \$1,135 |
| Cross Roads | 0.0 | 0.0 | \$0 | 0.0% | 0 | \$0 |
| Historic/East Lathrop | 85.5 | 380.0 | \$6,903,528 | 10.8% | 6,403 | \$1,078 |
| Subtotal City of Lathrop | 687.3 | 750.4 | \$22,543,782 | 35.1% | 19,776 | \$1,140 |
| City of Manteca | | | | | | |
| Terra Ranch | 0.0 | 0.0 | \$0 | 0.0% | 0 | \$0 |
| Cerri | 0.0 | 0.0 | \$0 | 0.0% | 0 | \$0 |
| Future Development | 51.8 | 26.0 | \$1,262,076 | 2.0% | 0 | \$0 |
| Denali | 12.4 | 0.0 | \$212,256 | 0.3% | 170 | \$1,249 |
| The Trails of Manteca | 0.0 | 0.0 | \$0 | 0.0% | 1,070 | \$0 |
| Oakwood Trails | 30.0 | 0.0 | \$514,966 | 0.8% | 315 | \$1,635 |
| Oleander | 0.0 | 0.0 | \$0 | 0.0% | 0 | \$0 |
| Sundance | 0.0 | 0.0 | \$0 | 0.0% | 0 | \$0 |
| Subtotal City of Manteca | 94.1 | 26.0 | \$1,989,298 | 3.1% | 1,555 | \$1,279 |
| City of Stockton | | | | | | |
| Weston Ranch | 104.5 | 0.0 | \$1,796,013 | 2.8% | 722 | \$2,487 |
| Subtotal City of Stockton | 104.5 | 0.0 | \$1,796,013 | 2.8% | 722 | \$2,487 |
| San Joaquin County | | | | | | |
| Future Stockton Annex | 65.7 | 0.0 | \$1,129,855 | 1.8% | 774 | \$1,460 |
| Future Manteca Annex | 0.0 | 0.0 | \$0 | 0.0% | 0 | \$0 |
| Oakwood Shores | 0.0 | 0.0 | \$0 | 0.0% | 22,827 | \$0 |
| Subtotal San Joaquin County | 65.7 | 0.0 | \$1,129,855 | 1.8% | 23,601 | \$48 |

Table C3
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Total Development Impact Fee Revenue Estimate

| Year | Revenue by Land Use | | | | Total Fee Revenue |
|--------------|---------------------|--------------------|---------------------|---------------------|---------------------|
| | Single Family | Multifamily | Commercial | Industrial | |
| | Table C4 | Table C5 | Table C6 | Table C7 | |
| 2016 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| 2017 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| 2018 | \$ 1,200,816 | \$ 75,662 | \$ 200,557 | \$ 772,095 | \$ 2,249,131 |
| 2019 | \$ 1,134,214 | \$ 75,662 | \$ 200,557 | \$ 772,095 | \$ 2,182,528 |
| 2020 | \$ 1,332,326 | \$ 98,797 | \$ 200,557 | \$ 772,095 | \$ 2,403,776 |
| 2021 | \$ 929,813 | \$ 268,211 | \$ 214,862 | \$ 261,475 | \$ 1,674,362 |
| 2022 | \$ 1,018,475 | \$ 334,854 | \$ 869,273 | \$ 261,475 | \$ 2,484,076 |
| 2023 | \$ 1,284,458 | \$ 152,366 | \$ 280,303 | \$ 261,475 | \$ 1,978,603 |
| 2024 | \$ 1,284,458 | \$ 136,693 | \$ 346,062 | \$ 316,190 | \$ 2,083,402 |
| 2025 | \$ 992,430 | \$ 76,635 | \$ 346,062 | \$ 316,190 | \$ 1,731,316 |
| 2026 | \$ 841,582 | \$ 125,271 | \$ 1,017,806 | \$ 317,552 | \$ 2,302,210 |
| 2027 | \$ 841,582 | \$ 125,271 | \$ 1,056,235 | \$ 317,552 | \$ 2,340,639 |
| 2028 | \$ 841,582 | \$ 1,446 | \$ 1,056,235 | \$ 317,552 | \$ 2,216,814 |
| 2029 | \$ 841,582 | \$ 1,446 | \$ 1,056,235 | \$ 317,552 | \$ 2,216,814 |
| 2030 | \$ 1,144,349 | \$ 1,446 | \$ 1,056,235 | \$ 326,375 | \$ 2,528,404 |
| 2031 | \$ 339,088 | \$ 1,446 | \$ 432,015 | \$ 405,839 | \$ 1,178,387 |
| 2032 | \$ 339,088 | \$ 67,486 | \$ 497,774 | \$ 405,839 | \$ 1,310,186 |
| 2033 | \$ 318,780 | \$ 67,486 | \$ 497,774 | \$ 405,839 | \$ 1,289,878 |
| 2034 | \$ 14,155 | \$ 67,486 | \$ 497,774 | \$ 405,839 | \$ 985,254 |
| 2035 | \$ 770,433 | \$ 67,486 | \$ 458,166 | \$ 405,839 | \$ 1,701,924 |
| 2036 | \$ 1,131,968 | \$ 67,486 | \$ 612,586 | \$ 811,677 | \$ 2,623,718 |
| 2037 | \$ 1,131,968 | \$ 67,486 | \$ 628,639 | \$ 811,677 | \$ 2,639,771 |
| 2038 | \$ 1,131,968 | \$ 14,654 | \$ 632,887 | \$ 811,677 | \$ 2,591,187 |
| 2039 | \$ 1,131,968 | \$ 1,446 | \$ 632,887 | \$ 811,677 | \$ 2,577,979 |
| 2040 | \$ 1,131,968 | \$ 1,446 | \$ 632,887 | \$ 811,677 | \$ 2,577,979 |
| 2041 | \$ 1,586,776 | \$ 39,195 | \$ 322,620 | \$ 13,514 | \$ 1,962,105 |
| 2042 | \$ 1,586,776 | \$ 39,195 | \$ 264,432 | \$ 13,514 | \$ 1,903,917 |
| 2043 | \$ 1,586,776 | \$ 39,195 | \$ 264,432 | \$ 13,514 | \$ 1,903,917 |
| 2044 | \$ 1,388,331 | \$ 39,195 | \$ 204,085 | \$ 13,514 | \$ 1,645,125 |
| 2045 | \$ 1,225,967 | \$ 39,195 | \$ 178,373 | \$ 13,514 | \$ 1,457,048 |
| 2046 | \$ 1,225,967 | \$ 39,195 | \$ 178,373 | \$ 13,514 | \$ 1,457,048 |
| 2047 | \$ 1,225,967 | \$ 39,195 | \$ 178,373 | \$ 13,514 | \$ 1,457,048 |
| 2048 | \$ 1,139,743 | \$ 39,195 | \$ 178,373 | \$ 13,514 | \$ 1,370,824 |
| 2049 | \$ 681,049 | \$ 39,195 | \$ 178,373 | \$ 13,514 | \$ 912,131 |
| 2050 | \$ 469,689 | \$ 39,195 | \$ 178,373 | \$ 13,514 | \$ 700,770 |
| 2051 | \$ 469,689 | \$ 39,195 | \$ 178,373 | \$ 13,514 | \$ 700,770 |
| 2052 | \$ 469,689 | \$ 39,195 | \$ 178,373 | \$ 13,514 | \$ 700,770 |
| 2053 | \$ 469,689 | \$ 39,195 | \$ 178,373 | \$ 13,514 | \$ 700,770 |
| 2054 | \$ 469,689 | \$ 39,195 | \$ 178,373 | \$ 13,514 | \$ 700,770 |
| 2055 | \$ 469,689 | \$ 39,195 | \$ 178,373 | \$ 13,514 | \$ 700,770 |
| 2056 | \$ 469,689 | \$ 39,195 | \$ 178,373 | \$ 13,514 | \$ 700,770 |
| 2057 | \$ 469,689 | \$ 39,195 | \$ 176,394 | \$ 13,514 | \$ 698,792 |
| 2058 | \$ 469,689 | \$ 39,195 | \$ 139,944 | \$ 13,514 | \$ 662,341 |
| 2059 | \$ 469,689 | \$ 39,195 | \$ 139,944 | \$ 13,514 | \$ 662,341 |
| Total | 37,473,290.9 | 2,642,381.0 | 17,076,686.0 | 11,674,012.6 | \$68,866,370 |

Table C4
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Development Impact Fee Revenue Estimate - Single Family

| Year | Single Family Acres By Jurisdiction | | | | Total | Fee Revenue |
|--------------|-------------------------------------|--------------|-------------|-------------|----------------|---------------------|
| | Lathrop | Manteca | Stockton | Unincorp | | |
| | | | | County | | |
| | Table D13 | Table D7 | Table D10 | Table D16 | | Table 8 |
| | | | | | Fee Rate/Acre | \$ 18,148 |
| 2016 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | \$ 0 |
| 2017 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | \$ 0 |
| 2018 | 28.5 | 23.0 | 0.0 | 14.7 | 66.2 | \$ 1,200,816 |
| 2019 | 28.5 | 23.0 | 0.0 | 11.0 | 62.5 | \$ 1,134,214 |
| 2020 | 28.5 | 33.1 | 11.9 | 0.0 | 73.4 | \$ 1,332,326 |
| 2021 | 22.3 | 17.1 | 11.9 | 0.0 | 51.2 | \$ 929,813 |
| 2022 | 22.3 | 22.0 | 11.9 | 0.0 | 56.1 | \$ 1,018,475 |
| 2023 | 22.3 | 36.7 | 11.9 | 0.0 | 70.8 | \$ 1,284,458 |
| 2024 | 22.3 | 36.7 | 11.9 | 0.0 | 70.8 | \$ 1,284,458 |
| 2025 | 22.3 | 25.3 | 7.1 | 0.0 | 54.7 | \$ 992,430 |
| 2026 | 26.8 | 19.5 | 0.0 | 0.0 | 46.4 | \$ 841,582 |
| 2027 | 26.8 | 19.5 | 0.0 | 0.0 | 46.4 | \$ 841,582 |
| 2028 | 26.8 | 19.5 | 0.0 | 0.0 | 46.4 | \$ 841,582 |
| 2029 | 26.8 | 19.5 | 0.0 | 0.0 | 46.4 | \$ 841,582 |
| 2030 | 26.8 | 36.2 | 0.0 | 0.0 | 63.1 | \$ 1,144,349 |
| 2031 | 0.8 | 17.9 | 0.0 | 0.0 | 18.7 | \$ 339,088 |
| 2032 | 0.8 | 17.9 | 0.0 | 0.0 | 18.7 | \$ 339,088 |
| 2033 | 0.8 | 16.8 | 0.0 | 0.0 | 17.6 | \$ 318,780 |
| 2034 | 0.8 | 0.0 | 0.0 | 0.0 | 0.8 | \$ 14,155 |
| 2035 | 0.8 | 41.7 | 0.0 | 0.0 | 42.5 | \$ 770,433 |
| 2036 | 0.8 | 61.6 | 0.0 | 0.0 | 62.4 | \$ 1,131,968 |
| 2037 | 0.8 | 61.6 | 0.0 | 0.0 | 62.4 | \$ 1,131,968 |
| 2038 | 0.8 | 61.6 | 0.0 | 0.0 | 62.4 | \$ 1,131,968 |
| 2039 | 0.8 | 61.6 | 0.0 | 0.0 | 62.4 | \$ 1,131,968 |
| 2040 | 0.8 | 61.6 | 0.0 | 0.0 | 62.4 | \$ 1,131,968 |
| 2041 | 25.9 | 61.6 | 0.0 | 0.0 | 87.4 | \$ 1,586,776 |
| 2042 | 25.9 | 61.6 | 0.0 | 0.0 | 87.4 | \$ 1,586,776 |
| 2043 | 25.9 | 61.6 | 0.0 | 0.0 | 87.4 | \$ 1,586,776 |
| 2044 | 25.9 | 50.6 | 0.0 | 0.0 | 76.5 | \$ 1,388,331 |
| 2045 | 25.9 | 41.7 | 0.0 | 0.0 | 67.6 | \$ 1,225,967 |
| 2046 | 25.9 | 41.7 | 0.0 | 0.0 | 67.6 | \$ 1,225,967 |
| 2047 | 25.9 | 41.7 | 0.0 | 0.0 | 67.6 | \$ 1,225,967 |
| 2048 | 25.9 | 36.9 | 0.0 | 0.0 | 62.8 | \$ 1,139,743 |
| 2049 | 25.9 | 11.6 | 0.0 | 0.0 | 37.5 | \$ 681,049 |
| 2050 | 25.9 | 0.0 | 0.0 | 0.0 | 25.9 | \$ 469,689 |
| 2051 | 25.9 | 0.0 | 0.0 | 0.0 | 25.9 | \$ 469,689 |
| 2052 | 25.9 | 0.0 | 0.0 | 0.0 | 25.9 | \$ 469,689 |
| 2053 | 25.9 | 0.0 | 0.0 | 0.0 | 25.9 | \$ 469,689 |
| 2054 | 25.9 | 0.0 | 0.0 | 0.0 | 25.9 | \$ 469,689 |
| 2055 | 25.9 | 0.0 | 0.0 | 0.0 | 25.9 | \$ 469,689 |
| 2056 | 25.9 | 0.0 | 0.0 | 0.0 | 25.9 | \$ 469,689 |
| 2057 | 25.9 | 0.0 | 0.0 | 0.0 | 25.9 | \$ 469,689 |
| 2058 | 25.9 | 0.0 | 0.0 | 0.0 | 25.9 | \$ 469,689 |
| 2059 | 25.9 | 0.0 | 0.0 | 0.0 | 25.9 | \$ 469,689 |
| Total | 830.6 | ##### | 66.4 | 25.7 | 2,064.9 | \$37,473,291 |

Table C5
 Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
 Development Impact Fee Revenue Estimate - Multifamily

| Year | Multifamily Acres By Jurisdiction | | | | Total | Fee Revenue |
|--------------|-----------------------------------|-------------|-------------|------------|---------------|--------------------|
| | Lathrop | Manteca | Stockton | Unincorp | | |
| | | | | County | | |
| | Table D13 | Table D7 | Table D10 | Table D16 | | Table 8 |
| | | | | | Fee Rate/Acre | \$ 16,525 |
| 2016 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | \$ 0 |
| 2017 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | \$ 0 |
| 2018 | 4.6 | 0.0 | 0.0 | 0.0 | 4.6 | \$ 75,662 |
| 2019 | 4.6 | 0.0 | 0.0 | 0.0 | 4.6 | \$ 75,662 |
| 2020 | 4.6 | 1.4 | 0.0 | 0.0 | 6.0 | \$ 98,797 |
| 2021 | 4.6 | 4.0 | 7.6 | 0.0 | 16.2 | \$ 268,211 |
| 2022 | 4.6 | 8.0 | 7.6 | 0.0 | 20.3 | \$ 334,854 |
| 2023 | 4.6 | 4.6 | 0.0 | 0.0 | 9.2 | \$ 152,366 |
| 2024 | 4.6 | 3.6 | 0.0 | 0.0 | 8.3 | \$ 136,693 |
| 2025 | 4.6 | 0.0 | 0.0 | 0.0 | 4.6 | \$ 76,635 |
| 2026 | 0.1 | 0.0 | 7.5 | 0.0 | 7.6 | \$ 125,271 |
| 2027 | 0.1 | 0.0 | 7.5 | 0.0 | 7.6 | \$ 125,271 |
| 2028 | 0.1 | 0.0 | 0.0 | 0.0 | 0.1 | \$ 1,446 |
| 2029 | 0.1 | 0.0 | 0.0 | 0.0 | 0.1 | \$ 1,446 |
| 2030 | 0.1 | 0.0 | 0.0 | 0.0 | 0.1 | \$ 1,446 |
| 2031 | 0.1 | 0.0 | 0.0 | 0.0 | 0.1 | \$ 1,446 |
| 2032 | 0.1 | 0.0 | 4.0 | 0.0 | 4.1 | \$ 67,486 |
| 2033 | 0.1 | 0.0 | 4.0 | 0.0 | 4.1 | \$ 67,486 |
| 2034 | 0.1 | 0.0 | 4.0 | 0.0 | 4.1 | \$ 67,486 |
| 2035 | 0.1 | 0.0 | 4.0 | 0.0 | 4.1 | \$ 67,486 |
| 2036 | 0.1 | 0.0 | 4.0 | 0.0 | 4.1 | \$ 67,486 |
| 2037 | 0.1 | 0.0 | 4.0 | 0.0 | 4.1 | \$ 67,486 |
| 2038 | 0.1 | 0.0 | 0.8 | 0.0 | 0.9 | \$ 14,654 |
| 2039 | 0.1 | 0.0 | 0.0 | 0.0 | 0.1 | \$ 1,446 |
| 2040 | 0.1 | 0.0 | 0.0 | 0.0 | 0.1 | \$ 1,446 |
| 2041 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2042 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2043 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2044 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2045 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2046 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2047 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2048 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2049 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2050 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2051 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2052 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2053 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2054 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2055 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2056 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2057 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2058 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| 2059 | 2.4 | 0.0 | 0.0 | 0.0 | 2.4 | \$ 39,195 |
| Total | 83.3 | 21.6 | 55.0 | 0.0 | 159.9 | \$2,642,381 |

Table C6
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
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 8</i> |
| | | | | | <i>Fee Rate/Acre</i> | <i>\$ 17,187</i> |
| 2016 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | \$ 0 |
| 2017 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | \$ 0 |
| 2018 | 11.7 | 0.0 | 0.0 | 0.0 | 11.7 | \$ 200,557 |
| 2019 | 11.7 | 0.0 | 0.0 | 0.0 | 11.7 | \$ 200,557 |
| 2020 | 11.7 | 0.0 | 0.0 | 0.0 | 11.7 | \$ 200,557 |
| 2021 | 12.5 | 0.0 | 0.0 | 0.0 | 12.5 | \$ 214,862 |
| 2022 | 12.5 | 0.0 | 38.1 | 0.0 | 50.6 | \$ 869,273 |
| 2023 | 12.5 | 0.0 | 3.8 | 0.0 | 16.3 | \$ 280,303 |
| 2024 | 12.5 | 3.8 | 3.8 | 0.0 | 20.1 | \$ 346,062 |
| 2025 | 12.5 | 3.8 | 3.8 | 0.0 | 20.1 | \$ 346,062 |
| 2026 | 51.6 | 3.8 | 3.8 | 0.0 | 59.2 | \$ 1,017,806 |
| 2027 | 51.6 | 3.8 | 6.0 | 0.0 | 61.5 | \$ 1,056,235 |
| 2028 | 51.6 | 3.8 | 6.0 | 0.0 | 61.5 | \$ 1,056,235 |
| 2029 | 51.6 | 3.8 | 6.0 | 0.0 | 61.5 | \$ 1,056,235 |
| 2030 | 51.6 | 3.8 | 6.0 | 0.0 | 61.5 | \$ 1,056,235 |
| 2031 | 15.3 | 3.8 | 6.0 | 0.0 | 25.1 | \$ 432,015 |
| 2032 | 15.3 | 7.7 | 6.0 | 0.0 | 29.0 | \$ 497,774 |
| 2033 | 15.3 | 7.7 | 6.0 | 0.0 | 29.0 | \$ 497,774 |
| 2034 | 15.3 | 7.7 | 6.0 | 0.0 | 29.0 | \$ 497,774 |
| 2035 | 15.3 | 5.3 | 6.0 | 0.0 | 26.7 | \$ 458,166 |
| 2036 | 25.8 | 3.8 | 6.0 | 0.0 | 35.6 | \$ 612,586 |
| 2037 | 25.8 | 4.8 | 6.0 | 0.0 | 36.6 | \$ 628,639 |
| 2038 | 25.8 | 5.0 | 6.0 | 0.0 | 36.8 | \$ 632,887 |
| 2039 | 25.8 | 5.0 | 6.0 | 0.0 | 36.8 | \$ 632,887 |
| 2040 | 25.8 | 5.0 | 6.0 | 0.0 | 36.8 | \$ 632,887 |
| 2041 | 8.1 | 5.0 | 5.6 | 0.0 | 18.8 | \$ 322,620 |
| 2042 | 8.1 | 5.0 | 2.2 | 0.0 | 15.4 | \$ 264,432 |
| 2043 | 8.1 | 5.0 | 2.2 | 0.0 | 15.4 | \$ 264,432 |
| 2044 | 8.1 | 1.5 | 2.2 | 0.0 | 11.9 | \$ 204,085 |
| 2045 | 8.1 | 0.0 | 2.2 | 0.0 | 10.4 | \$ 178,373 |
| 2046 | 8.1 | 0.0 | 2.2 | 0.0 | 10.4 | \$ 178,373 |
| 2047 | 8.1 | 0.0 | 2.2 | 0.0 | 10.4 | \$ 178,373 |
| 2048 | 8.1 | 0.0 | 2.2 | 0.0 | 10.4 | \$ 178,373 |
| 2049 | 8.1 | 0.0 | 2.2 | 0.0 | 10.4 | \$ 178,373 |
| 2050 | 8.1 | 0.0 | 2.2 | 0.0 | 10.4 | \$ 178,373 |
| 2051 | 8.1 | 0.0 | 2.2 | 0.0 | 10.4 | \$ 178,373 |
| 2052 | 8.1 | 0.0 | 2.2 | 0.0 | 10.4 | \$ 178,373 |
| 2053 | 8.1 | 0.0 | 2.2 | 0.0 | 10.4 | \$ 178,373 |
| 2054 | 8.1 | 0.0 | 2.2 | 0.0 | 10.4 | \$ 178,373 |
| 2055 | 8.1 | 0.0 | 2.2 | 0.0 | 10.4 | \$ 178,373 |
| 2056 | 8.1 | 0.0 | 2.2 | 0.0 | 10.4 | \$ 178,373 |
| 2057 | 8.1 | 0.0 | 2.1 | 0.0 | 10.3 | \$ 176,394 |
| 2058 | 8.1 | 0.0 | 0.0 | 0.0 | 8.1 | \$ 139,944 |
| 2059 | 8.1 | 0.0 | 0.0 | 0.0 | 8.1 | \$ 139,944 |
| Total | 715.4 | 99.0 | 179.2 | 0.0 | 993.6 | \$17,076,686 |

Table C7
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
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 8</i> |
| | | | | | <i>Fee Rate/Acre</i> | <i>\$ 14,300</i> |
| 2016 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | \$ 0 |
| 2017 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | \$ 0 |
| 2018 | 54.0 | 0.0 | 0.0 | 0.0 | 54.0 | \$ 772,095 |
| 2019 | 54.0 | 0.0 | 0.0 | 0.0 | 54.0 | \$ 772,095 |
| 2020 | 54.0 | 0.0 | 0.0 | 0.0 | 54.0 | \$ 772,095 |
| 2021 | 18.3 | 0.0 | 0.0 | 0.0 | 18.3 | \$ 261,475 |
| 2022 | 18.3 | 0.0 | 0.0 | 0.0 | 18.3 | \$ 261,475 |
| 2023 | 18.3 | 0.0 | 0.0 | 0.0 | 18.3 | \$ 261,475 |
| 2024 | 18.3 | 3.8 | 0.0 | 0.0 | 22.1 | \$ 316,190 |
| 2025 | 18.3 | 3.8 | 0.0 | 0.0 | 22.1 | \$ 316,190 |
| 2026 | 18.4 | 3.8 | 0.0 | 0.0 | 22.2 | \$ 317,552 |
| 2027 | 18.4 | 3.8 | 0.0 | 0.0 | 22.2 | \$ 317,552 |
| 2028 | 18.4 | 3.8 | 0.0 | 0.0 | 22.2 | \$ 317,552 |
| 2029 | 18.4 | 3.8 | 0.0 | 0.0 | 22.2 | \$ 317,552 |
| 2030 | 18.4 | 4.4 | 0.0 | 0.0 | 22.8 | \$ 326,375 |
| 2031 | 28.4 | 0.0 | 0.0 | 0.0 | 28.4 | \$ 405,839 |
| 2032 | 28.4 | 0.0 | 0.0 | 0.0 | 28.4 | \$ 405,839 |
| 2033 | 28.4 | 0.0 | 0.0 | 0.0 | 28.4 | \$ 405,839 |
| 2034 | 28.4 | 0.0 | 0.0 | 0.0 | 28.4 | \$ 405,839 |
| 2035 | 28.4 | 0.0 | 0.0 | 0.0 | 28.4 | \$ 405,839 |
| 2036 | 56.8 | 0.0 | 0.0 | 0.0 | 56.8 | \$ 811,677 |
| 2037 | 56.8 | 0.0 | 0.0 | 0.0 | 56.8 | \$ 811,677 |
| 2038 | 56.8 | 0.0 | 0.0 | 0.0 | 56.8 | \$ 811,677 |
| 2039 | 56.8 | 0.0 | 0.0 | 0.0 | 56.8 | \$ 811,677 |
| 2040 | 56.8 | 0.0 | 0.0 | 0.0 | 56.8 | \$ 811,677 |
| 2041 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2042 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2043 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2044 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2045 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2046 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2047 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2048 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2049 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2050 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2051 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2052 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2053 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2054 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2055 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2056 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2057 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2058 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| 2059 | 0.9 | 0.0 | 0.0 | 0.0 | 0.9 | \$ 13,514 |
| Total | 789.0 | 27.4 | 0.0 | 0.0 | 816.4 | \$11,674,013 |

Table C8
Mossdale Tract Area: Regional ULOP Levee Impact Fee Nexus Study
Creditable Pre-Project Expenditures

| Pre-Project Expenditure - Contractor (Amendment/Task Order) | Cost | Funding Source | Amount |
|-----------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Peterson Brustad - Agreement No. 1 <i>Funding 11/2014 Staff Report</i> | \$123,244 | Manteca River Islands Saybrook CLSP Richland Lathrop Gateway/Lazares Saybrook CLSP | \$61,622 \$15,500 \$13,020 \$14,415 \$3,720 \$14,967 |
| | \$123,244 | | \$123,244 |
| Peterson Brustad - Agreement No. 2 | \$7,500 | Lathrop | \$7,500 |
| | \$7,500 | | \$7,500 |
| Peterson Brustad - Agreement No. 3 | \$17,499 | Lathrop | \$17,499 |
| | \$17,499 | | \$17,499 |
| Peterson Brustad - Agreement No. 4 | \$50,000 | Saybrook CLSP Lathrop | \$25,000 \$25,000 |
| | \$50,000 | | \$50,000 |
| Peterson Brustad - Agreement No. 5 | \$2,589,197 | Manteca Lathrop Saybrook CLSP Others | \$863,066 \$750,000 \$500,000 \$476,131 |
| | \$2,589,197 | | \$2,589,197 |
| Larsen Wurzel & Associates, Inc. - Agreement No. 1 | \$63,540 | Lathrop Manteca | \$42,360 \$21,180 |
| | \$63,540 | | \$63,540 |
| Larsen Wurzel & Associates, Inc. - Agreement No. 1 (B) | \$80,010 | Lathrop Manteca | \$53,340 \$26,670 |
| | \$80,010 | | \$80,010 |
| Larsen Wurzel & Associates, Inc. - Agreement No. 3 <i>Financial Plan Implementation & Analysis</i> | | | \$0 |
| <i>Task Order No. 1</i> | \$172,018 | Lathrop Manteca | \$114,679 \$57,339 |
| <i>Task Order No. 2</i> | \$126,300 | RD 17 | \$126,300 |
| | \$298,318 | | \$298,318 |
| SJAFA Funding Agreement | \$1,200,000 | Lathrop Manteca Stockton SJ County | \$300,000 \$300,000 \$300,000 \$300,000 |
| | \$1,200,000 | | \$1,200,000 |
| Total Cost / Sources | \$4,429,308 | Lathrop Lathrop Gateway/Lazares Manteca Stockton SJ County Others Richland River Islands Saybrook CLSP RD 17 | \$1,310,378 \$3,720 \$1,329,877 \$300,000 \$300,000 \$476,131 \$14,415 \$15,500 \$552,987 \$126,300 |
| | \$4,429,308 | | \$4,429,308 |

Source: City of Lathrop, LWA

APPENDIX D – EXAMPLE GROSS DEVELOPABLE ACREAGE CALCULATION

For this example calculation, the Gross Developable Acreage (GDA) for Lot 1–B on the attached Maps is calculated.

Map C-1 shows the overall tentative map for the “Wheeler Ranch” project. **Map C-2** is an enlargement of Lot 1–B with an indication of acreage to be subtracted from the large lot map when determining GDA. Note: For purposes of the fee calculation, the City may require the small lot final map to provide a calculation of GDA.

STEP 1

Goal: From the tentative map, determine the gross acreage for the large lot.

Solution: In this case, the gross acreage for the large lot by the unit is given in the land use table. Lot 1–B’s gross acreage is stated as 38.3 acres. This includes the allocable portion of parks/open space that is not indicated as its own unit, as well as major collectors and arterials.

STEP 2

Goal: Subtract all acreage in Major Roads, Parks, Open Space, and other property that will ultimately be publicly owned.

Solution: In this case, the densities indicated in the land use table, based on the note, exclude the allocable area of arterials and collector streets. If the density is divided by the number of units, the result is the acreage of the unit without allocable major roads.

Lot 1–B has 147 lots, and a density of 4.1 units/acre.

$147/4.1 = 35.9$ acres. Therefore, there were 2.4 acres of major roads included in the unit acreage stated in the land use table ($38.3 \text{ acres} - 35.9 \text{ acres} = 2.4 \text{ acres}$).

Subtract all open space. Lot 1–B includes two park areas: one of 1.3 acres and one of 0.5 acres.

$35.9 \text{ acres} - (1.3 \text{ acres} + 0.5 \text{ acres}) = 34.1 \text{ acres}$.

No additional ultimately publicly owned property is remaining in the Lot; therefore, the GDA for Lot 1–B is 34.1 acres.

Furthermore, the GDA per unit is 0.232 Acres / Unit. This is the “Project” acreage to be used for determining the Per Unit Fee Rate for each Levee Fee charged at Building Permit.

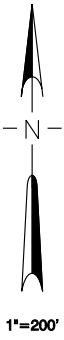
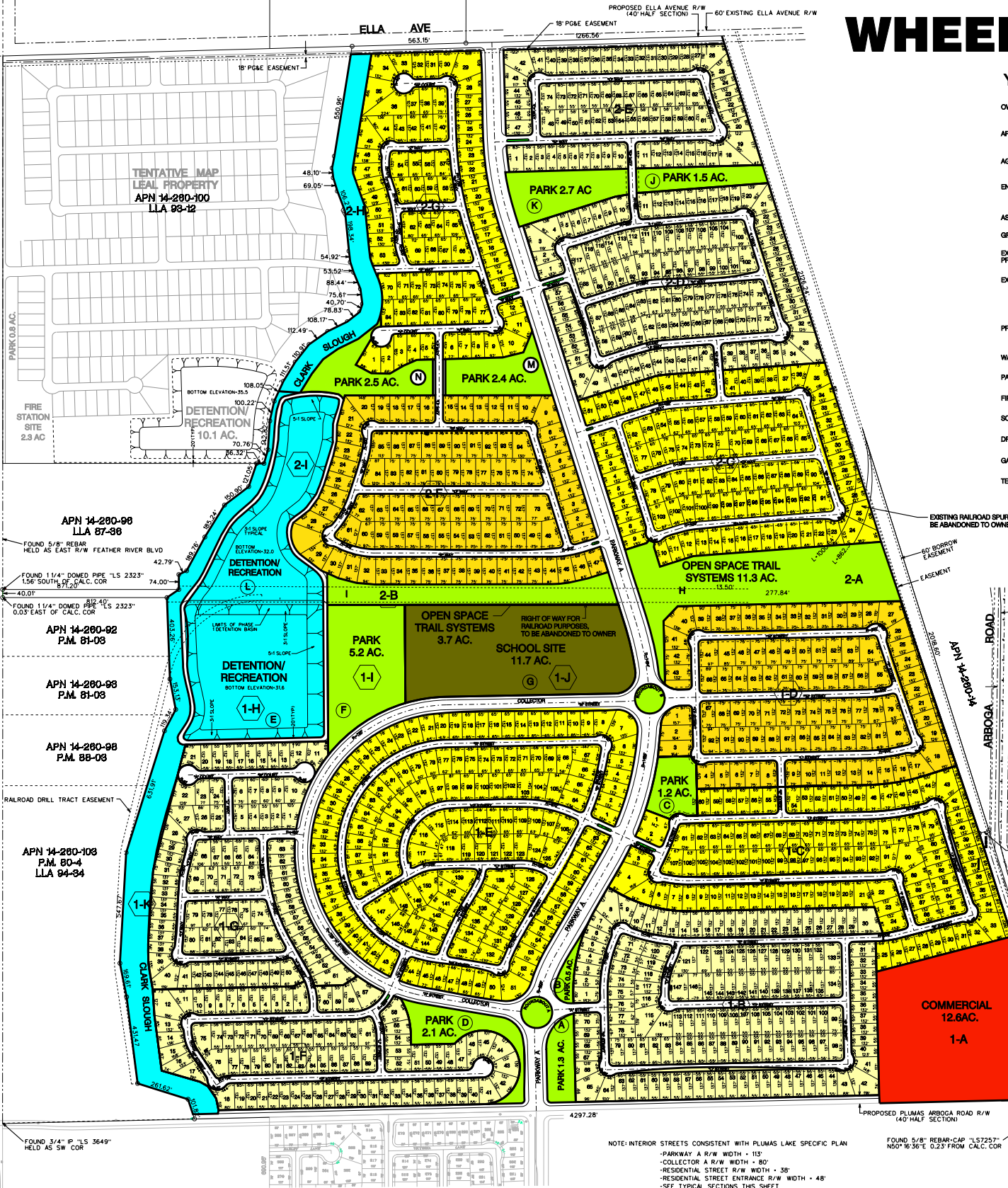
MAP D-1

TENTATIVE MAP WHEELER RANCH

YUBA COUNTY APRIL, 2003

| | |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNERS | WHEELER LAND INC. 18000 N. 81st ST. SUITE 200 SCOTTSDALE, AZ 86200 |
| APPLICANT | OMEGA MANAGEMENT SERVICES INC. 18000 N. 81st ST. SUITE 200 SCOTTSDALE, AZ 86200 |
| AGENT | RICHARD FLOCH & ASSOCIATES PO BOX 285 RESERVE, CA 95672 |
| ENGINEER | KASL CONSULTING ENGINEERS, INC. 7777 GREENBACK LANE SUITE 104 CITRUS HEIGHTS, CA 95610 14-280-102, 14-280-019 |
| ASSESSORS PARCEL NUMBER | APPROX. 405.41 |
| GROSS ACREAGE | PER PLUMAS LAKE SPECIFIC PLAN LOW DENSITY RESIDENTIAL NEIGHBORHOOD, COMMERCIAL |
| EXISTING AND PROPOSED ZONING | FIELD CROPS: NOTE, NO EXISTING BUILDINGS OR STRUCTURES ARE LOCATED WITHIN THE LIMITS OF THIS PROPERTY NO EXISTING LEACH FIELDS, SEPTIC TANKS, COMMUNITY SEWAGE SYSTEMS OR POTABLE WATER SOURCES FOUND WITHIN THE LIMITS OF THIS PROPERTY |
| EXISTING USE | MEDIUM DENSITY RESIDENTIAL, INCLUDING PARK SITES, OPEN SPACE AREAS, PUBLIC FACILITIES, COMMERCIAL |
| PROPOSED USE | OLIVEHURST PUBLIC UTILITY DISTRICT |
| WATER AND SEWER | OLIVEHURST PUBLIC UTILITY DISTRICT |
| PARKS | LINDA FIRE PROTECTION DISTRICT |
| FIRE | MARYSVILLE JOINT UNIFIED SCHOOL DISTRICT |
| SCHOOL | RECLAMATION DISTRICT 784 |
| DRAINAGE | PACIFIC GAS AND ELECTRIC COMPANY |
| GAS AND POWER | SBC / PACIFIC BELL |
| TELEPHONE | |

FEATHER RIVER BLVD

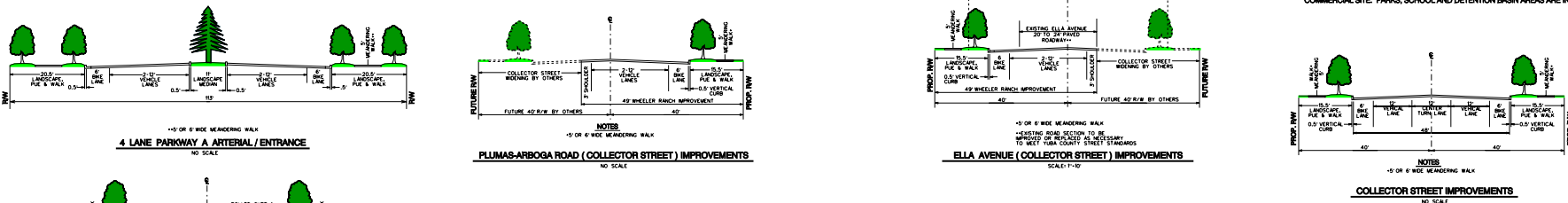
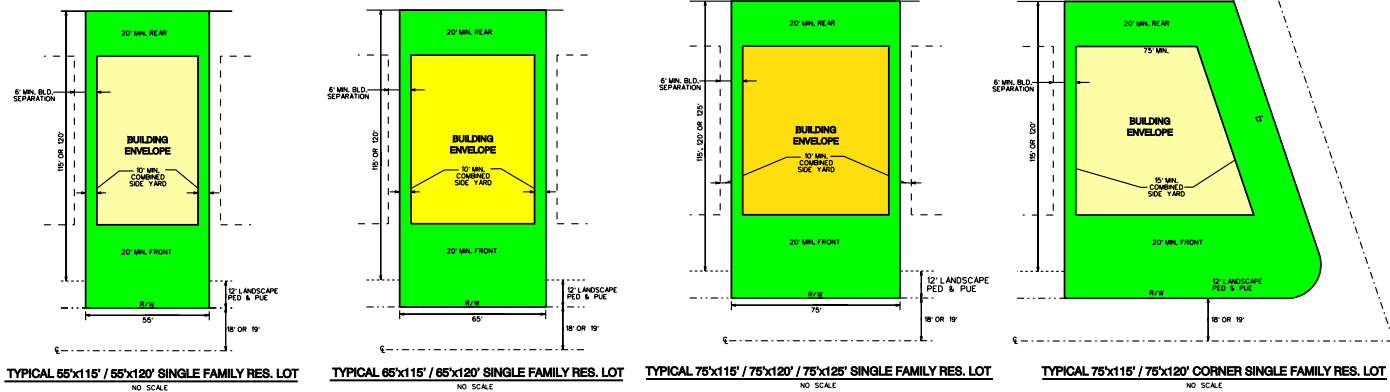


NOTE: INTERIOR STREETS CONSISTENT WITH PLUMAS LAKE SPECIFIC PLAN
- PARKWAY A R/W WIDTH - 115'
- COLLECTOR A R/W WIDTH - 80'
- RESIDENTIAL STREET R/W WIDTH - 35'
- RESIDENTIAL STREET ENTRANCE R/W WIDTH - 48'
- SEE TYPICAL SECTIONS THIS SHEET

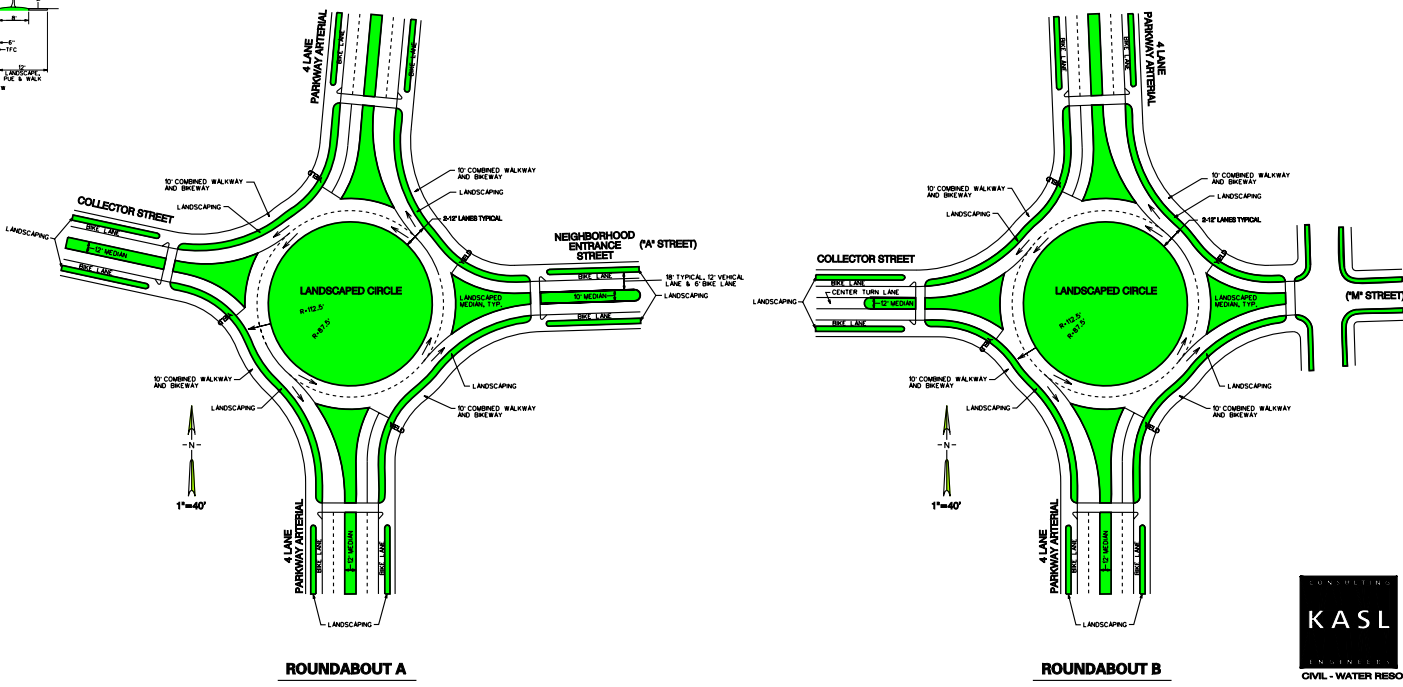
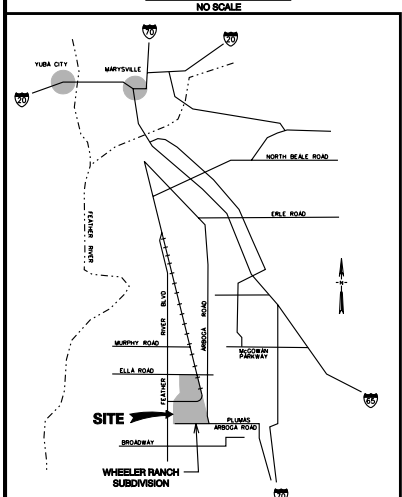
LAND USE TABLE

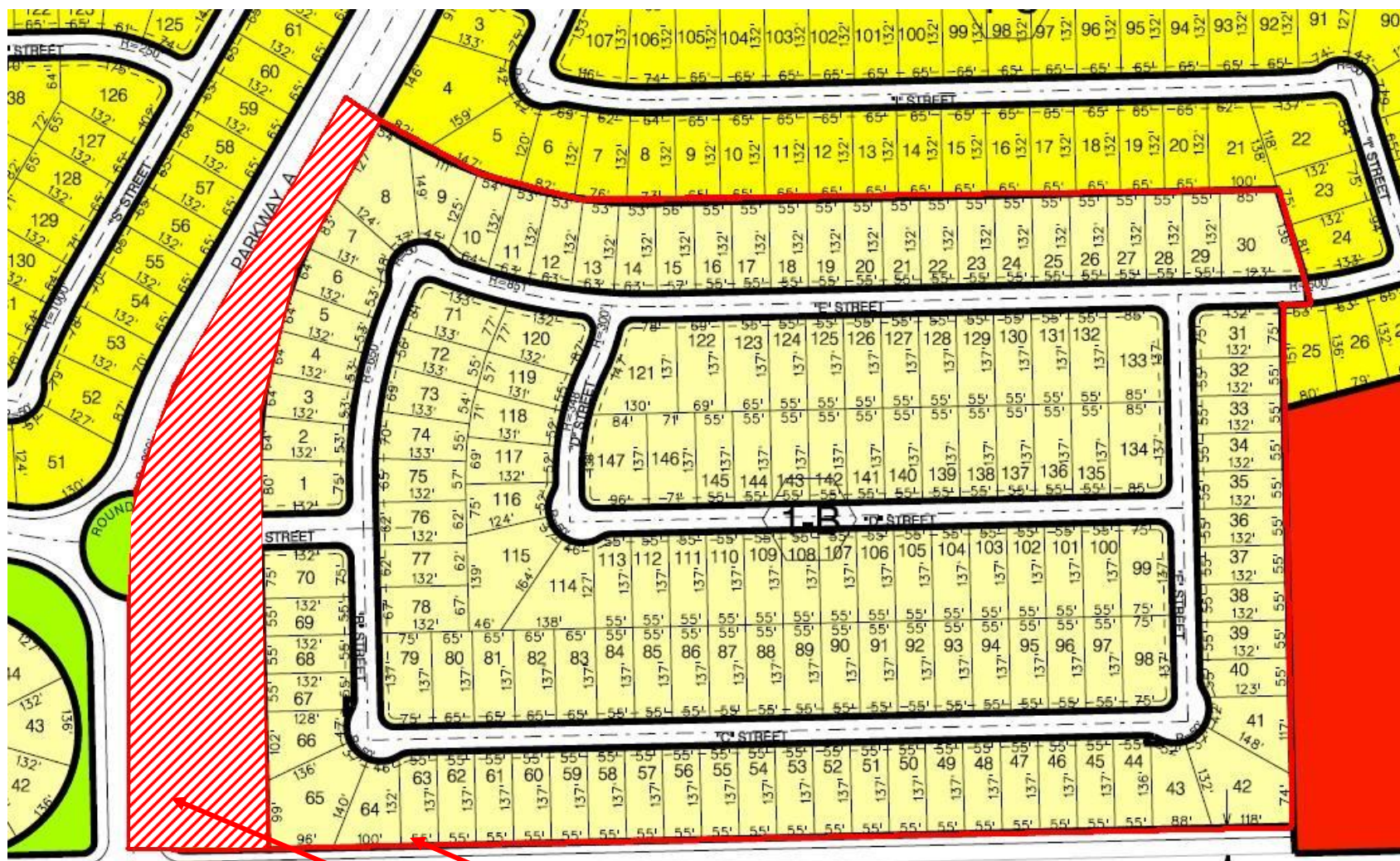
| PHASE | UNIT | AREA (AC) | PROPOSED LAND USE | DENSITY* (DU/AC) |
|------------------|------|-----------|-------------------------|------------------|
| 1 | A | 12.6 | NEIGHBORHOOD COMMERCIAL | — |
| 1 | B | 38.3 | 147 LOTS | 4.1 |
| 1 | C | 29.1 | 107 LOTS | 3.8 |
| 1 | D | 30.1 | 92 LOTS | 3.3 |
| 1 | E | 46.4 | 150 LOTS | 3.6 |
| 1 | F | 23.6 | 88 LOTS | 3.8 |
| 1 | G | 21.2 | 86 LOTS | 4.1 |
| 1 | H | 11.7 | DETENTION/RECREATION | — |
| 1 | I | 5.2 | PARK | — |
| 1 | J | 11.7 | SCHOOL | — |
| 1 | K | 7.1 | CLARK SLOUGH | — |
| PHASE 1 SUBTOTAL | | 237.0 | 670 | 2.93 |
| 2 | A | 11.3 | OPEN SPACE/TRAIL | — |
| 2 | B | 3.7 | OPEN SPACE/TRAIL | — |
| 2 | C | 27.8 | 103 LOTS | 3.9 |
| 2 | D | 30.9 | 117 LOTS | 4.0 |
| 2 | E | 20.3 | 74 LOTS | 4.1 |
| 2 | F | 34.1 | 94 LOTS | 2.7 |
| 2 | G | 26.9 | 84 LOTS | 3.1 |
| 2 | H | 4.4 | CLARK SLOUGH | — |
| 2 | I | 9.1 | DETENTION BASIN | — |
| PHASE 2 SUBTOTAL | | 168.5 | 472 | 2.9 |
| TOTALS | | 405.5 AC. | 1142 LOTS | |

*UNIT DENSITIES EXCLUDE AREA OF ARTERIAL AND COLLECTOR STREETS
**PHASE DENSITIES EXCLUDE ARTERIAL AND COLLECTOR STREETS AND COMMERCIAL SITE. PARKS, SCHOOL AND DETENTION BASIN AREAS ARE INCLUDED



LOCATION MAP



MAP D-2**Wheeler Ranch Unit 1-B—Example Gross Developable Acreage Calculation**

Gross Acreage—38.3 Acres per Land Use Table

Less Major Roads—(2.4 Acres)

Less Parks and Open Space—(1.8 Acres)

Gross Developable Acres for Fee = 34.1 Acres