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# Mossdale Tract Program: **2021 Annual Adequate Progress Report Update**

*FOR URBAN LEVEL OF PROTECTION*

Prepared for: The San Joaquin Area Flood Control Agency (SJAFCA)  
June 25, 2021

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- Appendix A: San Joaquin Area Flood Control Agency Resolution No. 19-06: Resolution to Adopt Policy on Adapting Design Standards for the Mossdale Tract Area of SJAFCA in Light of Climate Change
- January 29, 2021, Technical Memorandum Prepared by Kjeldsen Sinnock & Neudeck, Inc. re: San Joaquin Area Flood Control Agency Mossdale Tract Area ULDC Adjustments for Climate Change – Consolidated Cost Estimate
- Appendix B: San Joaquin Area Flood Control Agency Resolution No. 18-21: Adopting the Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee and Authorizing the Executive Director to Execute a Collection Agreement (*excluding* the final Nexus Study)<sup>1</sup>
- Executed Agreement for Collection of San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Level of Protection Development Impact Fee
- San Joaquin Area Flood Control Agency Resolution No. 19-15: Resolution Approving the form of Fee Crediting Agreement and Authorizing the Executive Director to Execute Agreement(s)

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<sup>1</sup> A full copy of the referenced Final Nexus Study can be found here:  
[https://stockton.granicus.com/MetaViewer.php?view\\_id=70&clip\\_id=6278&meta\\_id=557166](https://stockton.granicus.com/MetaViewer.php?view_id=70&clip_id=6278&meta_id=557166)

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

Development Impact Fee Program Supporting Tables

Appendix C: RD 17 LSRP Project Supporting Tables

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## LIST OF ABBREVIATIONS

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APR	Adequate Progress Report
2016 APR	RD 17: Area Adequate Progress Report for Urban Level of Protection (June 2016)
Area	Mossdale Tract Area
2020 APR Update	Mossdale Tract Area 2020 Annual Adequate Progress Report for Urban Level of Protection (May 30, 2017 revised June 13, 2017)
CEQA	California Environmental Quality Act
Climate Adaptation Policy	SJAFCA adopted Policy on Adapting Design Standards for the Mossdale Tract Area of SJAFCA in Light of Climate Change
CVFPB	Central Valley Flood Protection Board
DIF	Development Impact Fee
DWR	California Department of Water Resource
EIFD	Enhanced Infrastructure Financing District
EIP	Early Implementation Program
Engineer's Report	PBI's March 22, 2016 ULDC Evaluation of the RD 17 Levee
Project	Levee Improvements to achieve ULDC 200-year requirements
IPE	Independent Panel of Experts
JEPA	Joint Exercise of Powers Agreement
JPA	Joint Powers Authority
KSN	Kjeldsen, Sinnock & Neudeck Inc.
Land Use Agencies	San Joaquin County and the Cities of Lathrop, Manteca, and Stockton
LFMA	Local Flood Management Agency (previously RD 17, Lathrop, and Manteca, now SJAFCA)
LSRP	Levee Seepage Repair Project
LWA	Larsen Wurzel & Associates, Inc.
Mossdale Tract Area	The area serviced by Reclamation District No. 17
O&M	Operations and maintenance
OAD	Special Benefit Overlay Assessment District

## ATTACHMENT 2

San Joaquin Area Flood Control Agency  
2021 Annual Adequate Progress Report Update  
June 25, 2021

PBI	Peterson Brustad, Inc.
RD 17	Reclamation District 17
RFP	Request for Proposal
SB5	Senate Bill 5 (2007)
SJAFCA	San Joaquin Flood Control Agency
SJCFCWCD	San Joaquin County Flood Control and Water Conservation District
the Plan	Infrastructure Financing District Plan
UFRR	Urban Flood Risk Reduction
ULDC	Urban Levee Design Criteria
ULOP	Urban Level of Flood Protection
USACE	U.S. Army Corps of Engineers

## Overview & Context

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

As noted in the 2018 Annual APR Update, prior to January 2018, SJAFCA's membership consisted of the City of Stockton, San Joaquin County, and the San Joaquin County Flood Control and Water Conservation District (SJCFWCWD). Effective January 1, 2018, the Joint Exercise of Powers Agreement (JEPA) establishing SJAFCA was amended to include the Cities of Lathrop and Manteca. This action was taken by all members of the new SJAFCA organization as part of the plan (described further within this report<sup>2</sup>) to achieve ULOP. Herein, San Joaquin County and the Cities of Lathrop, Manteca, and Stockton are jointly referred to as the Land Use Agencies.

In June 2016, LWA prepared the "RD 17 Area: Adequate Progress Report for Urban Level of Protection" (2016 APR). The 2016 APR served as a strategic plan describing and outlining the steps that the LFMA and the Land Use Agencies in the RD 17 basin (hereinafter referred to as the Mossdale Tract Area) are taking to generate the local funding necessary to advance and ultimately implement 200-year levee improvements in accordance with the requirements of Senate Bill 5 (2007) (SB5). The 2016 APR described several aspects including:

- The requirements set forth by SB5 and ULOP;
- The requirements of the Land Use Agencies in making findings related to Adequate Progress toward ULOP, and, more specifically;
- The approach the LFMAs in the Mossdale Tract Area were taking with respect to compliance with the guidance provided by the California Department of Water Resource (DWR) in support of the Land Use Agencies' maintenance of findings of Adequate Progress.

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

## ***Land Use and LFMA Requirements for Maintaining Findings of Adequate Progress toward ULOP***

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

- The development of the scope, schedule, and cost to complete flood protection facilities;
- Documentation that revenues have been identified to support implementation of the flood protection facilities;
- Evidence that critical features of the flood protection facilities are under construction and progressing;
- The city or county has not been responsible for a significant delay in the completion of the system; and
- The LFMA has provided DWR and the CVFPB information to determine substantial completion of the required flood protection.

Regarding the last bullet, the LFMA must annually document:

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

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

*This **2021 Annual Adequate Progress Report Update** is intended to satisfy the annual reporting requirements of the LFMA for reference by the Land Use Agencies in the Mossdale Tract Area in their ULOP findings.*

## ***Mossdale Tract Area Approach to ULOP***

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

- A report prepared by the LFMA demonstrating Adequate Progress as defined in California Government Code Section 65007(a).
  - *The 2016 APR, in combination with other documentation prepared by the Land Use Agencies demonstrated adequate progress.*

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<sup>3</sup> Reference page 2-10 within the ULOP Criteria, November 2013.



- A report prepared by a Professional Civil Engineer registered in California to document the data and analyses for demonstrating the property, development project, or subdivision will have ULOP at the time when the flood protection system is completed.
  - *The LFMA requested that a team of Professional Engineers led by Peterson Brustad, Inc. (PBI) in coordination with their subconsultants, Kjeldsen, Sinnock & Neudeck Inc. (KSN) and ENGEO prepare the required report. Their report, dated March 22, 2016, compiled under a Cover Memorandum titled “Urban Levee Design Criteria (ULDC) Evaluation of the RD17 Levee” met the requirement at that time.*
- A report by an Independent Panel of Experts (IPE) on the review of the report prepared by the Professional Civil Engineer.
  - *An IPE consisting of Robert Pyke, Edwin Hultgren, and Thomas Plummer was engaged to review the Engineer’s Report. The panel’s report dated May 24, 2016, titled “Independent Review of Urban Levee Design Criteria Evaluation, March 2016” fulfilled this requirement.*
- A response by the Professional Civil Engineer to the comments from the IPE.
  - *PBI, author of the documents reviewed by the IPE, responded in a letter addressed to Mr. Glenn Gebhardt with the City of Lathrop and Mr. Kevin Jorgensen with the City of Manteca, dated June 3, 2016. Mr. Dave Peterson, P.E. of PBI prepared the response. This letter fulfilled this requirement.*
- An annual report prepared by the LFMA, submitted to the CVFPB documenting the efforts in working toward completion of the flood protection system.
  - *The 2016 APR, in combination with other documentation prepared by the acting LFMA, supported the evidentiary requirements of Adequate Progress. The 2016 APR addressed how the flood protection system that will provide ULOP will be funded and financed. The 2016 APR described the proposed funding mechanisms, the approach and schedule for their implementation, and the projected revenues identified to support implementation of the flood protection system.*

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

On August 10, 2017, the City of Lathrop, acting as the LFMA and on behalf of the Cities of Lathrop and Manteca, transmitted the first Annual APR Update, the 2017 Adequate Progress Report Update, dated June 13, 2017. In response to the submission of that report, CVFPB staff requested that the City of Lathrop prepare an Adequate Progress Submittal Form which was completed and submitted to CVFPB staff on Thursday November 2, 2017.

Subsequent Annual reports have been submitted by SJAFCA, acting as the LFMA and on behalf of the Mossdale Tract Area, to the CVFPB as follows:

- On June 28, 2018, SJAFCA transmitted the *2018 Annual Adequate Progress Report Update*.
- On June 28, 2019, SJAFCA transmitted the *2019 Annual Adequate Progress Report Update*.
- On June 30, 2020, SJAFCA transmitted the *2020 Annual Adequate Progress Report Update*.

In an effort to address the uncertain nature of climate change and the resulting impacts to hydraulics and hydrology, in February 2019 SJAFCA adopted a *Policy on Adapting Design Standards for the Mossdale Tract Area of SJAFCA in Light of Climate Change* (Climate Adaptation Policy, SJAFCA Resolution No. 19-06, included as **Appendix A**). This policy identifies seven specific elements that are to be incorporated into both the design and implementation of the Mossdale Tract 200-year improvements to address climate change uncertainties. Further, SJAFCA engaged a task order with PBI to update the scope and cost of the 200-year improvements to address the adopted Climate Adaptation Policy. This effort resulted in the preparation of a December 12, 2019 technical memorandum by Kjeldsen Sinnock & Neudeck, Inc. (KSN) detailing the costs of complying with the policy (also included in **Appendix A**).

The 2020 Annual Report included the costs of compliance with the adopted Climate Adaptation Policy as part of the financing plan presented within it, but also noted that an evaluation of whether the proposed improvements met the appropriate standard of protection. The evaluation of the Climate Adaptation Policy improvements has been completed and additional materials have been prepared ensure that the evidentiary requirements of DWR's ULOP criteria can continue to be met considering climate change. Those materials include:

- A report prepared by a Professional Civil Engineer registered in California to document the data and analyses for demonstrating the property, development project, or subdivision will have ULOP at the time when the flood protection system is completed.
  - *A team of Professional Engineers led by Peterson Brustad, Inc. (PBI) in coordination with their subconsultants, Kjeldsen, Sinnock & Neudeck Inc. (KSN) and ENGEO prepare a report dated June 18, 2021, compiled under a Cover Memorandum titled "2021 Climate Change Update to the Mossdale Engineer's Report." The materials included within report were presented to the IPE in April 2021 for their review and comment.*
- A report by an Independent Panel of Experts (IPE) on the review of the report prepared by the Professional Civil Engineer.
  - *An IPE consisting of Robert Pyke, Robert Lokteff, and Thomas Plummer was engaged to review the 2021 Climate Change Update to the Mossdale Engineer's Report. The panel's report dated June 1, 2021, titled "Independent Panel of Experts for RD 17 200-Year Level of Protection Project Climate Change Update."*

- A response by the Professional Civil Engineer to the comments from the IPE.
  - *PBI, author of the documents reviewed by the IPE, responded in a letter addressed to Mr. Chris Elias, dated June 18, 2021. Mr. Michael Rossiter, P.E. of PBI prepared the response. This letter fulfilled the response requirement.*
- An annual report prepared by the LFMA, submitted to the CVFPB documenting the efforts in working toward completion of the flood protection system.
  - *This 2021 APR, in combination with the documentation prepared by the LFMA, supports the evidentiary requirements of Adequate Progress. This 2021 APR addresses how the flood protection system, as described within 2016 and 2021 Climate Change Update Engineer's report that will provide ULOP will be funded and financed. This 2021 APR describes the proposed funding mechanisms, the approach and schedule for their implementation, and the projected revenues identified to support implementation of the flood protection system. Further, this 2021 Annual Adequate Progress Report Update is intended to continue to address the requirements of Government Code Section 65007 (a)(5). "The local flood management agency shall annually report to the CVFPB on the efforts in working toward completion of the flood protection system."*

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

## **Adequate Progress toward ULOP**

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The existing RD 17 levees protecting the Mossdale Tract Area do not meet the updated DWR ULDC standards adopted in May 2012, and the existing levees are not currently certified to provide 200-year protection. Accordingly, SJAFCA and RD 17 are pursuing efforts to achieve ULOP by the required deadline, 2028.<sup>4</sup>

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

The Project, as described previously in the 2016 APR, consisted of a Fix-In-Place Levee Improvement Project and an extension of the existing dryland levee in Manteca. A review of the (i) Project scope, (ii) Project schedule, and (iii) the cost of the completed flood protection system, all as proposed in 2016, demonstrates that they were developed to meet the appropriate standard of protection based on information known at that time. As noted above, as part of the implementation of SJAFCA's adopted Climate Adaptation Policy and efforts to advance a Feasibility Study with DWR under the Urban Flood Risk Reduction (UFRR) program, SJAFCA identified and analyzed the requisite improvements needed to meet the appropriate standard of protection when considering the uncertain impacts of climate change. SJAFCA's efforts to address climate change resulted in the preparation of a December 12, 2019 technical memorandum by Kjeldsen Sinnock & Neudeck, Inc. (KSN) detailing the additional costs of complying with the adopted climate adaptation policy as well as the materials to support all of the requisite evidentiary requirements of ULOP including the 2021 Update to the 2016 Engineer's Report and associated IPE review/Engineer's response.

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

RD 17, with funding from the issuances of multiple series of bonds secured by assessment revenues and a funding agreement with DWR, is currently awaiting permission to construct the final portions of the Phase 3 LSRP improvements.

Since completion of the 2016 APR, a cumulative total of approximately \$15.6 million of LSRP improvements (an additional \$1.0 million since June 2020) have been completed including the construction of seepage berms during and after the storms of February 2017. In addition, the RD 17 Levee Area Public Financing Authority, a Joint Powers Authority (JPA) set up by agencies in the Mossdale Tract Area, issued \$20.85 million of bonds in 2017 to both refinance a prior financing from 2009 and to generate additional net new proceeds for flood control improvements of \$6.531 million. These funds have been utilized by RD 17 to continue to advance the LSRP over the last 36 months along with Payments from DWR.

To continue construction, RD 17 has been advancing through both Federal and State permit processes for its remaining work prior to the work completed in February 2017. In January 2019, USACE introduced guidelines for the new Categorical Permission for Section 408 Requests. The Categorical Permission process was created

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<sup>4</sup> AB 838, signed into law on September 28, 2020, extended the ULOP deadline from 2025 to 2028.

to streamline the review and decision process for USACE 408 requests for low impact levee alterations. With seepage berm alterations qualifying for the new Categorical Permission process, RD17 requested and received USACE Section 408 Categorical Permission for ten of the eleven seepage berms in the Phase 3 LSRP. The expedited Categorical Permission process enabled the Phase 3 Seepage Berm project construction to be completed in 2019 and 2020 ahead of the anticipated acquisition of the full project 408 permission which is expected in August 2021. RD 17's Phase 3 seepage work completed over the last 24 months includes the construction of seepage berms and chimney drains along more than 1.5 miles of levee within RD 17. The remaining work on the LSRP will continue to progress through the USACE regulatory review process and is now scheduled to resume construction in 2021. This work will include the construction of 4 remaining cutoff walls and a small setback levee.

Since June 2016, the City of Lathrop secured 50% funding for \$10 million of work (total of \$5.0 million of grant funding) from DWR under the UFRR Program and executed a funding agreement with DWR to fund a feasibility analysis of a focused array of alternatives which address State estimates of climate change through 2040. In January of 2019, the grant funding agreement transitioned to SJAFCA. The scope of this work is now estimated to cost approximately \$1,170,000. The remaining funds from DWR are able to advance environmental review (California Environmental Quality Act [CEQA] Analysis) and preliminary design of the initial phase of a preferred alternative. As of the date of this 2021 Annual APR Update, the feasibility study portion of the scope of work is complete and the report has been transmitted to DWR for final review. This feasibility study effort incorporates climate change uncertainties and addresses issues that SJAFCA hopes will lead to Federal participation in the Project. While further Federal interest in the Mossdale Program is being evaluated, SJAFCA has identified that certain common features of all of the UFRR feasibility study alternatives overlap in part with features of the ULOP Project. As such, SJAFCA has advanced an alternatives analysis, with funding generated from Development Fees, a main common feature which is the dryland levee extension South of Manteca. To further advance this effort, SJAFCA has taken the following actions:

- SJAFCA awarded a contract to Wood Rodgers to commence an alternatives analysis that considers foundation geotechnical and hydraulic studies as well as technical issues, community impacts and stakeholder input to for the alignment of the dryland levee.
- As part of SJAFCA's Fiscal Year 2021/22 budget adoption, an additional \$1,450,000 was augmented to the Mossdale CIP budget to further advance implementation.
- As described above, SJAFCA updated and augmented the substantial evidence to support ULOP with the Climate Change update to its Engineer's Report.

### ***Summary of Scope, Schedule & Cost***

The 2016 Engineer's Report and 2021 Update identify two projects. These projects are listed below and, when fully implemented, will meet the objective of 200-year ULOP for the Mossdale Tract Area. These projects include:

1. **RD 17 LSRP** is being implemented in three phases:
  - a. Phase 1 (Completed 2008-09)

- b. Phase 2 (Completed 2009-11)
- c. Phase 3 (Construction Commenced 2016 - Completion scheduled in 2022)
- 2. **SJAFCA Project<sup>5</sup>** is being pursued as Phase 4 and includes the following outlined steps:
  - a. ULDC engineering analysis and identification of deficiencies (completed March 22, 2016)
  - b. Additional Climate Change related analyses and update to the ULDC engineering analysis to consider SJAFCA's Adopted Climate Adaptation Policy (completed June 18, 2022)
  - c. Design and environmental evaluation of levee improvements to cure ULDC deficiencies (expected to commence July 2022)
  - d. Implement levee improvements to cure ULDC deficiencies.

### Schedule

On September 28, 2020, the Governor signed into law AB 838 which modified the year in which ULOP must in place for the Mossdale Tract. This law extended the deadline from 2025 to 2028. The following schedule of milestones provides the LFMA's updated current plan to implement the levee improvements by 2028. In addition, the Project Funding and Financing Approach outlines key milestones for implementation of the various funding mechanisms identified to support the revenue and financing requirements for the Project implementation.

Activity	Completion
Phase 3: RD 17 LSRP	10/31/2022
Phase 4: SJAFCA Project	
Environmental Documentation	10/31/2022
Right of Way Acquisition <sup>6</sup>	12/31/2024
Engineering Design <sup>7</sup>	12/31/2026
Construction	10/31/2028
Permitting & Compliance <sup>8</sup>	12/31/2028

### Total Program Costs

Since the 2016 APR, an updated cost estimate consolidating all component of the project into a single estimate has been prepared. **Table 1** summarizes the total costs for the LSRP and SJAFCA Projects. The total estimated design, permitting, and construction project costs of the LSRP in actual dollars in actual and expected dollars to complete construction is **\$73.0 million**. A comprehensive update of SJAFCA's Project was prepared in 2021 to consolidate and present a single budget for to address ULDC deficiencies and address Climate Adaptation. The updated cost estimate in present day 2021 dollars, is approximately **\$230.01 million**.<sup>9</sup>

<sup>5</sup> Throughout this report the Phase 4 Project was formerly known as the "Fix-In-Place" Project with the inclusion the extension of the dryland levee in Manteca.

<sup>6</sup> Completion is reflective of possession of the necessary rights to complete the improvements, not necessarily compensation.

<sup>7</sup> It is expected that the project would be phased and the first package of engineering plans and specific would be completed in time to commence construction in 2022.

<sup>8</sup> Reflects required permitting and ongoing mitigation and monitoring requirements.

<sup>9</sup> Reference Appendix A - January 29, 2021 Technical Memorandum prepared by Kjeldsen Sinnock Neudeck, Inc. re: San Joaquin Area Flood Control Agency Mossdale Tract Area ULDC Climate Change Adjustment: Consolidate Cost Estimate.

**Table 1**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**Program Cost Summary**

Project Phase	Actual Projected Costs to Complete (2021\$)	Updated Project Costs Including Climate Adaptation (2021\$)
LSRP Phase 1	\$2,665,761	
LSRP Phase 2 <i>(including Parks)</i>	\$12,951,358	
LSRP Phase 3	\$57,371,374	
SJAFCA Project		\$230,009,000
<b>Total Cost</b>	<b>\$72,988,492</b>	<b>\$230,009,000</b>

Source: Peterson Brustad, Kjeldsen Sinnock & Neudeck

## **Applicable Geographic Area Reliant on Adequate Progress Report**

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As noted in the 2016 APR and in the Annual Updates, the Adequate Progress Report applies to development afforded ULOP within the Mossdale Tract Area once the Project is complete. **Figure 1** shows the results of PBI's hydraulics analysis included as part of the Engineer's Report.<sup>10</sup> The overall area removed from the floodplain as a result of completion of the LSRP and SJAFCA Project is shown as the combined red and blue areas in **Figure 1**. More specifically, the area with greater than three-foot flood depths that would be subject to SB5 development restrictions without the completion of the LSRP and SJAFCA Project is shown in red.

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<sup>10</sup> This figure has been updated to reflect updated hydraulics associated with climate change. Future versions of this annual report will reflect the increased area to the East as a result of climate change.







## Project Funding and Financing Approach

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In accordance with SB5, the 2016 APR provides documentation that revenues have been identified to support implementation of the flood protection facilities. The following discussion restates and, where applicable, updates the revenue sources identified for the projects.

RD 17 has been advancing the LSRP since 2008 with the formation of the RD 17 assessment and funding from the DWR's Early Implementation Projects (EIP) and Urban Flood Risk Reduction (UFRR) Programs. These revenues sources remain in place to fund the LSRP.

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

- Net revenues from the existing RD 17 Assessment
  - It is expected that some net revenues (after debt service, RD 17 operation and maintenance [O&M] expenses and pay-as-you-go funding for the final construction of the LSRP) will be available to fund the SJAFCA Project.
- A Regional SJAFCA 200-Year Development Impact Fee
  - A Regional SJAFCA 200-Year Development Impact Fee (Regional DIF) paid by property owners developing within the 200-year floodplain was adopted by SJAFCA in November 2018. Property already entitled and planned for development within the basin that benefits from the Project that has (or will in the future) advanced funds can apply that prior funding as credit towards the Project's fee obligation via a fee crediting arrangement. In March 2018, SJAFCA Adopted Resolution 19-15 formalizing a crediting program (**Appendix B**).
- A new Special Benefit Assessment District
  - A new special benefit Overlay Assessment District (OAD) would be levied on properties (parcels) directly receiving flood damage reduction benefit from the construction and long-term O&M of the Project. SJAFCA has qualified and entered into contracts with Willdan Financial Services (Willdan) to prepare the requisite Assessment Engineer's Report and administer the legislative processes required by Proposition 218 and the underlying statutory authority for the imposition of the assessment. To date, Willdan has prepared a draft preliminary rate analysis for review by the SJAFCA. The preliminary analysis has been utilized to estimate future Assessment District revenues. (**Appendix D**)
- A new Enhanced Infrastructure Financing District
  - A new Enhanced Infrastructure Financing District (EIFD) would capture a portion of the growth in general property taxes and dedicate the revenue toward the construction of the Project. This revenue, in conjunction with the OAD revenues could be pledged to the repayment of bonds, the proceeds of which could fund construction of the Project. SJAFCA commenced the

formation effort of the EIFD in May 2019 and is advancing this effort in coordination with the member agencies. It is expected that the EIFD will be in place prior to August 2022 and generating revenues by FY 2022/2023.

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

### ***Governance Approach to Funding & Implementation***

To facilitate the funding and implementation of the Project, the Cities of Lathrop and Manteca commissioned a governance evaluation. The 2016 APR outlined the governance structure that existed at the time in the Mossdale Tract Area for implementing the LSRP and outlined the entities that would be needed to support the implementation of the Phase 4 Project. The governance evaluation was completed in late 2017 and ultimately resulted in the reorganization of SJAFCA. SJAFCA is now the LFMA and Funding Entity, for the Mossdale Tract Area. SJAFCA now fulfills several distinct governance structures that were previously identified and evaluated to support the implementation, funding, and financing of the Project.

## **Project Funding and Financing Plan**

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In accordance with Government Code §65007(a), this portion of the 2021 Annual APR Update provides documentation that revenues have been identified to support implementation of the flood protection facilities and further, that sufficient revenues to fund each year of the project schedule have been identified. The 2016 APR presented a Funding and Financing Plan that has been refined and updated based on the actual progression of the Project's implementation and additional information obtained subsequent to that report. Further this section addresses the requirement to demonstrate that in any given year, and consistent with that schedule of identified revenues, at least 90 percent of the revenues scheduled to be received by that year have been appropriated and are currently being expended.

### ***Remaining Project Costs***

#### **LSRP Project**

This document has been updated since the preparation of the 2016 APR to reflect progress since May 2016 based on the remaining costs as of March 2021 for the RD 17 LRSP as summarized in **Table 2** below. **Table 2** shows the split of costs between the State and RD 17 and the percentage of remaining project costs based on the amount expended in the last 12 months.

#### ***Phase 4 Project Costs***

**Table 3** presents the Opinion of Probable Costs prepared by PBI and KSN for the Phase 4 Project as of January 2021 which are inclusive of the Climate Adaptation update. The cost estimates have been prepared as part of the coordinated effort to prepare the Climate Adaptation Update to the Engineer's Report.

### ***Sources & Uses***

An updated financing plan prepared for the implementation of the remaining levee improvements is shown in **Table 4**. **Table 4** presents and sources and uses statement based on an updated cash flow reflective of the progress of the work over the past year and projected completion of the Project in 2028. Additionally, **Table 4** shows the identified revenues that provide the basis for the conceptual financing plan. The financing plan is governed by the following assumptions:

- The RD 17 Mossdale Tract Assessment and the associated bond issuances in combination with committed State funding from DWR's EIP will continue to fund seepage remediation work until completion in 2022. This financing plan has been updated to reflect the change in the State cost sharing memorialized through a funding agreement amendment between DWR and RD 17. The State cost sharing split for the LSRP Project is now 60%/40% State versus Local Funding.
- The Cities, RD 17, and/or their developer partners, would continue to cash flow the design of the Phase 4 Project and the implementation of the contemplated funding mechanisms until the formation of the OAD and/or EIFD in 2022 from either cash reserves or developer advances. The amount of cash flow provided would be net of any Regional DIF received. The total funding received including previously advanced funds is approximately to be \$7.7 million. All contributions from development

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

- Net revenues from RD 17's implementation of the LSRP, including retention releases and net RD 17 Assessment revenues after debt service, would be available to help fund Phase 4 Project expenses.
- SJAFCA establishes the following funding mechanisms:
  - A Regional DIF program collecting revenues in 2018.<sup>11</sup>
  - A new OAD in place to collect revenues in FY 2022/2023.
  - A new EIFD covering the properties directly benefiting from the project. The EIFD would have a base of FY 2022/2023 and start receiving revenues in FY 2023/2024.
  - A bond authorization to securitize both new OAD and EIFD revenues would take place in FY 2024/25. The proceeds from the bond authorization would be used to fund construction costs of the Phase 4 Project.

### ***Detailed Cash Flow Analysis and Schedule of Expenses and Revenues***

In order to support the Adequate Progress Findings, as described in the 2016 APR, the LFMA must document that 90% of the required revenue scheduled to be received have been appropriated and are being expended. **Table 5** presents an updated detailed cash flow analysis showing how the planned expenditures are funded over time. This schedule is intended to be used by the LFMA to report annually to the CVFPB on the progress of the flood protection system. **Table 5** is supported by a series of tables (reflected in various appendices) that provide details regarding the expenditure and revenues schedule for the LSRP and SJAFCA's Phase 4 Project.

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

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

Within the 2020 Annual APR Update, the analysis associated with Government Code §65007(a)(2)(A) was updated. As noted above, **Table 5** presents the updated schedule of revenue and expense projections in order to demonstrate progress of the Project as it relates to the requirements of Government Code §65007(a)(2)(A). Because of permitting and funding delays related to the LSRP project, the estimates, including the overall costs and timing of expenses, as well as the schedule of revenues, was updated relative to the 2019 Annual APR Update.

Consistent with Government Code §65007(a)(2)(A), all of the revenues for the LSRP have been identified. These revenues included 1) State Funding from the EIP/UFRP Program and 2) RD 17 Mossdale Tract Assessment Revenues and Bond Proceeds. Further, consistent with the revised schedule, 90% of the revenues that are schedule to be received by this year have either been appropriated by a granting agency (in this case

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<sup>11</sup> This action has been completed.

the State) or have been set aside by RD 17 (reference **Table 6**). State funding for the RD 17 Project was included within prior State Budget Appropriations and the entirety of RD 17's grant agreement has been appropriated. As it relates to the local share of the funding, while RD 17 is not required to adopt an appropriated budget by law,<sup>12</sup> they have set aside the funds for the Project and entered into contracts and/or are required by law based on the source of the revenues to expend those funds for the specific purpose of implementing the LSRP (this is consistent with the intent of a budgetary appropriation). More specifically, those contracts include the EIP Funding Agreement that RD 17 has entered into with DWR as well as the Indenture of Trust Agreements between the District and its Bond Trustee. Finally, as a matter of law, RD 17's Assessment Revenues must be utilized consistent with its Assessment Engineer's Report and annual resolution approving the levy of the assessment.

Finally, the last requirement of Government Code §65007(a)(2)(A) is that the revenues scheduled to be received by that year are currently being expended. As noted previously, RD 17 has expended an additional \$1.0 million on the LSRP since in 2020. Further, RD 17 is currently acquiring permits and expected to complete a total of \$1.4 million of planned work in 2021/22.

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

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

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<sup>12</sup> Reference Reclamation District No. 17 Financial Statements and Independent Auditor's Report, June 30, 2017 Note A – Summary of Significant Accounting Policies (Page 13) – "Budgetary accounting: The District does not adopt an appropriated budget and is not required to adopt such a budget by law. However, the District does adopt a non-appropriated budget annually, which is approved by the Board of Trustees."

**Table 2**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**RD 17 LSRP Remaining Capital Cost Estimate & Cost Share**

Item	Remaining Costs [1]	Local 40% [2]	State 60% [2]
<b>LSRP - Project Remaining Costs</b>			
Phase 1 ROW Remaining Costs	0	0	0
Phase 2 ROW Remaining Costs	49,400	19,760	29,640
Phase 3 Remaining Costs	35,250,600	14,100,240	21,150,360
<b>Total Remaining Cost</b>	<b>\$35,300,000</b>	<b>\$14,120,000</b>	<b>\$21,180,000</b>
<b>Remaining Costs as of APR (June 2020)</b>	<b>\$43,321,666</b>		
<b>Reduction in Remaining Costs [3]</b>	<b>\$8,021,666</b>		
<b>% of June 2020 Remaining Project Completed</b>	19%		

Source: Kjeldsen Sinnock & Neudeck (Updated by LWA)

[1] Remaining Costs as of March 2021.

[2] Amounts are approximate and net of retention withheld by the State on prior incurred Cost by RD 17.

**Table 3**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**ULDC Project Engineer's Opinion of Probable Cost**

<b>Item</b>	<b>Base Project Total Costs (2021\$)</b>
<b>Soft Costs</b>	
Admin / Planning	9,158,000
Environmental / Permitting	5,724,000
Surveying / Engineering	13,736,000
Construction Management	13,736,000
Mitigation	3,435,000
<b>Subtotal: Soft Costs</b>	<b>45,789,000</b>
<b>Construction</b>	<b>114,455,000</b>
Right-of-Way Acquisition (existing deficiencies)	14,284,000
Right-of-Way Acquisition (new construction improvements)	3,206,000
<b>Subtotal: Right of Way</b>	<b>17,490,000</b>
<b>Dryland Levee Extension Alternative:</b>	<b>52,275,000</b>
<b>Total Cost</b>	<b>\$230,009,000</b>

Source: Kjeldsen Sinnock & Neudeck Technical Memorandum dated January 29, 2021 Consolidated Cost Estimate of SJAFCA Mossdale Tract Area ULDC Climate Change Adjustment.



**Table 4**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**ULOP Adequate Progress Sources & Uses Statement (through 2026)**

Item	Total [1]	Notes
<b>Project Uses</b>		
<u><b>LSRP Expenditures</b></u>		
LSRP - Phase I	\$ 2,665,761	
LSRP - Phase II (including Parks)	\$ 10,295,976	
LSRP - Phase III [2]	\$ 60,026,756	
<b>Subtotal: LSRP Expenditures</b>	<b>\$ 72,988,492</b>	
<u><b>ULOP Program Planning &amp; Implementation</b></u>		
Pre-Project Expenditures (PBI/LWA/ETC)	\$ 3,229,308	
Funding Program Implementation Costs	\$ 1,554,259	
<b>Subtotal: ULOP Program Planning &amp; Implementation</b>	<b>\$ 4,783,568</b>	
<u><b>SJAFCA Project Expenditures</b></u>		
Soft Costs	\$ 51,747,220	
Construction Costs	\$ 132,885,132	
Right-of-Way	\$ 20,693,768	
Dryland Levee Extension	\$ 60,654,014	
<b>Subtotal: SJAFCA Project Expenditures</b>	<b>\$ 265,980,134</b>	
<b>Total Project Uses</b>	<b>\$ 343,752,194</b>	
<b>Project Sources</b>		
State Funding for LSRP (EIP Program)	\$ 43,793,095	[2]
State UFRR Funding (Preliminary Design Only)	\$ 3,833,330	[3]
<b>Subtotal State Funding</b>	<b>\$ 47,626,425</b>	
<i>Local Funding Sources</i>		
<u><b>LSRP Funding</b></u>		
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues)	\$ 34,680,232	[4]
LSRP - RD 17 Mossdale Tract (Bond Revenues)	\$ 29,589,194	[5]
LSRP - RD 17 Mossdale Tract (Debt Service)	(\$ 27,645,547)	[6]
<i>SJAFCA Project Funding</i>		
Developer Advances / City Funding	\$ 3,542,659	[7]
SJAFCA Overlay Assessment - ULDC	\$ 63,800,386	[8]
Development Fee Program	\$ 58,572,923	[9]
EIFD Revenues	\$ 22,501,109	[10]
Future EIFD / Assessment Overlay Financing (Bond Proceeds)	\$ 165,800,000	[11]
Future EIFD / Assessment Overlay Financing (Debt Service Carry)	(\$ 53,392,707)	[12]
<b>Subtotal Local Funding</b>	<b>\$ 297,448,248</b>	
<b>Total Project Sources</b>	<b>\$ 345,074,674</b>	
<b>Total Project Sources less Uses</b>	<b>\$ 1,322,480</b>	

Source: LWA

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

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

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

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

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

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

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

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

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

[10] EIFD revenues collected during period of implementation.

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

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

Table 5  
Mossdale Tract: 2021 Adequate Progress Report  
ULOP Levee Program Cash Flow and Financing Analysis

Year	Reference (ULOP APR)	Total	Credit [1]	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
LSRP Beginning Balance				-	-	2,619,399	2,131,000	4,072,726	3,760,976	2,749,500	8,184,283	-	-	654,843	6,702,895	7,590,380	(3,745,302)	(3,341,034)	5,168,964	(3,341,034)	5,168,964	5,168,964	5,618,809
LSRP Expenditures																							
LSRP - Phase I	Table C4	2,665,761	2,630,649	4,736	5,416	3,256	1,147	999	15,610	3,948	-	-	-	-	-	-	-	-	-	-	-	-	-
LSRP - Phase II (including Parks)	Table C4	10,295,976	3,756,668	4,105,206	494,457	1,435,354	202,792	23,748	33,658	123,106	16,423	68,108	-	26,380	10,076	-	-	-	-	-	-	-	-
LSRP - Phase III [2]	Table C4 & Table C1	60,026,756	625,090	1,585,978	1,088,885	619,783	608,271	882,128	1,726,286	1,250,250	7,658,729	1,019,557	1,772,320	5,392,948	1,619,169	34,177,360	-	-	-	-	-	-	-
Total LSRP Expenditures		72,988,492	7,012,406	5,695,921	1,588,758	2,058,393	812,210	906,874	1,775,555	1,377,305	7,675,152	1,087,666	1,772,320	5,419,328	1,629,245	34,177,360	-	-	-	-	-	-	-
State Sources																							
State EIP Funding (State Share)	Table C3	39,585,652	-	1,991,867	2,355,408	420,838	1,041,086	-	-	-	-	-	354,808	9,228,635	733,160	15,379,812	-	8,080,038	-	-	-	-	-
State EIP Funding (Local Credit)	Table C3	4,207,444	-	1,077,608	473,025	31,194	576,149	-	-	-	-	-	1,637,387	412,081	-	-	-	-	-	-	-	-	-
Local Sources																							
RD 17 Assessment Net Revenues - LSRP	Table C5	34,680,232	-	1,925,564	2,478,092	2,379,632	2,399,375	1,852,919	1,956,198	574,322	18,734	758,286	1,859,830	1,826,664	1,783,571	1,806,496	1,829,497	1,852,565	1,875,688	1,875,688	1,852,565	1,875,688	1,898,856
Total LSRP Revenues		78,473,327	-	4,995,039	5,306,525	2,831,664	4,016,610	1,852,919	1,956,198	574,322	18,734	758,286	3,852,025	11,467,379	2,516,731	17,186,308	1,829,497	9,932,603	1,875,688	1,875,688	1,852,565	1,875,688	1,898,856
Preliminary Ending Balance LSRP Expenditures			(7,012,406)	(700,882)	3,717,767	3,392,669	5,335,401	5,018,770	3,941,620	1,946,517	527,865	(329,380)	2,079,704	6,702,895	7,590,380	(9,400,672)	(1,915,805)	6,591,569	7,044,652	(1,465,346)	7,021,529	7,044,652	7,517,665
RD 17 Bond Financing - 2009																							
Assumed Draws on Proceeds / Cash on Hand	Calculated [3]	22,112,954	7,012,406	2,360,281	161,085	-	-	-	-	-	896,689	1,750,878	-	1,426,267	1,424,367	7,080,981							
Debt Service	Table C5	(9,131,584)	-	(1,659,399)	(1,259,453)	(1,261,669)	(1,262,675)	(1,257,794)	(1,192,120)	(1,238,474)	-	-	-	-	-	-	-	-	-	-	-	-	-
RD 17 Bond Refunding - 2016																							
Net New Proceeds	Assumed [4]	7,476,240	-	-	-	-	-	-	-	7,476,240	-	-	-	-	-	-	-	-	-	-	-	-	-
Combined Debt Service post refunding	From OS	(18,513,963)	-	-	-	-	-	-	-	-	(1,424,554)	(1,421,499)	(1,424,861)	(1,426,267)	(1,424,367)	(1,425,611)	(1,425,230)	(1,422,605)	(1,425,844)	(1,424,344)	(1,421,344)	(1,421,844)	(1,425,594)
Ending Balance LSRP Expenditures			-	-	2,619,399	2,131,000	4,072,726	3,760,976	2,749,500	8,184,283	-	-	654,843	6,702,895	7,590,380	(3,745,302)	(3,341,034)	5,168,964	5,618,809	(2,889,690)	5,600,185	5,622,809	6,092,071
SJAFCFA Project Beginning Balance				-	-	-	-	-	-	-	-	119,179	1,093,895	2,871,068	4,901,776	12,077,660	16,406,511	27,159,367	(1,903,320)	27,159,367	(1,903,320)	(1,903,320)	(35,816,281)
SJAFCFA Project Expenditures																							
Pre-Project Expenditures (PBI/LWA/ETC)	Table B7	3,229,308	-	-	-	-	-	719,212	719,212	789,704	1,001,181	-	-	-	-	-	-	-	-	-	-	-	-
Funding Program Implementation Costs	Assumed	1,554,259	-	-	-	-	-	-	-	-	-	61,170	215,845	214,931	435,980	626,333	-	-	-	-	-	-	-
Soft Costs	Table 7	48,547,220	-	-	-	-	-	-	-	-	-	-	-	-	179,424	5,014,853	3,430,503	6,924,832	9,465,633	10,758,932	7,615,899	4,490,087	667,056
Dryland Levee Planning Work (Wood Rodgers)		3,200,000	-	-	-	-	-	-	-	-	-	-	-	81,085	311,892	467,837	467,837	467,837	467,837	311,892	155,946		
Construction Costs	Table 7	132,885,132	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,013,614	25,764,022	26,536,943	27,333,051	25,337,738	2,899,763
Right-of-Way	Table 7	20,693,768	-	-	-	-	-	-	-	-	-	-	-	-	-	-	680,249	700,657	3,937,030	4,055,141	3,793,982	3,907,801	3,618,909
Dryland Levee Extension	Table 7	60,654,014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,424,461	11,767,195	12,120,210	12,483,817	12,858,331	-
Total SJAFCFA Project Expenditures		270,763,701	-	-	-	-	-	719,212	719,212	789,704	1,001,181	61,170	215,845	296,015	927,295	6,109,023	4,578,590	44,531,401	51,401,717	53,939,064	51,538,640	46,749,904	7,185,728
SJAFCFA Project Revenues																							
State Sources																							
State UFRF Funding (PED Only)	UFRF Grant	3,833,330	-	-	-	-	-	-	-	-	-	-	-	958,333	2,874,998	-	-	-	-	-	-	-	-
State Funding (Future Bond)	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Local Sources																							
SJAFCFA Overlay Assessment - ULDC	Overlay Model	63,800,386	-	-	-	-	-	-	-	-	-	-	-	-	-	3,750,000	7,650,406	7,963,495	8,294,084	8,608,033	8,912,267	9,194,963	9,427,138
Lathrop/Manteca/Developer Advance Funding	[5]	3,542,659	-	-	-	-	-	719,212	719,212	789,704	1,001,181	208,901	104,450	-	-	-	-	-	-	-	-	-	-
Development Fee Program	Table B2 [6]	58,572,923	-	-	-	-	-	-	-	-	119,179	826,986	1,888,567	1,368,391	5,228,181	6,687,875	7,118,487	6,066,476	6,949,522	6,095,534	5,636,864	5,518,305	5,068,556
Regional EIFD TI Revenues	Appendix E Table 2	22,501,109	-	-	-	-	-	-	-	-	-	-	-	-	-	-	562,551	1,438,743	2,245,150	3,183,079	4,081,634	5,024,121	5,965,831
Total SJAFCFA Project Revenues		152,250,407		-	-	-	-	719,212	719,212	789,704	1,120,360	1,035,886	1,993,018	2,326,724	8,103,179	10,437,875	15,331,445	15,468,714	17,488,756	17,886,646	18,630,765	19,737,388	20,461,524

Table 5  
Mossdale Tract: 2021 Adequate Progress Report  
ULOP Levee Program Cash Flow and Financing Analysis

Year	Reference (ULOP APR)	Total	Credit [1]	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Preliminary Ending Balance SJAFCA Project				-	-	-	-	-	-	-	119,179	1,093,895	2,871,068	4,901,776	12,077,660	16,406,511	27,159,367	(1,903,320)	(35,816,281)	(8,893,051)	(34,811,196)	(28,915,836)	(22,540,485)
LEVEE PROGRAM - STARTING BALANCE				-	-	2,619,399	2,131,000	4,072,726	3,760,976	2,749,500	8,184,283	119,179	1,093,895	3,525,911	11,604,671	19,668,040	12,661,209	23,818,332	3,265,644	82,294,882	38,386,164	38,650,371	(167,440)
Net Cash Flow LSRP	[7]			-	2,619,399	(488,399)	1,941,725	(311,749)	(1,011,477)	5,434,783	(8,184,283)	-	654,843	6,048,051	887,486	(11,335,682)	404,268	8,509,998	449,845	451,345	431,221	453,845	473,262
Net Cash Flow SJAFCA Project	[7]			-	-	-	-	-	-	-	119,179	974,716	1,777,173	2,030,708	7,175,883	4,328,851	10,752,855	(29,062,687)	(33,912,961)	(36,052,417)	(32,907,876)	(27,012,516)	13,275,796
Program Financing																							
Bridge Financing Costs (Developer Advances / Other)																							
Proceeds	N/A	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AD & EIFD Borrowing																							
Proceeds		165,800,000		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	120,800,000	-	45,000,000	-	-
Debt Service Costs		(53,392,707)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(8,307,645)	(8,307,645)	(12,259,139)	(12,259,139)	(12,259,139)
LEVEE PROGRAM - ENDING BALANCE				-	2,619,399	2,131,000	4,072,726	3,760,976	2,749,500	8,184,283	119,179	1,093,895	3,525,911	11,604,671	19,668,040	12,661,209	23,818,332	3,265,644	82,294,882	38,386,164	38,650,371	(167,440)	1,322,480

[1] Credit amounts shown for LSRP on Table C2  
[2] All remaining costs Phase I and Phase II costs added to Phase III.  
[3] Amount needed to support project cashflows prior to 2017. Amount in 2017 is amount projected by RD 17. The amount is assumed to come from Bond Proceeds or Reserves available to support the LSRP.  
[4] Amount based on RD 17 refunding bond issuance.  
[5] Amount provided by Lathrop Council Actions. Amounts already committed by the Cities of Lathrop & Manteca from General, Enterprise and Developer committed funding. Reference Table B7.  
revenues based on projected absorption assumptions.  
To the extent that development absorption does not  
[7] Prior to 2020, the net cash flows of the LSRP RD 17

**Table 6**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**Government Code 65007 (a) Analysis**

Item	Total Revenues Scheduled to be Appropriated by June 2021 for each Identified Revenue <i>Per 2021 APR</i>	Appropriation Applicable (Y, N or N/A)	Note <i>If Y - Details</i>	65007 (a) Check % Appropriated if Required	
<b>Project Revenues - LSRP</b>					
State Funding for LSRP (EIP Program)	\$ 19,939,972	N/A	Part of Prop1E Allocation 5096.821 Project 3860-P1E-203.	N/A	[1]
<i>Local Funding Sources</i>					
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues)	\$ 19,813,187	N/A	Annual RD 17 Budget	N/A	[2]
LSRP - RD 17 Mossdale Tract (Bond Revenues/Cash Balance)	\$ 13,607,606	N/A	Annual RD 17 Budget	N/A	[3]
LSRP - RD 17 Mossdale Tract (Debt Service)	(\$ 5,697,181)	N/A	Annual RD 17 Budget	N/A	
<b>Project Revenues - SJAFCA Project</b>					
State UFRR Funding (PED Only)	\$ 2,874,998	N/A	Part of Prop 1E Allocation 5096.821, Agreement No. 4600011771	N/A	[4]
SJAFCA Overlay Assessment - ULDC	\$ 0	N/A	Future Source	N/A	
Developer Advances / City Funding	\$ 3,542,659	N/A	Agreement / City Council Actions	N/A	[5]
Development Fee Program	\$ 6,817,214	N/A	City Council Actions (Fee Programs)	N/A	[6]
EIFD Revenues	\$ 0	N/A	Future Source	N/A	
Future EIFD / Assessment Overlay Financing (Bond Proceeds)	\$ 0	N/A	Future Source	N/A	
Future EIFD / Assessment Overlay Financing (Debt Service Carry)	\$ 0	N/A	Future Source	N/A	

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

[1] Based on information provided from RD 17. See Table C5 for RD 17 Annual Budgets / Financial Statement Information

[2] Reference Table C5 for supporting information on RD 17's budgets.

[3] Based on RD17 Financing Authority's December 2016 Bond Issuance Official Statement and information from RD 17, represents use of Bond Proceeds and or cash available to fund Capital Outlays.

[4] Based on the approved Agreement Amendment and updated budget per Amendment No. 1.

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

[6] As reported by the City of Lathrop and SJAFCA.

**Table 7**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**Expenditure Schedule for the Phase 4 Project**

Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
<b>Soft Costs</b>										
Admin / Planning	\$0	\$2,829,822	\$1,165,887	\$1,200,863	\$1,236,889	\$1,273,996	\$1,093,513	\$1,126,318	\$232,022	<b>10,159,310</b>
Environmental / Permitting	\$572,400	\$884,358	\$910,889	\$938,215	\$966,362	\$995,353	\$683,476	\$351,990	\$0	<b>6,303,042</b>
Surveying / Engineering	\$0	\$1,768,510	\$1,821,565	\$1,876,212	\$3,864,997	\$3,980,947	\$2,050,188	\$0	\$0	<b>15,362,420</b>
Construction Management	\$0	\$0	\$0	\$2,701,746	\$3,091,998	\$3,980,947	\$3,280,300	\$2,534,032	\$348,007	<b>15,937,030</b>
Mitigation	\$0	\$0	\$0	\$675,633	\$773,225	\$995,527	\$820,314	\$633,693	\$87,027	<b>3,985,418</b>
<b>Subtotal Soft Costs</b>	<b>572,400</b>	<b>5,482,690</b>	<b>3,898,341</b>	<b>7,392,670</b>	<b>9,933,471</b>	<b>11,226,770</b>	<b>7,927,791</b>	<b>4,646,033</b>	<b>667,056</b>	<b>51,747,220</b>
<b>Construction</b>										
Construction	\$0	\$0	\$0	\$25,013,614	\$25,764,022	\$26,536,943	\$27,333,051	\$25,337,738	\$2,899,763	<b>132,885,132</b>
Real Estate (Existing)	\$0	\$0	\$0	\$0	\$3,215,354	\$3,311,814	\$3,411,169	\$3,513,504	\$3,618,909	<b>17,070,749</b>
Real Estate (New)	\$0	\$0	\$680,249	\$700,657	\$721,676	\$743,327	\$382,813	\$394,298	\$0	<b>3,623,019</b>
Dryland Levee Extension	\$0	\$0	\$0	\$11,424,461	\$11,767,195	\$12,120,210	\$12,483,817	\$12,858,331	\$0	<b>60,654,014</b>
<b>Total Expenses</b>	<b>572,400</b>	<b>5,482,690</b>	<b>4,578,590</b>	<b>44,531,401</b>	<b>51,401,717</b>	<b>53,939,064</b>	<b>51,538,640</b>	<b>46,749,904</b>	<b>7,185,728</b>	<b>265,980,134</b>

Source: KSN / PBI / LWA

## ***Evaluation of Identified Revenues***

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

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

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

### ***Development Fees & Advance Funding***

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

In order to ensure that sufficient revenues are made available from this mechanism to meet the near-term cash flow demands of the project, the Land Use Agencies have entered into agreements with landowners to advance the fee obligation and utilize this advanced funding as credit toward payment of the fee. An analysis showing an allocation of the costs to planned development is documented in the "Mossdale Tract Area: Regional Urban Level of Flood Protection Levee Impact Fee Final Nexus Study" dated November 8, 2018. The current financing plan reflected within this APR projects an increase in the current fee rate of 15%. SJAFCA intends to update the Nexus study over the next fiscal year to incorporate this increase in fee rates. **Appendix B** shows the actual revenues received through April 2020 and a projection of the revenues to come from the Regional Fee Program overtime with the assumption that the fee rate is increased. In addition, the analysis considers the escalation of the fee rates over time based on an indexed inflation rate.

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

### ***New Special Assessment***

Given the fact that a significant portion of the beneficiaries of the Phase 4 Project are already developed properties within the Mossdale Tract Area, the 2016 APR described a plan to move forward with the formation of a new special benefit assessment district that would overlay the existing RD 17 Mossdale Tract Assessment.

RD 17's existing Mossdale Tract Assessment currently generates more than \$3.2 million per year with an average residential assessment of approximately \$96 per year. To test the feasibility of a new OAD, a detailed analysis of the apportionment of special benefits for the Phase 4 Project was completed as part of the financial analyses associated with the Governance Analysis completed in late 2017. Since that time, SJAFCA has engaged an Assessment Engineer to develop an Engineer's Report and support the formation of the OAD. As noted earlier in the report, Willdan has been engaged and completed a preliminary analysis. The new OAD is assumed to have an expected average residential per parcel assessment of approximately \$250 in addition to the existing assessment. With this assumed average residential per parcel assessment and similar apportionment as the existing RD 17 Mossdale Tract Assessment, the overlay assessment is expected to generate an additional \$7.5 million per year. **Appendix D** provides an analysis of the revenues expected to be generated by the OAD taking into consideration the increased revenue to come from new development over time. The tables presented in **Appendix D** support the overlay assessment revenues presented in **Table 5**.

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

### **Enhanced Infrastructure Financing District**

The Land Use Agencies can initiate formation of an EIFD<sup>13</sup> which would allow for the use of Tax Increment Financing for the regional flood control improvements. The entities would form a new Public Financing Authority that would include members of the legislative bodies of the public agencies that form the district, plus at least two public members. The Public Financing Authority would prepare an Infrastructure Financing Plan that describes the funding for the construction of regional flood control improvements that provide benefit to the Mossdale Tract Area. The Infrastructure Financing Plan would also specify what taxing entities receiving a share of Property Tax Increment would be participating in the EIFD and how much of the increment each Taxing Entity would allocate to the Project as well as what other revenue sources would be used to fund the Project. In this case, the proposed OAD would be identified as an additional funding source.

#### ***EIFD Formation Procedure***

In order to form the EIFD, each Taxing Entity participating must approve the Infrastructure Financing Plan. As a note, school districts may not participate within the EIFD. In addition, a multiple noticed Public Hearings where protests can be made prior to the formation are required before the EIFD is fully created. A property or registered voter vote is no longer required to take place prior to the issuance of debt.<sup>14</sup>

#### ***EIFD / Special Benefit District Financing***

**Appendix E** presents an updated analysis of the projected revenues to come from the proposed EIFD given certain stated assumptions regarding a future Infrastructure Financing Plan. To ensure sufficient revenues

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<sup>13</sup> Specifically, the process would start with San Joaquin County.

<sup>14</sup> On October 9, 2019, AB 116 was signed into law which removed the requirement of voter approval for an EIFD to issue debt, however the statute added the requirement that the Public Finance Authority conduct 3 public hearings.

are available to finance the improvements, the Public Financing Authority created as part of the EIFD process would issue debt secured by a combination of Assessment District and Tax Increment Revenues. An updated analysis of the financing capacity of the proposed OAD and EIFD has been prepared and is also included within **Appendix E. Figure 2** below illustrates the revenues, proposed bond issuances, and debt service associated with the assumed financing. As negotiations with the land use agencies has progressed, the approach for tax allocations has been refined and the conceptual financing plan presented here reflects the current status of the EIFD formation efforts.

The updated Financing Plan assumes the following borrowings take place:

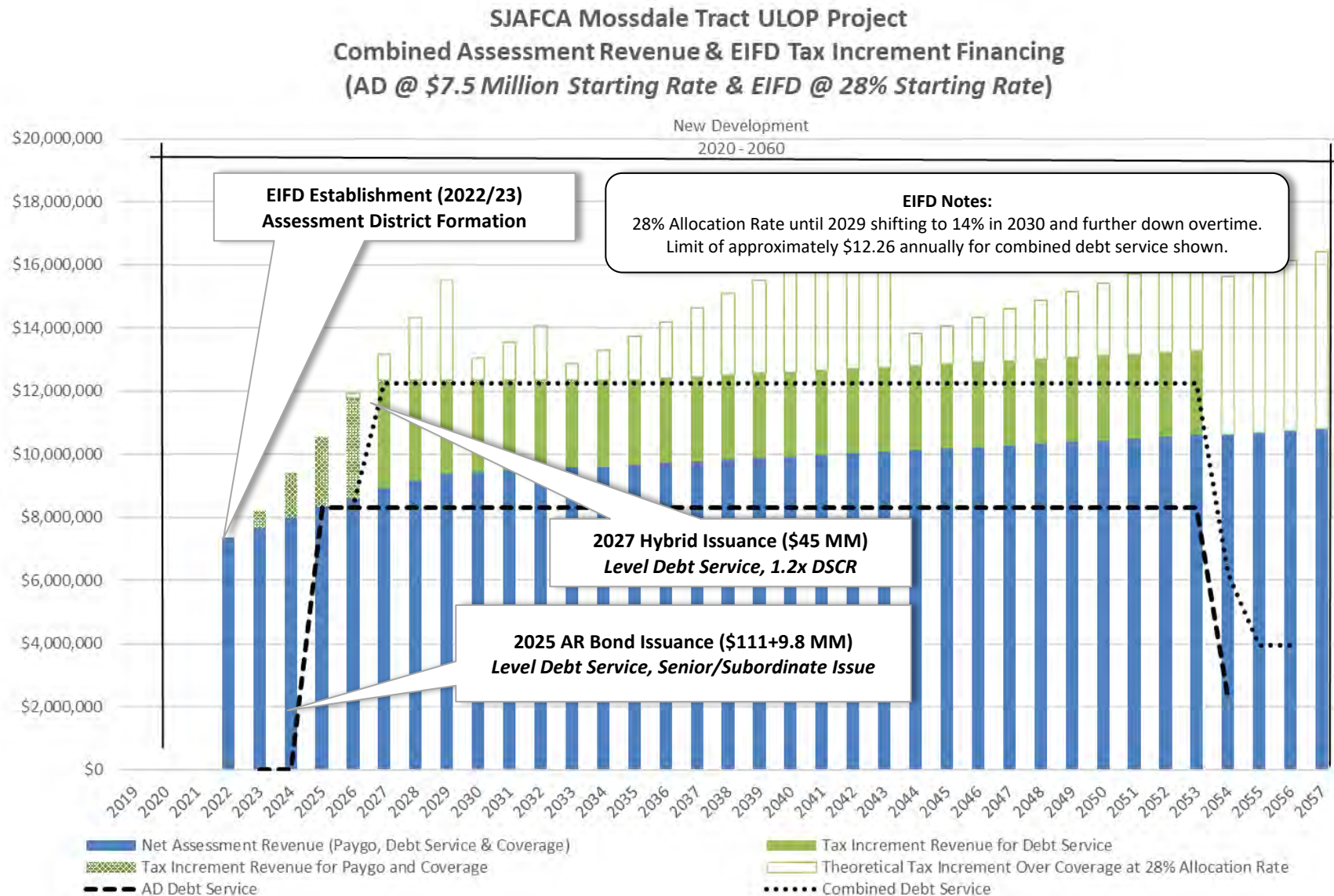
- One more borrowings through 2025 yielding approximately \$120.8 million in proceeds (estimated \$135.0 Million Par) takes place. The borrowings would be secured by the proposed assessment district with two years of collection history and rate covenant of 1.1x Maximum Annual Debt Service. This borrowing could take place with a senior / subordinate structure where the subordinate bonds utilize the coverage on the senior bonds to yield additional bond proceeds. The current financing plan assumes a 30-year issue with 4.25% and 6% interest rates and level debt services. The issue is sized for one year of capitalized interest and an estimated 70% of Maximum Annual Debt Service reserve fund.
- A 2027 borrowing yielding \$45 million in proceeds (approximately \$68 million Par) takes place. This borrowing would be secured by a pledge of Tax Increment from the EIFD as well as an assumption that debt service coverage could be met with a backup pledge of any net assessment revenues. The current financing plan assumes a 30-year issue with 5.5% interest rate and level debt service. The issue is sized for two years of capitalized interest and 1x Maximum Annual Debt Service Reserve Fund.

The Financing Plan presented with this 2021 Annual APR Update has refined the Overlay and EIFD Revenue Analyses previously presented. As shown in **Appendix E**, the updated EIFD revenue analysis has been prepared to present an initial starting property tax revenue allocation rate of 28 percent that shifts to 14 percent in 2029/30 and further stepping down over time. This results in modeled capacity of approximately \$828 million through 2060. However, the Updated Financing plan need shown in **Table E11** (and demonstrated in **Figure 2**) is approximately \$102 million between 2025/26 and 2053/54.

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



**Figure 2: Combined Assessment Revenue & EIFD Tax Increment Financing Approach**



### ***Status and Schedule for Funding & Financing Implementation***

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

<b>Activity</b>	<b>Start</b>	<b>End</b>	<b>Duration [1]</b>	<b>Status</b>
MOU Principles		June 1, 2016	N/A	Completed
Prepare and Review ULOP Adequate Progress Report		June 1, 2016	N/A	Completed
Enter into MOU		June 30, 2016	N/A	Completed
Adopt ULOP Adequate Progress Findings		July 2, 2016	N/A	Completed
Develop Funding/Governance Evaluation Framework		March 2016	N/A	Completed
Prepare Financial & Governance Analysis Supporting Governance Entity & Financial Plan		September 2017	N/A	Completed
<u>Implement Governance Entity</u>				
Enter into JPA & (SJAFCA Reorganization)		December 2017	N/A	Completed
<u>Implement Funding Mechanisms</u>				
Interim Impact Fee		April 2017	N/A	Completed
Regional Impact Fee Adoption	January 2018	December 2018	N/A	Completed
Regional Impact Fee Update	June 2021	December 2021	6 month	Initiating
Overlay Assessment District Formation	June 2018	August 2022	14 months remaining	Preliminary Analysis Completed & Implementation Scoped & Consultants Engaged
EIFD Adoption and EIFD Formation	September 2018	August 2022	12 months remaining	Analysis & Evaluation Scoped, Implementation Ongoing
<u>Implement Financing Entity / Mechanism</u>				
Issue Debt		2025 & 2027	N/A	

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

## **APPENDIX A:**

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

**JANUARY 29, 2021, TECHNICAL MEMORANDUM PREPARED BY KJELDSSEN  
SINNOCK & NEUDECK, INC. RE: SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
MOSSDALE TRACT AREA ULDC ADJUSTMENTS FOR CLIMATE CHANGE –  
CONSOLIDATED COST ESTIMATE**

<b>Reso 19-06</b>	<b>SJAFCA Resolution Adopting Policy re: Climate Change .....</b>	<b>A1</b>
<b>Tech Memo</b>	<b>Technical Memo Detailing Updated Cost Estimate .....</b>	<b>A7</b>

**RESOLUTION NO. SJAFCA 19-06**

**SAN JOAQUIN AREA  
FLOOD CONTROL AGENCY**

=====

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

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

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

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

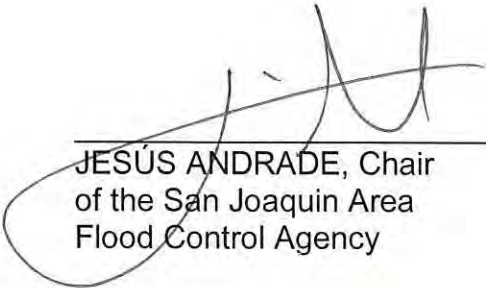
WHEREAS, further climate change is expected to impact the region's temperatures, precipitation and sea level with consequences for the area population, agriculture, environment and infrastructure; and

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

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

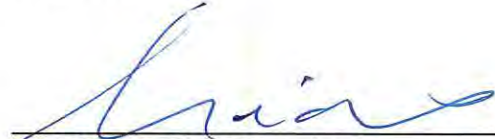
That the Policy on Climate Change is hereby approved and adopted, a copy of which is attached as Exhibit "A" and incorporated by this reference.

PASSED, APPROVED AND ADOPTED this 7<sup>th</sup> day of February, 2019.



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

ATTEST:



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

APPROVED AS TO FORM:



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

# EXHIBIT “A”

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

**February 7, 2019**

### **Introduction**

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

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

### **Available Data on Climate Change Through Hydrologic Studies**

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

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

# EXHIBIT “A”

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

## **Additional Relevant Information**

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

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

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

- Addressing uncertainty by evaluating a broader set of future climate scenarios, or sensitivity analyses.



# EXHIBIT “A”

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

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

## Agency Policy

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

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

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

- Incorporation of additional stage at the downstream boundary of the San Joaquin River hydraulic model to cover “intermediate” estimates of sea level rise per U. S. Army Corps of Engineers guidance, plus an additional factor for uncertainty;
- The inclusion of some additional measure of stage in levee design. This additional stage will differ in different reaches to be determined by SJAFCA staff based upon input from consultants and partner agencies, but is expected to be in the zero to three-foot range;



# EXHIBIT “A”

- Where real estate is being acquired for project improvements (and where land use coordination as described below is not adequate), SJAFCA will acquire the necessary real estate to support potential future levee raises and/or extensions based on the 2017 CVFPP climate change hydrology;
- Coordination with relevant land-use agencies in and around current and future levee alignments to ensure approved development can accommodate expanded levee footprints and extended levee alignments;
- At least every three years, and more often when the state of the science demands, staff shall review available studies and models and make recommendations to the Board whether this policy needs to be updated.
- SJAFCA will request that each land use agency within the Mossdale Tract annually provide to SJAFCA a summary of any findings made toward adequate progress;
- SJAFCA will develop cost estimates to provide SJAFCA with necessary resources to further study and evaluate this issue through and after project completion.



Stephen K. Sinnock, P.E.  
Christopher H. Neudeck, P.E.  
Neal T. Colwell, P.E.  
Barry O'Regan, P.E.

2255-0050  
08-300-020

## TECHNICAL MEMORANDUM

January 29, 2021

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

Subject: Consolidated Cost Estimate

Prepared by: Erik E. Almaas, PE

Reviewed by: Christopher H. Neudeck, PE



### 1. Introduction

Detailed analyses have previously been performed on the existing levee system conditions of Reclamation District No. 17 (RD17) in order to determine the extent of Urban Levee Design Criteria (ULDC) compliance. Documentation of the analyses in the form of a ULDC Engineer's Report in 2016 (2016 Study) was performed by a team consisting of Peterson, Brustad, Inc. (PBI), Kjeldsen, Sinnock and Neudeck, Inc. (KSN), and ENGEO, Inc. The results of the analyses indicated that substantial improvements were needed to the RD17 levees, including a proposed eastward extension of the RD17 Dryland Levee. The overall estimated cost of these improvements amounted to nearly \$137 million, based on 2015 dollars.

In 2019, a new hydrological and hydraulic evaluation (2019 Study) was performed by PBI to refine potential climate change impacts in accordance with San Joaquin Area Flood Control Agency (SJAFCA) policy. The results of this new evaluation indicated substantial elevated levels to the 200-year Design Water Surface Elevation (DWSE) along the RD17 levee, especially at the upstream end of the RD17 boundary. Additional improvements were identified based on the updated climate change evaluation, including the need to extend the proposed RD17 Dryland Levee extension even further to the east. The overall estimated cost of these incremental improvements amounted to nearly \$57 million, based on 2015 dollars.

The purpose of this technical memorandum is to summarize the levee assessment associated with consolidating the cost estimates from the 2016 Study and the 2019 Study into a single cost estimate that is then updated to 2021 dollars.

### 2. Levee Assessment

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



Table 1 - Summary of Analyzed Levee Segments

Levee Segment	Station From	Station To	Segment Status
French Camp Slough	0+00	101+00	Existing
San Joaquin River	101+00	822+80	Existing
Walthall Slough	822+80	853+50	Existing
Dryland Levee	853+50	959+00 <sup>1</sup>	Existing
Dryland Levee Extension	959+00	1104+20 <sup>2</sup>	Proposed

### 3. Data Sources

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

- Urban Levee Design Criteria (ULDC) Evaluation – Identify Necessary Improvements and Cost Estimate, prepared by KSN in 2016.
- Mossdale Tract Area ULDC Adjustments for Climate Change – Cost Estimate, prepared by KSN in 2019

### 4. Deficiency Results

There is a total of 20 ULDC criteria that were evaluated during both the 2016 Study and the 2019 Study. The results of the evaluations revealed that improvements were needed to satisfy several of the criteria. Each ULDC criteria is shown below in Table 2 and is denoted as to whether a particular criterion was identified as requiring improvements based on the 2016 Study and 2019 Study.

Table 2 - Necessary Improvements as per ULDC Criteria

ULDC Criteria	Improvements Required	
	2016 Study	2019 Study
7.1 Design Water Surface Elevation		
7.2 Minimum Top of Levee		X
7.3 Soil Sampling, Testing, and Logging		
7.4 Slope Stability for Intermittently Loaded Levees	X	X
7.5 Underseepage for Intermittently Loaded Levees	X	X
7.6 Frequently Loaded Levees		
7.7 Seismic Vulnerability		
7.8 Levee Geometry	X	X
7.9 Interfaces and Transitions		
7.10 Erosion	X	
7.11 Right-of-Way	X	X
7.12 Encroachments	X	X

<sup>1</sup> The analysis of the existing Dryland Levee in the 2016 Study ended at Station 972+25. On behalf of the City of Manteca, a subsequent study was performed by Drake Haglan and Associates in order to identify a recommended alternative of the proposed Dryland Levee Extension. This recommended alternative alignment, and its connection to the existing RD17 Dryland Levee, differed from the assumptions made in the 2016 Study. The end of the analysis was retracted to Station 959+00 in the 2019 Study based on the updated starting point of the Dryland Levee Extension.

<sup>2</sup> The end point of the Dryland Levee Extension was identified as Station 1027+25 in the 2016 Study. Based on the climate change adjustments to the DWSE, the Dryland Levee Extension was extended to Station 1104+20 in the 2019 Study.



ULDC Criteria	Improvements Required	
	2016 Study	2019 Study
7.13 Penetrations	X	
7.14 Floodwalls, Retaining Walls, and Closure Structures		
7.15 Animal Burrows		
7.16 Levee Vegetation		
7.17 Wind Setup and Wave Runup		
7.18 Security		
7.19 Sea Level Rise		
7.20 Emergency Actions		

## 5. Consolidation of Cost Estimates in 2015 Dollars

The overall estimated project cost from the 2016 Study is \$136,885,000, based on 2015 dollars. The individual projects that were identified in the 2016 Study are shown below in Table 3.

*Table 3 - Summary of Original ULDC Evaluation Costs from 2016 Study*

Project No.	Station From	Station To	Project Name	Cost (2015\$)
2.1	822+80	972+25	Dryland Levee Reconstruction and Seepage Berm	\$27,765,000
5.1	119+50	192+00	Cutoff Wall	\$10,224,000
5.2	190+50	297+75	Seepage Berm	\$19,501,000
5.3	311+00	518+50	Cutoff Wall	\$35,050,000
10.1	114+00	972+25	Erosion Repairs	\$9,386,000
11.1	0+00	972+25	Right-of-Way Acquisition (Existing Deficiencies)	\$12,381,000
11.2	0+00	972+25	Right-of-Way Acquisition (New Improvements)	\$3,900,000
12.1	112+73	815+40	Encroachment Remediation	\$678,000
13.1	571+35	801+00	Pipe Penetration Rehabilitation	\$2,128,000
	972+25	1027+25	Dryland Levee Extension	\$15,872,000
				<b>\$136,885,000</b>

The overall estimated project cost from the 2019 Study is \$56,587,000, based on 2015 dollars. The individual projects that were identified in the 2019 Study are shown below in Table 4.

*Table 4 - Summary of Additional Costs Associated with Climate Change from 2019 Study*

Project No.	Station From	Station To	Project Name	Cost (2015\$)
1	192+00	212+00	Widen Seepage Berm	\$1,074,000
2	312+30	339+00	Deepen Cutoff Wall	\$407,000
3	703+00 781+00	741+30 799+50	Cutoff Wall	\$9,197,000
4	570+00	822+80	Levee Raise along San Joaquin River	\$12,002,000
5	822+80	959+00	Levee Raise along Walthall Slough / Dryland Levee	\$7,414,000
6	959+00	1104+20	Dryland Levee Extension	\$26,493,000
				<b>\$56,587,000</b>

The two cost estimates described above from the 2016 Study and the 2019 Study were consolidated into a single cost estimate totally \$193,472,000, based on 2015 dollars. By merging and restructuring



similar and/or overlapping projects from the two studies, the list of projects was refined and narrowed down to a total of 15 identified projects, as shown below in Table 6.

## 6. Update of Consolidated Cost Estimate to 2021 Dollars

The update of the consolidated cost estimate from 2015 dollars to 2021 dollars was accomplished utilizing the Construction Cost Index (CCI) published monthly by Engineering News-Record (ENR). The CCI is an indicator of general construction costs and includes labor and materials components. ENR uses the CCI to measure how much it costs to purchase a hypothetical package of goods and services and compare it to what it was in a prior year. The CCIs that were used in this assessment are shown below in Table 5.

*Table 5 - ENR CCIs and Escalation Factor*

Description	Value
ENR CCI (November 2015)	10092
ENR CCI (January 2021)	11628
Escalation Factor	1.1522

The unit costs of the consolidated cost estimate were then adjusted by multiplying them by the above-described Escalation Factor and rounding up using the same number of significant digits. By doing so, the overall project cost increased to a total of \$230,009,000, based on 2021 dollars.

## 7. Cost Estimate Conclusions

The consolidated cost estimate to address ULDC levee deficiencies, including the adjustments due to climate change, is summarized below in Table 6. This summary indicates the project costs in both 2015 dollars and 2021 dollars, and it is based on the refined 15 projects as described above.

*Table 6 - Cost Estimate Summary*

Project ID	Station From	Station To	Project Name	Cost (2015\$)	Cost (2021\$)
1	119+50	148+00	Cutoff Wall	\$7,950,000	\$9,354,000
2	172+45	192+00	Cutoff Wall	\$4,464,000	\$5,331,000
3	190+50	247+00	Seepage Berm	\$14,481,000	\$17,002,000
4	255+50	259+50	Seepage Berm	\$970,000	\$1,138,000
5	270+00	297+75	Seepage Berm	\$6,295,000	\$7,389,000
6	311+00	362+50	Cutoff Wall	\$10,084,000	\$12,337,000
7	388+00	518+50	Cutoff Wall	\$25,374,000	\$30,954,000
8	570+00	822+80	Levee Raise @ San Joaquin River	\$14,681,000	\$17,390,000
9	703+00	741+30	Cutoff Wall	\$6,197,000	\$7,673,000
10	781+00	799+50	Cutoff Wall	\$3,001,000	\$3,716,000
11	822+80	853+50	Levee Raise @ Walthall Slough	\$1,629,000	\$1,941,000
12	853+50	959+00	Levee Raise & Seepage Berm @ Dryland Levee	\$32,485,000	\$38,374,000
13	0+00	959+00	Erosion Repairs	\$9,386,000	\$10,851,000
14	0+00	959+00	Right-of-Way (existing)	\$12,381,000	\$14,284,000
15	959+00	1104+20	Dryland Levee Extension	\$44,094,000	\$52,275,000
				<b>\$193,472,000</b>	<b>\$230,009,000</b>

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

## **ATTACHMENT 2**

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

### **EXHIBIT 1 Cost Estimate Breakdown**

# ATTACHMENT 2

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
SAN JOAQUIN COUNTY, CALIFORNIA**

**OPINION OF PROBABLE COSTS  
DETAILS OF PROPOSED IMPROVEMENTS**

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 1				CUTOFF WALL STA 119+50 TO STA 148+00			
Construction				\$4,732,000		\$5,567,500	
1.	Mobilization			10%	\$418,800	10%	\$492,700
2.	Erosion Control			3%	\$125,700	3%	\$147,900
3.	Clearing and Grubbing	5.4	AC	\$2,000	\$10,800	\$2,400	\$13,000
5.	Deep Mix Method (DMM) Cutoff Wall	83,300	SF	\$20	\$1,666,000	\$24	\$1,999,200
6.	Tracer Wire	2,900	LF	\$2	\$5,800	\$3	\$8,700
7.	Imported Engineered Fill	23,900	TN	\$15	\$358,500	\$18	\$430,200
8.	Class 2 Aggregate Base	2,100	TN	\$25	\$52,500	\$29	\$60,900
9.	Reconstruct Existing 8" Pipe	2	EA	\$45,000	\$90,000	\$51,900	\$103,800
10.	Reconstruct Existing 42" Pipe	6	EA	\$250,000	\$1,500,000	\$288,100	\$1,728,600
11.	Air Release Valve	8	EA	\$2,000	\$16,000	\$2,400	\$19,200
12.	8" Valve	2	EA	\$2,500	\$5,000	\$2,900	\$5,800
13.	42" Valve	6	EA	\$70,000	\$420,000	\$80,700	\$484,200
14.	Encroachment Removal	3	EA	\$10,000	\$30,000	\$11,600	\$34,800
15.	Encroachment Modification	1	EA	\$20,000	\$20,000	\$23,100	\$23,100
16.	Hydroseeding	128,300	SF	\$0.10	\$12,900	\$0.12	\$15,400
Mangement / Environmental / Engineering				\$1,893,000		\$2,227,300	
1.	Administration			5%	\$236,600	5%	\$278,400
2.	Planning			3%	\$142,000	3%	\$167,100
3.	Environmental and Permitting			5%	\$236,600	5%	\$278,400
4.	Geotechnical Engineering			2%	\$94,700	2%	\$111,400
5.	Surveying and Civil Engineering			10%	\$473,200	10%	\$556,800
6.	Construction Management and Inspection			12%	\$567,900	12%	\$668,100
7.	Mitigation			3%	\$142,000	3%	\$167,100
Real Estate				\$0		\$0	
1.	Land Valuation (Agricultural)	0.0	AC	\$25,000	\$0	\$28,900	\$0
2.	Easement Acquisition	0	EA	\$50,000	\$0	\$57,700	\$0
Contingency (20%)				\$1,325,000		\$1,559,000	
Project Totals				\$7,950,000		\$9,354,000	

# ATTACHMENT 2

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
SAN JOAQUIN COUNTY, CALIFORNIA**

**OPINION OF PROBABLE COSTS  
DETAILS OF PROPOSED IMPROVEMENTS**

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 2				CUTOFF WALL STA 175+45 TO STA 192+00			
Construction				\$2,656,400		\$3,173,000	
1.	Mobilization			10%	\$235,100	10%	\$280,800
2.	Erosion Control			3%	\$70,600	3%	\$84,300
3.	Clearing and Grubbing	3.7	AC	\$2,000	\$7,400	\$2,400	\$8,900
5.	Deep Mix Method (DMM) Cutoff Wall	88,000	SF	\$20	\$1,760,000	\$24	\$2,112,000
6.	Tracer Wire	2,000	LF	\$2	\$4,000	\$3	\$6,000
7.	Imported Engineered Fill	16,500	TN	\$15	\$247,500	\$18	\$297,000
8.	Class 2 Aggregate Base	1,500	TN	\$25	\$37,500	\$29	\$43,500
9.	Reconstruct Existing 8" Pipe	2	EA	\$45,000	\$90,000	\$51,900	\$103,800
10.	Reconstruct Existing 12" Pipe	1	EA	\$60,000	\$60,000	\$69,200	\$69,200
11.	Reconstruct Existing 16" Pipe	1	EA	\$80,000	\$80,000	\$92,200	\$92,200
12.	Air Release Valve	4	EA	\$2,000	\$8,000	\$2,400	\$9,600
13.	8" Valve	2	EA	\$2,500	\$5,000	\$2,900	\$5,800
14.	12" Valve	1	EA	\$4,000	\$4,000	\$4,700	\$4,700
15.	16" Valve	1	EA	\$8,500	\$8,500	\$9,800	\$9,800
16.	Encroachment Removal	3	EA	\$10,000	\$30,000	\$11,600	\$34,800
17.	Hydroseeding	88,000	SF	\$0.10	\$8,800	\$0.12	\$10,600
Mangement / Environmental / Engineering				\$1,062,900		\$1,269,400	
1.	Administration			5%	\$132,900	5%	\$158,700
2.	Planning			3%	\$79,700	3%	\$95,200
3.	Environmental and Permitting			5%	\$132,900	5%	\$158,700
4.	Geotechnical Engineering			2%	\$53,200	2%	\$63,500
5.	Surveying and Civil Engineering			10%	\$265,700	10%	\$317,300
6.	Construction Management and Inspection			12%	\$318,800	12%	\$380,800
7.	Mitigation			3%	\$79,700	3%	\$95,200
Real Estate				\$0		\$0	
1.	Land Valuation (Agricultural)	0.0	AC	\$25,000	\$0	\$28,900	\$0
2.	Easement Acquisition	0	EA	\$50,000	\$0	\$57,700	\$0
Contingency (20%)				\$743,900		\$888,500	
Project Totals				\$4,464,000		\$5,331,000	



# ATTACHMENT 2

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
SAN JOAQUIN COUNTY, CALIFORNIA**

**OPINION OF PROBABLE COSTS  
DETAILS OF PROPOSED IMPROVEMENTS**

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 3				SEEPAGE BERM STA 190+50 TO STA 247+00			
Construction				\$8,142,200		\$9,569,200	
1.	Mobilization			3%	\$230,500	3%	\$270,900
2.	Erosion Control			3%	\$230,500	3%	\$270,900
3.	Clearing and Grubbing	20.8	AC	\$2,000	\$41,600	\$2,400	\$50,000
4.	Imported Engineered Fill	159,200	TN	\$15	\$2,388,000	\$18	\$2,865,600
5.	Drain Rock Material	99,200	TN	\$30	\$2,976,000	\$35	\$3,472,000
6.	Sand Filter Material	49,400	TN	\$25	\$1,235,000	\$29	\$1,432,600
7.	Filter Fabric	675,300	SF	\$0.50	\$337,700	\$0.58	\$391,700
8.	Class 2 Aggregate Base	4,200	TN	\$25	\$105,000	\$29	\$121,800
9.	Reconstruct Existing 8" Pipe	4	EA	\$45,000	\$180,000	\$51,900	\$207,600
10.	Reconstruct Existing 10" Pipe	2	EA	\$55,000	\$110,000	\$63,400	\$126,800
11.	Reconstruct Existing 16" Pipe	1	EA	\$80,000	\$80,000	\$92,200	\$92,200
12.	Reconstruct Existing 20" Pipe	1	EA	\$95,000	\$95,000	\$109,500	\$109,500
13.	Air Release Valve	8	EA	\$2,000	\$16,000	\$2,400	\$19,200
14.	8" Valve	4	EA	\$2,500	\$10,000	\$2,900	\$11,600
15.	10" Valve	2	EA	\$3,000	\$6,000	\$3,500	\$7,000
16.	16" Valve	1	EA	\$8,500	\$8,500	\$9,800	\$9,800
17.	20" Valve	1	EA	\$18,000	\$18,000	\$20,800	\$20,800
18.	Hydroseeding	743,100	SF	\$0.10	\$74,400	\$0.12	\$89,200
Mangement / Environmental / Engineering				\$3,257,300		\$3,828,000	
1.	Administration			5%	\$407,200	5%	\$478,500
2.	Planning			3%	\$244,300	3%	\$287,100
3.	Environmental and Permitting			5%	\$407,200	5%	\$478,500
4.	Geotechnical Engineering			2%	\$162,900	2%	\$191,400
5.	Surveying and Civil Engineering			10%	\$814,300	10%	\$957,000
6.	Construction Management and Inspection			12%	\$977,100	12%	\$1,148,400
7.	Mitigation			3%	\$244,300	3%	\$287,100
Real Estate				\$667,500		\$771,000	
1.	Land Valuation (Agricultural)	12.7	AC	\$25,000	\$317,500	\$28,900	\$367,100
2.	Easement Acquisition	7	EA	\$50,000	\$350,000	\$57,700	\$403,900
Contingency (20%)				\$2,413,400		\$2,833,700	
Project Totals				\$14,481,000		\$17,002,000	

**ATTACHMENT 2**

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
 MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
 SAN JOAQUIN COUNTY, CALIFORNIA**

**OPINION OF PROBABLE COSTS  
 DETAILS OF PROPOSED IMPROVEMENTS**

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 4				SEEPAGE BERM STA 255+50 TO STA 259+50			
Construction				\$528,800		\$621,000	
1.	Mobilization			3%	\$15,000	3%	\$17,600
2.	Erosion Control			3%	\$15,000	3%	\$17,600
3.	Clearing and Grubbing	1.4	AC	\$2,000	\$2,800	\$2,400	\$3,400
4.	Imported Engineered Fill	9,900	TN	\$15	\$148,500	\$18	\$178,200
5.	Drain Rock Material	6,000	TN	\$30	\$180,000	\$35	\$210,000
6.	Sand Filter Material	3,000	TN	\$25	\$75,000	\$29	\$87,000
7.	Filter Fabric	40,800	SF	\$0.50	\$20,400	\$0.58	\$23,700
8.	Class 2 Aggregate Base	300	TN	\$25	\$7,500	\$29	\$8,700
9.	Reconstruct Existing 10" Pipe	1	EA	\$55,000	\$55,000	\$63,400	\$63,400
10.	Air Release Valve	1	EA	\$2,000	\$2,000	\$2,400	\$2,400
11.	10" Valve	1	EA	\$3,000	\$3,000	\$3,500	\$3,500
12.	Hydroseeding	45,600	SF	\$0.10	\$4,600	\$0.12	\$5,500
Mangement / Environmental / Engineering				\$211,800		\$248,800	
1.	Administration			5%	\$26,500	5%	\$31,100
2.	Planning			3%	\$15,900	3%	\$18,700
3.	Environmental and Permitting			5%	\$26,500	5%	\$31,100
4.	Geotechnical Engineering			2%	\$10,600	2%	\$12,500
5.	Surveying and Civil Engineering			10%	\$52,900	10%	\$62,100
6.	Construction Management and Inspection			12%	\$63,500	12%	\$74,600
7.	Mitigation			3%	\$15,900	3%	\$18,700
Real Estate				\$67,500		\$78,000	
1.	Land Valuation (Agricultural)	0.7	AC	\$25,000	\$17,500	\$28,900	\$20,300
2.	Easement Acquisition	1	EA	\$50,000	\$50,000	\$57,700	\$57,700
Contingency (20%)				\$161,700		\$189,600	
Project Totals				\$970,000		\$1,138,000	

# ATTACHMENT 2

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
SAN JOAQUIN COUNTY, CALIFORNIA**

**OPINION OF PROBABLE COSTS  
DETAILS OF PROPOSED IMPROVEMENTS**

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 5				SEEPAGE BERM STA 270+00 TO STA 297+75			
Construction				\$3,512,500		\$4,127,500	
1.	Mobilization			3%	\$99,500	3%	\$116,900
2.	Erosion Control			3%	\$99,500	3%	\$116,900
3.	Clearing and Grubbing	9.1	AC	\$2,000	\$18,200	\$2,400	\$21,900
4.	Imported Engineered Fill	68,600	TN	\$15	\$1,029,000	\$18	\$1,234,800
5.	Drain Rock Material	41,600	TN	\$30	\$1,248,000	\$35	\$1,456,000
6.	Sand Filter Material	20,400	TN	\$25	\$510,000	\$29	\$591,600
7.	Filter Fabric	283,100	SF	\$0.50	\$141,600	\$0.58	\$164,200
8.	Class 2 Aggregate Base	2,100	TN	\$25	\$52,500	\$29	\$60,900
9.	Reconstruct Existing 10" Pipe	1	EA	\$55,000	\$55,000	\$63,400	\$63,400
10.	Reconstruct Existing 12" Pipe	2	EA	\$60,000	\$120,000	\$69,200	\$138,400
11.	Reconstruct Existing 16" Pipe	1	EA	\$80,000	\$80,000	\$92,200	\$92,200
12.	Air Release Valve	4	EA	\$2,000	\$8,000	\$2,400	\$9,600
13.	10" Valve	1	EA	\$3,000	\$3,000	\$3,500	\$3,500
14.	12" Valve	2	EA	\$4,000	\$8,000	\$4,700	\$9,400
15.	16" Valve	1	EA	\$8,500	\$8,500	\$9,800	\$9,800
16.	Hydroseeding	316,400	SF	\$0.10	\$31,700	\$0.12	\$38,000
Mangement / Environmental / Engineering				\$1,405,300		\$1,651,300	
1.	Administration			5%	\$175,700	5%	\$206,400
2.	Planning			3%	\$105,400	3%	\$123,900
3.	Environmental and Permitting			5%	\$175,700	5%	\$206,400
4.	Geotechnical Engineering			2%	\$70,300	2%	\$82,600
5.	Surveying and Civil Engineering			10%	\$351,300	10%	\$412,800
6.	Construction Management and Inspection			12%	\$421,500	12%	\$495,300
7.	Mitigation			3%	\$105,400	3%	\$123,900
Real Estate				\$327,500		\$378,200	
1.	Land Valuation (Agricultural)	5.1	AC	\$25,000	\$127,500	\$28,900	\$147,400
2.	Easement Acquisition	4	EA	\$50,000	\$200,000	\$57,700	\$230,800
Contingency (20%)				\$1,049,100		\$1,231,400	
Project Totals				\$6,295,000		\$7,389,000	

# ATTACHMENT 2

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
SAN JOAQUIN COUNTY, CALIFORNIA**

**OPINION OF PROBABLE COSTS  
DETAILS OF PROPOSED IMPROVEMENTS**

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 6				CUTOFF WALL STA 311+00 TO STA 362+50			
Construction				\$6,001,700		\$7,343,200	
1.	Mobilization			10%	\$531,200	10%	\$649,900
2.	Erosion Control			3%	\$159,400	3%	\$195,000
3.	Clearing and Grubbing	10.8	AC	\$2,000	\$21,600	\$2,400	\$26,000
4.	Degrade Existing Levee (1/3 Height)	23,500	CY	\$10	\$235,000	\$12	\$282,000
5.	Soil-Bentonite (SB) Cutoff Wall	354,200	SF	\$8	\$2,833,600	\$10	\$3,542,000
6.	Temporary Cap (Double Handle)	9,200	CY	\$10	\$92,000	\$12	\$110,400
7.	Tracer Wire	5,200	LF	\$2	\$10,400	\$3	\$15,600
8.	Imported Engineered Fill	108,800	TN	\$15	\$1,632,000	\$18	\$1,958,400
9.	Class 2 Aggregate Base	3,900	TN	\$25	\$97,500	\$29	\$113,100
10.	Reconstruct Existing 6" Pipe	1	EA	\$40,000	\$40,000	\$46,100	\$46,100
11.	Reconstruct Existing 8" Pipe	1	EA	\$45,000	\$45,000	\$51,900	\$51,900
12.	Reconstruct Existing 10" Pipe	3	EA	\$55,000	\$165,000	\$63,400	\$190,200
13.	Reconstruct Existing 14" Pipe	1	EA	\$75,000	\$75,000	\$86,500	\$86,500
14.	Air Release Valve	6	EA	\$2,000	\$12,000	\$2,400	\$14,400
15.	6" Valve	1	EA	\$2,000	\$2,000	\$2,400	\$2,400
16.	8" Valve	1	EA	\$2,500	\$2,500	\$2,900	\$2,900
17.	10" Valve	3	EA	\$3,000	\$9,000	\$3,500	\$10,500
18.	14" Valve	1	EA	\$7,000	\$7,000	\$8,100	\$8,100
19.	Hydroseeding	314,200	SF	\$0.10	\$31,500	\$0.12	\$37,800
Mangement / Environmental / Engineering				\$2,401,000		\$2,937,500	
1.	Administration			5%	\$300,100	5%	\$367,200
2.	Planning			3%	\$180,100	3%	\$220,300
3.	Environmental and Permitting			5%	\$300,100	5%	\$367,200
4.	Geotechnical Engineering			2%	\$120,100	2%	\$146,900
5.	Surveying and Civil Engineering			10%	\$600,200	10%	\$734,400
6.	Construction Management and Inspection			12%	\$720,300	12%	\$881,200
7.	Mitigation			3%	\$180,100	3%	\$220,300
Real Estate				\$0		\$0	
1.	Land Valuation (Agricultural)	0.0	AC	\$25,000	\$0	\$28,900	\$0
2.	Easement Acquisition	0	EA	\$50,000	\$0	\$57,700	\$0
Contingency (20%)				\$1,680,600		\$2,056,200	
Project Totals				\$10,084,000		\$12,337,000	

# ATTACHMENT 2

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
SAN JOAQUIN COUNTY, CALIFORNIA**

**OPINION OF PROBABLE COSTS  
DETAILS OF PROPOSED IMPROVEMENTS**

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 7				CUTOFF WALL STA 388+00 TO STA 518+50			
Construction				\$15,102,800		\$18,424,200	
1.	Mobilization			10%	\$1,336,600	10%	\$1,630,500
2.	Erosion Control			3%	\$401,000	3%	\$489,200
3.	Clearing and Grubbing	27.3	AC	\$2,000	\$54,600	\$2,400	\$65,600
4.	Degrade Existing Levee (1/3 Height)	59,500	CY	\$10	\$595,000	\$12	\$714,000
5.	Soil-Bentonite (SB) Cutoff Wall	827,000	SF	\$8	\$6,616,000	\$10	\$8,270,000
6.	Temporary Cap (Double Handle)	23,200	CY	\$10	\$232,000	\$12	\$278,400
7.	Tracer Wire	13,000	LF	\$2	\$26,000	\$3	\$39,000
8.	Imported Engineered Fill	275,600	TN	\$15	\$4,134,000	\$18	\$4,960,800
9.	Class 2 Aggregate Base	9,600	TN	\$25	\$240,000	\$29	\$278,400
10.	Reconstruct Existing 4" Pipe	1	EA	\$35,000	\$35,000	\$40,400	\$40,400
11.	Reconstruct Existing 6" Pipe	2	EA	\$40,000	\$80,000	\$46,100	\$92,200
12.	Reconstruct Existing 10" Pipe	2	EA	\$55,000	\$110,000	\$63,400	\$126,800
13.	Reconstruct Existing 12" Pipe	5	EA	\$60,000	\$300,000	\$69,200	\$346,000
14.	Reconstruct Existing 14" Pipe	2	EA	\$75,000	\$150,000	\$86,500	\$173,000
15.	Reconstruct Existing 16" Pipe	3	EA	\$80,000	\$240,000	\$92,200	\$276,600
16.	Reconstruct Existing 20" Pipe	1	EA	\$95,000	\$95,000	\$109,500	\$109,500
17.	Reconstruct Existing 36" Pipe	1	EA	\$200,000	\$200,000	\$230,500	\$230,500
18.	Air Release Valve	17	EA	\$2,000	\$34,000	\$2,400	\$40,800
19.	4" Valve	1	EA	\$1,500	\$1,500	\$1,800	\$1,800
20.	6" Valve	2	EA	\$2,000	\$4,000	\$2,400	\$4,800
21.	10" Valve	2	EA	\$3,000	\$6,000	\$3,500	\$7,000
22.	12" Valve	5	EA	\$4,000	\$20,000	\$4,700	\$23,500
23.	14" Valve	2	EA	\$7,000	\$14,000	\$8,100	\$16,200
24.	16" Valve	3	EA	\$8,500	\$25,500	\$9,800	\$29,400
25.	20" Valve	1	EA	\$18,000	\$18,000	\$20,800	\$20,800
26.	36" Valve	1	EA	\$55,000	\$55,000	\$63,400	\$63,400
27.	Hydroseeding	796,000	SF	\$0.10	\$79,600	\$0.12	\$95,600
Mangement / Environmental / Engineering				\$6,041,400		\$7,370,200	
1.	Administration			5%	\$755,200	5%	\$921,300
2.	Planning			3%	\$453,100	3%	\$552,800
3.	Environmental and Permitting			5%	\$755,200	5%	\$921,300
4.	Geotechnical Engineering			2%	\$302,100	2%	\$368,500
5.	Surveying and Civil Engineering			10%	\$1,510,300	10%	\$1,842,500
6.	Construction Management and Inspection			12%	\$1,812,400	12%	\$2,211,000
7.	Mitigation			3%	\$453,100	3%	\$552,800
Real Estate				\$0		\$0	
1.	Land Valuation (Agricultural)	0.0	AC	\$25,000	\$0	\$28,900	\$0
2.	Easement Acquisition	0	EA	\$50,000	\$0	\$57,700	\$0
Contingency (20%)				\$4,228,900		\$5,158,900	
Project Totals				\$25,374,000		\$30,954,000	

# ATTACHMENT 2

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
SAN JOAQUIN COUNTY, CALIFORNIA**

**OPINION OF PROBABLE COSTS  
DETAILS OF PROPOSED IMPROVEMENTS**

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 8				LEVEE RAISE STA 570+00 TO STA 822+80			
Construction				\$8,370,100		\$9,925,400	
1.	Mobilization			3%	\$236,900	3%	\$281,000
2.	Erosion Control			3%	\$236,900	3%	\$281,000
3.	Clearing and Grubbing	43.6	AC	\$2,000	\$87,200	\$2,400	\$104,700
4.	Imported Engineered Fill	339,700	TN	\$15	\$5,095,500	\$18	\$6,114,600
5.	Floodwall (3' tall)	2,400	LF	\$125	\$300,000	\$145	\$348,000
6.	Class 2 Aggregate Base	18,800	TN	\$25	\$470,000	\$29	\$545,200
7.	Reconstruct Existing 12" Pipe	3	EA	\$60,000	\$180,000	\$69,200	\$207,600
8.	Reconstruct Existing 16" Pipe	1	EA	\$80,000	\$80,000	\$92,200	\$92,200
9.	Reconstruct Existing 18" Pipe	4	EA	\$85,000	\$340,000	\$98,000	\$392,000
10.	Reconstruct Existing 20" Pipe	1	EA	\$95,000	\$95,000	\$109,500	\$109,500
11.	Reconstruct Existing 48" Pipe	1	EA	\$300,000	\$300,000	\$345,700	\$345,700
12.	Air Release Valve	10	EA	\$2,000	\$20,000	\$2,400	\$24,000
13.	12" Valve	3	EA	\$4,000	\$12,000	\$4,700	\$14,100
14.	16" Valve	1	EA	\$8,500	\$8,500	\$9,800	\$9,800
15.	18" Valve	4	EA	\$14,000	\$56,000	\$16,200	\$64,800
16.	20" Valve	1	EA	\$18,000	\$18,000	\$20,800	\$20,800
17.	48" Valve	1	EA	\$85,000	\$85,000	\$98,000	\$98,000
18.	Encroachment Removal	31	EA	\$10,000	\$310,000	\$11,600	\$359,600
19.	Encroachment Modification	3	EA	\$100,000	\$300,000	\$115,300	\$345,900
20.	Hydroseeding	1,390,400	SF	\$0.10	\$139,100	\$0.12	\$166,900
Management / Environmental / Engineering				\$3,348,700		\$3,970,500	
1.	Administration			5%	\$418,600	5%	\$496,300
2.	Planning			3%	\$251,200	3%	\$297,800
3.	Environmental and Permitting			5%	\$418,600	5%	\$496,300
4.	Geotechnical Engineering			2%	\$167,500	2%	\$198,600
5.	Surveying and Civil Engineering			10%	\$837,100	10%	\$992,600
6.	Construction Management and Inspection			12%	\$1,004,500	12%	\$1,191,100
7.	Mitigation			3%	\$251,200	3%	\$297,800
Real Estate				\$515,300		\$595,100	
1.	Land Valuation (Agricultural)	8.6	AC	\$25,000	\$215,300	\$28,900	\$248,900
2.	Easement Acquisition	6	EA	\$50,000	\$300,000	\$57,700	\$346,200
Contingency (20%)				\$2,446,900		\$2,898,200	
Project Totals				\$14,681,000		\$17,390,000	

# ATTACHMENT 2

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
SAN JOAQUIN COUNTY, CALIFORNIA**

**OPINION OF PROBABLE COSTS  
DETAILS OF PROPOSED IMPROVEMENTS**

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 9				CUTOFF WALL STA 703+00 TO STA 741+30			
Construction				\$3,688,200		\$4,566,900	
1.	Mobilization			10%	\$326,400	10%	\$404,200
2.	Erosion Control			3%	\$98,000	3%	\$121,300
3.	Degrade Existing Levee (1/3 Height)	17,400	CY	\$10	\$174,000	\$12	\$208,800
4.	Soil-Bentonite (SB) Cutoff Wall	306,400	SF	\$8	\$2,451,200	\$10	\$3,064,000
5.	Temporary Cap (Double Handle)	6,700	CY	\$10	\$67,000	\$12	\$80,400
6.	Imported Engineered Fill	37,600	TN	\$15	\$564,000	\$18	\$676,800
7.	Tracer Wire	3,800	LF	\$2	\$7,600	\$3	\$11,400
Management / Environmental / Engineering				\$1,475,700		\$1,827,200	
1.	Administration			5%	\$184,500	5%	\$228,400
2.	Planning			3%	\$110,700	3%	\$137,100
3.	Environmental and Permitting			5%	\$184,500	5%	\$228,400
4.	Geotechnical Engineering			2%	\$73,800	2%	\$91,400
5.	Surveying and Civil Engineering			10%	\$368,900	10%	\$456,700
6.	Construction Management and Inspection			12%	\$442,600	12%	\$548,100
7.	Mitigation			3%	\$110,700	3%	\$137,100
Real Estate				\$0		\$0	
1.	Land Valuation (Agricultural)	0.0	AC	\$25,000	\$0	\$28,900	\$0
2.	Easement Acquisition	0	EA	\$50,000	\$0	\$57,700	\$0
Contingency (20%)				\$1,032,800		\$1,278,900	
Project Totals				\$6,197,000		\$7,673,000	



# ATTACHMENT 2

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
SAN JOAQUIN COUNTY, CALIFORNIA**

**OPINION OF PROBABLE COSTS  
DETAILS OF PROPOSED IMPROVEMENTS**

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 10				CUTOFF WALL STA 781+00 TO STA 799+50			
Construction				\$1,785,900		\$2,211,200	
1.	Mobilization			10%	\$158,100	10%	\$195,700
2.	Erosion Control			3%	\$47,500	3%	\$58,800
3.	Degrade Existing Levee (1/3 Height)	8,500	CY	\$10	\$85,000	\$12	\$102,000
4.	Soil-Bentonite (SB) Cutoff Wall	148,000	SF	\$8	\$1,184,000	\$10	\$1,480,000
5.	Temporary Cap (Double Handle)	3,300	CY	\$10	\$33,000	\$12	\$39,600
6.	Imported Engineered Fill	18,300	TN	\$15	\$274,500	\$18	\$329,400
7.	Tracer Wire	1,900	LF	\$2	\$3,800	\$3	\$5,700
Management / Environmental / Engineering				\$714,600		\$884,900	
1.	Administration			5%	\$89,300	5%	\$110,600
2.	Planning			3%	\$53,600	3%	\$66,400
3.	Environmental and Permitting			5%	\$89,300	5%	\$110,600
4.	Geotechnical Engineering			2%	\$35,800	2%	\$44,300
5.	Surveying and Civil Engineering			10%	\$178,600	10%	\$221,200
6.	Construction Management and Inspection			12%	\$214,400	12%	\$265,400
7.	Mitigation			3%	\$53,600	3%	\$66,400
Real Estate				\$0		\$0	
1.	Land Valuation (Agricultural)	0.0	AC	\$25,000	\$0	\$28,900	\$0
2.	Easement Acquisition	0	EA	\$50,000	\$0	\$57,700	\$0
Contingency (20%)				\$500,100		\$619,300	
Project Totals				\$3,001,000		\$3,716,000	



# ATTACHMENT 2

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
SAN JOAQUIN COUNTY, CALIFORNIA**

**OPINION OF PROBABLE COSTS  
DETAILS OF PROPOSED IMPROVEMENTS**

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 11				LEVEE RAISE @ WALTHALL SLOUGH STA 822+80 TO STA 853+50			
Construction					\$969,000		\$1,154,700
1.	Mobilization			3%	\$27,500	3%	\$32,700
2.	Erosion Control			3%	\$27,500	3%	\$32,700
3.	Clearing and Grubbing	5.3	AC	\$2,000	\$10,600	\$2,400	\$12,800
4.	Imported Engineered Fill	47,600	TN	\$15	\$714,000	\$18	\$856,800
5.	Class 2 Aggregate Base	2,300	TN	\$25	\$57,500	\$29	\$66,700
6.	Reconstruct Existing 20" Pipe	1	EA	\$95,000	\$95,000	\$109,500	\$109,500
7.	Air Release Valve	1	EA	\$2,000	\$2,000	\$2,400	\$2,400
8.	20" Valve	1	EA	\$18,000	\$18,000	\$20,800	\$20,800
9.	Hydroseeding	168,900	SF	\$0.10	\$16,900	\$0.12	\$20,300
Mangement / Environmental / Engineering					\$387,800		\$462,200
1.	Administration			5%	\$48,500	5%	\$57,800
2.	Planning			3%	\$29,100	3%	\$34,700
3.	Environmental and Permitting			5%	\$48,500	5%	\$57,800
4.	Geotechnical Engineering			2%	\$19,400	2%	\$23,100
5.	Surveying and Civil Engineering			10%	\$96,900	10%	\$115,500
6.	Construction Management and Inspection			12%	\$116,300	12%	\$138,600
7.	Mitigation			3%	\$29,100	3%	\$34,700
Real Estate					\$0		\$0
1.	Land Valuation (Agricultural)	0.0	AC	\$25,000	\$0	\$28,900	\$0
2.	Easement Acquisition	0	EA	\$50,000	\$0	\$57,700	\$0
Contingency (20%)					\$271,400		\$323,400
Project Totals					\$1,629,000		\$1,941,000

## ATTACHMENT 2

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
SAN JOAQUIN COUNTY, CALIFORNIA**

**OPINION OF PROBABLE COSTS  
DETAILS OF PROPOSED IMPROVEMENTS**

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 12				LEVEE RAISE & SEEPAGE BERM @ DRYLAND LEVEE STA 853+50 TO STA 972+25			
Construction				\$18,810,800		\$22,234,400	
1.	Mobilization			3%	\$532,400	3%	\$629,300
2.	Erosion Control			3%	\$532,400	3%	\$629,300
3.	Traffic Control	1	LS	\$50,000	\$50,000	\$57,700	\$57,700
4.	AC Pavement Repairs	20,000	SF	\$10	\$200,000	\$12	\$240,000
5.	Clearing and Grubbing	50.9	AC	\$2,000	\$101,800	\$2,400	\$122,200
6.	Imported Engineered Fill	569,900	TN	\$15	\$8,548,500	\$18	\$10,258,200
7.	Drain Rock Material	170,400	TN	\$30	\$5,112,000	\$35	\$5,964,000
8.	Sand Filter Material	79,800	TN	\$25	\$1,995,000	\$29	\$2,314,200
9.	Filter Fabric	928,400	SF	\$0.50	\$464,200	\$0.58	\$538,500
10.	Class 2 Aggregate Base	15,700	TN	\$25	\$392,500	\$29	\$455,300
11.	Encroachment Modification	1	EA	\$100,000	\$100,000	\$115,300	\$115,300
12.	Hydroseeding	1,519,200	SF	\$0.10	\$152,000	\$0.12	\$182,400
13.	Quarry Stone Riprap	14,000	TN	\$45	\$630,000	\$52	\$728,000
Mangement / Environmental / Engineering				\$7,524,700		\$8,894,200	
1.	Administration			5%	\$940,600	5%	\$1,111,800
2.	Planning			3%	\$564,400	3%	\$667,100
3.	Environmental and Permitting			5%	\$940,600	5%	\$1,111,800
4.	Geotechnical Engineering			2%	\$376,300	2%	\$444,700
5.	Surveying and Civil Engineering			10%	\$1,881,100	10%	\$2,223,500
6.	Construction Management and Inspection			12%	\$2,257,300	12%	\$2,668,200
7.	Mitigation			3%	\$564,400	3%	\$667,100
Real Estate				\$735,000		\$849,200	
1.	Land Valuation (Agricultural)	19.4	AC	\$25,000	\$485,000	\$28,900	\$560,700
2.	Easement Acquisition	5	EA	\$50,000	\$250,000	\$57,700	\$288,500
Contingency (20%)				\$5,414,100		\$6,395,600	
Project Totals				\$32,485,000		\$38,374,000	

# ATTACHMENT 2

SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
SAN JOAQUIN COUNTY, CALIFORNIA

OPINION OF PROBABLE COSTS  
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 13				EROSION REPAIRS STA 0+00 TO STA 959+00			
Construction				\$5,586,200		\$6,458,400	
1.	Mobilization			3%	\$158,100	3%	\$182,800
2.	Erosion Control			3%	\$158,100	3%	\$182,800
3.	Clearing and Grubbing	34.0	AC	\$2,000	\$68,000	\$2,400	\$81,600
4.	Quarry Stone Riprap	115,600	TN	\$45	\$5,202,000	\$52	\$6,011,200
Mangement / Environmental / Engineering				\$2,234,900		\$2,583,800	
1.	Administration			5%	\$279,400	5%	\$323,000
2.	Planning			3%	\$167,600	3%	\$193,800
3.	Environmental and Permitting			5%	\$279,400	5%	\$323,000
4.	Geotechnical Engineering			2%	\$111,800	2%	\$129,200
5.	Surveying and Civil Engineering			10%	\$558,700	10%	\$645,900
6.	Construction Management and Inspection			12%	\$670,400	12%	\$775,100
7.	Mitigation			3%	\$167,600	3%	\$193,800
Real Estate				\$0		\$0	
1.	Land Valuation (Agricultural)	0.0	AC	\$25,000	\$0	\$28,900	\$0
2.	Easement Acquisition	0	EA	\$50,000	\$0	\$57,700	\$0
Contingency (20%)				\$1,564,300		\$1,808,500	
Project Totals				\$9,386,000		\$10,851,000	

**ATTACHMENT 2**

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
 MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
 SAN JOAQUIN COUNTY, CALIFORNIA**

**OPINION OF PROBABLE COSTS  
 DETAILS OF PROPOSED IMPROVEMENTS**

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 14				RIGHT-OF-WAY ACQUISITION (EXISTING DEFICIENCIES) STA 0+00 TO STA 959+00			
Real Estate				\$10,317,500		\$11,903,200	
1.	Land Valuation (Agricultural)	40.7	AC	\$25,000	\$1,017,500	\$28,900	\$1,176,300
2.	Land Valuation (Residential)	3.0	AC	\$250,000	\$750,000	\$288,100	\$864,300
3.	Land Valuation (Commercial)	1.0	AC	\$250,000	\$250,000	\$288,100	\$288,100
4.	Improvement Valuation (Residential)	15	EA	\$150,000	\$2,250,000	\$172,900	\$2,593,500
5.	Easement Acquisition	113	EA	\$50,000	\$5,650,000	\$57,700	\$6,520,100
6.	Easement Acquisition (Oak Shores)	1	EA	\$400,000	\$400,000	\$460,900	\$460,900
Contingency (20%)				\$2,063,500		\$2,380,700	
Project Totals				\$12,381,000		\$14,284,000	

# ATTACHMENT 2

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY  
MOSSDALE TRACT AREA ULDC COST ESTIMATE UPDATE TO 2021\$  
SAN JOAQUIN COUNTY, CALIFORNIA**

**OPINION OF PROBABLE COSTS  
DETAILS OF PROPOSED IMPROVEMENTS**

Item	Description	Qty	Unit	2015\$		2021\$	
				Unit Price	Total	Unit Price	Total
PROJECT ID 15				DRYLAND LEVEE EXTENSION STA 959+00 TO STA 1104+20			
Construction				\$23,983,300		\$28,501,800	
1.	Mobilization			3%	\$678,800	3%	\$806,700
2.	Erosion Control			3%	\$678,800	3%	\$806,700
3.	Traffic Control	1	LS	\$120,000	\$120,000	\$138,300	\$138,300
4.	AC Pavement Repairs	70,000	SF	\$10	\$700,000	\$12	\$840,000
5.	Clearing and Grubbing	80.8	AC	\$5,000	\$404,200	\$5,800	\$468,900
6.	Excavate Levee Keyway	38,800	CY	\$10	\$388,000	\$12	\$465,600
7.	Imported Engineered Fill	958,800	TN	\$15	\$14,382,000	\$18	\$17,258,400
8.	Drain Rock Material	110,100	TN	\$30	\$3,303,000	\$35	\$3,853,500
9.	Sand Filter Material	33,100	TN	\$25	\$827,500	\$29	\$959,900
10.	Filter Fabric	742,500	SF	\$0.50	\$371,300	\$0.58	\$430,700
11.	Class 2 Aggregate Base	10,800	TN	\$25	\$270,000	\$29	\$313,200
12.	Encroachment Removal	2	EA	\$50,000	\$100,000	\$57,700	\$115,400
13.	Encroachment Modification	3	EA	\$100,000	\$300,000	\$115,300	\$345,900
14.	Relocate Ditch	9,100	LF	\$10	\$91,000	\$12	\$109,200
15.	Hydroseeding	1,761,100	SF	\$0.10	\$176,200	\$0.12	\$211,400
16.	Quarry Stone Riprap	26,500	TN	\$45	\$1,192,500	\$52	\$1,378,000
Management / Environmental / Engineering				\$9,593,500		\$11,401,000	
1.	Administration			5%	\$1,199,200	5%	\$1,425,100
2.	Planning			3%	\$719,500	3%	\$855,100
3.	Environmental and Permitting			5%	\$1,199,200	5%	\$1,425,100
4.	Geotechnical Engineering			2%	\$479,700	2%	\$570,100
5.	Surveying and Civil Engineering			10%	\$2,398,400	10%	\$2,850,200
6.	Construction Management and Inspection			12%	\$2,878,000	12%	\$3,420,300
7.	Mitigation			3%	\$719,500	3%	\$855,100
Real Estate				\$3,167,500		\$3,659,500	
1.	Land Valuation (Agricultural)	82.7	AC	\$25,000	\$2,067,500	\$28,900	\$2,390,100
2.	Easement Acquisition	22	EA	\$50,000	\$1,100,000	\$57,700	\$1,269,400
Contingency (20%)				\$7,348,900		\$8,712,500	
Project Totals				\$44,094,000		\$52,275,000	

## **APPENDIX B:**

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

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

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

### **DEVELOPMENT IMPACT FEE PROGRAM SUPPORTING TABLES (WITH EXECUTED SIGNATURES AVAILABLE AS OF 6-14-2016)**

Reso 18-21	SJAFCA Resolution Adopting Regional Impact Fee Program .....	B1
Agmt	Collection Agreement for Regional Impact Fee .....	B4
Reso 19-15	SJAFCA Resolution Approving Crediting Program.....	B18
Table B1	Development Fee Summary .....	B30
Table B2	Total Development Impact Fee Revenue Estimate .....	B31
Table B3	Development Impact Fee Revenue Estimate - Single Family .....	B32
Table B4	Development Impact Fee Revenue Estimate – Multifamily .....	B33
Table B5	Development Impact Fee Revenue Estimate – Commercial .....	B34



## ATTACHMENT 2

San Joaquin Area Flood Control Agency  
2021 Annual Adequate Progress Report Update  
June 25, 2021

Table B6	Development Impact Fee Revenue Estimate – Industrial .....	B35
Table B7	Creditable Pre-Project Expenditures .....	B36

**RESOLUTION NO. SJAFCA 18-21**

**SAN JOAQUIN AREA  
FLOOD CONTROL AGENCY**

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board adopts the Nexus Study and the Development Impact Fee as described therein. Such Nexus Study is hereby made a part of this Resolution.
2. The Board hereby finds that there is a reasonable relationship between use of the Development Impact Fee, as described in the Nexus Study, and the types of development projects described therein.
3. The Board finds that there is a reasonable relationship between the need for the public facilities and the type of development projects on which the fee is imposed as described in the Nexus Study.
4. The Board finds that there is a reasonable relationship between the amount of the Development Fee and the cost of the public facilities or portions thereof attributable to the development on which such fee is exposed, all as described in the Nexus Study.
5. The Development Fee will be collected by the Land Use Agencies in accordance with an Agreement for Collection of San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee. The Board authorizes the Executive Director, after consultation with Agency Counsel, to execute a collection agreement substantially in the form presented to the Board at the November 8, 2018 meeting.
6. Agency will create a special interest bearing fund entitled "Development Impact Fee Fund" into which all Development Impact Fees (DIF) will be deposited and held until disbursed in accordance with the provisions of the Mitigation Fee Act.
7. Revenues within the Development Impact Fee Fund established by Section 6 hereof may be used, at the discretion of the Board of Trustees and to the extent permitted by law to:
  - Fund construction of the DIF Projects identified in the Nexus Study;
  - Repay any loans or advances of funds for construction of the DIF Projects;
  - Fund principal and interest payments of any capital improvement bonds or the retirement of any such bonds issued in connection with the DIF Projects;
  - Fund costs related to the establishment and administration of the DIF; and

- Such other purposes as may be permitted by law.

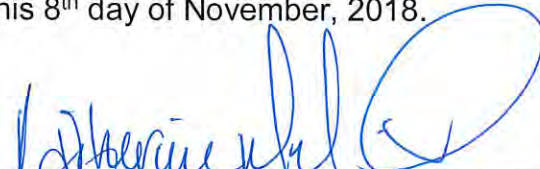
8. The Board shall periodically review actual DIF Project costs and DIF collections to determine if any modifications to the development fee program are warranted based on the following conditions:

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

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

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

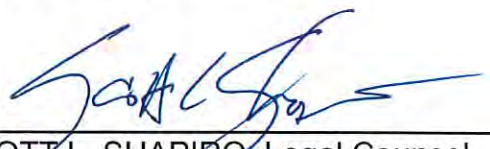
PASSED, APPROVED AND ADOPTED this 8<sup>th</sup> day of November, 2018.

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

ATTEST:

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

APPROVED AS TO FORM:

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

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

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

- a. City of Stockton, hereinafter referred to as "Stockton";
- b. County of San Joaquin, hereinafter referred to as "County";
- c. City of Lathrop, hereinafter referred to as “Lathrop;” and
- d. City of Manteca, hereinafter referred to as “Manteca.”

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

RECITALS

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

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

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

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

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

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

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

### COVENANTS

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



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

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

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

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

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

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

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

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

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

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

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

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

10. Indemnification.

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

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

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

For County and SJCFCWCD:

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

For City of Lathrop:

City of Lathrop

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

For City of Manteca:

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

For City of Stockton:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF STOCKTON,  
a municipal Corporation

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

\_\_\_\_\_  
By:  
Title:

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

ATTEST: \_\_\_\_\_  
Clerk of the City of Stockton

\_\_\_\_\_  
By: MIMI DUZENSKI  
Title: Clerk

\_\_\_\_\_  
By:  
Title:



**ATTACHMENT 2**

RECOMMENDED FOR APPROVAL:

CITY OF LATHROP,  
a municipal Corporation

\_\_\_\_\_  
By: KRIS BALAJI  
Title: Director of Public Works

\_\_\_\_\_  
By:  
Title:

APPROVED AS TO FORM

ATTEST:  
Clerk of the City of Lathrop

\_\_\_\_\_  
By: LAWRENCE P. MEYERS  
Title: Deputy County Counsel

\_\_\_\_\_  
By:  
Title:

SAN JOAQUIN COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

APPROVED AS TO FORM:  
\_\_\_\_\_, City Attorney

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

\_\_\_\_\_  
Title:

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

CITY OF MANTECA,  
a municipal Corporation

\_\_\_\_\_  
By: MIMI DUZENSKI  
Title: Clerk

\_\_\_\_\_  
By:  
Title:

ATTEST: \_\_\_\_\_  
Clerk of the City of Lathrop

APPROVED AS TO FORM:  
\_\_\_\_\_, City Attorney

\_\_\_\_\_  
By:  
Title:

SAN JOAQUIN AREA FLOOD CONTROL  
AGENCY

APPROVED AS TO FORM:  
Agency Counsel

---

By: CHRIS ELIAS  
Title: Executive Director

---

By: Scott L. Shapiro

EXHIBIT A  
DIF Resolution  
*(To be inserted once approved)*

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

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

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

**CREDITING POLICY FOR PRIOR ADVANCE FUNDING**

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

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

**Use of Prior Advance Funding Credit**

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

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

**CREDITING POLICY FOR CONSTRUCTION OF FACILITIES**

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

**Use of Constructed Facilities Funding Credit**

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

**REIMBURSEMENT POLICY FOR PRIOR ADVANCE FUNDING****For Development Projects due a reimbursement as a result of funding in excess of a Project’s Levee Impact Fee Obligation**

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

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

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

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

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

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

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

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



**RESOLUTION NO. SJAFCA 19-15**

**SAN JOAQUIN AREA  
FLOOD CONTROL AGENCY**

=====

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

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

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

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

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

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

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


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

PASSED, APPROVED AND ADOPTED this 28<sup>th</sup> day of March 2019.




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

ATTEST:



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

APPROVED AS TO FORM:



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

Kathryn L. Oehlschlager

**[SJAFCA STANDARD FORM]**

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

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

RECITALS

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

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

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

Draft of 3/19/19

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

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

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

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

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

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

### COVENANTS

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

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

#### [OPTIONAL PROVISION FOR ADVANCE PAYMENTS]

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

#### [OPTIONAL PROVISION FOR IN-KIND WORK]

3. Credit for In Kind Work.

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

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

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

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

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

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

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<sup>1</sup> This should be the amount developed by SJAFCA's team as part of the engineer's estimate.

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

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

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

b. Definitions:

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

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

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

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



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

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

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

For Land Use Agency

[Fill In]

For Developer

[Fill In]

For SJAFCA

[Fill In]

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

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

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

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

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

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

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

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

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

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

Draft of 3/19/19

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

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

[Signature block]

[TO BE INSERTED FOR ADVANCE FUNDING CREDIT]

**EXHIBIT A**

**MOSSDALE TRACT ACRE REGIONAL URBAN LEVEL OF FLOOD PROTECTION**

**ADVANCE FUNDING CREDIT AND REIMBRUSEMENT STUDY**

**Draft of 3/19/19**

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

**EXHIBIT B**

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

**Table B1**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**Updated Regional Development Fee Revenue Analysis**  
**Initial Starting Development Fee Rate Summary**

Land Use	Fee Rate Summary (Current Adopted)				
	Cost Share Per Acre	Administrative Fee	Fee Rate Per Acre	Units / 1,000 Building Sq Ft Per Acre	Fee Rate per Unit / 1,000 Building Sq Ft
Reference	[1]	3%			[2]
Single-Family	\$18,845	\$583	\$19,428	6.13	\$3,169
Multifamily	\$17,160	\$531	\$17,691	19.19	\$922
Commercial	\$17,847	\$552	\$18,399	12.76	\$1,442
Industrial	\$14,850	\$459	\$15,309	13.76	\$1,113

[1] Regional Development Impact Fee Rates for FY 18/19.

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

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

# ATTACHMENT 2

**Table B2**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**Updated Regional Development Fee Revenue Analysis**  
**Total Development Impact Fee Revenue Estimate**

Year	Revenue by Land Use				Increase Factor 15%	Total Fee Revenue [1]
	Single Family	Multifamily	Commercial	Industrial		
	Table B3	Table B4	Table B5	Table B6		
2016	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0
2017	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0
2018 [2]	N/A	N/A	N/A	N/A		\$ 826,986
2019 [3]	N/A	N/A	N/A	N/A		\$ 1,888,567
2020 [4]	N/A	N/A	N/A	N/A		\$ 1,368,391
2021	\$ 1,420,209	\$ 235,821	\$ 318,125	\$ 2,572,090	1.15	\$ 5,228,181
2022	\$ 1,689,348	\$ 241,259	\$ 1,435,515	\$ 2,449,421	1.15	\$ 6,687,875
2023	\$ 2,367,451	\$ 145,589	\$ 1,178,540	\$ 2,498,409	1.15	\$ 7,118,487
2024	\$ 2,023,192	\$ 148,501	\$ 779,324	\$ 2,324,180	1.15	\$ 6,066,476
2025	\$ 2,509,256	\$ 193,217	\$ 910,204	\$ 2,430,386	1.15	\$ 6,949,522
2026	\$ 2,316,215	\$ 420,531	\$ 904,194	\$ 1,659,525	1.15	\$ 6,095,534
2027	\$ 2,222,730	\$ 355,824	\$ 983,818	\$ 1,339,249	1.15	\$ 5,636,864
2028	\$ 2,267,185	\$ 210,530	\$ 954,461	\$ 1,366,350	1.15	\$ 5,518,305
2029	\$ 2,312,984	\$ 214,533	\$ 1,064,179	\$ 815,744	1.15	\$ 5,068,556
2030	\$ 2,050,436	\$ 211,001	\$ 1,284,617	\$ 482,644	1.15	\$ 4,633,003
2031	\$ 2,009,975	\$ 41,405	\$ 1,205,096	\$ 492,297	1.15	\$ 4,311,089
2032	\$ 2,049,933	\$ 130,220	\$ 1,205,405	\$ 502,143	1.15	\$ 4,470,856
2033	\$ 1,704,826	\$ 89,746	\$ 1,366,022	\$ 1,518,308	1.15	\$ 5,380,738
2034	\$ 1,737,415	\$ 91,541	\$ 1,393,557	\$ 1,493,817	1.15	\$ 5,423,779
2035	\$ 1,238,181	\$ 93,372	\$ 1,360,710	\$ 1,451,579	1.15	\$ 4,765,418
2036	\$ 1,043,041	\$ 95,239	\$ 1,293,378	\$ 1,481,228	1.15	\$ 4,499,820
2037	\$ 1,063,902	\$ 97,144	\$ 986,340	\$ 1,031,201	1.15	\$ 3,655,375
2038	\$ 1,085,180	\$ 40,873	\$ 819,024	\$ 433,232	1.15	\$ 2,735,055
2039	\$ 1,106,883	\$ 0	\$ 834,537	\$ 441,896	1.15	\$ 2,740,814
2040	\$ 1,048,073	\$ 0	\$ 571,202	\$ 450,734	1.15	\$ 2,380,511
2041	\$ 615,785	\$ 0	\$ 608,025	\$ 459,749	1.15	\$ 1,936,093
2042	\$ 628,101	\$ 0	\$ 620,186	\$ 468,944	1.15	\$ 1,974,815
2043	\$ 640,663	\$ 0	\$ 641,976	\$ 477,376	1.15	\$ 2,024,017
2044	\$ 653,476	\$ 0	\$ 589,825	\$ 0	1.15	\$ 1,429,796
2045	\$ 666,545	\$ 0	\$ 601,621	\$ 0	1.15	\$ 1,458,392
2046	\$ 679,876	\$ 0	\$ 613,654	\$ 0	1.15	\$ 1,487,559
2047	\$ 693,474	\$ 0	\$ 598,524	\$ 0	1.15	\$ 1,485,797
2048	\$ 707,343	\$ 0	\$ 578,460	\$ 0	1.15	\$ 1,478,674
2049	\$ 721,490	\$ 0	\$ 590,030	\$ 0	1.15	\$ 1,508,248
2050	\$ 735,920	\$ 0	\$ 601,830	\$ 0	1.15	\$ 1,538,413
2051	\$ 750,638	\$ 0	\$ 589,804	\$ 0	1.15	\$ 1,541,509
2052	\$ 765,651	\$ 0	\$ 516,376	\$ 0	1.15	\$ 1,474,331
2053	\$ 780,964	\$ 0	\$ 526,704	\$ 0	1.15	\$ 1,503,818
2054	\$ 796,583	\$ 0	\$ 537,238	\$ 0	1.15	\$ 1,533,894
2055	\$ 812,515	\$ 0	\$ 530,991	\$ 0	1.15	\$ 1,545,032
2056	\$ 828,765	\$ 0	\$ 436,335	\$ 0	1.15	\$ 1,454,866
2057	\$ 845,341	\$ 0	\$ 354,684	\$ 0	1.15	\$ 1,380,028
2058	\$ 862,248	\$ 0	\$ 361,777	\$ 0	1.15	\$ 1,407,628
2059	\$ 879,492	\$ 0	\$ 369,013	\$ 0	1.15	\$ 1,435,781
2060	\$ 1,008,576	\$ 0	\$ 369,423	\$ 0	1.15	\$ 1,584,699
<b>Total</b>	<b>\$ 50,339,862</b>	<b>\$ 3,056,346</b>	<b>\$ 31,484,723</b>	<b>\$ 28,640,501</b>		<b>\$ 134,633,592</b>

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

[2] Total revenues received January 2018 through December 2018. Amounts include interest for the program.

[3] Total revenues received January 2019 through December 2019. Amounts include interest for the program.



**Table B3**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**Updated Regional Development Fee Revenue Analysis**  
**Development Impact Fee Revenue Estimate - Single Family**

Year	Single Family Acres By Jurisdiction					Base Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County	Total	
						<i>Table B1</i>
						<b>Initial Fee Rate/Acre</b>
						<b>\$ 18,692</b>
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	0.0	0.0	0.0	0.0	0.0	\$ 0
2019	0.0	12.9	0.0	1.4	14.3	\$ 266,739
2020	0.0	35.2	10.4	5.7	51.3	\$ 975,523
2021	21.3	35.7	10.4	5.7	73.1	\$ 1,420,209
2022	21.3	47.8	10.4	5.7	85.2	\$ 1,689,348
2023	21.3	69.7	10.4	15.7	117.1	\$ 2,367,451
2024	21.3	50.7	10.4	15.7	98.1	\$ 2,023,192
2025	24.6	72.7	6.4	15.7	119.3	\$ 2,509,256
2026	24.6	67.7	0.0	15.7	108.0	\$ 2,316,215
2027	24.6	61.3	0.0	15.7	101.6	\$ 2,222,730
2028	24.6	61.3	0.0	15.7	101.6	\$ 2,267,185
2029	24.6	61.3	0.0	15.7	101.6	\$ 2,312,984
2030	24.6	48.0	0.0	15.7	88.3	\$ 2,050,436
2031	24.6	44.6	0.0	15.7	84.9	\$ 2,009,975
2032	24.6	44.6	0.0	15.7	84.9	\$ 2,049,933
2033	24.6	44.6	0.0	0.0	69.2	\$ 1,704,826
2034	24.6	44.6	0.0	0.0	69.1	\$ 1,737,415
2035	21.3	27.0	0.0	0.0	48.3	\$ 1,238,181
2036	21.3	18.6	0.0	0.0	39.9	\$ 1,043,041
2037	21.3	18.6	0.0	0.0	39.9	\$ 1,063,902
2038	21.3	18.6	0.0	0.0	39.9	\$ 1,085,180
2039	21.3	18.6	0.0	0.0	39.9	\$ 1,106,883
2040	21.3	15.7	0.0	0.0	37.0	\$ 1,048,073
2041	21.3	0.0	0.0	0.0	21.3	\$ 615,785
2042	21.3	0.0	0.0	0.0	21.3	\$ 628,101
2043	21.3	0.0	0.0	0.0	21.3	\$ 640,663
2044	21.3	0.0	0.0	0.0	21.3	\$ 653,476
2045	21.3	0.0	0.0	0.0	21.3	\$ 666,545
2046	21.3	0.0	0.0	0.0	21.3	\$ 679,876
2047	21.3	0.0	0.0	0.0	21.3	\$ 693,474
2048	21.3	0.0	0.0	0.0	21.3	\$ 707,343
2049	21.3	0.0	0.0	0.0	21.3	\$ 721,490
2050	21.3	0.0	0.0	0.0	21.3	\$ 735,920
2051	21.3	0.0	0.0	0.0	21.3	\$ 750,638
2052	21.3	0.0	0.0	0.0	21.3	\$ 765,651
2053	21.3	0.0	0.0	0.0	21.3	\$ 780,964
2054	21.3	0.0	0.0	0.0	21.3	\$ 796,583
2055	21.3	0.0	0.0	0.0	21.3	\$ 812,515
2056	21.3	0.0	0.0	0.0	21.3	\$ 828,765
2057	21.3	0.0	0.0	0.0	21.3	\$ 845,341
2058	21.3	0.0	0.0	0.0	21.3	\$ 862,248
2059	21.3	0.0	0.0	0.0	21.3	\$ 879,492
2060	24.0	0.0	0.0	0.0	24.0	\$ 1,008,576
<b>Total</b>	<b>888.5</b>	<b>919.5</b>	<b>58.4</b>	<b>175.3</b>	<b>2,041.8</b>	<b>\$51,582,124</b>

Source:

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**Table B4**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**Updated Regional Development Fee Revenue Analysis**  
**Development Impact Fee Revenue Estimate - Multifamily**

Year	Multifamily Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp		
				County		
						Table B1
Initial Fee Rate/Acre						\$ 17,021
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	0.0	0.0	0.0	0.0	0.0	\$ 0
2019	0.0	0.0	0.0	0.0	0.0	\$ 0
2020	0.0	0.0	0.0	0.0	0.0	\$ 0
2021	5.8	0.0	7.5	0.0	13.3	\$ 235,821
2022	3.3	2.6	7.5	0.0	13.4	\$ 241,259
2023	0.0	7.9	0.0	0.0	7.9	\$ 145,589
2024	0.0	7.9	0.0	0.0	7.9	\$ 148,501
2025	0.0	10.1	0.0	0.0	10.1	\$ 193,217
2026	8.2	5.8	7.5	0.0	21.5	\$ 420,531
2027	8.2	2.2	7.5	0.0	17.9	\$ 355,824
2028	8.2	2.2	0.0	0.0	10.4	\$ 210,530
2029	8.2	2.2	0.0	0.0	10.4	\$ 214,533
2030	10.0	0.0	0.0	0.0	10.0	\$ 211,001
2031	1.9	0.0	0.0	0.0	1.9	\$ 41,405
2032	1.9	0.0	4.0	0.0	5.9	\$ 130,220
2033	0.0	0.0	4.0	0.0	4.0	\$ 89,746
2034	0.0	0.0	4.0	0.0	4.0	\$ 91,541
2035	0.0	0.0	4.0	0.0	4.0	\$ 93,372
2036	0.0	0.0	4.0	0.0	4.0	\$ 95,239
2037	0.0	0.0	4.0	0.0	4.0	\$ 97,144
2038	0.0	0.0	1.7	0.0	1.7	\$ 40,873
2039	0.0	0.0	0.0	0.0	0.0	\$ 0
2040	0.0	0.0	0.0	0.0	0.0	\$ 0
2041	0.0	0.0	0.0	0.0	0.0	\$ 0
2042	0.0	0.0	0.0	0.0	0.0	\$ 0
2043	0.0	0.0	0.0	0.0	0.0	\$ 0
2044	0.0	0.0	0.0	0.0	0.0	\$ 0
2045	0.0	0.0	0.0	0.0	0.0	\$ 0
2046	0.0	0.0	0.0	0.0	0.0	\$ 0
2047	0.0	0.0	0.0	0.0	0.0	\$ 0
2048	0.0	0.0	0.0	0.0	0.0	\$ 0
2049	0.0	0.0	0.0	0.0	0.0	\$ 0
2050	0.0	0.0	0.0	0.0	0.0	\$ 0
2051	0.0	0.0	0.0	0.0	0.0	\$ 0
2052	0.0	0.0	0.0	0.0	0.0	\$ 0
2053	0.0	0.0	0.0	0.0	0.0	\$ 0
2054	0.0	0.0	0.0	0.0	0.0	\$ 0
2055	0.0	0.0	0.0	0.0	0.0	\$ 0
2056	0.0	0.0	0.0	0.0	0.0	\$ 0
2057	0.0	0.0	0.0	0.0	0.0	\$ 0
2058	0.0	0.0	0.0	0.0	0.0	\$ 0
2059	0.0	0.0	0.0	0.0	0.0	\$ 0
2060	0.0	0.0	0.0	0.0	0.0	\$ 0
Total	55.7	40.8	55.7	0.0	152.2	\$3,056,346

**Source:**

P:\1801000 SJAFCA Mossdale\DAF\1801000 SJAFCA Mossdale DAP Modeling 2021 0612-01.xlsx

# ATTACHMENT 2

Table B5  
 Mossdale Tract: 2021 Adequate Progress Report  
 Updated Regional Development Fee Revenue Analysis  
 Development Impact Fee Revenue Estimate - Commercial

Year	Commercial Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
						<i>Table B1</i> <b>\$ 17,702</b>
						<i>Initial Fee Rate/Acre</i>
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	0.0	0.0	0.0	0.0	0.0	\$ 0
2019	0.0	0.0	0.0	0.0	0.0	\$ 0
2020	3.8	0.0	0.0	0.0	3.8	\$ 68,087
2021	17.3	0.0	0.0	0.0	17.3	\$ 318,125
2022	17.3	12.7	44.6	1.9	76.5	\$ 1,435,515
2023	17.3	16.5	24.0	3.8	61.6	\$ 1,178,540
2024	17.3	16.5	2.3	3.8	39.9	\$ 779,324
2025	16.8	20.3	2.3	6.3	45.7	\$ 910,204
2026	15.6	20.3	2.3	6.3	44.5	\$ 904,194
2027	15.6	21.4	2.3	8.3	47.5	\$ 983,818
2028	15.6	19.1	2.3	8.3	45.2	\$ 954,461
2029	15.5	23.3	2.3	8.3	49.4	\$ 1,064,179
2030	24.6	23.3	2.3	8.3	58.4	\$ 1,284,617
2031	19.9	23.3	2.3	8.3	53.7	\$ 1,205,096
2032	19.9	22.2	2.3	8.3	52.7	\$ 1,205,405
2033	19.9	22.2	2.3	14.1	58.5	\$ 1,366,022
2034	19.9	22.2	2.3	14.1	58.5	\$ 1,393,557
2035	19.9	22.2	2.3	11.6	56.0	\$ 1,360,710
2036	19.9	18.4	2.3	11.6	52.2	\$ 1,293,378
2037	19.9	5.2	2.3	11.6	39.1	\$ 986,340
2038	19.9	3.8	2.3	5.7	31.8	\$ 819,024
2039	19.9	3.8	2.3	5.7	31.8	\$ 834,537
2040	7.5	3.8	2.3	7.6	21.3	\$ 571,202
2041	8.5	3.8	2.3	7.6	22.2	\$ 608,025
2042	8.5	3.8	2.3	7.6	22.2	\$ 620,186
2043	8.5	3.8	2.3	8.0	22.6	\$ 641,976
2044	8.5	3.8	2.3	5.7	20.3	\$ 589,825
2045	8.5	3.8	2.3	5.7	20.3	\$ 601,621
2046	8.5	3.8	2.3	5.7	20.3	\$ 613,654
2047	8.5	3.8	2.3	4.8	19.4	\$ 598,524
2048	8.5	3.8	2.3	3.8	18.4	\$ 578,460
2049	8.5	3.8	2.3	3.8	18.4	\$ 590,030
2050	8.5	3.8	2.3	3.8	18.4	\$ 601,830
2051	7.5	3.8	2.5	3.8	17.7	\$ 589,804
2052	7.5	3.8	0.0	3.8	15.2	\$ 516,376
2053	7.5	3.8	0.0	3.8	15.2	\$ 526,704
2054	7.5	3.8	0.0	3.8	15.2	\$ 537,238
2055	7.5	3.4	0.0	3.8	14.7	\$ 530,991
2056	7.5	0.0	0.0	4.3	11.9	\$ 436,335
2057	7.5	0.0	0.0	1.9	9.5	\$ 354,684
2058	7.5	0.0	0.0	1.9	9.5	\$ 361,777
2059	7.5	0.0	0.0	1.9	9.5	\$ 369,013
2060	7.4	0.0	0.0	1.9	9.3	\$ 369,423
<b>Total</b>	<b>523.3</b>	<b>377.4</b>	<b>133.2</b>	<b>241.6</b>	<b>1,275.6</b>	<b>\$31,552,811</b>

# ATTACHMENT 2

Table B6  
 Mossdale Tract: 2021 Adequate Progress Report  
 Updated Regional Development Fee Revenue Analysis  
 Development Impact Fee Revenue Estimate - Industrial

Year	Industrial Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
						<i>Table B1</i> <b>\$ 14,729</b>
						<i>Initial Fee Rate/Acre</i>
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	0.0	0.0	0.0	0.0	0.0	\$ 0
2019	0.0	0.0	0.0	0.0	0.0	\$ 0
2020	19.1	19.6	0.0	0.0	38.7	\$ 579,406
2021	100.0	68.0	0.0	0.0	168.0	\$ 2,572,090
2022	73.5	83.4	0.0	0.0	156.9	\$ 2,449,421
2023	73.5	83.4	0.0	0.0	156.9	\$ 2,498,409
2024	73.5	69.6	0.0	0.0	143.1	\$ 2,324,180
2025	73.5	73.2	0.0	0.0	146.7	\$ 2,430,386
2026	73.4	24.7	0.0	0.0	98.2	\$ 1,659,525
2027	74.1	3.6	0.0	0.0	77.7	\$ 1,339,249
2028	74.1	3.6	0.0	0.0	77.7	\$ 1,366,350
2029	41.9	3.6	0.0	0.0	45.5	\$ 815,744
2030	22.8	3.6	0.0	0.0	26.4	\$ 482,644
2031	22.8	3.6	0.0	0.0	26.4	\$ 492,297
2032	22.8	3.6	0.0	0.0	26.4	\$ 502,143
2033	22.8	3.6	23.0	28.9	78.2	\$ 1,518,308
2034	22.8	3.6	20.2	28.9	75.4	\$ 1,493,817
2035	22.8	0.0	20.2	28.9	71.9	\$ 1,451,579
2036	22.8	0.0	20.2	28.9	71.9	\$ 1,481,228
2037	0.0	0.0	20.2	28.9	49.1	\$ 1,031,201
2038	0.0	0.0	20.2	0.0	20.2	\$ 433,232
2039	0.0	0.0	20.2	0.0	20.2	\$ 441,896
2040	0.0	0.0	20.2	0.0	20.2	\$ 450,734
2041	0.0	0.0	20.2	0.0	20.2	\$ 459,749
2042	0.0	0.0	20.2	0.0	20.2	\$ 468,944
2043	0.0	0.0	20.2	0.0	20.2	\$ 477,376
2044	0.0	0.0	0.0	0.0	0.0	\$ 0
2045	0.0	0.0	0.0	0.0	0.0	\$ 0
2046	0.0	0.0	0.0	0.0	0.0	\$ 0
2047	0.0	0.0	0.0	0.0	0.0	\$ 0
2048	0.0	0.0	0.0	0.0	0.0	\$ 0
2049	0.0	0.0	0.0	0.0	0.0	\$ 0
2050	0.0	0.0	0.0	0.0	0.0	\$ 0
2051	0.0	0.0	0.0	0.0	0.0	\$ 0
2052	0.0	0.0	0.0	0.0	0.0	\$ 0
2053	0.0	0.0	0.0	0.0	0.0	\$ 0
2054	0.0	0.0	0.0	0.0	0.0	\$ 0
2055	0.0	0.0	0.0	0.0	0.0	\$ 0
2056	0.0	0.0	0.0	0.0	0.0	\$ 0
2057	0.0	0.0	0.0	0.0	0.0	\$ 0
2058	0.0	0.0	0.0	0.0	0.0	\$ 0
2059	0.0	0.0	0.0	0.0	0.0	\$ 0
2060	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>Total</b>	<b>836.1</b>	<b>450.6</b>	<b>225.0</b>	<b>144.3</b>	<b>1,656.0</b>	<b>\$29,219,907</b>

# ATTACHMENT 2

**Table B7**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**Creditable Pre-Project Expenditures**

Pre-Project Expenditure - Contractor (Amendment/Task Order)	Cost	Funding Source	Amount
Peterson Brustad - Agreement No. 1 <i>Funding 11/2014 Staff Report</i>	\$123,244	Manteca River Islands Saybrook CLSP Richland Lathrop Gateway/Lazares Saybrook CLSP	\$61,622 \$15,500 \$13,020 \$14,415 \$3,720 \$14,967
	<b>\$123,244</b>		<b>\$123,244</b>
Peterson Brustad - Agreement No. 2	\$7,500	Lathrop	\$7,500
	<b>\$7,500</b>		<b>\$7,500</b>
Peterson Brustad - Agreement No. 3	\$17,499	Lathrop	\$17,499
	<b>\$17,499</b>		<b>\$17,499</b>
Peterson Brustad - Agreement No. 4	\$50,000	Saybrook CLSP Lathrop	\$25,000 \$25,000
	<b>\$50,000</b>		<b>\$50,000</b>
Peterson Brustad - Agreement No. 5	\$2,589,197	Manteca Lathrop Saybrook CLSP Others	\$863,066 \$750,000 \$500,000 \$476,131
	<b>\$2,589,197</b>		<b>\$2,589,197</b>
Larsen Wurzel & Associates, Inc. - Agreement No. 1 (A) <i>Financial Planning / Grant Application</i>	\$63,540	Lathrop Manteca	\$42,360 \$21,180
	<b>\$63,540</b>		<b>\$63,540</b>
Larsen Wurzel & Associates, Inc. - Agreement No. 1 (B) <i>Financial Plan for ULOP</i>	\$80,010	Lathrop Manteca	\$53,340 \$26,670
	<b>\$80,010</b>		<b>\$80,010</b>
Larsen Wurzel & Associates, Inc. - Agreement No. 3 <i>Financial Plan Implementation &amp; Analysis</i> <i>Task Order No. 1</i>	\$172,018	Lathrop Manteca	\$114,679 \$57,339
<i>Task Order No. 2</i>	\$126,300	RD 17	\$126,300
	<b>\$298,318</b>		<b>\$298,318</b>
SJAFCA Seed Funding Agreement Loans & Interest in Funds	\$313,351	Lathrop Manteca Stockton SJ County Interest (Use of Money)	\$115,000 \$65,000 \$65,000 \$65,000 \$3,351
	<b>\$313,351</b>		<b>\$313,351</b>
<b>Total Cost / Sources</b>	<b>\$3,542,659</b>	Lathrop Lathrop Gateway/Lazares Manteca Stockton SJ County Others Richland River Islands Saybrook CLSP RD 17	\$1,126,621 \$3,720 \$1,095,580 \$65,703 \$65,703 \$476,131 \$14,415 \$15,500 \$552,987 \$126,300
	<b>\$3,542,659</b>		<b>\$3,542,659</b>

Source: City of Lathrop, LWA

## APPENDIX C:

### RD 17 LSRP PROJECT SUPPORTING TABLES

Table C1	Remaining Expenditure Schedule for Phase 3 LSRP .....	C-1
Table C2	EIP Funding Agreement Credit.....	C-2
Table C3	State Payments Received to Date & State Share Remaining.....	C-3
Table C4	Expenses Reported to DWR.....	C-4
Table C5	Historic RD 17 Financial Statements.....	C-5

## ATTACHMENT 2

Table C1  
 Mossdale Tract: 2021 Adequate Progress Report  
 Estimated Remaining Expenditure Schedule for LSRP (All Phases)

Month & Year	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022
Remaining Costs	82,900	82,900	82,900	216,567	216,567	216,567	74,747	74,747	74,747	74,747	74,747
<b>Total Expenses</b>	<b>82,900</b>	<b>82,900</b>	<b>82,900</b>	<b>216,567</b>	<b>216,567</b>	<b>216,567</b>	<b>74,747</b>	<b>74,747</b>	<b>74,747</b>	<b>74,747</b>	<b>74,747</b>

Month & Year	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	TOTAL
Remaining Costs	74,747	4,523,080	4,523,080	4,523,080	4,524,747	4,524,747	4,524,747	2,269,880	2,269,880	2,269,880	35,300,000
<b>Total Expenses</b>	<b>74,747</b>	<b>4,523,080</b>	<b>4,523,080</b>	<b>4,523,080</b>	<b>4,524,747</b>	<b>4,524,747</b>	<b>4,524,747</b>	<b>2,269,880</b>	<b>2,269,880</b>	<b>2,269,880</b>	<b>35,300,000</b>



**Table C2**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**EIP Funding Agreement Credit**

Levee Seepage Repair Project Phase	Eligible Project Credit	State Share
LSRP - Phase I	2,630,649	1,578,389
LSRP - Phase II	3,756,668	2,254,001
LSRP - Phase III	625,090	375,054
<b>Total</b>	<b>\$7,012,406</b>	<b>\$4,207,444</b>

Source: KSN

**Table C3**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**State Payments Received to Date & State Share Remaining**

<b>Received Date</b>	<b>Total</b>	<b>State Share</b>	<b>Credit Applied</b>
4/15/2010	2,182,950.00	1,389,150.00	793,800.00
6/8/2010	886,525.00	602,717.00	283,808.00
12/19/2011	2,828,433.00	2,355,408.00	473,025.00
5/30/2012	452,031.61	420,837.61	31,194.00
11/13/2013	1,617,235.00	1,041,086.00	576,149.00
Through Q40	7,618,403.64	5,981,016.61	1,637,387.03
<b>Subtotal</b>	<b>15,585,578.25</b>	<b>11,790,215.22</b>	<b>3,795,363.03</b>
Remaining	\$ 28,207,517.08	27,795,436.47	412,080.61
<b>Total</b>	<b>\$ 43,793,095.33</b>	<b>\$ 39,585,651.68</b>	<b>\$ 4,207,443.64</b>

Source: KSN

**Table C4**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**Expenses Reported to DWR**

Project Quarter	Year	Fiscal Quarter	LSRP - Phase I Expenses	LSRP - Phase II Expenses	LSRP - Phase III Expenses
Quarter 1	2010	Q1	\$0	\$866,617	\$223,200
Quarter 2	2010	Q2	\$0	\$1,973,380	\$558,289
Quarter 3	2010	Q3	\$2,019	\$944,450	\$330,377
Quarter 4	2010	Q4	\$2,717	\$320,758	\$474,112
Quarter 5	2011	Q1	\$1,756	\$58,861	\$563,240
Quarter 6	2011	Q2	\$0	\$327,945	\$177,526
Quarter 7	2011	Q3	\$1,413	\$79,657	\$169,326
Quarter 8	2011	Q4	\$2,247	\$27,994	\$178,793
Quarter 9	2012	Q1	\$0	\$119,734	\$209,277
Quarter 10	2012	Q2	\$1,311	\$379,956	\$150,024
Quarter 11	2012	Q3	\$1,444	\$552,568	\$121,165
Quarter 12	2012	Q4	\$502	\$383,096	\$139,318
Quarter 13	2013	Q1	\$0	\$83,459	\$177,599
Quarter 14	2013	Q2	\$638	\$107,557	\$120,283
Quarter 15	2013	Q3	\$509	\$7,251	\$150,287
Quarter 16	2013	Q4	\$0	\$4,524	\$160,103
Quarter 17	2014	Q1	\$0	\$369	\$174,827
Quarter 18	2014	Q2	\$0	\$6,935	\$272,888
Quarter 19	2014	Q3	\$0	\$9,000	\$145,107
Quarter 20	2014	Q4	\$999	\$7,444	\$289,306
Quarter 21	2015	Q1	\$7,930	\$7,717	\$213,506
Quarter 22	2015	Q2	\$7,140	\$18,637	\$173,810
Quarter 23	2015	Q3	\$540	\$7,305	\$224,115
Quarter 24	2015	Q4	\$0	\$0	\$1,114,855
Quarter 25	2016	Q1	\$3,720	\$8,378	\$472,267
Quarter 26	2016	Q2	\$228	\$25,387	\$205,565
Quarter 27	2016	Q3	\$0	\$20,015	\$225,024
Quarter 28	2016	Q4	\$0	\$69,326	\$347,394
Quarter 29	2017	Q1	\$0	\$9,934	\$3,184,943
Quarter 30	2017	Q2	\$0	\$6,489	\$2,621,495
Quarter 31	2017	Q3	\$0	\$0	\$862,141
Quarter 32	2017	Q4	\$0	\$0	\$990,150
Quarter 33	2018	Q1	\$0	\$0	\$257,589
Quarter 34	2018	Q2	\$0	\$0	\$267,170
Quarter 35	2018	Q3	\$0	\$58,041	\$244,441
Quarter 36	2018	Q4	\$0	\$10,068	\$250,358
Quarter 37	2019	Q1	\$0	\$0	\$109,934
Quarter 38	2019	Q2	\$0	\$0	\$408,863
Quarter 39	2019	Q3	\$0	\$0	\$307,982
Quarter 40	2019	Q4	\$0	\$0	\$945,541
Quarter 41	2020	Q1	\$0	\$12,015	\$2,479,798
Quarter 42	2020	Q2	\$0	\$7,990	\$2,174,239

**Table C4**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**Expenses Reported to DWR**

<b>Project Quarter</b>	<b>Year</b>	<b>Fiscal Quarter</b>	<b>LSRP - Phase I Expenses</b>	<b>LSRP - Phase II Expenses</b>	<b>LSRP - Phase III Expenses</b>
Quarter 43	2020	Q3	\$0	\$6,375	\$534,295
Quarter 44	2020	Q4	\$0	\$0	\$204,616
Quarter 45	2021	Q1	\$0	\$10,076	\$496,529
<b>Total</b>			<b>\$ 35,112</b>	<b>\$ 6,539,308</b>	<b>\$ 24,101,666</b>

Source: KSN, LWA

Table C5  
Mossdale Tract: 2021 Adequate Progress Report  
Historic RD 17 Financial Data

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

Source: RD 17 Audited Financial Statements through Fiscal Year Ending June 30, 2020. Future Years are based on projections using prior year data as assumed by LWA.

Table C5  
Mossdale Tract: 2021 Adequate Progress Report  
Historic RD 17 Financial Data

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

Source: RD 17 Audited Financial Statements through Fiscal Year Ending June 30, 2020. Future Years are based on projections using prior year data as assumed by LWA.

Table C5  
Mossdale Tract: 2021 Adequate Progress Report  
Historic RD 17 Financial Data

Fiscal Year	2016				2017				2018			
Fiscal Quarter	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>Revenues</b>												
State Assistance	-	-	-	-	4,611	4,611	-	-	1,732	1,732	-	-
Assessments	1,403,761	1,403,761	-	-	1,403,873	1,403,873	-	-	1,605,323	1,605,323	-	-
Property taxes	132,475	132,475	-	-	145,166	145,166	-	-	153,355	153,355	-	-
Interest	31,917	31,917	-	-	58,882	58,882	-	-	80,465	80,465	-	-
Other revenue	1,056	1,056	-	-	3,247	3,247	-	-	859	859	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>1,569,208</b>	<b>1,569,208</b>	-	-	<b>1,615,778</b>	<b>1,615,778</b>	-	-	<b>1,841,733</b>	<b>1,841,733</b>	-	-
<b>Expenditures</b>												
Levee repairs and maintenance	700,807	700,807	-	-	558,933	558,933	-	-	763,538	763,538	-	-
Engineering	165,311	165,311	-	-	190,658	190,658	-	-	130,929	130,929	-	-
Legal and accounting	168,652	168,652	-	-	172,608	172,608	-	-	164,975	164,975	-	-
Vegetation control	43,925	43,925	-	-	113,618	113,618	-	-	132,723	132,723	-	-
Payroll expenses	5,160	5,160	-	-	4,947	4,947	-	-	3,601	3,601	-	-
Rodent control	2,649	2,649	-	-	-	-	-	-	-	-	-	-
County charges	15,270	15,270	-	-	15,272	15,272	-	-	15,720	15,720	-	-
Insurance	8,080	8,080	-	-	8,266	8,266	-	-	8,780	8,780	-	-
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-
Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	-
Office expense/supplies	350	350	-	-	-	-	-	-	77	77	-	-
Miscellaneous	4,118	4,118	-	-	7,109	7,109	-	-	4,175	4,175	-	-
Trustee fees	400	400	-	-	400	400	-	-	388	388	-	-
Automobile expense	723	723	-	-	723	723	-	-	723	723	-	-
Dues and subscriptions	500	500	-	-	500	500	-	-	500	500	-	-
Permits	-	-	-	-	-	-	-	-	-	-	-	-
Publication cost	-	-	-	-	53	53	-	-	53	53	-	-
Bank fees	-	-	-	-	-	-	-	-	-	-	-	-
Special projects	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance Cost	-	-	-	-	319,861	319,861	-	-	-	-	-	-
Reimbursements	658	658	-	-	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	1,560	1,560	-	-	-	-	-	-
Capital outlay	331,619	331,619	-	-	2,766,672	2,766,672	-	-	722,604	722,604	-	-
Debt service												
Principal	163,352	163,352	-	-	166,758	166,758	-	-	372,175	372,175	-	-
Interest	455,886	455,886	-	-	331,513	331,513	-	-	465,898	465,898	-	-
<b>Total Expenditures</b>	<b>2,067,456</b>	<b>2,067,456</b>	-	-	<b>4,659,448</b>	<b>4,659,448</b>	-	-	<b>2,786,857</b>	<b>2,786,857</b>	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year Ending June 30, 2020. Future Years are based on projections using prior year data as assumed by LWA.

Table C5  
Mossdale Tract: 2021 Adequate Progress Report  
Historic RD 17 Financial Data

Fiscal Year	2019				2020				2021			
Fiscal Quarter	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Revenues												
State Assistance	-	-	-	-	3,857,939	3,857,939	-	-	-	-	-	-
Assessments	1,478,039	1,478,039	-	-	1,499,109	1,499,109	-	-	1,529,091	1,529,091	-	-
Property taxes	166,810	166,810	-	-	178,440	178,440	-	-	183,793	183,793	-	-
Interest	98,014	98,014	-	-	88,173	88,173	-	-	90,818	90,818	-	-
Other revenue	-	-	-	-	20,238	20,238	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,742,862	1,742,862	-	-	5,643,897	5,643,897	-	-	1,803,701	1,803,701	-	-
Expenditures												
Levee repairs and maintenance	264,169	264,169	-	-	247,507	247,507	-	-	288,888	288,888	-	-
Engineering	82,101	82,101	-	-	93,890	93,890	-	-	96,706	96,706	-	-
Legal and accounting	97,835	97,835	-	-	83,153	83,153	-	-	85,648	85,648	-	-
Vegetation control	48,225	48,225	-	-	52,475	52,475	-	-	54,049	54,049	-	-
Payroll expenses	10,850	10,850	-	-	33,086	33,086	-	-	34,079	34,079	-	-
Rodent control	13,815	13,815	-	-	30,418	30,418	-	-	31,331	31,331	-	-
County charges	16,055	16,055	-	-	15,797	15,797	-	-	16,271	16,271	-	-
Insurance	9,000	9,000	-	-	11,439	11,439	-	-	11,782	11,782	-	-
Property Taxes	-	-	-	-	7,134	7,134	-	-	7,348	7,348	-	-
Equipment Rental	-	-	-	-	3,763	3,763	-	-	3,875	3,875	-	-
Office expense/supplies	-	-	-	-	2,541	2,541	-	-	2,617	2,617	-	-
Miscellaneous	4,325	4,325	-	-	1,897	1,897	-	-	1,953	1,953	-	-
Trustee fees	513	513	-	-	850	850	-	-	876	876	-	-
Automobile expense	739	739	-	-	754	754	-	-	777	777	-	-
Dues and subscriptions	500	500	-	-	500	500	-	-	515	515	-	-
Permits	-	-	-	-	347	347	-	-	357	357	-	-
Publication cost	-	-	-	-	228	228	-	-	234	234	-	-
Bank fees	-	-	-	-	-	-	-	-	-	-	-	-
Special projects	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance Cost	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-
Capital outlay	407,809	407,809	-	-	3,116,273	3,116,273	-	-	3,209,761	3,209,761	-	-
Debt service												
Principal	249,504	249,504	-	-	258,813	258,813	-	-	266,577	266,577	-	-
Interest	457,432	457,432	-	-	449,662	449,662	-	-	463,152	463,152	-	-
Total Expenditures	1,662,867	1,662,867	-	-	4,410,524	4,410,524	-	-	4,576,795	4,576,795	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year Ending June 30, 2020. Future Years are based on projections using prior year data as assumed by LWA.



Table C5  
Mossdale Tract: 2021 Adequate Progress Report  
Historic RD 17 Financial Data

Fiscal Year	2022				2023				2024			
Fiscal Quarter	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Revenues												
State Assistance	-	-	-	-	-	-	-	-	-	-	-	-
Assessments	1,559,672	1,559,672	-	-	1,590,866	1,590,866	-	-	1,622,683	1,622,683	-	-
Property taxes	189,306	189,306	-	-	194,986	194,986	-	-	200,835	200,835	-	-
Interest	93,542	93,542	-	-	96,348	96,348	-	-	99,239	99,239	-	-
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,842,521	1,842,521	-	-	1,882,200	1,882,200	-	-	1,922,757	1,922,757	-	-
Expenditures												
Levee repairs and maintenance	297,554	297,554	-	-	306,481	306,481	-	-	315,675	315,675	-	-
Engineering	99,607	99,607	-	-	102,596	102,596	-	-	105,673	105,673	-	-
Legal and accounting	88,217	88,217	-	-	90,864	90,864	-	-	93,589	93,589	-	-
Vegetation control	55,671	55,671	-	-	57,341	57,341	-	-	59,061	59,061	-	-
Payroll expenses	35,101	35,101	-	-	36,154	36,154	-	-	37,239	37,239	-	-
Rodent control	32,270	32,270	-	-	33,239	33,239	-	-	34,236	34,236	-	-
County charges	16,759	16,759	-	-	17,262	17,262	-	-	17,780	17,780	-	-
Insurance	12,136	12,136	-	-	12,500	12,500	-	-	12,875	12,875	-	-
Property Taxes	7,568	7,568	-	-	7,796	7,796	-	-	8,029	8,029	-	-
Equipment Rental	3,992	3,992	-	-	4,111	4,111	-	-	4,235	4,235	-	-
Office expense/supplies	2,695	2,695	-	-	2,776	2,776	-	-	2,859	2,859	-	-
Miscellaneous	2,012	2,012	-	-	2,072	2,072	-	-	2,135	2,135	-	-
Trustee fees	902	902	-	-	929	929	-	-	957	957	-	-
Automobile expense	800	800	-	-	824	824	-	-	849	849	-	-
Dues and subscriptions	530	530	-	-	546	546	-	-	563	563	-	-
Permits	368	368	-	-	379	379	-	-	391	391	-	-
Publication cost	241	241	-	-	249	249	-	-	256	256	-	-
Bank fees	-	-	-	-	-	-	-	-	-	-	-	-
Special projects	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance Cost	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-
Capital outlay	3,306,053	3,306,053	-	-	3,405,235	3,405,235	-	-	3,507,392	3,507,392	-	-
Debt service	-	-	-	-	-	-	-	-	-	-	-	-
Principal	274,575	274,575	-	-	282,812	282,812	-	-	291,296	291,296	-	-
Interest	477,046	477,046	-	-	491,358	491,358	-	-	506,099	506,099	-	-
Total Expenditures	4,714,099	4,714,099	-	-	4,855,522	4,855,522	-	-	5,001,188	5,001,188	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year Ending June 30, 2020. Future Years are based on projections using prior year data as assumed by LWA.

Table C5  
Mossdale Tract: 2021 Adequate Progress Report  
Historic RD 17 Financial Data

Fiscal Year	2025				2026				2027			
Fiscal Quarter	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Revenues												
State Assistance	-	-	-	-	-	-	-	-	-	-	-	-
Assessments	1,655,137	1,655,137	-	-	1,688,240	1,688,240	-	-	1,722,004	1,722,004	-	-
Property taxes	206,860	206,860	-	-	213,066	213,066	-	-	219,458	219,458	-	-
Interest	102,216	102,216	-	-	105,283	105,283	-	-	108,441	108,441	-	-
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,964,213	1,964,213	-	-	2,006,588	2,006,588	-	-	2,049,904	2,049,904	-	-
Expenditures												
Levee repairs and maintenance	325,146	325,146	-	-	334,900	334,900	-	-	344,947	344,947	-	-
Engineering	108,844	108,844	-	-	112,109	112,109	-	-	115,472	115,472	-	-
Legal and accounting	96,397	96,397	-	-	99,289	99,289	-	-	102,268	102,268	-	-
Vegetation control	60,833	60,833	-	-	62,658	62,658	-	-	64,538	64,538	-	-
Payroll expenses	38,356	38,356	-	-	39,506	39,506	-	-	40,692	40,692	-	-
Rodent control	35,263	35,263	-	-	36,321	36,321	-	-	37,410	37,410	-	-
County charges	18,313	18,313	-	-	18,862	18,862	-	-	19,428	19,428	-	-
Insurance	13,261	13,261	-	-	13,659	13,659	-	-	14,069	14,069	-	-
Property Taxes	8,270	8,270	-	-	8,518	8,518	-	-	8,774	8,774	-	-
Equipment Rental	4,362	4,362	-	-	4,493	4,493	-	-	4,627	4,627	-	-
Office expense/supplies	2,945	2,945	-	-	3,033	3,033	-	-	3,124	3,124	-	-
Miscellaneous	2,199	2,199	-	-	2,265	2,265	-	-	2,332	2,332	-	-
Trustee fees	985	985	-	-	1,015	1,015	-	-	1,045	1,045	-	-
Automobile expense	874	874	-	-	900	900	-	-	927	927	-	-
Dues and subscriptions	580	580	-	-	597	597	-	-	615	615	-	-
Permits	402	402	-	-	414	414	-	-	427	427	-	-
Publication cost	264	264	-	-	272	272	-	-	280	280	-	-
Bank fees	-	-	-	-	-	-	-	-	-	-	-	-
Special projects	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance Cost	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-
Capital outlay	3,612,614	3,612,614	-	-	3,720,992	3,720,992	-	-	3,832,622	3,832,622	-	-
Debt service	-	-	-	-	-	-	-	-	-	-	-	-
Principal	300,035	300,035	-	-	309,036	309,036	-	-	318,307	318,307	-	-
Interest	521,281	521,281	-	-	536,920	536,920	-	-	553,028	553,028	-	-
Total Expenditures	5,151,223	5,151,223	-	-	5,305,760	5,305,760	-	-	5,464,933	5,464,933	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year Ending June 30, 2020. Future Years are based on projections using prior year data as assumed by LWA.

Table C5  
Mossdale Tract: 2021 Adequate Progress Report  
Historic RD 17 Financial Data

Fiscal Year	2028				2029				2030			
Fiscal Quarter	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Revenues												
State Assistance	-	-	-	-	-	-	-	-	-	-	-	-
Assessments	1,756,445	1,756,445	-	-	1,791,573	1,791,573	-	-	1,827,405	1,827,405	-	-
Property taxes	226,042	226,042	-	-	232,823	232,823	-	-	239,808	239,808	-	-
Interest	111,694	111,694	-	-	115,045	115,045	-	-	118,496	118,496	-	-
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	2,094,181	2,094,181	-	-	2,139,442	2,139,442	-	-	2,185,709	2,185,709	-	-
Expenditures												
Levee repairs and maintenance	355,295	355,295	-	-	365,954	365,954	-	-	376,933	376,933	-	-
Engineering	118,936	118,936	-	-	122,505	122,505	-	-	126,180	126,180	-	-
Legal and accounting	105,336	105,336	-	-	108,496	108,496	-	-	111,751	111,751	-	-
Vegetation control	66,474	66,474	-	-	68,468	68,468	-	-	70,522	70,522	-	-
Payroll expenses	41,912	41,912	-	-	43,170	43,170	-	-	44,465	44,465	-	-
Rodent control	38,533	38,533	-	-	39,689	39,689	-	-	40,879	40,879	-	-
County charges	20,011	20,011	-	-	20,612	20,612	-	-	21,230	21,230	-	-
Insurance	14,491	14,491	-	-	14,925	14,925	-	-	15,373	15,373	-	-
Property Taxes	9,037	9,037	-	-	9,308	9,308	-	-	9,587	9,587	-	-
Equipment Rental	4,766	4,766	-	-	4,909	4,909	-	-	5,056	5,056	-	-
Office expense/supplies	3,218	3,218	-	-	3,315	3,315	-	-	3,414	3,414	-	-
Miscellaneous	2,402	2,402	-	-	2,475	2,475	-	-	2,549	2,549	-	-
Trustee fees	1,077	1,077	-	-	1,109	1,109	-	-	1,142	1,142	-	-
Automobile expense	955	955	-	-	984	984	-	-	1,013	1,013	-	-
Dues and subscriptions	633	633	-	-	652	652	-	-	672	672	-	-
Permits	440	440	-	-	453	453	-	-	466	466	-	-
Publication cost	288	288	-	-	297	297	-	-	306	306	-	-
Bank fees	-	-	-	-	-	-	-	-	-	-	-	-
Special projects	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance Cost	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-
Capital outlay	3,947,601	3,947,601	-	-	4,066,029	4,066,029	-	-	4,188,010	4,188,010	-	-
Debt service	-	-	-	-	-	-	-	-	-	-	-	-
Principal	327,857	327,857	-	-	337,692	337,692	-	-	347,823	347,823	-	-
Interest	569,618	569,618	-	-	586,707	586,707	-	-	604,308	604,308	-	-
Total Expenditures	5,628,881	5,628,881	-	-	5,797,747	5,797,747	-	-	5,971,680	5,971,680	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year Ending June 30, 2020. Future Years are based on projections using prior year data as assumed by LWA.

## **APPENDIX D: OVERLAY ASSESSMENT DISTRICT REVENUE ANALYSIS SUPPORTING TABLES**

Table D-1	Cash Flow Modeling of Overlay Assessment in Conjunction with Development Projections .....	D-1
Table D-2	Marginal Change in Overlay Assessment Per Acre of Development .....	D-5

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

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Annual Assessment Revenue [1]	\$7,500,000	\$7,800,813	\$8,126,177	\$8,461,990	\$8,754,076	\$9,070,457	\$9,319,468	\$9,534,808	\$9,743,723	\$9,910,480	\$10,046,222
Planned Development Acres [2]											
Commercial	17.29	76.49	61.57	39.91	45.70	44.51	47.48	45.16	49.36	58.42	53.73
Industrial	168.01	156.86	156.86	143.06	146.66	98.18	77.68	77.70	45.48	26.38	26.38
Residential	86.43	98.62	125.03	106.04	129.41	129.51	119.45	111.95	111.96	98.29	86.79
Subtotal Planned Development Acres	271.73	331.97	343.46	289.01	321.78	272.20	244.61	234.81	206.80	183.09	166.90
Marignal Change in Assesement Revenue [3]											
Commercial	\$9,182.07	\$40,620.96	\$32,695.39	\$21,196.29	\$24,270.61	\$23,637.59	\$25,214.84	\$23,982.78	\$26,215.36	\$31,025.20	\$28,533.98
Industrial	\$231,514.66	\$216,150.17	\$216,150.17	\$197,134.02	\$202,100.27	\$135,292.97	\$107,041.60	\$107,066.40	\$62,667.84	\$36,351.15	\$36,351.15
Residential	\$60,116.15	\$68,593.48	\$86,967.05	\$73,755.83	\$90,010.07	\$90,080.32	\$83,083.12	\$77,866.51	\$77,873.47	\$68,365.34	\$60,366.55
Subtotal Marignal Change in Assesement Revenue	\$300,812.88	\$325,364.61	\$335,812.61	\$292,086.15	\$316,380.96	\$249,010.88	\$215,339.56	\$208,915.69	\$166,756.67	\$135,741.69	\$125,251.68
Net Change in Assessment Revenue [4]	\$7,800,813	\$8,126,177	\$8,461,990	\$8,754,076	\$9,070,457	\$9,319,468	\$9,534,808	\$9,743,723	\$9,910,480	\$10,046,222	\$10,171,473

Notes

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

[2] Development assumed to ocur during the year affecting the following year's assessment roll. Based on the Development Absorption Analsysis prepared by LWA dated 6/12/21.

[3] Calculated by multipling the Planned Development Acres by the appropriate rate from Table D-2.

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

Table D-1  
Mossdale Tract Area: Overlay Assessment Rate Anal  
Cash Flow Modeling of Overlay Assessment in Conjun

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Annual Assessment Revenue [1]	\$10,171,473	\$10,298,948	\$10,488,702	\$10,674,601	\$10,839,765	\$10,997,093	\$11,115,972	\$11,189,597	\$11,262,056	\$11,326,978	\$11,381,473
Planned Development Acres [2]											
Commercial	52.69	58.54	58.55	56.05	52.23	39.05	31.79	31.76	21.31	22.24	22.24
Industrial	26.38	78.20	75.43	71.86	71.89	49.07	20.21	20.21	20.21	20.21	20.21
Residential	90.78	73.19	73.13	52.30	43.89	43.89	41.54	39.89	37.03	21.33	21.33
Subtotal Planned Development Acres	169.85	209.93	207.11	180.21	168.01	132.01	93.54	91.86	78.55	63.78	63.78
Marignal Change in Assesement Revenue [3]											
Commercial	\$27,981.68	\$31,088.39	\$31,093.17	\$29,764.99	\$27,737.39	\$20,737.99	\$16,882.47	\$16,864.95	\$11,316.94	\$11,810.30	\$11,810.30
Industrial	\$36,351.15	\$107,758.15	\$103,941.14	\$99,021.75	\$99,063.09	\$67,613.41	\$27,849.00	\$27,849.00	\$27,849.00	\$27,849.00	\$27,849.00
Residential	\$63,141.78	\$50,907.10	\$50,865.37	\$36,377.12	\$30,527.57	\$30,527.57	\$28,893.03	\$27,745.38	\$25,756.11	\$14,836.02	\$14,836.02
Subtotal Marignal Change in Assesement Revenue	\$127,474.61	\$189,753.64	\$185,899.68	\$165,163.85	\$157,328.04	\$118,878.97	\$73,624.51	\$72,459.33	\$64,922.06	\$54,495.32	\$54,495.32
Net Change in Assessment Revenue [4]	\$10,298,948	\$10,488,702	\$10,674,601	\$10,839,765	\$10,997,093	\$11,115,972	\$11,189,597	\$11,262,056	\$11,326,978	\$11,381,473	\$11,435,969

Notes

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

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

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

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

Table D-1  
Mossdale Tract Area: Overlay Assessment Rate Anal  
Cash Flow Modeling of Overlay Assessment in Conjun

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Annual Assessment Revenue [1]	\$11,435,969	\$11,490,584	\$11,516,216	\$11,541,848	\$11,567,480	\$11,592,639	\$11,617,257	\$11,641,875	\$11,666,492	\$11,690,727	\$11,713,630
Planned Development Acres [2]											
Commercial	22.57	20.33	20.33	20.33	19.44	18.42	18.42	18.42	17.70	15.19	15.19
Industrial	20.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Residential	21.33	21.33	21.33	21.33	21.33	21.33	21.33	21.33	21.33	21.33	21.33
Subtotal Planned Development Acres	64.07	41.66	41.66	41.66	40.77	39.75	39.75	39.75	39.03	36.52	36.52
Marignal Change in Assesement Revenue [3]											
Commercial	\$11,985.55	\$10,795.97	\$10,795.97	\$10,795.97	\$10,323.32	\$9,781.64	\$9,781.64	\$9,781.64	\$9,398.21	\$8,066.84	\$8,066.84
Industrial	\$27,793.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Residential	\$14,836.02	\$14,836.02	\$14,836.02	\$14,836.02	\$14,836.02	\$14,836.02	\$14,836.02	\$14,836.02	\$14,836.02	\$14,836.02	\$14,836.02
Subtotal Marignal Change in Assesement Revenue	\$54,615.46	\$25,631.99	\$25,631.99	\$25,631.99	\$25,159.34	\$24,617.66	\$24,617.66	\$24,617.66	\$24,234.23	\$22,902.86	\$22,902.86
Net Change in Assessment Revenue [4]	\$11,490,584	\$11,516,216	\$11,541,848	\$11,567,480	\$11,592,639	\$11,617,257	\$11,641,875	\$11,666,492	\$11,690,727	\$11,713,630	\$11,736,532

Notes

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

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

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

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

Table D-1  
Mossdale Tract Area: Overlay Assessment Rate Anal  
Cash Flow Modeling of Overlay Assessment in Conjun

	2055	2056	2057	2058	2059	2060	2061
Annual Assessment Revenue [1]	\$11,736,532	\$11,759,435	\$11,782,088	\$11,803,221	\$11,823,076	\$11,842,931	\$11,862,785
Planned Development Acres [2]							
Commercial	15.19	14.72	11.86	9.45	9.45	9.45	9.28
Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Residential	21.33	21.33	21.33	21.33	21.33	21.33	23.98
Subtotal Planned Development Acres	36.52	36.05	33.19	30.78	30.78	30.78	33.26
Marignal Change in Assesement Revenue [3]							
Commercial	\$8,066.84	\$7,816.71	\$6,297.34	\$5,018.54	\$5,018.54	\$5,018.54	\$4,925.60
Industrial	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Residential	\$14,836.02	\$14,836.02	\$14,836.02	\$14,836.02	\$14,836.02	\$14,836.02	\$16,679.92
Subtotal Marignal Change in Assesement Revenue	\$22,902.86	\$22,652.73	\$21,133.36	\$19,854.56	\$19,854.56	\$19,854.56	\$21,605.52
Net Change in Assessment Revenue [4]	\$11,759,435	\$11,782,088	\$11,803,221	\$11,823,076	\$11,842,931	\$11,862,785	\$11,884,391

Notes

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

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

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

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



**Table D-2**

**Mossdale Tract Area: Overlay Assessment Rate Analysis**

**Marginal Change in Overlay Assessment Per Acre of Development**

Overlay Assessment Land Use Category	Assessment Rate Per		Assessment Rate Per		Marginal Assessment	
	Developable		Developed		Rate Change	
	Acre		Acre		Per Acre	
	A [1]		B [1]		C = B - A	
Vacant Commercial	\$	221.58	\$	752.65	\$	531.06
Vacant Industrial	\$	124.93	\$	1,502.91	\$	1,377.98
Vacant Residential	\$	160.48	\$	856.03	\$	695.55
<b>Total</b>	<b>\$</b>	<b>507.00</b>	<b>\$</b>	<b>3,111.59</b>	<b>\$</b>	<b>2,604.59</b>

[1] Based on preliminary Assessment rate Analysis prepared by Willdan Financial Services.

## **APPENDIX E: EIFD ANALYSIS SUPPORTING TABLES**

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DRAFT Discussion Tables

*The Economics of Land Use*



Mossdale Tract Infrastructure  
Finance Plan  
EIFD Revenue Analysis

Prepared by:

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EPS #192015

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

Item	Cumulative Revenue (Fiscal Years 2021-22 through 2060-61)			
	Lathrop	Manteca [1]	Stockton	Total
<b>EIFD Revenue</b>	<b>\$70,654,911</b>	<b>\$70,472,350</b>	<b>\$29,933,172</b>	<b>\$171,060,432</b>
EIFD Revenue from City	\$26,287,100	\$27,470,637	\$11,987,795	\$65,745,531
Percentage of Gross Property Tax Revenue	4%	6%	4%	5%
EIFD Revenue from County	\$44,367,811	\$43,001,713	\$17,945,377	\$105,314,901
Percentage of Gross Property Tax Revenue	4%	6%	4%	5%
<b>Net Property Tax Revenue [2]</b>	<b>\$5,406,135,547</b>	<b>\$3,687,949,145</b>	<b>\$2,007,893,339</b>	<b>\$11,101,978,032</b>
Property Tax Revenue to City [2]	\$578,801,083	\$464,279,681	\$294,860,349	\$1,337,941,113
Property Tax Revenue to County [2]	\$973,854,783	\$719,677,902	\$420,208,202	\$2,113,740,887

*summ*

Source: EPS.

[1] Represents non-redevelopment area parcels only.

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

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

Fiscal Year Ending	Annual EIFD Revenue (Fiscal Years 2021-22 through 2060-61)			
	Lathrop [1]	Manteca [1]	Stockton [1]	Total
2021	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0
2023	\$185,749	\$237,473	\$139,330	\$562,551
2024	\$474,381	\$674,395	\$289,967	\$1,438,743
2025	\$777,606	\$1,061,030	\$406,514	\$2,245,150
2026	\$1,112,605	\$1,558,037	\$512,437	\$3,183,079
2027	\$1,485,827	\$1,961,387	\$634,421	\$4,081,634
2028	\$1,890,018	\$2,364,444	\$769,659	\$5,024,121
2029	\$2,314,565	\$2,779,893	\$871,373	\$5,965,831
2030	\$1,352,578	\$1,612,902	\$488,315	\$3,453,796
2031	\$1,558,526	\$1,825,195	\$543,241	\$3,926,962
2032	\$1,752,755	\$2,043,360	\$600,329	\$4,396,444
2033	\$1,257,400	\$1,460,033	\$431,719	\$3,149,152
2034	\$1,391,733	\$1,619,852	\$499,170	\$3,510,756
2035	\$1,531,314	\$1,787,425	\$567,402	\$3,886,141
2036	\$1,670,325	\$1,936,768	\$638,833	\$4,245,926
2037	\$1,815,477	\$2,078,008	\$713,592	\$4,607,078
2038	\$1,951,512	\$2,206,280	\$791,816	\$4,949,608
2039	\$2,093,252	\$2,309,603	\$868,277	\$5,271,132
2040	\$2,240,919	\$2,416,849	\$944,284	\$5,602,053
2041	\$2,378,302	\$2,524,832	\$1,027,298	\$5,930,432
2042	\$2,522,360	\$2,617,394	\$1,113,997	\$6,253,750
2043	\$2,672,098	\$2,712,947	\$1,204,526	\$6,589,571
2044	\$1,256,768	\$1,249,595	\$577,598	\$3,083,961
2045	\$1,328,653	\$1,294,851	\$608,944	\$3,232,448
2046	\$1,403,355	\$1,341,570	\$641,452	\$3,386,377
2047	\$1,480,977	\$1,389,797	\$675,165	\$3,545,939
2048	\$1,561,629	\$1,439,581	\$709,122	\$3,710,333
2049	\$1,645,422	\$1,490,973	\$743,275	\$3,879,670
2050	\$1,732,471	\$1,544,023	\$778,641	\$4,055,135
2051	\$1,822,897	\$1,598,786	\$815,261	\$4,236,944
2052	\$1,916,066	\$1,655,316	\$853,519	\$4,424,901
2053	\$2,012,818	\$1,713,670	\$890,391	\$4,616,880
2054	\$2,113,287	\$1,773,907	\$928,509	\$4,815,702
2055	\$2,217,606	\$1,836,086	\$967,914	\$5,021,606
2056	\$2,325,917	\$1,899,844	\$1,008,650	\$5,234,411
2057	\$2,438,366	\$1,961,138	\$1,051,294	\$5,450,798
2058	\$2,555,103	\$2,024,271	\$1,092,143	\$5,671,517
2059	\$2,676,284	\$2,089,298	\$1,134,297	\$5,899,879
2060	\$2,802,072	\$2,156,276	\$1,177,800	\$6,136,147
2061	\$2,935,919	\$2,225,263	\$1,222,693	\$6,383,875
<b>Total</b>	<b>\$70,654,911</b>	<b>\$70,472,350</b>	<b>\$29,933,172</b>	<b>\$171,060,432</b>

EIFD rev

Source: EPS.

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

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

Impacts of EIFD from  
New Development Only

Jurisdiction / Item	Formula	2025	2030	2035	2040	2050	2060
<i>EIFD Allocation [1]</i>		28%	14%	14%	14%	14%	14%
<b>Lathrop</b>							
<b>EIFD Allocation</b>							
Estimated EIFD Allocation (Real \$) [2]	<i>a</i>	\$291,199	\$502,722	\$567,794	\$832,628	\$644,863	\$1,044,062
Discount Factor	<i>b</i>	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020\$)	<i>c = a / b</i>	\$251,191	\$374,072	\$364,445	\$461,006	\$265,675	\$320,064
<b>Net Fiscal Impact [3]</b>							
Net Fiscal Surplus/(Deficit) (2020\$)	<i>d</i>	\$377,000	(\$234,000)	\$57,000	\$40,000	(\$1,251,000)	(\$2,739,000)
<b>Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]</b>	<i>e = d - c</i>	<b>\$125,809</b>	<b>(\$608,072)</b>	<b>(\$307,445)</b>	<b>(\$421,006)</b>	<b>(\$1,516,675)</b>	<b>(\$3,059,064)</b>
<b>Manteca</b>							
<b>EIFD Allocation</b>							
Estimated EIFD Allocation (Real \$) [2]	<i>f</i>	\$425,357	\$649,179	\$696,197	\$931,938	\$598,708	\$838,634
Discount Factor	<i>g</i>	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020\$)	<i>h = f / g</i>	\$366,917	\$483,050	\$446,862	\$515,991	\$246,660	\$257,089
<b>Net Fiscal Impact [3]</b>							
Net Fiscal Surplus/(Deficit) (2020\$)	<i>i</i>	(\$960,000)	\$1,229,000	\$3,211,000	\$3,905,000	\$4,762,000	\$5,183,000
<b>Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]</b>	<i>j = i - h</i>	<b>(\$1,326,917)</b>	<b>\$745,950</b>	<b>\$2,764,138</b>	<b>\$3,389,009</b>	<b>\$4,515,340</b>	<b>\$4,925,911</b>
<b>Stockton</b>							
<b>EIFD Allocation</b>							
Estimated EIFD Allocation (Real \$) [2]	<i>k</i>	\$174,303	\$201,001	\$229,570	\$381,308	\$307,243	\$459,579
Discount Factor	<i>l</i>	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020\$)	<i>m = k / l</i>	\$150,356	\$149,564	\$147,352	\$211,121	\$126,580	\$140,887
<b>Net Fiscal Impact [3]</b>							
Net Fiscal Surplus/(Deficit) (2020\$)	<i>n</i>	(\$1,306,000)	(\$492,000)	\$494,000	\$1,841,000	\$4,047,000	\$4,934,000
<b>Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]</b>	<i>o = n - m</i>	<b>(\$1,456,356)</b>	<b>(\$641,564)</b>	<b>\$346,648</b>	<b>\$1,629,879</b>	<b>\$3,920,420</b>	<b>\$4,793,113</b>
<b>San Joaquin County</b>							
<b>EIFD Allocation</b>							
Estimated EIFD Allocation (Real \$) [2]	<i>p</i>	\$1,354,290	\$2,113,107	\$2,392,580	\$3,456,179	\$2,504,321	\$3,793,872
Discount Factor	<i>q</i>	1.16	1.34	1.56	1.81	2.43	3.26
Estimated EIFD Allocation (Current 2020\$)	<i>r = p / q</i>	\$1,168,223	\$1,572,350	\$1,535,706	\$1,913,602	\$1,031,747	\$1,163,038
<b>Net Fiscal Impact [3]</b>							
Net Fiscal Surplus/(Deficit) (2020\$)	<i>s</i>	\$5,210,000	\$11,131,000	\$17,021,000	\$20,692,000	\$24,522,000	\$27,038,000
<b>Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]</b>	<i>t = s - r</i>	<b>\$4,041,777</b>	<b>\$9,558,650</b>	<b>\$15,485,294</b>	<b>\$18,778,398</b>	<b>\$23,490,253</b>	<b>\$25,874,962</b>

fiscal

Source: EPS.

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

In contrast, this analysis uses a total EIFD funding goal of \$6 million in 2029 and corresponding EIFD increment allocations of 28% in the initial years of the EIFD and 14% beginning in FY 2029-30 and stepping down thereafter. These are on information included in the June 2021 Financing Plan Implementation report, prepared by LWA and EPS.

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

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

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

Item	Jurisdiction					
	Lathrop		Manteca		Stockton	
	Existing City	Annexation Areas	Existing City	Annexation Areas	Existing City	Annexation Areas
<b>Tax Increment [1]</b>						
City General Fund Allocation [2]	11.23%	6.94%	14.30%	6.63%	16.71%	7.23%
Initial Percentage Of City Tax Increment to EIFD	28.01%	28.01%	28.01%	28.01%	28.01%	28.01%
Percentage of City Tax Increment to EIFD beginning FY ending 2029	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%
Percentage of City Tax Increment to EIFD beginning FY ending 2032	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
Percentage of City Tax Increment to EIFD beginning FY ending 2043	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
County General Fund Allocation [2]	18.76%	27.75%	19.84%	26.51%	20.56%	28.93%
Initial Percentage Of County Tax Increment to EIFD	28.01%	28.01%	28.01%	28.01%	28.01%	28.01%
Percentage of County Tax Increment to EIFD beginning FY ending 2029	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%
Percentage of County Tax Increment to EIFD beginning FY ending 2032	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
Percentage of County Tax Increment to EIFD beginning FY ending 2043	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
<b>Assessed Value per Dwelling Unit (2020\$)</b>						
Low Density Residential	\$525,000	\$525,000	\$500,000	\$500,000	\$425,000	\$425,000
High Density Residential	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
<b>Assessed Value per Nonresidential Building Sq. Ft. (2020\$)</b>						
Retail Commercial	\$250	\$250	\$250	\$250	\$250	\$250
Office Commercial	\$250	\$250	\$250	\$250	\$250	\$250
Industrial	\$100	\$100	\$100	\$100	\$100	\$100
<b>AV Annual Growth</b>						
Existing AV Growth [3]	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
New Development Annual Sales Price Increase	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

assumps

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

- [1] All fiscal impact analysis assumptions in this analysis, including assessed values, property tax allocations, and property tax revenues for each jurisdiction, are derived from fiscal impact analyses prepared in 2021 and based on Fiscal Year (FY) 2020-21 budgets, current 2020 market-based assumptions, and the current Project boundary identified in 2019. In contrast, this analysis uses a total EIFD funding goal of \$6 million in 2029 and corresponding EIFD increment allocations of 28% in the initial years of the EIFD and 14% beginning in FY 2029-30 and stepping down thereafter. These are on information included in the June 2021 Financing Plan Implementation report, prepared by LWA and EPS.
- [2] Refer to Table D-3 for details pertaining to property tax allocations for existing City and unincorporated areas.  
Refer to Table D-5, Table D-6, and Table D-4 for additional details pertaining to the calculation of property tax allocations for annexation areas.
- [3] Assumes 2 percent annual growth plus an additional 1 percent to account for annual turnover)



# ATTACHMENT 2 DRAFT

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

Lathrop

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 6	Table 7		Table 6	Table 7				
2021	\$3,689,598	\$0	\$3,689,598	\$6,162,942	\$0	\$6,162,942	\$0	\$0	\$0
2022	\$3,800,286	\$0	\$3,800,286	\$6,347,830	\$0	\$6,347,830	\$0	\$0	\$0
2023	\$3,979,032	\$0	\$3,979,032	\$6,646,399	\$0	\$6,646,399	\$69,560	\$116,189	\$185,749
2024	\$4,256,782	\$0	\$4,256,782	\$7,110,342	\$0	\$7,110,342	\$177,647	\$296,734	\$474,381
2025	\$4,548,575	\$0	\$4,548,575	\$7,597,740	\$0	\$7,597,740	\$291,199	\$486,407	\$777,606
2026	\$4,863,504	\$3,974	\$4,867,478	\$8,123,784	\$15,895	\$8,139,679	\$415,301	\$697,304	\$1,112,605
2027	\$5,214,768	\$8,186	\$5,222,954	\$8,710,519	\$32,744	\$8,743,264	\$553,636	\$932,191	\$1,485,827
2028	\$5,595,367	\$12,648	\$5,608,015	\$9,346,256	\$50,590	\$9,396,846	\$703,484	\$1,186,534	\$1,890,018
2029	\$5,995,068	\$17,369	\$6,012,437	\$10,013,897	\$69,477	\$10,083,374	\$860,866	\$1,453,699	\$2,314,565
2030	\$6,861,717	\$26,716	\$6,888,434	\$11,461,511	\$106,865	\$11,568,376	\$502,722	\$849,856	\$1,352,578
2031	\$7,323,672	\$33,021	\$7,356,693	\$12,233,139	\$132,086	\$12,365,225	\$578,950	\$979,576	\$1,558,526
2032	\$7,758,005	\$39,681	\$7,797,685	\$12,958,630	\$158,723	\$13,117,353	\$650,740	\$1,102,015	\$1,752,755
2033	\$8,468,797	\$49,426	\$8,518,222	\$14,145,906	\$197,702	\$14,343,608	\$466,609	\$790,791	\$1,257,400
2034	\$8,962,745	\$57,272	\$9,020,017	\$14,970,975	\$229,087	\$15,200,062	\$516,237	\$875,496	\$1,391,733
2035	\$9,475,770	\$65,544	\$9,541,314	\$15,827,909	\$262,178	\$16,090,087	\$567,794	\$963,520	\$1,531,314
2036	\$9,998,445	\$67,511	\$10,065,955	\$16,700,962	\$270,043	\$16,971,005	\$619,682	\$1,050,644	\$1,670,325
2037	\$10,544,259	\$69,536	\$10,613,795	\$17,612,667	\$278,144	\$17,890,811	\$673,864	\$1,141,614	\$1,815,477
2038	\$11,055,438	\$71,622	\$11,127,060	\$18,466,518	\$286,489	\$18,753,006	\$724,626	\$1,226,886	\$1,951,512
2039	\$11,588,106	\$73,771	\$11,661,877	\$19,356,262	\$295,083	\$19,651,346	\$777,520	\$1,315,732	\$2,093,252
2040	\$12,143,092	\$75,984	\$12,219,076	\$20,283,286	\$303,936	\$20,587,222	\$832,628	\$1,408,292	\$2,240,919
2041	\$12,659,015	\$78,264	\$12,737,279	\$21,145,062	\$313,054	\$21,458,116	\$883,878	\$1,494,424	\$2,378,302
2042	\$13,200,081	\$80,611	\$13,280,692	\$22,048,835	\$322,446	\$22,371,280	\$937,623	\$1,584,737	\$2,522,360
2043	\$13,762,526	\$83,030	\$13,845,556	\$22,988,318	\$332,119	\$23,320,437	\$993,488	\$1,678,609	\$2,672,098
2044	\$14,926,643	\$90,220	\$15,016,862	\$24,932,807	\$360,878	\$25,293,686	\$467,357	\$789,411	\$1,256,768
2045	\$15,567,646	\$92,926	\$15,660,572	\$26,003,511	\$371,705	\$26,375,216	\$494,179	\$834,474	\$1,328,653
2046	\$16,233,812	\$95,714	\$16,329,526	\$27,116,246	\$382,856	\$27,499,102	\$522,052	\$881,303	\$1,403,355
2047	\$16,926,075	\$98,585	\$17,024,660	\$28,272,571	\$394,341	\$28,666,912	\$551,016	\$929,962	\$1,480,977
2048	\$17,645,399	\$101,543	\$17,746,942	\$29,474,099	\$406,172	\$29,880,270	\$581,111	\$980,518	\$1,561,629
2049	\$18,392,786	\$104,589	\$18,497,376	\$30,722,502	\$418,357	\$31,140,858	\$612,379	\$1,033,043	\$1,645,422
2050	\$19,169,273	\$107,727	\$19,277,000	\$32,019,510	\$430,908	\$32,450,418	\$644,863	\$1,087,608	\$1,732,471
2051	\$19,975,932	\$110,959	\$20,086,891	\$33,366,918	\$443,835	\$33,810,753	\$678,609	\$1,144,288	\$1,822,897
2052	\$20,807,058	\$114,287	\$20,921,346	\$34,755,195	\$457,150	\$35,212,344	\$713,377	\$1,202,688	\$1,916,066
2053	\$21,670,210	\$117,716	\$21,787,926	\$36,196,966	\$470,864	\$36,667,830	\$749,485	\$1,263,333	\$2,012,818
2054	\$22,566,562	\$121,248	\$22,687,810	\$37,694,193	\$484,990	\$38,179,183	\$786,980	\$1,326,306	\$2,113,287
2055	\$23,497,329	\$124,885	\$23,622,214	\$39,248,904	\$499,540	\$39,748,444	\$825,914	\$1,391,692	\$2,217,606
2056	\$24,463,768	\$128,632	\$24,592,400	\$40,863,202	\$514,526	\$41,377,728	\$866,338	\$1,459,579	\$2,325,917
2057	\$25,467,183	\$132,490	\$25,599,674	\$42,539,263	\$529,962	\$43,069,225	\$908,308	\$1,530,058	\$2,438,366
2058	\$26,508,923	\$136,465	\$26,645,388	\$44,279,338	\$545,861	\$44,825,199	\$951,879	\$1,603,224	\$2,555,103
2059	\$27,590,383	\$140,559	\$27,730,942	\$46,085,762	\$562,237	\$46,647,998	\$997,111	\$1,679,174	\$2,676,284
2060	\$28,713,009	\$144,776	\$28,857,785	\$47,960,947	\$579,104	\$48,540,051	\$1,044,062	\$1,758,009	\$2,802,072
2061	\$29,907,838	\$149,119	\$30,056,957	\$49,956,737	\$596,477	\$50,553,214	\$1,094,028	\$1,841,891	\$2,935,919
<b>TOTAL</b>	<b>\$575,774,476</b>	<b>\$3,026,606</b>	<b>\$578,801,083</b>	<b>\$961,748,358</b>	<b>\$12,106,424</b>	<b>\$973,854,783</b>	<b>\$26,287,100</b>	<b>\$44,367,811</b>	<b>\$70,654,911</b>

proj lath

Source: EPS.

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

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

Lathrop  
Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	Net City	County	County EIFD Amount [1]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*11.23%	d	e=c-d	f=b*18.76%	g	h=f-g	i=d+g
2021	\$3,285,629,232	\$32,856,292	\$3,689,598	\$0	\$3,689,598	\$6,162,942	\$0	\$6,162,942	\$0
2022	\$3,384,198,109	\$33,841,981	\$3,800,286	\$0	\$3,800,286	\$6,347,830	\$0	\$6,347,830	\$0
2023	\$3,605,316,949	\$36,053,169	\$4,048,591	\$69,560	\$3,979,032	\$6,762,588	\$116,189	\$6,646,399	\$185,749
2024	\$3,948,910,554	\$39,489,106	\$4,434,430	\$177,647	\$4,256,782	\$7,407,076	\$296,734	\$7,110,342	\$474,381
2025	\$4,309,874,990	\$43,098,750	\$4,839,775	\$291,199	\$4,548,575	\$8,084,147	\$486,407	\$7,597,740	\$777,606
2026	\$4,699,460,207	\$46,994,602	\$5,277,259	\$413,755	\$4,863,504	\$8,814,902	\$691,118	\$8,123,784	\$1,104,873
2027	\$5,133,993,472	\$51,339,935	\$5,765,219	\$550,450	\$5,214,768	\$9,629,967	\$919,448	\$8,710,519	\$1,469,898
2028	\$5,604,816,547	\$56,048,165	\$6,293,929	\$698,562	\$5,595,367	\$10,513,103	\$1,166,847	\$9,346,256	\$1,865,409
2029	\$6,099,268,412	\$60,992,684	\$6,849,174	\$854,106	\$5,995,068	\$11,440,559	\$1,426,662	\$10,013,897	\$2,280,768
2030	\$6,554,244,766	\$65,542,448	\$7,360,090	\$498,373	\$6,861,717	\$12,293,970	\$832,460	\$11,461,511	\$1,330,832
2031	\$7,032,588,833	\$70,325,888	\$7,897,246	\$573,575	\$7,323,672	\$13,191,213	\$958,074	\$12,233,139	\$1,531,648
2032	\$7,482,331,199	\$74,823,312	\$8,402,285	\$644,280	\$7,758,005	\$14,034,807	\$1,076,177	\$12,958,630	\$1,720,457
2033	\$7,952,728,777	\$79,527,288	\$8,930,518	\$461,721	\$8,468,797	\$14,917,144	\$771,238	\$14,145,906	\$1,232,959
2034	\$8,436,098,616	\$84,360,986	\$9,473,318	\$510,573	\$8,962,745	\$15,823,813	\$852,839	\$14,970,975	\$1,363,411
2035	\$8,938,136,751	\$89,381,368	\$10,037,082	\$561,312	\$9,475,770	\$16,765,500	\$937,590	\$15,827,909	\$1,498,902
2036	\$9,449,617,759	\$94,496,178	\$10,611,449	\$613,005	\$9,998,445	\$17,724,898	\$1,023,936	\$16,700,962	\$1,636,941
2037	\$9,983,743,304	\$99,837,433	\$11,211,246	\$666,986	\$10,544,259	\$18,726,771	\$1,114,105	\$17,612,667	\$1,781,091
2038	\$10,483,974,940	\$104,839,749	\$11,772,981	\$717,543	\$11,055,438	\$19,665,069	\$1,198,552	\$18,466,518	\$1,916,094
2039	\$11,005,235,106	\$110,052,351	\$12,358,330	\$770,224	\$11,588,106	\$20,642,811	\$1,286,548	\$19,356,262	\$2,056,772
2040	\$11,548,335,304	\$115,483,353	\$12,968,204	\$825,113	\$12,143,092	\$21,661,518	\$1,378,232	\$20,283,286	\$2,203,345
2041	\$12,053,209,765	\$120,532,098	\$13,535,153	\$876,138	\$12,659,015	\$22,608,524	\$1,463,463	\$21,145,062	\$2,339,601
2042	\$12,582,688,341	\$125,826,883	\$14,129,731	\$929,650	\$13,200,081	\$23,601,681	\$1,552,847	\$22,048,835	\$2,482,497
2043	\$13,133,087,744	\$131,330,877	\$14,747,802	\$985,276	\$13,762,526	\$24,634,080	\$1,645,763	\$22,988,318	\$2,631,039
2044	\$13,705,186,691	\$137,051,867	\$15,390,241	\$463,598	\$14,926,643	\$25,707,181	\$774,374	\$24,932,807	\$1,237,972
2045	\$14,299,791,795	\$142,997,918	\$16,057,953	\$490,307	\$15,567,646	\$26,822,498	\$818,987	\$26,003,511	\$1,309,293
2046	\$14,917,738,539	\$149,177,385	\$16,751,876	\$518,064	\$16,233,812	\$27,981,597	\$865,351	\$27,116,246	\$1,383,414
2047	\$15,559,892,274	\$155,598,923	\$17,472,983	\$546,908	\$16,926,075	\$29,186,102	\$913,531	\$28,272,571	\$1,460,439
2048	\$16,227,149,268	\$162,271,493	\$18,222,279	\$576,880	\$17,645,399	\$30,437,693	\$963,595	\$29,474,099	\$1,540,474
2049	\$16,920,437,779	\$169,204,378	\$19,000,807	\$608,021	\$18,392,786	\$31,738,113	\$1,015,611	\$30,722,502	\$1,623,632
2050	\$17,640,719,167	\$176,407,192	\$19,809,647	\$640,374	\$19,169,273	\$33,089,164	\$1,069,653	\$32,019,510	\$1,710,028
2051	\$18,388,989,043	\$183,889,890	\$20,649,917	\$673,985	\$19,975,932	\$34,492,713	\$1,125,795	\$33,366,918	\$1,799,781
2052	\$19,159,955,137	\$191,599,551	\$21,515,674	\$708,616	\$20,807,058	\$35,938,835	\$1,183,640	\$34,755,195	\$1,892,256
2053	\$19,960,629,107	\$199,606,291	\$22,414,791	\$744,580	\$21,670,210	\$37,440,680	\$1,243,714	\$36,196,966	\$1,988,294
2054	\$20,792,099,555	\$207,920,996	\$23,348,490	\$781,928	\$22,566,562	\$39,000,291	\$1,306,098	\$37,694,193	\$2,088,027
2055	\$21,655,493,663	\$216,554,937	\$24,318,039	\$820,710	\$23,497,329	\$40,619,782	\$1,370,878	\$39,248,904	\$2,191,588
2056	\$22,551,978,529	\$225,519,785	\$25,324,747	\$860,978	\$24,463,768	\$42,301,343	\$1,438,141	\$40,863,202	\$2,299,119
2057	\$23,482,762,542	\$234,827,625	\$26,369,971	\$902,787	\$25,467,183	\$44,047,239	\$1,507,976	\$42,539,263	\$2,410,764
2058	\$24,449,096,815	\$244,490,968	\$27,455,116	\$946,193	\$26,508,923	\$45,859,818	\$1,580,480	\$44,279,338	\$2,526,673
2059	\$25,452,276,658	\$254,522,767	\$28,581,637	\$991,254	\$27,590,383	\$47,741,509	\$1,655,747	\$46,085,762	\$2,647,001
2060	\$26,493,643,105	\$264,936,431	\$29,751,039	\$1,038,030	\$28,713,009	\$49,694,827	\$1,733,880	\$47,960,947	\$2,771,910
2061	\$27,601,985,607	\$276,019,856	\$30,995,653	\$1,087,815	\$29,907,838	\$51,773,775	\$1,817,038	\$49,956,737	\$2,904,852

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

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

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

Lathrop  
Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*6.94%	d	e=c-d	f=b*27.75%	g	h=f-g	d+g
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$7,956,388	\$79,564	\$5,520	\$1,546	\$3,974	\$22,081	\$6,186	\$15,895	\$7,732
2027	\$16,390,159	\$163,902	\$11,372	\$3,186	\$8,186	\$45,487	\$12,743	\$32,744	\$15,928
2028	\$25,322,795	\$253,228	\$17,569	\$4,922	\$12,648	\$70,277	\$19,687	\$50,590	\$24,609
2029	\$34,776,639	\$347,766	\$24,129	\$6,759	\$17,369	\$96,514	\$27,037	\$69,477	\$33,796
2030	\$44,774,923	\$447,749	\$31,066	\$4,349	\$26,716	\$124,262	\$17,397	\$106,865	\$21,746
2031	\$55,341,805	\$553,418	\$38,397	\$5,376	\$33,021	\$153,588	\$21,502	\$132,086	\$26,878
2032	\$66,502,402	\$665,024	\$46,140	\$6,460	\$39,681	\$184,561	\$25,839	\$158,723	\$32,298
2033	\$78,282,827	\$782,828	\$54,314	\$4,888	\$49,426	\$217,255	\$19,553	\$197,702	\$24,441
2034	\$90,710,226	\$907,102	\$62,936	\$5,664	\$57,272	\$251,744	\$22,657	\$229,087	\$28,321
2035	\$103,812,814	\$1,038,128	\$72,027	\$6,482	\$65,544	\$288,107	\$25,930	\$262,178	\$32,412
2036	\$106,927,199	\$1,069,272	\$74,188	\$6,677	\$67,511	\$296,751	\$26,708	\$270,043	\$33,384
2037	\$110,135,015	\$1,101,350	\$76,413	\$6,877	\$69,536	\$305,653	\$27,509	\$278,144	\$34,386
2038	\$113,439,065	\$1,134,391	\$78,706	\$7,084	\$71,622	\$314,823	\$28,334	\$286,489	\$35,418
2039	\$116,842,237	\$1,168,422	\$81,067	\$7,296	\$73,771	\$324,268	\$29,184	\$295,083	\$36,480
2040	\$120,347,504	\$1,203,475	\$83,499	\$7,515	\$75,984	\$333,996	\$30,060	\$303,936	\$37,574
2041	\$123,957,929	\$1,239,579	\$86,004	\$7,740	\$78,264	\$344,015	\$30,961	\$313,054	\$38,702
2042	\$127,676,667	\$1,276,767	\$88,584	\$7,973	\$80,611	\$354,336	\$31,890	\$322,446	\$39,863
2043	\$131,506,967	\$1,315,070	\$91,241	\$8,212	\$83,030	\$364,966	\$32,847	\$332,119	\$41,059
2044	\$135,452,176	\$1,354,522	\$93,979	\$3,759	\$90,220	\$375,915	\$15,037	\$360,878	\$18,796
2045	\$139,515,742	\$1,395,157	\$96,798	\$3,872	\$92,926	\$387,192	\$15,488	\$371,705	\$19,360
2046	\$143,701,214	\$1,437,012	\$99,702	\$3,988	\$95,714	\$398,808	\$15,952	\$382,856	\$19,940
2047	\$148,012,250	\$1,480,123	\$102,693	\$4,108	\$98,585	\$410,772	\$16,431	\$394,341	\$20,539
2048	\$152,452,618	\$1,524,526	\$105,774	\$4,231	\$101,543	\$423,096	\$16,924	\$406,172	\$21,155
2049	\$157,026,196	\$1,570,262	\$108,947	\$4,358	\$104,589	\$435,788	\$17,432	\$418,357	\$21,789
2050	\$161,736,982	\$1,617,370	\$112,216	\$4,489	\$107,727	\$448,862	\$17,954	\$430,908	\$22,443
2051	\$166,589,092	\$1,665,891	\$115,582	\$4,623	\$110,959	\$462,328	\$18,493	\$443,835	\$23,116
2052	\$171,586,764	\$1,715,868	\$119,049	\$4,762	\$114,287	\$476,198	\$19,048	\$457,150	\$23,810
2053	\$176,734,367	\$1,767,344	\$122,621	\$4,905	\$117,716	\$490,484	\$19,619	\$470,864	\$24,524
2054	\$182,036,398	\$1,820,364	\$126,300	\$5,052	\$121,248	\$505,198	\$20,208	\$484,990	\$25,260
2055	\$187,497,490	\$1,874,975	\$130,089	\$5,204	\$124,885	\$520,354	\$20,814	\$499,540	\$26,018
2056	\$193,122,415	\$1,931,224	\$133,991	\$5,360	\$128,632	\$535,965	\$21,439	\$514,526	\$26,798
2057	\$198,916,087	\$1,989,161	\$138,011	\$5,520	\$132,490	\$552,044	\$22,082	\$529,962	\$27,602
2058	\$204,883,570	\$2,048,836	\$142,151	\$5,686	\$136,465	\$568,605	\$22,744	\$545,861	\$28,430
2059	\$211,030,077	\$2,110,301	\$146,416	\$5,857	\$140,559	\$585,663	\$23,427	\$562,237	\$29,283
2060	\$217,360,979	\$2,173,610	\$150,808	\$6,032	\$144,776	\$603,233	\$24,129	\$579,104	\$30,162
2061	\$223,881,809	\$2,238,818	\$155,333	\$6,213	\$149,119	\$621,330	\$24,853	\$596,477	\$31,067

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

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

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

Manteca

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

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 9	Table 10		Table 9	Table 10				
2021	\$1,545,190	\$0	\$1,545,190	\$2,144,610	\$0	\$2,144,610	\$0	\$0	\$0
2022	\$1,591,546	\$0	\$1,591,546	\$2,208,948	\$0	\$2,208,948	\$0	\$0	\$0
2023	\$1,755,732	\$0	\$1,755,732	\$2,436,827	\$0	\$2,436,827	\$99,447	\$138,025	\$237,473
2024	\$2,180,605	\$21,637	\$2,202,242	\$3,026,519	\$86,549	\$3,113,068	\$273,208	\$401,187	\$674,395
2025	\$2,548,644	\$44,573	\$2,593,217	\$3,537,331	\$178,292	\$3,715,622	\$425,357	\$635,673	\$1,061,030
2026	\$3,032,616	\$68,865	\$3,101,481	\$4,209,048	\$275,461	\$4,484,508	\$623,150	\$934,887	\$1,558,037
2027	\$3,412,834	\$94,575	\$3,507,408	\$4,736,762	\$378,299	\$5,115,061	\$781,118	\$1,180,269	\$1,961,387
2028	\$3,789,636	\$121,765	\$3,911,401	\$5,259,737	\$487,060	\$5,746,797	\$938,333	\$1,426,111	\$2,364,444
2029	\$4,176,537	\$150,502	\$4,327,038	\$5,796,726	\$602,006	\$6,398,732	\$1,100,079	\$1,679,814	\$2,779,893
2030	\$5,196,919	\$216,060	\$5,412,979	\$7,212,941	\$864,239	\$8,077,180	\$636,967	\$975,936	\$1,612,902
2031	\$5,662,894	\$254,333	\$5,917,227	\$7,859,681	\$1,017,332	\$8,877,013	\$719,054	\$1,106,141	\$1,825,195
2032	\$6,139,575	\$294,708	\$6,434,284	\$8,521,279	\$1,178,834	\$9,700,113	\$803,225	\$1,240,134	\$2,043,360
2033	\$6,932,373	\$358,177	\$7,290,550	\$9,621,624	\$1,432,706	\$11,054,331	\$572,674	\$887,359	\$1,460,033
2034	\$7,481,177	\$419,267	\$7,900,444	\$10,383,323	\$1,677,070	\$12,060,393	\$632,993	\$986,860	\$1,619,852
2035	\$8,055,807	\$483,701	\$8,539,508	\$11,180,867	\$1,934,806	\$13,115,673	\$696,197	\$1,091,228	\$1,787,425
2036	\$8,545,942	\$551,624	\$9,097,567	\$11,861,140	\$2,206,496	\$14,067,636	\$751,389	\$1,185,378	\$1,936,768
2037	\$8,994,149	\$623,187	\$9,617,336	\$12,483,218	\$2,492,747	\$14,975,965	\$802,795	\$1,275,213	\$2,078,008
2038	\$9,379,495	\$698,547	\$10,078,041	\$13,018,049	\$2,794,187	\$15,812,236	\$848,359	\$1,357,921	\$2,206,280
2039	\$9,773,110	\$719,503	\$10,492,613	\$13,564,358	\$2,878,013	\$16,442,371	\$889,361	\$1,420,242	\$2,309,603
2040	\$10,182,023	\$741,088	\$10,923,111	\$14,131,898	\$2,964,353	\$17,096,252	\$931,938	\$1,484,912	\$2,416,849
2041	\$10,592,697	\$763,321	\$11,356,018	\$14,701,884	\$3,053,284	\$17,755,168	\$974,753	\$1,550,079	\$2,524,832
2042	\$10,936,680	\$786,221	\$11,722,901	\$15,179,308	\$3,144,882	\$18,324,190	\$1,011,038	\$1,606,356	\$2,617,394
2043	\$11,291,891	\$809,807	\$12,101,698	\$15,672,315	\$3,239,229	\$18,911,543	\$1,048,501	\$1,664,446	\$2,712,947
2044	\$12,216,853	\$879,931	\$13,096,784	\$16,956,093	\$3,519,725	\$20,475,818	\$483,192	\$766,403	\$1,249,595
2045	\$12,616,433	\$906,329	\$13,522,762	\$17,510,681	\$3,625,316	\$21,135,998	\$500,941	\$793,911	\$1,294,851
2046	\$13,029,047	\$933,519	\$13,962,566	\$18,083,359	\$3,734,076	\$21,817,435	\$519,266	\$822,304	\$1,341,570
2047	\$13,455,117	\$961,525	\$14,416,642	\$18,674,713	\$3,846,098	\$22,520,811	\$538,186	\$851,611	\$1,389,797
2048	\$13,895,079	\$990,370	\$14,885,450	\$19,285,348	\$3,961,481	\$23,246,829	\$557,719	\$881,862	\$1,439,581
2049	\$14,349,384	\$1,020,081	\$15,369,465	\$19,915,889	\$4,080,325	\$23,996,214	\$577,887	\$913,086	\$1,490,973
2050	\$14,818,494	\$1,050,684	\$15,869,178	\$20,566,980	\$4,202,735	\$24,769,716	\$598,708	\$945,315	\$1,544,023
2051	\$15,302,891	\$1,082,204	\$16,385,096	\$21,239,288	\$4,328,817	\$25,568,105	\$620,205	\$978,582	\$1,598,786
2052	\$15,803,070	\$1,114,670	\$16,917,740	\$21,933,499	\$4,458,682	\$26,392,180	\$642,398	\$1,012,918	\$1,655,316
2053	\$16,319,540	\$1,148,111	\$17,467,651	\$22,650,322	\$4,592,442	\$27,242,764	\$665,311	\$1,048,359	\$1,713,670
2054	\$16,852,830	\$1,182,554	\$18,035,384	\$23,390,489	\$4,730,216	\$28,120,704	\$688,967	\$1,084,940	\$1,773,907
2055	\$17,403,484	\$1,218,031	\$18,621,514	\$24,154,755	\$4,872,122	\$29,026,877	\$713,389	\$1,122,697	\$1,836,086
2056	\$17,967,776	\$1,254,571	\$19,222,348	\$24,937,952	\$5,018,286	\$29,956,238	\$738,423	\$1,161,421	\$1,899,844
2057	\$18,505,009	\$1,292,209	\$19,797,218	\$25,683,592	\$5,168,834	\$30,852,426	\$762,376	\$1,198,762	\$1,961,138
2058	\$19,058,359	\$1,330,975	\$20,389,334	\$26,451,601	\$5,323,899	\$31,775,500	\$787,048	\$1,237,223	\$2,024,271
2059	\$19,628,310	\$1,370,904	\$20,999,214	\$27,242,651	\$5,483,616	\$32,726,267	\$812,460	\$1,276,838	\$2,089,298
2060	\$20,215,359	\$1,412,031	\$21,627,390	\$28,057,432	\$5,648,125	\$33,705,556	\$838,634	\$1,317,642	\$2,156,276
2061	\$20,820,020	\$1,454,392	\$22,274,412	\$28,896,656	\$5,817,568	\$34,714,224	\$865,593	\$1,359,670	\$2,225,263
<b>TOTAL</b>	<b>\$435,455,128</b>	<b>\$28,824,553</b>	<b>\$464,279,681</b>	<b>\$604,379,691</b>	<b>\$115,298,211</b>	<b>\$719,677,902</b>	<b>\$27,470,637</b>	<b>\$43,001,713</b>	<b>\$70,472,350</b>

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Source: EPS.

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

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

Manteca  
Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	Net City	County	County EIFD Amount [1]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*14.30%	d	e=c-d	f=b*19.84%	g	h=f-g	d+g
2021	\$1,080,794,449	\$10,807,944	\$1,545,190	\$0	\$1,545,190	\$2,144,610	\$0	\$2,144,610	\$0
2022	\$1,113,218,282	\$11,132,183	\$1,591,546	\$0	\$1,591,546	\$2,208,948	\$0	\$2,208,948	\$0
2023	\$1,297,618,916	\$12,976,189	\$1,855,179	\$99,447	\$1,755,732	\$2,574,853	\$138,025	\$2,436,827	\$237,473
2024	\$1,710,447,703	\$17,104,477	\$2,445,392	\$264,788	\$2,180,605	\$3,394,025	\$367,506	\$3,026,519	\$632,294
2025	\$2,068,054,475	\$20,680,545	\$2,956,656	\$408,011	\$2,548,644	\$4,103,620	\$566,290	\$3,537,331	\$974,301
2026	\$2,538,307,193	\$25,383,072	\$3,628,966	\$596,351	\$3,032,616	\$5,036,738	\$827,691	\$4,209,048	\$1,424,041
2027	\$2,907,747,256	\$29,077,473	\$4,157,147	\$744,314	\$3,412,834	\$5,769,815	\$1,033,053	\$4,736,762	\$1,777,366
2028	\$3,273,868,905	\$32,738,689	\$4,680,584	\$890,948	\$3,789,636	\$6,496,306	\$1,236,570	\$5,259,737	\$2,127,517
2029	\$3,649,802,101	\$36,498,021	\$5,218,048	\$1,041,511	\$4,176,537	\$7,242,267	\$1,445,541	\$5,796,726	\$2,487,052
2030	\$4,055,952,614	\$40,559,526	\$5,798,713	\$601,794	\$5,196,919	\$8,048,187	\$835,246	\$7,212,941	\$1,437,040
2031	\$4,434,940,737	\$44,349,407	\$6,340,545	\$677,650	\$5,662,894	\$8,800,210	\$940,529	\$7,859,681	\$1,618,179
2032	\$4,822,636,037	\$48,226,360	\$6,894,825	\$755,250	\$6,139,575	\$9,569,510	\$1,048,231	\$8,521,279	\$1,803,481
2033	\$5,224,682,733	\$52,246,827	\$7,469,623	\$537,249	\$6,932,373	\$10,367,287	\$745,663	\$9,621,624	\$1,282,912
2034	\$5,646,511,857	\$56,465,119	\$8,072,703	\$591,527	\$7,481,177	\$11,204,319	\$820,996	\$10,383,323	\$1,412,522
2035	\$6,088,192,221	\$60,881,922	\$8,704,165	\$648,358	\$8,055,807	\$12,080,741	\$899,874	\$11,180,867	\$1,548,232
2036	\$6,464,927,491	\$64,649,275	\$9,242,776	\$696,833	\$8,545,942	\$12,828,293	\$967,153	\$11,861,140	\$1,663,986
2037	\$6,809,434,757	\$68,094,348	\$9,735,311	\$741,161	\$8,994,149	\$13,511,895	\$1,028,677	\$12,483,218	\$1,769,839
2038	\$7,105,624,393	\$71,056,244	\$10,158,767	\$779,272	\$9,379,495	\$14,099,621	\$1,081,573	\$13,018,049	\$1,860,845
2039	\$7,408,170,860	\$74,081,709	\$10,591,312	\$818,201	\$9,773,110	\$14,699,961	\$1,135,603	\$13,564,358	\$1,953,805
2040	\$7,722,475,054	\$77,224,751	\$11,040,666	\$858,643	\$10,182,023	\$15,323,632	\$1,191,734	\$14,131,898	\$2,050,377
2041	\$8,038,133,478	\$80,381,335	\$11,491,956	\$899,259	\$10,592,697	\$15,949,990	\$1,248,106	\$14,701,884	\$2,147,365
2042	\$8,302,531,164	\$83,025,312	\$11,869,960	\$933,280	\$10,936,680	\$16,474,632	\$1,295,324	\$15,179,308	\$2,228,604
2043	\$8,575,558,392	\$85,755,584	\$12,260,302	\$968,411	\$11,291,891	\$17,016,397	\$1,344,083	\$15,672,315	\$2,312,493
2044	\$8,857,494,975	\$88,574,950	\$12,663,381	\$446,528	\$12,216,853	\$17,575,841	\$619,748	\$16,956,093	\$1,066,276
2045	\$9,148,629,751	\$91,486,298	\$13,079,610	\$463,177	\$12,616,433	\$18,153,537	\$642,856	\$17,510,681	\$1,106,033
2046	\$9,449,260,867	\$94,492,609	\$13,509,416	\$480,369	\$13,029,047	\$18,750,077	\$666,717	\$18,083,359	\$1,147,087
2047	\$9,759,696,084	\$97,596,961	\$13,953,239	\$498,122	\$13,455,117	\$19,366,070	\$691,357	\$18,674,713	\$1,189,479
2048	\$10,080,253,079	\$100,802,531	\$14,411,533	\$516,454	\$13,895,079	\$20,002,148	\$716,800	\$19,285,348	\$1,233,254
2049	\$10,411,259,768	\$104,112,598	\$14,884,767	\$535,383	\$14,349,384	\$20,658,962	\$743,073	\$19,915,889	\$1,278,456
2050	\$10,753,054,629	\$107,530,546	\$15,373,424	\$554,930	\$14,818,494	\$21,337,182	\$770,201	\$20,566,980	\$1,325,131
2051	\$11,105,987,049	\$111,059,870	\$15,878,004	\$575,113	\$15,302,891	\$22,037,502	\$798,214	\$21,239,288	\$1,373,327
2052	\$11,470,417,665	\$114,704,177	\$16,399,023	\$595,954	\$15,803,070	\$22,760,638	\$827,140	\$21,933,499	\$1,423,093
2053	\$11,846,718,729	\$118,467,187	\$16,937,013	\$617,473	\$16,319,540	\$23,507,329	\$857,007	\$22,650,322	\$1,474,480
2054	\$12,235,274,482	\$122,352,745	\$17,492,524	\$639,694	\$16,852,830	\$24,278,336	\$887,848	\$23,390,489	\$1,527,541
2055	\$12,636,481,532	\$126,364,815	\$18,066,121	\$662,637	\$17,403,484	\$25,074,447	\$919,692	\$24,154,755	\$1,582,330
2056	\$13,047,625,872	\$130,476,259	\$18,653,926	\$686,150	\$17,967,776	\$25,890,277	\$952,325	\$24,937,952	\$1,638,475
2057	\$13,439,054,648	\$134,390,546	\$19,213,544	\$708,534	\$18,505,009	\$26,666,986	\$983,394	\$25,683,592	\$1,691,928
2058	\$13,842,226,287	\$138,422,263	\$19,789,950	\$731,591	\$19,058,359	\$27,466,995	\$1,015,394	\$26,451,601	\$1,746,985
2059	\$14,257,493,076	\$142,574,931	\$20,383,649	\$755,339	\$19,628,310	\$28,291,005	\$1,048,354	\$27,242,651	\$1,803,693
2060	\$14,685,217,868	\$146,852,179	\$20,995,158	\$779,799	\$20,215,359	\$29,139,735	\$1,082,304	\$28,057,432	\$1,862,103
2061	\$15,125,774,404	\$151,257,744	\$21,625,013	\$804,993	\$20,820,020	\$30,013,927	\$1,117,271	\$28,896,656	\$1,922,264

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

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

# ATTACHMENT 2 DRAFT

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

Manteca  
Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*6.63%	d	e=c-d	f=b*26.51%	g	h=f-g	d+g
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$45,348,171	\$453,482	\$30,058	\$8,420	\$21,637	\$120,230	\$33,681	\$86,549	\$42,101
2025	\$93,417,231	\$934,172	\$61,919	\$17,346	\$44,573	\$247,674	\$69,383	\$178,292	\$86,728
2026	\$144,329,622	\$1,443,296	\$95,664	\$26,799	\$68,865	\$382,657	\$107,196	\$275,461	\$133,995
2027	\$198,212,681	\$1,982,127	\$131,379	\$36,804	\$94,575	\$525,516	\$147,216	\$378,299	\$184,020
2028	\$255,198,827	\$2,551,988	\$169,150	\$47,385	\$121,765	\$676,601	\$189,541	\$487,060	\$236,926
2029	\$315,425,750	\$3,154,258	\$209,070	\$58,568	\$150,502	\$836,279	\$234,273	\$602,006	\$292,841
2030	\$379,036,610	\$3,790,366	\$251,232	\$35,173	\$216,060	\$1,004,929	\$140,690	\$864,239	\$175,863
2031	\$446,180,238	\$4,461,802	\$295,736	\$41,403	\$254,333	\$1,182,945	\$165,612	\$1,017,332	\$207,015
2032	\$517,011,351	\$5,170,114	\$342,684	\$47,976	\$294,708	\$1,370,737	\$191,903	\$1,178,834	\$239,879
2033	\$593,829,409	\$5,938,294	\$393,601	\$35,424	\$358,177	\$1,574,403	\$141,696	\$1,432,706	\$177,120
2034	\$695,113,398	\$6,951,134	\$460,734	\$41,466	\$419,267	\$1,842,934	\$165,864	\$1,677,070	\$207,330
2035	\$801,939,980	\$8,019,400	\$531,540	\$47,839	\$483,701	\$2,126,160	\$191,354	\$1,934,806	\$239,193
2036	\$914,550,555	\$9,145,506	\$606,180	\$54,556	\$551,624	\$2,424,721	\$218,225	\$2,206,496	\$272,781
2037	\$1,033,196,018	\$10,331,960	\$684,821	\$61,634	\$623,187	\$2,739,283	\$246,535	\$2,492,747	\$308,169
2038	\$1,158,137,113	\$11,581,371	\$767,634	\$69,087	\$698,547	\$3,070,535	\$276,348	\$2,794,187	\$345,435
2039	\$1,192,881,227	\$11,928,812	\$790,663	\$71,160	\$719,503	\$3,162,651	\$284,639	\$2,878,013	\$355,798
2040	\$1,228,667,663	\$12,286,677	\$814,383	\$73,294	\$741,088	\$3,257,531	\$293,178	\$2,964,353	\$366,472
2041	\$1,265,527,693	\$12,655,277	\$838,814	\$75,493	\$763,321	\$3,355,257	\$301,973	\$3,053,284	\$377,466
2042	\$1,303,493,524	\$13,034,935	\$863,979	\$77,758	\$786,221	\$3,455,915	\$311,032	\$3,144,882	\$388,790
2043	\$1,342,598,330	\$13,425,983	\$889,898	\$80,091	\$809,807	\$3,559,592	\$320,363	\$3,239,229	\$400,454
2044	\$1,382,876,280	\$13,828,763	\$916,595	\$36,664	\$879,931	\$3,666,380	\$146,655	\$3,519,725	\$183,319
2045	\$1,424,362,568	\$14,243,626	\$944,093	\$37,764	\$906,329	\$3,776,371	\$151,055	\$3,625,316	\$188,819
2046	\$1,467,093,445	\$14,670,934	\$972,416	\$38,897	\$933,519	\$3,889,662	\$155,586	\$3,734,076	\$194,483
2047	\$1,511,106,248	\$15,111,062	\$1,001,588	\$40,064	\$961,525	\$4,006,352	\$160,254	\$3,846,098	\$200,318
2048	\$1,556,439,436	\$15,564,394	\$1,031,636	\$41,265	\$990,370	\$4,126,543	\$165,062	\$3,961,481	\$206,327
2049	\$1,603,132,619	\$16,031,326	\$1,062,585	\$42,503	\$1,020,081	\$4,250,339	\$170,014	\$4,080,325	\$212,517
2050	\$1,651,226,598	\$16,512,266	\$1,094,462	\$43,778	\$1,050,684	\$4,377,849	\$175,114	\$4,202,735	\$218,892
2051	\$1,700,763,395	\$17,007,634	\$1,127,296	\$45,092	\$1,082,204	\$4,509,185	\$180,367	\$4,328,817	\$225,459
2052	\$1,751,786,297	\$17,517,863	\$1,161,115	\$46,445	\$1,114,670	\$4,644,460	\$185,778	\$4,458,682	\$232,223
2053	\$1,804,339,886	\$18,043,399	\$1,195,949	\$47,838	\$1,148,111	\$4,783,794	\$191,352	\$4,592,442	\$239,190
2054	\$1,858,470,083	\$18,584,701	\$1,231,827	\$49,273	\$1,182,554	\$4,927,308	\$197,092	\$4,730,216	\$246,365
2055	\$1,914,224,185	\$19,142,242	\$1,268,782	\$50,751	\$1,218,031	\$5,075,127	\$203,005	\$4,872,122	\$253,756
2056	\$1,971,650,911	\$19,716,509	\$1,306,845	\$52,274	\$1,254,571	\$5,227,381	\$209,095	\$5,018,286	\$261,369
2057	\$2,030,800,438	\$20,308,004	\$1,346,051	\$53,842	\$1,292,209	\$5,384,202	\$215,368	\$5,168,834	\$269,210
2058	\$2,091,724,451	\$20,917,245	\$1,386,432	\$55,457	\$1,330,975	\$5,545,728	\$221,829	\$5,323,899	\$277,286
2059	\$2,154,476,185	\$21,544,762	\$1,428,025	\$57,121	\$1,370,904	\$5,712,100	\$228,484	\$5,483,616	\$285,605
2060	\$2,219,110,470	\$22,191,105	\$1,470,866	\$58,835	\$1,412,031	\$5,883,463	\$235,339	\$5,648,125	\$294,173
2061	\$2,285,683,785	\$22,856,838	\$1,514,992	\$60,600	\$1,454,392	\$6,059,967	\$242,399	\$5,817,568	\$302,998

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

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

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

Stockton

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

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 12	Table 13		Table 12	Table 13				
2021	\$2,398,072	\$0	\$2,398,072	\$2,950,394	\$0	\$2,950,394	\$0	\$0	\$0
2022	\$2,470,014	\$0	\$2,470,014	\$3,038,906	\$0	\$3,038,906	\$0	\$0	\$0
2023	\$2,626,675	\$1,726	\$2,628,401	\$3,231,649	\$6,904	\$3,238,553	\$61,637	\$77,693	\$139,330
2024	\$2,784,175	\$8,889	\$2,793,064	\$3,425,425	\$35,555	\$3,460,979	\$125,716	\$164,251	\$289,967
2025	\$2,901,439	\$16,480	\$2,917,918	\$3,569,696	\$65,919	\$3,635,615	\$174,303	\$232,211	\$406,514
2026	\$3,005,458	\$24,518	\$3,029,976	\$3,697,673	\$98,072	\$3,795,746	\$217,911	\$294,526	\$512,437
2027	\$3,126,933	\$33,024	\$3,159,957	\$3,847,127	\$132,096	\$3,979,223	\$268,494	\$365,927	\$634,421
2028	\$3,253,615	\$46,020	\$3,299,635	\$4,002,986	\$184,079	\$4,187,065	\$322,850	\$446,810	\$769,659
2029	\$3,339,990	\$59,766	\$3,399,755	\$4,109,254	\$239,063	\$4,348,317	\$361,812	\$509,561	\$871,373
2030	\$3,615,976	\$88,758	\$3,704,734	\$4,448,805	\$355,032	\$4,803,837	\$201,001	\$287,314	\$488,315
2031	\$3,726,152	\$107,093	\$3,833,245	\$4,584,358	\$428,372	\$5,012,729	\$221,921	\$321,320	\$543,241
2032	\$3,839,996	\$126,448	\$3,966,444	\$4,724,422	\$505,792	\$5,230,214	\$243,605	\$356,725	\$600,329
2033	\$4,078,809	\$155,407	\$4,234,216	\$5,018,238	\$621,627	\$5,639,865	\$174,481	\$257,238	\$431,719
2034	\$4,333,522	\$178,190	\$4,511,712	\$5,331,616	\$712,760	\$6,044,376	\$201,926	\$297,244	\$499,170
2035	\$4,589,023	\$202,200	\$4,791,224	\$5,645,965	\$808,802	\$6,454,766	\$229,570	\$337,832	\$567,402
2036	\$4,856,155	\$227,491	\$5,083,646	\$5,974,622	\$909,964	\$6,884,585	\$258,491	\$380,342	\$638,833
2037	\$5,135,384	\$254,117	\$5,389,501	\$6,318,163	\$1,016,468	\$7,334,631	\$288,740	\$424,852	\$713,592
2038	\$5,427,196	\$282,136	\$5,709,332	\$6,677,185	\$1,128,544	\$7,805,729	\$320,372	\$471,444	\$791,816
2039	\$5,707,760	\$311,607	\$6,019,367	\$7,022,368	\$1,246,429	\$8,268,797	\$351,035	\$517,242	\$868,277
2040	\$5,982,874	\$342,593	\$6,325,466	\$7,360,846	\$1,370,372	\$8,731,217	\$381,308	\$562,976	\$944,284
2041	\$6,269,557	\$382,586	\$6,652,143	\$7,713,558	\$1,530,344	\$9,243,902	\$413,617	\$613,681	\$1,027,298
2042	\$6,568,257	\$424,671	\$6,992,928	\$8,081,054	\$1,698,682	\$9,779,737	\$447,321	\$666,676	\$1,113,997
2043	\$6,879,436	\$468,936	\$7,348,372	\$8,463,904	\$1,875,743	\$10,339,648	\$482,475	\$722,051	\$1,204,526
2044	\$7,463,661	\$544,986	\$8,008,647	\$9,182,687	\$2,179,944	\$11,362,632	\$230,776	\$346,822	\$577,598
2045	\$7,704,989	\$587,798	\$8,292,787	\$9,479,598	\$2,351,191	\$11,830,789	\$242,616	\$366,328	\$608,944
2046	\$7,954,168	\$632,687	\$8,586,856	\$9,786,168	\$2,530,750	\$12,316,918	\$254,868	\$386,584	\$641,452
2047	\$8,211,453	\$679,742	\$8,891,194	\$10,102,710	\$2,718,966	\$12,821,676	\$267,549	\$407,615	\$675,165
2048	\$8,477,105	\$724,242	\$9,201,346	\$10,429,547	\$2,896,967	\$13,326,514	\$280,472	\$428,650	\$709,122
2049	\$8,751,394	\$765,824	\$9,517,219	\$10,767,010	\$3,063,298	\$13,830,308	\$293,634	\$449,642	\$743,275
2050	\$9,034,601	\$809,250	\$9,843,851	\$11,115,445	\$3,237,001	\$14,352,446	\$307,243	\$471,397	\$778,641
2051	\$9,327,012	\$854,592	\$10,181,604	\$11,475,204	\$3,418,370	\$14,893,574	\$321,316	\$493,944	\$815,261
2052	\$9,632,586	\$901,927	\$10,534,512	\$11,851,157	\$3,607,707	\$15,458,865	\$336,021	\$517,498	\$853,519
2053	\$9,918,599	\$951,332	\$10,869,931	\$12,203,046	\$3,805,328	\$16,008,374	\$349,997	\$540,394	\$890,391
2054	\$10,213,193	\$1,002,890	\$11,216,083	\$12,565,490	\$4,011,560	\$16,577,050	\$364,420	\$564,089	\$928,509
2055	\$10,516,625	\$1,056,685	\$11,573,310	\$12,938,808	\$4,226,740	\$17,165,548	\$379,304	\$588,610	\$967,914
2056	\$10,829,160	\$1,112,805	\$11,941,965	\$13,323,326	\$4,451,221	\$17,774,547	\$394,665	\$613,985	\$1,008,650
2057	\$11,151,070	\$1,173,907	\$12,324,978	\$13,719,379	\$4,695,629	\$18,415,008	\$410,623	\$640,671	\$1,051,294
2058	\$11,482,639	\$1,222,078	\$12,704,716	\$14,127,314	\$4,888,312	\$19,015,625	\$426,446	\$665,697	\$1,092,143
2059	\$11,824,154	\$1,272,082	\$13,096,236	\$14,547,486	\$5,088,329	\$19,635,815	\$442,759	\$691,538	\$1,134,297
2060	\$12,175,914	\$1,323,987	\$13,499,901	\$14,980,264	\$5,295,948	\$20,276,212	\$459,579	\$718,221	\$1,177,800
2061	\$12,538,228	\$1,377,861	\$13,916,089	\$15,426,025	\$5,511,445	\$20,937,470	\$476,920	\$745,773	\$1,222,693
<b>TOTAL</b>	<b>\$274,123,018</b>	<b>\$20,737,330</b>	<b>\$294,860,349</b>	<b>\$337,258,880</b>	<b>\$82,949,322</b>	<b>\$420,208,202</b>	<b>\$11,987,795</b>	<b>\$17,945,377</b>	<b>\$29,933,172</b>

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Source: EPS.

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

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

Stockton  
Existing City

Fiscal Year Ending	Beginning Assessed Value	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [1]	Net City	County	County EIFD Amount [1]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*16.71%	d	e=c-d	f=b*20.56%	g	h=f-g	d+g
2021	\$1,435,013,097	\$14,350,131	\$2,398,072	\$0	\$2,398,072	\$2,950,394	\$0	\$2,950,394	\$0
2022	\$1,478,063,490	\$14,780,635	\$2,470,014	\$0	\$2,470,014	\$3,038,906	\$0	\$3,038,906	\$0
2023	\$1,608,291,217	\$16,082,912	\$2,687,639	\$60,965	\$2,626,675	\$3,306,655	\$75,006	\$3,231,649	\$135,971
2024	\$1,739,217,044	\$17,392,170	\$2,906,432	\$122,257	\$2,784,175	\$3,575,839	\$150,415	\$3,425,425	\$272,672
2025	\$1,836,695,285	\$18,366,953	\$3,069,329	\$167,890	\$2,901,439	\$3,776,255	\$206,559	\$3,569,696	\$374,449
2026	\$1,923,163,782	\$19,231,638	\$3,213,828	\$208,370	\$3,005,458	\$3,954,035	\$256,361	\$3,697,673	\$464,731
2027	\$2,024,143,091	\$20,241,431	\$3,382,576	\$255,642	\$3,126,933	\$4,161,649	\$314,522	\$3,847,127	\$570,164
2028	\$2,129,450,311	\$21,294,503	\$3,558,556	\$304,941	\$3,253,615	\$4,378,161	\$375,175	\$4,002,986	\$680,116
2029	\$2,201,251,134	\$22,012,511	\$3,678,544	\$338,554	\$3,339,990	\$4,525,784	\$416,529	\$4,109,254	\$755,083
2030	\$2,275,443,500	\$22,754,435	\$3,802,528	\$186,552	\$3,615,976	\$4,678,324	\$229,518	\$4,448,805	\$416,070
2031	\$2,352,106,282	\$23,521,063	\$3,930,640	\$204,488	\$3,726,152	\$4,835,943	\$251,585	\$4,584,358	\$456,073
2032	\$2,431,320,933	\$24,313,209	\$4,063,017	\$223,020	\$3,839,996	\$4,998,809	\$274,386	\$4,724,422	\$497,407
2033	\$2,535,983,740	\$25,359,837	\$4,237,920	\$159,112	\$4,078,809	\$5,213,996	\$195,758	\$5,018,238	\$354,870
2034	\$2,703,479,476	\$27,034,795	\$4,517,825	\$184,303	\$4,333,522	\$5,558,368	\$226,752	\$5,331,616	\$411,055
2035	\$2,871,493,485	\$28,714,935	\$4,798,596	\$209,572	\$4,589,023	\$5,903,806	\$257,841	\$5,645,965	\$467,413
2036	\$3,047,155,202	\$30,471,552	\$5,092,147	\$235,992	\$4,856,155	\$6,264,967	\$290,345	\$5,974,622	\$526,337
2037	\$3,230,772,278	\$32,307,723	\$5,398,992	\$263,608	\$5,135,384	\$6,642,485	\$324,322	\$6,318,163	\$587,930
2038	\$3,422,663,939	\$34,226,639	\$5,719,665	\$292,469	\$5,427,196	\$7,037,015	\$359,830	\$6,677,185	\$652,298
2039	\$3,607,158,534	\$36,071,585	\$6,027,977	\$320,217	\$5,707,760	\$7,416,337	\$393,969	\$7,022,368	\$714,185
2040	\$3,788,069,268	\$37,880,693	\$6,330,299	\$347,426	\$5,982,874	\$7,788,290	\$427,445	\$7,360,846	\$774,870
2041	\$3,976,588,202	\$39,765,882	\$6,645,336	\$375,779	\$6,269,557	\$8,175,886	\$462,328	\$7,713,558	\$838,107
2042	\$4,173,009,011	\$41,730,090	\$6,973,578	\$405,321	\$6,568,257	\$8,579,728	\$498,674	\$8,081,054	\$903,995
2043	\$4,377,636,138	\$43,776,361	\$7,315,533	\$436,097	\$6,879,436	\$9,000,443	\$536,538	\$8,463,904	\$972,635
2044	\$4,590,785,185	\$45,907,852	\$7,671,730	\$208,069	\$7,463,661	\$9,438,678	\$255,991	\$9,182,687	\$464,060
2045	\$4,741,213,704	\$47,412,137	\$7,923,113	\$218,124	\$7,704,989	\$9,747,960	\$268,362	\$9,479,598	\$486,486
2046	\$4,896,536,227	\$48,965,362	\$8,182,675	\$228,506	\$7,954,168	\$10,067,304	\$281,136	\$9,786,168	\$509,642
2047	\$5,056,911,009	\$50,569,110	\$8,450,680	\$239,227	\$8,211,453	\$10,397,035	\$294,325	\$10,102,710	\$533,552
2048	\$5,222,501,395	\$52,225,014	\$8,727,400	\$250,295	\$8,477,105	\$10,737,490	\$307,943	\$10,429,547	\$558,239
2049	\$5,393,475,985	\$53,934,760	\$9,013,118	\$261,724	\$8,751,394	\$11,089,015	\$322,004	\$10,767,010	\$583,729
2050	\$5,570,008,799	\$55,700,088	\$9,308,125	\$273,524	\$9,034,601	\$11,451,967	\$336,522	\$11,115,445	\$610,047
2051	\$5,752,279,454	\$57,522,795	\$9,612,720	\$285,708	\$9,327,012	\$11,826,717	\$351,512	\$11,475,204	\$637,221
2052	\$5,942,754,663	\$59,427,547	\$9,931,026	\$298,440	\$9,632,586	\$12,218,335	\$367,177	\$11,851,157	\$665,618
2053	\$6,121,037,303	\$61,210,373	\$10,228,957	\$310,358	\$9,918,599	\$12,584,885	\$381,839	\$12,203,046	\$692,197
2054	\$6,304,668,422	\$63,046,684	\$10,535,826	\$322,632	\$10,213,193	\$12,962,431	\$396,941	\$12,565,490	\$719,573
2055	\$6,493,808,474	\$64,938,085	\$10,851,900	\$335,275	\$10,516,625	\$13,351,304	\$412,496	\$12,938,808	\$747,771
2056	\$6,688,622,729	\$66,886,227	\$11,177,457	\$348,298	\$10,829,160	\$13,751,843	\$428,517	\$13,323,326	\$776,815
2057	\$6,889,281,411	\$68,892,814	\$11,512,781	\$361,711	\$11,151,070	\$14,164,399	\$445,020	\$13,719,379	\$806,730
2058	\$7,095,959,853	\$70,959,599	\$11,858,165	\$375,526	\$11,482,639	\$14,589,330	\$462,017	\$14,127,314	\$837,543
2059	\$7,308,838,648	\$73,088,386	\$12,213,910	\$389,756	\$11,824,154	\$15,027,010	\$479,524	\$14,547,486	\$869,280
2060	\$7,528,103,808	\$75,281,038	\$12,580,327	\$404,413	\$12,175,914	\$15,477,821	\$497,557	\$14,980,264	\$901,969
2061	\$7,753,946,922	\$77,539,469	\$12,957,737	\$419,509	\$12,538,228	\$15,942,155	\$516,130	\$15,426,025	\$935,639

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

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



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

Stockton  
Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*7.23%	d	e=c-d	f=b*28.93%	g	h=f-g	e+h
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$3,315,313	\$33,153	\$2,398	\$672	\$1,726	\$9,590	\$2,687	\$6,904	\$8,630
2024	\$17,073,859	\$170,739	\$12,348	\$3,459	\$8,889	\$49,391	\$13,836	\$35,555	\$44,443
2025	\$31,654,935	\$316,549	\$22,893	\$6,413	\$16,480	\$91,571	\$25,652	\$65,919	\$82,398
2026	\$47,095,509	\$470,955	\$34,059	\$9,541	\$24,518	\$136,237	\$38,165	\$98,072	\$122,590
2027	\$63,434,028	\$634,340	\$45,875	\$12,851	\$33,024	\$183,501	\$51,405	\$132,096	\$165,119
2028	\$88,397,184	\$883,972	\$63,928	\$17,909	\$46,020	\$255,714	\$71,635	\$184,079	\$230,099
2029	\$114,801,039	\$1,148,010	\$83,024	\$23,258	\$59,766	\$332,095	\$93,032	\$239,063	\$298,828
2030	\$142,709,567	\$1,427,096	\$103,207	\$14,449	\$88,758	\$412,828	\$57,796	\$355,032	\$443,790
2031	\$172,189,286	\$1,721,893	\$124,527	\$17,434	\$107,093	\$498,106	\$69,735	\$428,372	\$535,464
2032	\$203,309,350	\$2,033,093	\$147,033	\$20,585	\$126,448	\$588,130	\$82,338	\$505,792	\$632,240
2033	\$236,141,647	\$2,361,416	\$170,777	\$15,370	\$155,407	\$683,107	\$61,480	\$621,627	\$777,034
2034	\$270,760,903	\$2,707,609	\$195,813	\$17,623	\$178,190	\$783,253	\$70,493	\$712,760	\$890,950
2035	\$307,244,788	\$3,072,448	\$222,198	\$19,998	\$202,200	\$888,793	\$79,991	\$808,802	\$1,011,002
2036	\$345,674,021	\$3,456,740	\$249,990	\$22,499	\$227,491	\$999,960	\$89,996	\$909,964	\$1,137,455
2037	\$386,132,487	\$3,861,325	\$279,249	\$25,132	\$254,117	\$1,116,998	\$100,530	\$1,016,468	\$1,270,585
2038	\$428,707,355	\$4,287,074	\$310,039	\$27,904	\$282,136	\$1,240,158	\$111,614	\$1,128,544	\$1,410,680
2039	\$473,489,195	\$4,734,892	\$342,426	\$30,818	\$311,607	\$1,369,702	\$123,273	\$1,246,429	\$1,558,036
2040	\$520,572,110	\$5,205,721	\$376,476	\$33,883	\$342,593	\$1,505,903	\$135,531	\$1,370,372	\$1,712,964
2041	\$581,342,054	\$5,813,421	\$420,424	\$37,838	\$382,586	\$1,681,697	\$151,353	\$1,530,344	\$1,912,930
2042	\$645,289,680	\$6,452,897	\$466,671	\$42,000	\$424,671	\$1,866,684	\$168,002	\$1,698,682	\$2,123,353
2043	\$712,550,955	\$7,125,510	\$515,314	\$46,378	\$468,936	\$2,061,256	\$185,513	\$1,875,743	\$2,344,679
2044	\$784,979,233	\$7,849,792	\$567,694	\$22,708	\$544,986	\$2,270,776	\$90,831	\$2,179,944	\$2,724,931
2045	\$846,643,499	\$8,466,435	\$612,289	\$24,492	\$587,798	\$2,449,157	\$97,966	\$2,351,191	\$2,938,988
2046	\$911,301,141	\$9,113,011	\$659,049	\$26,362	\$632,687	\$2,636,198	\$105,448	\$2,530,750	\$3,163,437
2047	\$979,076,261	\$9,790,763	\$708,064	\$28,323	\$679,742	\$2,832,256	\$113,290	\$2,718,966	\$3,398,708
2048	\$1,043,172,849	\$10,431,728	\$754,418	\$30,177	\$724,242	\$3,017,674	\$120,707	\$2,896,967	\$3,621,209
2049	\$1,103,067,131	\$11,030,671	\$797,734	\$31,909	\$765,824	\$3,190,935	\$127,637	\$3,063,298	\$3,829,122
2050	\$1,165,616,213	\$11,656,162	\$842,969	\$33,719	\$809,250	\$3,371,876	\$134,875	\$3,237,001	\$4,046,251
2051	\$1,230,925,481	\$12,309,255	\$890,200	\$35,608	\$854,592	\$3,560,802	\$142,432	\$3,418,370	\$4,272,962
2052	\$1,299,104,249	\$12,991,042	\$939,507	\$37,580	\$901,927	\$3,758,028	\$150,321	\$3,607,707	\$4,509,634
2053	\$1,370,265,911	\$13,702,659	\$990,971	\$39,639	\$951,332	\$3,963,884	\$158,555	\$3,805,328	\$4,756,660
2054	\$1,444,528,079	\$14,445,281	\$1,044,677	\$41,787	\$1,002,890	\$4,178,708	\$167,148	\$4,011,560	\$5,014,450
2055	\$1,522,012,738	\$15,220,127	\$1,100,714	\$44,029	\$1,056,685	\$4,402,854	\$176,114	\$4,226,740	\$5,283,425
2056	\$1,602,846,401	\$16,028,464	\$1,159,172	\$46,367	\$1,112,805	\$4,636,689	\$185,468	\$4,451,221	\$5,564,026
2057	\$1,690,855,577	\$16,908,556	\$1,222,820	\$48,913	\$1,173,907	\$4,891,280	\$195,651	\$4,695,629	\$5,869,536
2058	\$1,760,238,911	\$17,602,389	\$1,272,998	\$50,920	\$1,222,078	\$5,091,991	\$203,680	\$4,888,312	\$6,110,390
2059	\$1,832,263,475	\$18,322,635	\$1,325,086	\$53,003	\$1,272,082	\$5,300,343	\$212,014	\$5,088,329	\$6,360,411
2060	\$1,907,025,298	\$19,070,253	\$1,379,153	\$55,166	\$1,323,987	\$5,516,613	\$220,665	\$5,295,948	\$6,619,935
2061	\$1,984,623,793	\$19,846,238	\$1,435,272	\$57,411	\$1,377,861	\$5,741,088	\$229,644	\$5,511,445	\$6,889,306

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

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



APPENDICES:

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



## APPENDIX A: City of Lathrop EIFD Revenue Estimating Tables

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

Lathrop

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment				
							City [1]	City EIFD [3]	County [1]	County EIFD [3]	Total EIFD
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	[4]	h=g*28%	[4]	j=i*28%	h+j
2020	\$3,189,931,293	\$95,697,939	\$0	\$3,285,629,232	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$3,285,629,232	\$98,568,877	\$0	\$3,384,198,109	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$3,384,198,109	\$101,525,943	\$119,592,896	\$3,605,316,949	\$221,118,840	\$2,211,188	\$248,305	\$69,560	\$414,758	\$116,189	\$185,749
2023	\$3,605,316,949	\$108,159,508	\$235,434,097	\$3,948,910,554	\$564,712,445	\$5,647,124	\$634,144	\$177,647	\$1,059,246	\$296,734	\$474,381
2024	\$3,948,910,554	\$118,467,317	\$242,497,120	\$4,309,874,990	\$925,676,881	\$9,256,769	\$1,039,489	\$291,199	\$1,736,317	\$486,407	\$777,606
2025	\$4,309,874,990	\$129,296,250	\$268,245,355	\$4,707,416,595	\$1,323,218,486	\$13,232,185	\$1,482,494	\$415,301	\$2,489,153	\$697,304	\$1,112,605
2026	\$4,707,416,595	\$141,222,498	\$301,744,538	\$5,150,383,631	\$1,766,185,522	\$17,661,855	\$1,976,305	\$553,636	\$3,327,624	\$932,191	\$1,485,827
2027	\$5,150,383,631	\$154,511,509	\$325,244,202	\$5,630,139,342	\$2,245,941,233	\$22,459,412	\$2,511,213	\$703,484	\$4,235,550	\$1,186,534	\$1,890,018
2028	\$5,630,139,342	\$168,904,180	\$335,001,528	\$6,134,045,051	\$2,749,846,942	\$27,498,469	\$3,073,017	\$860,866	\$5,189,243	\$1,453,699	\$2,314,565
2029	\$6,134,045,051	\$184,021,352	\$280,953,287	\$6,599,019,689	\$3,214,821,580	\$32,148,216	\$3,590,870	\$502,722	\$6,070,402	\$849,856	\$1,352,578
2030	\$6,599,019,689	\$197,970,591	\$290,940,358	\$7,087,930,638	\$3,703,732,529	\$37,037,325	\$4,135,358	\$578,950	\$6,996,971	\$979,576	\$1,558,526
2031	\$7,087,930,638	\$212,637,919	\$248,265,044	\$7,548,833,601	\$4,164,635,492	\$41,646,355	\$4,648,139	\$650,740	\$7,871,538	\$1,102,015	\$1,752,755
2032	\$7,548,833,601	\$226,465,008	\$255,712,995	\$8,031,011,604	\$4,646,813,495	\$46,468,135	\$5,184,546	\$466,609	\$8,786,569	\$790,791	\$1,257,400
2033	\$8,031,011,604	\$240,930,348	\$254,866,890	\$8,526,808,842	\$5,142,610,733	\$51,426,107	\$5,735,968	\$516,237	\$9,727,728	\$875,496	\$1,391,733
2034	\$8,526,808,842	\$255,804,265	\$259,336,458	\$9,041,949,565	\$5,657,751,456	\$56,577,515	\$6,308,823	\$567,794	\$10,705,777	\$963,520	\$1,531,314
2035	\$9,041,949,565	\$271,258,487	\$243,336,905	\$9,556,544,957	\$6,172,346,849	\$61,723,468	\$6,885,351	\$619,682	\$11,673,819	\$1,050,644	\$1,670,325
2036	\$9,556,544,957	\$286,696,349	\$250,637,013	\$10,093,878,319	\$6,709,680,210	\$67,096,802	\$7,487,373	\$673,864	\$12,684,595	\$1,141,614	\$1,815,477
2037	\$10,093,878,319	\$302,816,350	\$200,719,337	\$10,597,414,006	\$7,213,215,897	\$72,132,159	\$8,051,401	\$724,626	\$13,632,062	\$1,226,886	\$1,951,512
2038	\$10,597,414,006	\$317,922,420	\$206,740,917	\$11,122,077,343	\$7,737,879,234	\$77,378,792	\$8,639,111	\$777,520	\$14,619,248	\$1,315,732	\$2,093,252
2039	\$11,122,077,343	\$333,662,320	\$212,943,145	\$11,668,682,808	\$8,284,484,699	\$82,844,847	\$9,251,418	\$832,628	\$15,647,684	\$1,408,292	\$2,240,919
2040	\$11,668,682,808	\$350,060,484	\$158,424,402	\$12,177,167,694	\$8,792,969,585	\$87,929,696	\$9,820,871	\$883,878	\$16,604,710	\$1,494,424	\$2,378,302
2041	\$12,177,167,694	\$365,315,031	\$167,882,284	\$12,710,365,008	\$9,326,166,900	\$93,261,669	\$10,418,030	\$937,623	\$17,608,187	\$1,584,737	\$2,522,360
2042	\$12,710,365,008	\$381,310,950	\$172,918,752	\$13,264,594,711	\$9,880,396,602	\$98,803,966	\$11,038,758	\$993,488	\$18,651,216	\$1,678,609	\$2,672,098
2043	\$13,264,594,711	\$397,937,841	\$178,106,315	\$13,840,638,867	\$10,456,440,758	\$104,564,408	\$11,683,934	\$467,357	\$19,735,266	\$789,411	\$1,256,768
2044	\$13,840,638,867	\$415,219,166	\$183,449,504	\$14,439,307,537	\$11,055,109,428	\$110,551,094	\$12,354,465	\$494,179	\$20,861,860	\$834,474	\$1,328,653
2045	\$14,439,307,537	\$433,179,226	\$188,952,989	\$15,061,439,752	\$11,677,241,644	\$116,772,416	\$13,051,292	\$522,052	\$22,032,575	\$881,303	\$1,403,355
2046	\$15,061,439,752	\$451,843,193	\$194,621,579	\$15,707,904,524	\$12,323,706,415	\$123,237,064	\$13,775,390	\$551,016	\$23,249,044	\$929,962	\$1,480,977
2047	\$15,707,904,524	\$471,237,136	\$200,460,226	\$16,379,601,886	\$12,995,403,777	\$129,954,038	\$14,527,767	\$581,111	\$24,512,959	\$980,518	\$1,561,629
2048	\$16,379,601,886	\$491,388,057	\$206,474,033	\$17,077,463,975	\$13,693,265,867	\$136,932,659	\$15,309,469	\$612,379	\$25,826,071	\$1,033,043	\$1,645,422
2049	\$17,077,463,975	\$512,323,919	\$212,668,254	\$17,802,456,149	\$14,418,258,040	\$144,182,580	\$16,121,577	\$644,863	\$27,190,196	\$1,087,608	\$1,732,471
2050	\$17,802,456,149	\$534,073,684	\$219,048,302	\$18,555,578,135	\$15,171,380,026	\$151,713,800	\$16,965,214	\$678,609	\$28,607,211	\$1,144,288	\$1,822,897
2051	\$18,555,578,135	\$556,667,344	\$219,296,423	\$19,331,541,902	\$15,947,343,793	\$159,473,438	\$17,834,437	\$713,377	\$30,067,203	\$1,202,688	\$1,916,066
2052	\$19,331,541,902	\$579,946,257	\$225,875,315	\$20,137,363,474	\$16,753,165,365	\$167,531,654	\$18,737,126	\$749,485	\$31,583,334	\$1,263,333	\$2,012,818
2053	\$20,137,363,474	\$604,120,904	\$232,651,575	\$20,974,135,953	\$17,589,937,844	\$175,899,378	\$19,674,504	\$786,980	\$33,157,660	\$1,326,306	\$2,113,287
2054	\$20,974,135,953	\$629,224,079	\$239,631,122	\$21,842,991,153	\$18,458,793,045	\$184,587,930	\$20,647,842	\$825,914	\$34,792,307	\$1,391,692	\$2,217,606
2055	\$21,842,991,153	\$655,289,735	\$246,820,056	\$22,745,100,943	\$19,360,902,835	\$193,609,028	\$21,658,452	\$866,338	\$36,489,478	\$1,459,579	\$2,325,917
2056	\$22,745,100,943	\$682,353,028	\$254,224,657	\$23,681,678,629	\$20,297,480,520	\$202,974,805	\$22,707,696	\$908,308	\$38,251,453	\$1,530,058	\$2,438,366
2057	\$23,681,678,629	\$710,450,359	\$261,851,397	\$24,653,980,385	\$21,269,782,276	\$212,697,823	\$23,796,981	\$951,879	\$40,080,593	\$1,603,224	\$2,555,103
2058	\$24,653,980,385	\$739,619,412	\$269,706,939	\$25,663,306,735	\$22,279,108,627	\$222,791,086	\$24,927,767	\$997,111	\$41,979,342	\$1,679,174	\$2,676,284
2059	\$25,663,306,735	\$769,899,202	\$277,798,147	\$26,711,004,084	\$23,326,805,976	\$233,268,060	\$26,101,562	\$1,044,062	\$43,950,231	\$1,758,009	\$2,802,072
2060	\$26,711,004,084	\$801,330,123	\$313,533,209	\$27,825,867,416	\$24,441,669,307	\$244,416,693	\$27,350,700	\$1,094,028	\$46,047,275	\$1,841,891	\$2,935,919
2061	\$27,825,867,416	\$834,776,022	\$0	\$28,660,643,438	\$25,276,445,330	\$252,764,453	\$28,285,229	\$1,131,409	\$47,619,128	\$1,904,765	\$3,036,174

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

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

[2] See Table A-4 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs.

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

[3] All fiscal impact analysis assumptions in this analysis, including assessed values, property tax allocations, and property tax revenues for each jurisdiction, are derived from fiscal impact analyses prepared in 2021 and based on Fiscal Year (FY) 2020-21 budgets, current 2020 market-based assumptions, and the current Project boundary identified in 2019. In contrast, this analysis uses a total EIFD funding goal of \$6 million in 2029 and corresponding EIFD increment allocations of 28% in the initial years of the EIFD and 14% beginning in FY 2029-30 and stepping down thereafter. These are on information included in the June 2021 Financing Plan Implementation report, prepared by LWA and EPS.

[4] The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table A-2 and Table A-3 for more details.

E-19

A-2

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

- Prepared by EPS 6/24/2021

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	Total EIFD
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*6.94%	h	i=g*h	j=f*27.75%	k	l=j*k	m=i+l
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	28%	\$0	\$0	28%	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	28%	\$0	\$0	28%	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	28%	\$0	\$0	28%	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	28%	\$0	\$0	28%	\$0	\$0
2025	\$0	\$0	\$7,956,388	\$7,956,388	\$7,956,388	\$79,564	\$5,520	28%	\$1,546	\$22,081	28%	\$6,186	\$7,732
2026	\$7,956,388	\$238,692	\$8,195,079	\$16,390,159	\$16,390,159	\$163,902	\$11,372	28%	\$3,186	\$45,487	28%	\$12,743	\$15,928
2027	\$16,390,159	\$491,705	\$8,440,932	\$25,322,795	\$25,322,795	\$253,228	\$17,569	28%	\$4,922	\$70,277	28%	\$19,687	\$24,609
2028	\$25,322,795	\$759,684	\$8,694,160	\$34,776,639	\$34,776,639	\$347,766	\$24,129	28%	\$6,759	\$96,514	28%	\$27,037	\$33,796
2029	\$34,776,639	\$1,043,299	\$8,954,985	\$44,774,923	\$44,774,923	\$447,749	\$31,066	14%	\$4,349	\$124,262	14%	\$17,397	\$21,746
2030	\$44,774,923	\$1,343,248	\$9,223,634	\$55,341,805	\$55,341,805	\$553,418	\$38,397	14%	\$5,376	\$153,588	14%	\$21,502	\$26,878
2031	\$55,341,805	\$1,660,254	\$9,500,343	\$66,502,402	\$66,502,402	\$665,024	\$46,140	14%	\$6,460	\$184,561	14%	\$25,839	\$32,298
2032	\$66,502,402	\$1,995,072	\$9,785,353	\$78,282,827	\$78,282,827	\$782,828	\$54,314	9%	\$4,888	\$217,255	9%	\$19,553	\$24,441
2033	\$78,282,827	\$2,348,485	\$10,078,914	\$90,710,226	\$90,710,226	\$907,102	\$62,936	9%	\$5,664	\$251,744	9%	\$22,657	\$28,321
2034	\$90,710,226	\$2,721,307	\$10,381,281	\$103,812,814	\$103,812,814	\$1,038,128	\$72,027	9%	\$6,482	\$288,107	9%	\$25,930	\$32,412
2035	\$103,812,814	\$3,114,384	\$0	\$106,927,199	\$106,927,199	\$1,069,272	\$74,188	9%	\$6,677	\$296,751	9%	\$26,708	\$33,384
2036	\$106,927,199	\$3,207,816	\$0	\$110,135,015	\$110,135,015	\$1,101,350	\$76,413	9%	\$6,877	\$305,653	9%	\$27,509	\$34,386
2037	\$110,135,015	\$3,304,050	\$0	\$113,439,065	\$113,439,065	\$1,134,391	\$78,706	9%	\$7,084	\$314,823	9%	\$28,334	\$35,418
2038	\$113,439,065	\$3,403,172	\$0	\$116,842,237	\$116,842,237	\$1,168,422	\$81,067	9%	\$7,296	\$324,268	9%	\$29,184	\$36,480
2039	\$116,842,237	\$3,505,267	\$0	\$120,347,504	\$120,347,504	\$1,203,475	\$83,499	9%	\$7,515	\$333,996	9%	\$30,060	\$37,574
2040	\$120,347,504	\$3,610,425	\$0	\$123,957,929	\$123,957,929	\$1,239,579	\$86,004	9%	\$7,740	\$344,015	9%	\$30,961	\$38,702
2041	\$123,957,929	\$3,718,738	\$0	\$127,676,667	\$127,676,667	\$1,276,767	\$88,584	9%	\$7,973	\$354,336	9%	\$31,890	\$39,863
2042	\$127,676,667	\$3,830,300	\$0	\$131,506,967	\$131,506,967	\$1,315,070	\$91,241	9%	\$8,212	\$364,966	9%	\$32,847	\$41,059
2043	\$131,506,967	\$3,945,209	\$0	\$135,452,176	\$135,452,176	\$1,354,522	\$93,979	9%	\$8,759	\$375,915	4%	\$15,037	\$18,796
2044	\$135,452,176	\$4,063,565	\$0	\$139,515,742	\$139,515,742	\$1,395,157	\$96,798	4%	\$3,872	\$387,192	4%	\$15,488	\$19,360
2045	\$139,515,742	\$4,185,47											

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

- Prepared by EPS 6/24/2021

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

Lathrop  
Existing City

Assessed Value of New Development [1]										
Fiscal Year Ending	Low Density Residential	High Density Residential	Subtotal Residential	Retail	Office	Industrial	Subtotal Nonres.	Total (2020\$)	Escalation Factor [2]	Total with Annual Sales Price Increase
Assumption	AV per Dwelling Unit		AV per Bldg. Sq. Ft.							
	\$ 525,000	\$ 200,000		\$ 250	\$ 250	\$ 100				
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.000	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.030	\$0
2022		\$5,000,000	\$38,600,000	\$14,110,275	\$9,406,850	\$50,610,650	\$74,127,775	\$112,727,775	1.061	\$119,592,896
2023	\$67,200,000	\$0	\$67,200,000	\$28,220,550	\$18,813,700	\$101,221,300	\$148,255,550	\$215,455,550	1.093	\$235,434,097
2024	\$67,200,000	\$0	\$67,200,000	\$28,220,550	\$18,813,700	\$101,221,300	\$148,255,550	\$215,455,550	1.126	\$242,497,120
2025	\$77,700,000	\$0	\$77,700,000	\$27,363,750	\$18,242,500	\$101,221,300	\$146,827,550	\$224,527,550	1.159	\$260,288,968
2026	\$77,700,000	\$24,600,000	\$102,300,000	\$25,393,050	\$16,928,700	\$101,221,300	\$143,543,050	\$245,843,050	1.194	\$293,549,458
2027	\$77,700,000	\$24,600,000	\$102,300,000	\$25,393,050	\$16,928,700	\$112,968,300	\$155,290,050	\$257,590,050	1.230	\$316,803,270
2028	\$77,700,000	\$24,600,000	\$102,300,000	\$25,393,050	\$16,928,700	\$112,968,300	\$155,290,050	\$257,590,050	1.267	\$326,307,369
2029	\$77,700,000	\$24,600,000	\$102,300,000	\$25,393,050	\$16,928,700	\$63,842,300	\$106,164,050	\$208,464,050	1.305	\$271,998,302
2030	\$77,700,000	\$30,000,000	\$107,700,000	\$40,304,100	\$26,869,400	\$34,750,200	\$101,923,700	\$209,623,700	1.344	\$281,716,724
2031	\$77,700,000	\$5,800,000	\$83,500,000	\$32,543,100	\$21,695,400	\$34,750,200	\$88,988,700	\$172,488,700	1.384	\$238,764,701
2032	\$77,700,000	\$5,800,000	\$83,500,000	\$32,543,100	\$21,695,400	\$34,750,200	\$88,988,700	\$172,488,700	1.426	\$245,927,642
2033	\$77,700,000	\$0	\$77,700,000	\$32,543,100	\$21,695,400	\$34,750,200	\$88,988,700	\$166,688,700	1.469	\$244,787,976
2034	\$75,600,000	\$0	\$75,600,000	\$32,543,100	\$21,695,400	\$34,750,200	\$88,988,700	\$164,588,700	1.513	\$248,955,176
2035	\$67,200,000	\$0	\$67,200,000	\$32,543,100	\$21,695,400	\$34,750,200	\$88,988,700	\$156,188,700	1.558	\$243,336,905
2036	\$67,200,000	\$0	\$67,200,000	\$32,543,100	\$21,695,400	\$34,750,200	\$88,988,700	\$156,188,700	1.605	\$250,637,013
2037	\$67,200,000	\$0	\$67,200,000	\$32,543,100	\$21,695,400	\$0	\$54,238,500	\$121,438,500	1.653	\$200,719,337
2038	\$67,200,000	\$0	\$67,200,000	\$32,543,100	\$21,695,400	\$0	\$54,238,500	\$121,438,500	1.702	\$206,740,917
2039	\$67,200,000	\$0	\$67,200,000	\$32,543,100	\$21,695,400	\$0	\$54,238,500	\$121,438,500	1.754	\$212,943,145
2040	\$67,200,000	\$0	\$67,200,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$87,715,750	1.806	\$158,424,402
2041	\$67,200,000	\$0	\$67,200,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$90,245,000	1.860	\$167,882,284
2042	\$67,200,000	\$0	\$67,200,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$90,245,000	1.916	\$172,918,752
2043	\$67,200,000	\$0	\$67,200,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$90,245,000	1.974	\$178,106,315
2044	\$67,200,000	\$0	\$67,200,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$90,245,000	2.033	\$183,449,504
2045	\$67,200,000	\$0	\$67,200,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$90,245,000	2.094	\$188,952,989
2046	\$67,200,000	\$0	\$67,200,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$90,245,000	2.157	\$194,621,579
2047	\$67,200,000	\$0	\$67,200,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$90,245,000	2.221	\$200,460,226
2048	\$67,200,000	\$0	\$67,200,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$90,245,000	2.288	\$206,474,033
2049	\$67,200,000	\$0	\$67,200,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$90,245,000	2.357	\$212,668,254
2050	\$67,200,000	\$0	\$67,200,000	\$13,827,000	\$9,218,000	\$0	\$23,045,000	\$90,245,000	2.427	\$219,048,302
2051	\$67,200,000	\$0	\$67,200,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$87,715,750	2.500	\$219,296,423
2052	\$67,200,000	\$0	\$67,200,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$87,715,750	2.575	\$225,875,315
2053	\$67,200,000	\$0	\$67,200,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$87,715,750	2.652	\$232,651,575
2054	\$67,200,000	\$0	\$67,200,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$87,715,750	2.732	\$239,631,122
2055	\$67,200,000	\$0	\$67,200,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$87,715,750	2.814	\$246,820,056
2056	\$67,200,000	\$0	\$67,200,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$87,715,750	2.898	\$254,224,657
2057	\$67,200,000	\$0	\$67,200,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$87,715,750	2.985	\$261,851,397
2058	\$67,200,000	\$0	\$67,200,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$87,715,750	3.075	\$269,706,939
2059	\$67,200,000	\$0	\$67,200,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$87,715,750	3.167	\$277,798,147
2060	\$75,600,000	\$0	\$75,600,000	\$12,309,450	\$8,206,300	\$0	\$20,515,750	\$96,115,750	3.262	\$313,533,209

av lath ex

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

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

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

# ATTACHMENT 2

## DRAFT

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

Lathrop  
 Annexation Area

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

av lath ann

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

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

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



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

Lathrop

Fiscal Year Ending	Existing City						
	Dwelling Units			Building Square Feet			
	Single Family Residential	Multifamily Residential	TOTAL	Retail	Office	Industrial	Total
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2022	64	25	89	56,441	37,627	506,107	600,175
2023	128	-	128	112,882	75,255	1,012,213	1,200,350
2024	128	-	128	112,882	75,255	1,012,213	1,200,350
2025	148	-	148	109,455	72,970	1,012,213	1,194,638
2026	148	123	271	101,572	67,715	1,012,213	1,181,500
2027	148	123	271	101,572	67,715	1,129,683	1,298,970
2028	148	123	271	101,572	67,715	1,129,683	1,298,970
2029	148	123	271	101,572	67,715	638,423	807,710
2030	148	150	298	161,216	107,478	347,502	616,196
2031	148	29	177	130,172	86,782	347,502	564,456
2032	148	29	177	130,172	86,782	347,502	564,456
2033	148	-	148	130,172	86,782	347,502	564,456
2034	144	-	144	130,172	86,782	347,502	564,456
2035	128	-	128	130,172	86,782	347,502	564,456
2036	128	-	128	130,172	86,782	347,502	564,456
2037	128	-	128	130,172	86,782	-	216,954
2038	128	-	128	130,172	86,782	-	216,954
2039	128	-	128	130,172	86,782	-	216,954
2040	128	-	128	49,238	32,825	-	82,063
2041	128	-	128	55,308	36,872	-	92,180
2042	128	-	128	55,308	36,872	-	92,180
2043	128	-	128	55,308	36,872	-	92,180
2044	128	-	128	55,308	36,872	-	92,180
2045	128	-	128	55,308	36,872	-	92,180
2046	128	-	128	55,308	36,872	-	92,180
2047	128	-	128	55,308	36,872	-	92,180
2048	128	-	128	55,308	36,872	-	92,180
2049	128	-	128	55,308	36,872	-	92,180
2050	128	-	128	55,308	36,872	-	92,180
2051	128	-	128	49,238	32,825	-	82,063
2052	128	-	128	49,238	32,825	-	82,063
2053	128	-	128	49,238	32,825	-	82,063
2054	128	-	128	49,238	32,825	-	82,063
2055	128	-	128	49,238	32,825	-	82,063
2056	128	-	128	49,238	32,825	-	82,063
2057	128	-	128	49,238	32,825	-	82,063
2058	128	-	128	49,238	32,825	-	82,063
2059	128	-	128	49,238	32,825	-	82,063
2060	144	-	144	49,238	32,825	-	82,063
Total	5,140	725	5,865	3,225,413	2,150,275	9,885,262	15,260,950

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

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

Lathrop

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

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

E-24

A-7



## APPENDIX B:

### City of Manteca EIFD Revenue Estimating Tables

Table B-1	Projected Tax Increment to EIFD - Manteca .....	B-1
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Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment							
							City [1]	City EIFD [3]	County [1]	County EIFD [3]	Total EIFD			
							<i>Formula</i>	<i>a</i>	<i>b=a*3.0%</i>	<i>c</i>	<i>d=a+b+c</i>	<i>e</i>	<i>f=e*1.0%</i>	<i>[4]</i>
2020	\$1,049,314,999	\$31,479,450	\$0	\$1,080,794,449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$1,080,794,449	\$32,423,833	\$0	\$1,113,218,282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$1,113,218,282	\$33,396,548	\$151,004,086	\$1,297,618,916	\$184,400,634	\$1,844,006	\$354,995	\$99,447	\$492,707	\$138,025	\$237,475	\$237,475	\$237,475	\$237,475
2023	\$1,297,618,916	\$38,928,567	\$149,248,389	\$1,755,795,873	\$642,577,591	\$6,425,776	\$975,266	\$273,208	\$1,432,109	\$401,187	\$674,993	\$674,993	\$674,993	\$674,993
2024	\$1,755,795,873	\$52,673,876	\$353,001,957	\$2,161,471,706	\$1,048,253,424	\$10,482,534	\$1,518,390	\$425,357	\$2,669,149	\$635,673	\$1,061,030	\$1,061,030	\$1,061,030	\$1,061,030
2025	\$2,161,471,706	\$64,844,151	\$456,320,958	\$2,682,636,815	\$1,569,418,533	\$15,694,185	\$2,224,446	\$623,150	\$3,337,250	\$934,887	\$1,558,037	\$1,558,037	\$1,558,037	\$1,558,037
2026	\$2,682,636,815	\$80,479,104	\$432,844,017	\$3,105,959,937	\$1,992,741,654	\$19,927,417	\$2,788,342	\$781,118	\$4,213,185	\$1,180,269	\$1,961,387	\$1,961,387	\$1,961,387	\$1,961,387
2027	\$3,105,959,937	\$93,178,798	\$329,928,997	\$3,529,067,732	\$2,415,849,449	\$24,158,494	\$3,349,550	\$938,333	\$5,090,762	\$1,426,111	\$2,364,444	\$2,364,444	\$2,364,444	\$2,364,444
2028	\$3,529,067,732	\$105,872,032	\$330,288,088	\$3,965,227,852	\$2,852,009,569	\$28,520,096	\$3,926,933	\$1,100,079	\$5,996,400	\$1,679,814	\$2,779,893	\$2,779,893	\$2,779,893	\$2,779,893
2029	\$3,965,227,852	\$118,956,836	\$350,804,537	\$4,434,989,224	\$3,321,770,941	\$33,217,099	\$4,549,761	\$636,967	\$6,970,971	\$975,936	\$1,612,902	\$1,612,902	\$1,612,902	\$1,612,902
2030	\$4,434,989,224	\$133,049,677	\$313,082,075	\$4,881,120,975	\$3,767,902,693	\$37,679,027	\$5,136,097	\$719,054	\$7,901,009	\$1,106,141	\$1,825,195	\$1,825,195	\$1,825,195	\$1,825,195
2031	\$4,881,120,975	\$146,433,629	\$312,092,783	\$5,339,647,388	\$4,226,429,105	\$42,264,291	\$5,737,325	\$803,225	\$8,858,101	\$1,240,134	\$2,043,360	\$2,043,360	\$2,043,360	\$2,043,360
2032	\$5,339,647,388	\$160,189,422	\$318,675,333	\$5,818,512,142	\$4,705,293,859	\$47,052,939	\$6,363,039	\$572,674	\$9,859,544	\$887,359	\$1,460,033	\$1,460,033	\$1,460,033	\$1,460,033
2033	\$5,818,512,142	\$174,555,364	\$348,557,750	\$6,341,625,256	\$5,228,406,973	\$52,284,070	\$7,033,253	\$632,993	\$10,965,107	\$986,860	\$1,619,852	\$1,619,852	\$1,619,852	\$1,619,852
2034	\$6,341,625,256	\$190,248,758	\$358,258,187	\$6,890,132,201	\$5,776,913,918	\$57,769,139	\$7,735,521	\$696,197	\$12,124,755	\$1,091,228	\$1,787,425	\$1,787,425	\$1,787,425	\$1,787,425
2035	\$6,890,132,201	\$206,703,966	\$282,641,879	\$7,379,478,045	\$6,266,259,763	\$62,662,598	\$8,348,772	\$751,389	\$13,170,869	\$1,185,378	\$1,936,768	\$1,936,768	\$1,936,768	\$1,936,768
2036	\$7,379,478,045	\$221,384,341	\$241,768,389	\$7,842,630,775	\$6,729,412,493	\$67,294,125	\$8,919,947	\$802,795	\$14,169,032	\$1,275,213	\$2,078,008	\$2,078,008	\$2,078,008	\$2,078,008
2037	\$7,842,630,775	\$235,278,923	\$185,851,807	\$8,263,761,506	\$7,150,543,224	\$71,505,432	\$9,426,216	\$848,359	\$15,088,011	\$1,357,921	\$2,206,280	\$2,206,280	\$2,206,	

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- Prepared by EPS 6/24/2021

# ATTACHMENT 2

## DRAFT

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

Manteca  
Existing City

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [3]	City EIFD	County [1]	County EIFD Allocation [3]	County EIFD	Total EIFD
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*14.30%	h	i=g*h	j=f*19.84%	k	l=j*k	m=i+l
2020	\$1,049,314,999	\$31,479,450	\$0	\$1,080,794,449	\$0	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0
2021	\$1,080,794,449	\$32,423,833	\$0	\$1,113,218,282	\$0	\$0	\$0	28%	\$0	\$0	28%	\$0	\$0
2022	\$1,113,218,282	\$33,396,548	\$151,004,086	\$1,297,618,916	\$248,303,917	\$2,483,039	\$354,995	28%	\$99,447	\$492,707	28%	\$138,025	\$237,473
2023	\$1,297,618,916	\$38,928,567	\$373,900,219	\$1,710,447,703	\$661,132,704	\$6,611,327	\$945,208	28%	\$264,788	\$1,311,879	28%	\$367,506	\$632,294
2024	\$1,710,447,703	\$51,313,431	\$306,293,341	\$2,068,054,475	\$1,018,739,476	\$10,187,395	\$1,456,471	28%	\$408,011	\$2,021,475	28%	\$566,290	\$974,301
2025	\$2,068,054,475	\$62,041,634	\$408,211,084	\$2,538,307,193	\$1,488,992,194	\$14,889,922	\$2,128,782	28%	\$596,351	\$2,954,593	28%	\$827,691	\$1,424,041
2026	\$2,538,307,193	\$76,149,216	\$293,290,847	\$2,907,747,256	\$1,858,432,257	\$18,584,323	\$2,656,963	28%	\$744,314	\$3,687,669	28%	\$1,033,053	\$1,777,366
2027	\$2,907,747,256	\$87,232,418	\$278,889,231	\$3,273,868,905	\$2,224,553,906	\$22,245,539	\$3,180,400	28%	\$890,948	\$4,414,161	28%	\$1,236,570	\$2,127,517
2028	\$3,273,868,905	\$98,216,067	\$277,717,130	\$3,649,802,101	\$2,600,487,102	\$26,004,871	\$3,717,864	28%	\$1,041,511	\$5,160,121	28%	\$1,445,541	\$2,487,052
2029	\$3,649,802,101	\$109,494,063	\$296,656,450	\$4,055,952,614	\$3,006,637,615	\$30,066,376	\$4,298,529	14%	\$601,794	\$5,966,042	14%	\$835,246	\$1,437,040
2030	\$4,055,952,614	\$121,678,578	\$257,309,545	\$4,434,940,737	\$3,385,625,738	\$33,856,257	\$4,840,360	14%	\$677,650	\$6,718,064	14%	\$940,529	\$1,618,179
2031	\$4,434,940,737	\$133,048,222	\$254,647,077	\$4,822,636,037	\$3,773,321,038	\$37,733,210	\$5,394,641	14%	\$755,250	\$7,487,364	14%	\$1,048,231	\$1,803,481
2032	\$4,822,636,037	\$144,679,081	\$257,367,615	\$5,224,682,733	\$4,175,367,734	\$41,753,677	\$5,969,439	9%	\$537,249	\$8,285,142	9%	\$745,663	\$1,282,912
2033	\$5,224,682,733	\$156,740,482	\$265,088,643	\$5,646,511,857	\$4,597,196,858	\$45,971,969	\$6,572,519	9%	\$591,527	\$9,122,173	9%	\$820,996	\$1,412,522
2034	\$5,646,511,857	\$169,395,356	\$272,285,007	\$6,088,192,221	\$5,038,877,222	\$50,388,772	\$7,203,981	9%	\$648,358	\$9,998,595	9%	\$899,874	\$1,548,232
2035	\$6,088,192,221	\$182,645,767	\$194,089,503	\$6,464,927,491	\$5,415,612,492	\$54,156,125	\$7,742,591	9%	\$696,833	\$10,746,147	9%	\$967,153	\$1,663,936
2036	\$6,464,927,491	\$193,947,825	\$150,559,442	\$6,809,434,757	\$5,760,119,758	\$57,601,198	\$8,235,126	9%	\$741,161	\$11,429,750	9%	\$1,028,677	\$1,769,839
2037	\$6,809,434,757	\$204,283,043	\$91,906,593	\$7,105,624,393	\$6,056,309,394	\$60,563,094	\$8,658,583	9%	\$779,272	\$12,017,476	9%	\$1,081,573	\$1,860,845
2038	\$7,105,624,393	\$213,168,732	\$89,377,736	\$7,408,170,860	\$6,358,855,861	\$63,588,559	\$9,091,127	9%	\$818,201	\$12,617,816	9%	\$1,135,603	\$1,953,805
2039	\$7,408,170,860	\$222,245,126	\$92,059,068	\$7,722,475,054	\$6,673,160,055	\$66,731,601	\$9,540,482	9%	\$858,643	\$13,241,487	9%	\$1,191,734	\$2,050,377
2040	\$7,722,475,054	\$231,674,252	\$83,984,172	\$8,038,133,478	\$6,988,818,479	\$69,888,185	\$9,991,772	9%	\$899,259	\$13,867,845	9%	\$1,248,106	\$2,147,365
2041	\$8,038,133,478	\$241,144,004	\$23,253,682	\$8,302,531,164	\$7,253,216,165	\$72,532,162	\$10,369,776	9%	\$933,280	\$14,392,486	9%	\$1,295,324	\$2,228,604
2042	\$8,302,531,164	\$249,075,935	\$23,951,293	\$8,575,558,392	\$7,526,243,393	\$75,262,434	\$10,760,117	9%	\$968,411	\$14,934,252	9%	\$1,344,083	\$2,312,493
2043	\$8,575,558,392	\$257,266,752	\$24,669,831	\$8,857,494,975	\$7,808,179,976	\$78,081,800	\$11,163,196	4%	\$446,528	\$15,493,696	4%	\$619,748	\$1,066,276
2044	\$8,857,494,975	\$265,724,849	\$25,409,926	\$9,148,629,751	\$8,099,314,752	\$80,993,148	\$11,579,426	4%	\$463,177	\$16,071,392	4%	\$642,856	\$1,106,033
2045	\$9,148,629,751	\$274,458,893	\$26,172,224	\$9,449,260,867	\$8,399,945,868	\$83,999,459	\$12,009,232	4%	\$480,369	\$16,667,931	4%	\$666,717	\$1,147,087
2046	\$9,449,260,867	\$283,477,826	\$26,957,391	\$9,759,696,084	\$8,710,381,085	\$87,103,811	\$12,453,055	4%	\$498,122	\$17,283,925	4%	\$691,357	\$1,189,479
2047	\$9,759,696,084	\$292,790,883	\$27,766,113	\$10,080,253,079	\$9,030,938,080	\$90,309,381	\$12,911,349	4%	\$516,454	\$17,920,003	4%	\$716,800	\$1,233,254
2048	\$10,080,253,079	\$302,407,592	\$28,599,096	\$10,411,259,768	\$9,361,944,769	\$93,619,448	\$13,384,582	4%	\$535,383	\$18,576,816	4%	\$743,073	\$1,278,456
2049	\$10,411,259,768	\$312,337,793	\$29,457,069	\$10,753,054,629	\$9,703,739,630	\$97,037,396	\$13,873,240	4%	\$554,930	\$19,255,036	4%	\$770,201	\$1,325,131
2050	\$10,753,054,629	\$322,591,639	\$30,340,781	\$11,105,987,049	\$10,056,672,050	\$100,566,721	\$14,377,820	4%	\$575,113	\$19,955,357	4%	\$798,214	\$1,373,327
2051	\$11,105,987,049	\$333,179,611	\$31,251,004	\$11,470,417,665	\$10,421,102,666	\$104,211,027	\$14,898,839	4%	\$595,954	\$20,678,493	4%	\$827,140	\$1,423,093
2052	\$11,470,417,665	\$344,112,530	\$32,188,534	\$11,846,718,729	\$10,797,403,730	\$107,974,037	\$15,436,829	4%	\$617,473	\$21,425,183	4%	\$857,007	\$1,474,480
2053	\$11,846,718,729	\$355,401,562	\$33,154,190	\$12,235,274,482	\$11,185,959,483	\$111,859,595	\$15,992,339	4%	\$639,694	\$22,196,191	4%	\$887,848	\$1,527,541
2054	\$12,235,274,482	\$367,058,234	\$34,148,816	\$12,636,481,532	\$11,587,166,533	\$115,871,665	\$16,565,937	4%	\$662,637	\$22,992,302	4%	\$919,692	\$1,582,330
2055	\$12,636,481,532	\$379,094,446	\$32,049,893	\$13,047,625,872	\$11,998,310,873	\$119,983,109	\$17,153,742	4%	\$686,150	\$23,808,132	4%	\$952,325	\$1,638,475
2056	\$13,047,625,872	\$391,428,776	\$0	\$13,439,054,648	\$12,389,739,649	\$123,897,396	\$17,713,359	4%	\$708,534	\$24,584,840	4%	\$983,394	\$1,691,928
2057	\$13,439,054,648	\$403,171,639	\$0	\$13,842,226,287	\$12,792,911,288	\$127,929,113	\$18,289,766	4%	\$731,591	\$25,384,850	4%	\$1,015,394	\$1,746,985
2058	\$13,842,226,287	\$415,266,789	\$0	\$14,257,493,076	\$13,208,178,077	\$132,081,781	\$18,883,464	4%	\$755,339	\$26,208,859	4%	\$1,048,354	\$1,803,693
2059	\$14,257,493,076	\$427,724,792	\$0	\$14,685,217,868	\$13,635,902,869	\$136,359,029	\$19,494,974	4%	\$779,799	\$27,057,590	4%	\$1,082,304	\$1,862,103
2060	\$14,685,217,868	\$440,556,536	\$0	\$15,125,774,404	\$14,076,459,405	\$140,764,594	\$20,124,828	4%	\$804,993	\$27,931,782	4%	\$1,117,271	\$1,922,264
2061	\$15,125,774,404	\$453,773,232	\$0	\$15,579,547,636	\$14,530,232,637	\$145,302,326	\$20,773,579	4%	\$830,943	\$28,832,199	4%	\$1,153,288	\$1,984,231

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

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

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

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

[3] All fiscal impact analysis assumptions in this analysis, including assessed values, property tax allocations, and property tax revenues for each jurisdiction, are derived from fiscal impact analyses prepared in 2021 and based on Fiscal Year (FY) 2020-21 budgets, current 2020 market-based assumptions, and the current Project boundary identified in 2019. In contrast, this analysis uses a total EIFD funding goal of \$6 million in 2029 and corresponding EIFD increment allocations of 28% in the initial years of the EIFD and 14% beginning in FY 2029-30 and stepping down thereafter. These are on information included in the June 2021 Financing Plan Implementation report, prepared by LWA and EPS.

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	Total EIFD
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*6.63%	h	i=g*h	j=f*26.51%	k	l=j*k	m=i+l
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	28%	\$0	\$0	28%	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	28%	\$0	\$0	28%	\$0	\$0
2023	\$0	\$0	\$45,348,171	\$45,348,171	\$45,348,171	\$453,482	\$30,058	28%	\$8,420	\$120,230	28%	\$33,681	\$42,101
2024	\$45,348,171	\$1,360,445	\$46,708,616	\$93,417,231	\$93,417,231	\$934,172	\$61,919	28%	\$17,346	\$247,674	28%	\$69,383	\$86,728
2025	\$93,417,231	\$2,802,517	\$48,109,874	\$144,329,622	\$144,329,622	\$1,443,296	\$95,664	28%	\$26,799	\$382,657	28%	\$107,196	\$133,995
2026	\$144,329,622	\$4,329,889	\$49,553,170	\$198,212,681	\$198,212,681	\$1,982,127	\$131,379	28%	\$36,804	\$525,516	28%	\$147,216	\$184,020
2027	\$198,212,681	\$5,946,380	\$51,039,765	\$255,198,827	\$255,198,827	\$2,551,988	\$255,198	28%	\$47,385	\$676,601	28%	\$189,541	\$236,926
2028	\$255,198,827	\$7,655,965	\$52,570,958	\$315,425,750	\$315,425,750	\$3,154,258	\$209,070	28%	\$58,568	\$836,279	28%	\$234,273	\$292,841
2029	\$315,425,750	\$9,462,773	\$54,148,087	\$379,036,610	\$379,036,610	\$3,790,366	\$251,232	14%	\$35,173	\$1,004,929	14%	\$140,690	\$175,863
2030	\$379,036,610	\$11,371,098	\$55,772,530	\$446,180,238	\$446,180,238	\$4,461,802	\$295,736	14%	\$41,403	\$1,182,945	14%	\$165,612	\$207,015
2031	\$446,180,238	\$13,385,407	\$57,445,706	\$517,011,351	\$517,011,351	\$5,170,114	\$342,684	14%	\$47,976	\$1,370,737	14%	\$191,903	\$239,879
2032	\$517,011,351	\$15,510,341	\$61,307,718	\$593,829,409	\$593,829,409	\$5,938,294	\$393,601	9%	\$35,424	\$1,574,403	9%	\$141,696	\$177,120
2033	\$593,829,409	\$17,814,882	\$83,469,107	\$695,113,398	\$695,113,398	\$6,951,134	\$460,734	9%	\$41,466	\$1,842,934	9%	\$165,864	\$207,330
2034	\$695,113,398	\$20,853,402	\$85,973,180	\$801,939,980	\$801,939,980	\$8,019,400	\$531,540	9%	\$47,839	\$2,126,160	9%	\$191,354	\$239,193
2035	\$801,939,980	\$24,058,199	\$88,552,375	\$914,550,555	\$914,550,555	\$9,145,506	\$606,180	9%	\$54,556	\$2,424,721	9%	\$218,225	\$272,781
2036	\$914,550,555	\$27,436,517	\$91,208,946	\$1,033,196,018	\$1,033,196,018	\$10,331,960	\$684,821	9%	\$61,634	\$2,739,283	9%	\$246,535	\$308,169
2037	\$1,033,196,018	\$30,995,881	\$93,945,215	\$1,158,137,113	\$1,158,137,113	\$11,581,371	\$767,634	9%	\$69,087	\$3,070,535	9%	\$276,348	\$345,435
2038	\$1,158,137,113	\$34,744,113	\$0	\$1,192,881,227	\$1,192,881,227	\$11,928,812	\$790,663	9%	\$71,160	\$3,162,651	9%	\$284,639	\$355,798
2039	\$1,192,881,227	\$35,786,437	\$0	\$1,228,667,663	\$1,228,667,663	\$12,286,677	\$814,383	9%	\$73,294	\$3,257,531	9%	\$293,178	\$366,472
2040	\$1,228,667,663	\$36,860,030	\$0	\$1,265,527,693	\$1,265,527,693	\$12,655,277	\$838,814	9%	\$75,493	\$3,355,527	9%	\$301,973	\$377,466
2041	\$1,265,527,693	\$37,965,831	\$0	\$1,303,493,524	\$1,303,493,524	\$13,034,935	\$863,979	9%	\$77,758	\$3,455,915	9%	\$311,032	\$388,790
2042	\$1,303,493,524	\$39,104,806	\$0	\$1,342,598,330	\$1,342,598,330	\$13,425,983	\$889,898	9%	\$80,091				

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

- Prepared by EPS 6/24/2021

# ATTACHMENT 2

## DRAFT

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

Manteca  
 Existing City

Assessed Value of New Development [1]										
Fiscal Year Ending	Single Family Low Density	Multifamily	Subtotal Residential	Retail	Office	Industrial	Subtotal Nonres.	Total (2020\$)	Escalation Factor [2]	Total with Annual Sales Price Increase
Assumption	AV per Dwelling Unit		AV per Bldg. Sq. Ft.							
	\$ 500,000	\$ 200,000		\$ 250	\$ 250	\$ 100				
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.000	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.030	\$0
2022	\$60,750,000	\$5,000,000	\$65,750,000	\$16,529,467	\$4,132,367	\$55,924,000	\$76,585,833	\$142,335,833	1.061	\$151,004,086
2023	\$150,500,000	\$26,000,000	\$176,500,000	\$43,058,933	\$10,764,733	\$111,848,000	\$165,671,667	\$342,171,667	1.093	\$373,900,219
2024	\$98,500,000	\$26,000,000	\$124,500,000	\$43,058,933	\$10,764,733	\$93,814,000	\$147,637,667	\$272,137,667	1.126	\$306,293,341
2025	\$150,500,000	\$36,800,000	\$187,300,000	\$53,058,933	\$13,264,733	\$98,502,800	\$164,826,467	\$352,126,467	1.159	\$408,211,084
2026	\$139,000,000	\$21,800,000	\$160,800,000	\$53,058,933	\$13,264,733	\$18,502,800	\$84,826,467	\$245,626,467	1.194	\$293,290,847
2027	\$141,500,000	\$10,800,000	\$152,300,000	\$55,818,933	\$13,954,733	\$4,688,800	\$74,462,467	\$226,762,467	1.230	\$278,889,231
2028	\$141,500,000	\$10,800,000	\$152,300,000	\$49,794,933	\$12,448,733	\$4,688,800	\$66,932,467	\$219,232,467	1.267	\$277,717,130
2029	\$142,500,000	\$10,400,000	\$152,900,000	\$55,818,933	\$13,954,733	\$4,688,800	\$74,462,467	\$227,362,467	1.305	\$296,656,450
2030	\$117,000,000	\$0	\$117,000,000	\$55,818,933	\$13,954,733	\$4,688,800	\$74,462,467	\$191,462,467	1.344	\$257,309,545
2031	\$109,500,000	\$0	\$109,500,000	\$55,818,933	\$13,954,733	\$4,688,800	\$74,462,467	\$183,962,467	1.384	\$254,647,077
2032	\$109,500,000	\$0	\$109,500,000	\$53,058,933	\$13,264,733	\$4,688,800	\$71,012,467	\$180,512,467	1.426	\$257,367,615
2033	\$109,500,000	\$0	\$109,500,000	\$53,058,933	\$13,264,733	\$4,688,800	\$71,012,467	\$180,512,467	1.469	\$265,088,643
2034	\$109,000,000	\$0	\$109,000,000	\$53,058,933	\$13,264,733	\$4,688,800	\$71,012,467	\$180,012,467	1.513	\$272,285,007
2035	\$58,000,000	\$0	\$58,000,000	\$53,262,933	\$13,315,733	\$0	\$66,578,667	\$124,578,667	1.558	\$194,089,503
2036	\$40,000,000	\$0	\$40,000,000	\$43,058,933	\$10,764,733	\$0	\$53,823,667	\$93,823,667	1.605	\$150,559,442
2037	\$40,000,000	\$0	\$40,000,000	\$12,484,000	\$3,121,000	\$0	\$15,605,000	\$55,605,000	1.653	\$91,906,593
2038	\$40,000,000	\$0	\$40,000,000	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$52,500,000	1.702	\$89,377,736
2039	\$40,000,000	\$0	\$40,000,000	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$52,500,000	1.754	\$92,059,068
2040	\$34,000,000	\$0	\$34,000,000	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$46,500,000	1.806	\$83,984,172
2041	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	1.860	\$23,253,682
2042	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	1.916	\$23,951,293
2043	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	1.974	\$24,669,831
2044	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.033	\$25,409,926
2045	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.094	\$26,172,224
2046	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.157	\$26,957,391
2047	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.221	\$27,766,113
2048	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.288	\$28,599,096
2049	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.357	\$29,457,069
2050	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.427	\$30,340,781
2051	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.500	\$31,251,004
2052	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.575	\$32,188,534
2053	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.652	\$33,154,190
2054	\$0	\$0	\$0	\$10,000,000	\$2,500,000	\$0	\$12,500,000	\$12,500,000	2.732	\$34,148,816
2055	\$0	\$0	\$0	\$9,112,000	\$2,278,000	\$0	\$11,390,000	\$11,390,000	2.814	\$32,049,893
2056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.898	\$0
2057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.985	\$0
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.075	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.167	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.262	\$0

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

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

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

# ATTACHMENT 2 DRAFT

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

Manteca  
Annexation Area

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

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

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

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



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

Manteca

Fiscal Year Ending	Existing City							Annexation Area						
	Dwelling Units			Building Square Feet				Dwelling Units			Building Square Feet			
	Low Density Residential	High Density Residential	TOTAL	Retail	Office	Industrial	Total	Low Density Residential	High Density Residential	TOTAL	Retail	Office	Industrial	Total
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2022	122	25	147	66,118	16,529	559,240	641,887	-	-	-	-	-	-	-
2023	301	130	431	172,236	43,059	1,118,480	1,333,775	83	-	83	-	-	-	-
2024	197	130	327	172,236	43,059	938,140	1,153,435	83	-	83	-	-	-	-
2025	301	184	485	212,236	53,059	985,028	1,250,323	83	-	83	-	-	-	-
2026	278	109	387	212,236	53,059	185,028	450,323	83	-	83	-	-	-	-
2027	283	54	337	223,276	55,819	46,888	325,983	83	-	83	-	-	-	-
2028	283	54	337	199,180	49,795	46,888	295,863	83	-	83	-	-	-	-
2029	285	52	337	223,276	55,819	46,888	325,983	83	-	83	-	-	-	-
2030	234	-	234	223,276	55,819	46,888	325,983	83	-	83	-	-	-	-
2031	219	-	219	223,276	55,819	46,888	325,983	83	-	83	-	-	-	-
2032	219	-	219	212,236	53,059	46,888	312,183	86	-	86	-	-	-	-
2033	219	-	219	212,236	53,059	46,888	312,183	-	-	-	76,500	-	377,134	453,634
2034	218	-	218	212,236	53,059	46,888	312,183	-	-	-	76,500	-	377,134	453,634
2035	116	-	116	213,052	53,263	-	266,315	-	-	-	76,500	-	377,134	453,634
2036	80	-	80	172,236	43,059	-	215,295	-	-	-	76,500	-	377,134	453,634
2037	80	-	80	49,936	12,484	-	62,420	-	-	-	76,500	-	377,134	453,634
2038	80	-	80	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2039	80	-	80	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2040	68	-	68	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2041	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2042	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2043	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2044	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2045	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2046	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2047	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2048	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2049	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2050	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2051	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2052	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2053	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2054	-	-	-	40,000	10,000	-	50,000	-	-	-	-	-	-	-
2055	-	-	-	36,448	9,112	-	45,560	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	3,663	738	4,401	3,715,722	928,931	4,161,020	8,805,673	833	-	833	382,500	-	1,885,670	2,268,170

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

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## APPENDIX C: City of Stockton EIFD Revenue Estimating Tables

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

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment				
							City [1]	City EIFD [3]	County [1]	County EIFD [3]	Total EIFD
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	[4]	h=g*28%	[4]	j=i*28%	h+j
2020	\$1,393,216,599	\$41,796,498	\$0	\$1,435,013,097	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$1,435,013,097	\$43,050,393	\$0	\$1,478,063,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$1,478,063,490	\$44,341,905	\$89,201,135	\$1,611,606,530	\$133,543,040	\$1,335,430	\$220,023	\$61,637	\$277,339	\$77,693	\$139,330
2023	\$1,611,606,530	\$48,348,196	\$96,336,178	\$1,756,290,904	\$278,227,414	\$2,782,274	\$448,765	\$125,716	\$586,324	\$164,251	\$289,967
2024	\$1,756,290,904	\$52,688,727	\$59,370,590	\$1,868,350,221	\$390,286,731	\$3,902,867	\$622,208	\$174,303	\$828,920	\$232,211	\$406,514
2025	\$1,868,350,221	\$56,500,507	\$45,858,564	\$1,970,259,291	\$492,195,801	\$4,921,958	\$777,873	\$217,911	\$1,051,366	\$294,526	\$512,437
2026	\$1,970,259,291	\$59,107,779	\$58,210,049	\$2,087,577,119	\$609,513,629	\$6,095,136	\$958,437	\$268,494	\$1,306,243	\$365,927	\$634,421
2027	\$2,087,577,119	\$62,627,314	\$67,643,063	\$2,217,847,495	\$739,784,006	\$7,397,840	\$1,152,471	\$322,850	\$1,594,969	\$446,810	\$769,659
2028	\$2,217,847,495	\$66,535,425	\$31,669,252	\$2,316,052,172	\$837,988,682	\$8,379,887	\$1,291,553	\$361,812	\$1,818,972	\$509,561	\$871,373
2029	\$2,316,052,172	\$69,481,565	\$32,619,330	\$2,418,153,067	\$940,089,577	\$9,400,896	\$1,435,721	\$201,001	\$2,052,545	\$287,314	\$888,315
2030	\$2,418,153,067	\$72,544,592	\$33,597,909	\$2,524,295,569	\$1,046,232,079	\$10,462,321	\$1,585,153	\$221,921	\$2,295,143	\$321,320	\$543,241
2031	\$2,524,295,569	\$75,728,867	\$34,605,847	\$2,634,630,282	\$1,156,566,793	\$11,565,668	\$1,740,035	\$243,605	\$2,548,032	\$356,725	\$600,329
2032	\$2,634,630,282	\$79,038,908	\$58,456,196	\$2,772,125,387	\$1,294,061,897	\$12,940,619	\$1,938,683	\$174,481	\$2,858,196	\$257,238	\$431,719
2033	\$2,772,125,387	\$83,163,762	\$118,951,231	\$2,974,240,380	\$1,496,176,890	\$14,961,769	\$2,243,624	\$201,926	\$3,302,715	\$297,244	\$499,170
2034	\$2,974,240,380	\$89,227,211	\$115,270,681	\$3,178,738,272	\$1,700,674,783	\$17,006,748	\$2,550,780	\$229,570	\$3,753,692	\$337,832	\$567,402
2035	\$3,178,738,272	\$95,362,148	\$118,728,802	\$3,392,829,223	\$1,914,765,733	\$19,147,657	\$2,872,123	\$258,491	\$4,226,021	\$380,342	\$638,833
2036	\$3,392,829,223	\$101,784,877	\$122,290,666	\$3,616,904,765	\$2,138,841,275	\$21,388,413	\$3,208,227	\$288,740	\$4,720,576	\$424,852	\$713,592
2037	\$3,616,904,765	\$108,507,143	\$125,959,386	\$3,851,371,294	\$2,373,307,804	\$23,733,078	\$3,559,690	\$320,372	\$5,238,267	\$471,444	\$791,816
2038	\$3,851,371,294	\$115,541,139	\$113,735,297	\$4,080,647,730	\$2,602,584,240	\$26,025,842	\$3,900,388	\$351,035	\$5,747,133	\$517,242	\$868,277
2039	\$4,080,647,730	\$122,419,432	\$105,574,216	\$4,308,641,377	\$2,830,577,887	\$28,305,779	\$4,236,761	\$381,308	\$6,255,287	\$562,976	\$944,284
2040	\$4,308,641,377	\$129,259,241	\$120,029,637	\$4,557,930,256	\$3,079,866,766	\$30,798,668	\$4,595,746	\$413,617	\$6,818,677	\$613,681	\$1,027,298
2041	\$4,557,930,256	\$136,737,908	\$120,630,526	\$4,818,298,690	\$3,340,235,200	\$33,402,352	\$4,970,235	\$447,321	\$7,407,506	\$666,676	\$1,113,997
2042	\$4,818,298,690	\$144,548,961	\$127,339,442	\$5,090,187,093	\$3						

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**Stockton  
Existing City**

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment								
							City [1]	City EIFD Allocation [3]	City EIFD	County [1]	County EIFD Allocation [3]	County EIFD	Total EIFD		
							<i>Formula</i>	<i>a</i>	<i>b=a*3.0%</i>	<i>c</i>	<i>d=a+b+c</i>	<i>e</i>	<i>f=e*1.0%</i>	<i>g=f*16.71%</i>	<i>h</i>
2020	\$1,393,216,599	\$41,796,498	\$0	\$1,435,013,097	\$0	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	\$0	\$0
2021	\$1,435,013,097	\$43,050,393	\$0	\$1,478,063,490	\$0	\$0	\$0	28%	\$0	\$0	28%	\$0	\$0	\$0	\$0
2022	\$1,478,063,490	\$44,341,905	\$85,885,823	\$1,608,291,217	\$130,227,727	\$1,302,277	\$217,626	28%	\$60,965	\$267,749	28%	\$75,006	\$135,971	\$135,971	\$135,971
2023	\$1,608,291,217	\$48,248,737	\$82,677,091	\$1,739,217,044	\$261,153,555	\$2,611,536	\$436,418	28%	\$122,257	\$536,933	28%	\$150,415	\$272,672	\$272,672	\$272,672
2024	\$1,739,217,044	\$52,176,511	\$45,301,730	\$1,836,695,285	\$358,631,795	\$3,586,318	\$599,315	28%	\$167,890	\$737,349	28%	\$206,559	\$374,449	\$374,449	\$374,449
2025	\$1,836,695,285	\$55,100,859	\$31,367,638	\$1,923,163,782	\$445,100,292	\$4,451,003	\$743,814	28%	\$208,370	\$915,129	28%	\$256,361	\$464,731	\$464,731	\$464,731
2026	\$1,923,163,782	\$57,694,913	\$34,284,396	\$2,024,143,091	\$546,079,601	\$5,460,796	\$912,562	28%	\$255,642	\$1,122,743	28%	\$314,522	\$570,164	\$570,164	\$570,164
2027	\$2,024,143,091	\$60,724,293	\$44,582,928	\$2,129,450,311	\$651,386,821	\$6,513,868	\$1,088,542	28%	\$304,941	\$1,339,255	28%	\$375,175	\$680,116	\$680,116	\$680,116
2028	\$2,129,450,311	\$63,883,509	\$7,917,313	\$2,201,251,134	\$723,187,644	\$7,231,876	\$1,208,530	28%	\$338,554	\$1,486,878	28%	\$416,529	\$755,083	\$755,083	\$755,083
2029	\$2,201,251,134	\$66,037,534	\$8,154,832	\$2,275,443,500	\$797,380,010	\$7,973,800	\$1,332,514	14%	\$186,552	\$1,639,417	14%	\$229,518	\$416,070	\$416,070	\$416,070
2030	\$2,275,443,500	\$68,263,305	\$8,399,477	\$2,352,106,282	\$874,042,793	\$8,740,428	\$1,460,626	14%	\$204,488	\$1,797,037	14%	\$251,585	\$456,073	\$456,073	\$456,073
2031	\$2,352,106,282	\$70,563,188	\$8,651,462	\$2,431,320,933	\$953,257,443	\$9,532,574	\$1,593,003	14%	\$223,020	\$1,959,902	14%	\$274,386	\$497,407	\$497,407	\$497,407
2032	\$2,431,320,933	\$72,939,628	\$31,723,180	\$2,535,983,740	\$1,057,920,250	\$10,579,203	\$1,767,906	9%	\$159,112	\$2,175,090	9%	\$195,758	\$354,870	\$354,870	\$354,870
2033	\$2,535,983,740	\$76,079,512	\$91,416,224	\$2,703,479,476	\$1,225,415,986	\$12,254,160	\$2,047,811	9%	\$184,303	\$2,519,462	9%	\$226,752	\$411,055	\$411,055	\$411,055
2034	\$2,703,479,476	\$81,104,384	\$86,909,624	\$2,871,493,485	\$1,393,429,995	\$13,934,300	\$2,328,582	9%	\$209,572	\$2,864,899	9%	\$257,841	\$467,413	\$467,413	\$467,413
2035	\$2,871,493,485	\$86,144,805	\$89,516,913	\$3,047,155,202	\$1,569,091,712	\$15,690,917	\$2,622,133	9%	\$235,992	\$3,226,045	9%	\$285,365	\$526,337	\$526,337	\$526,337
2036	\$3,047,155,202	\$91,414,656	\$92,202,420	\$3,230,772,278	\$1,752,708,788	\$17,527,088	\$2,928,978	9%	\$263,608	\$3,603,578	9%	\$324,322	\$587,930	\$587,930	\$587,930
2037	\$3,230,772,278	\$96,923,168	\$94,968,493	\$3,422,663,939	\$1,944,600,450	\$19,446,004	\$3,249,651	9%	\$292,469	\$3,998,109	9%	\$359,830	\$652,298	\$652,298	\$652,298
2038	\$3,422,663,939	\$102,679,918	\$81,814,677	\$3,607,158,534	\$2,129,095,045										

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

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Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2] [3]	Ending AV	Cumulative Growth in AV starting in 2022	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation [4]	City EIFD	County [1]	County EIFD Allocation [4]	County EIFD	Total EIFD
							<i>g</i>	<i>h</i>	<i>i=g*h</i>	<i>j=f*28.93%</i>	<i>k</i>	<i>l=j*k</i>	<i>m=i+l</i>
<i>Formula</i>	<i>a</i>	<i>b=a*3.0%</i>	<i>c</i>	<i>d=a+b+c</i>	<i>e</i>	<i>f=e*1.0%</i>	<i>g=f*77.23%</i>	<i>h</i>	<i>i=g*h</i>	<i>j=f*28.93%</i>	<i>k</i>	<i>l=j*k</i>	<i>m=i+l</i>
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	28%	\$0	\$0	28%	\$0	\$0
2022	\$0	\$0	\$3,315,313	\$3,315,313	\$3,315,313	\$33,153	\$2,398	28%	\$672	\$9,590	28%	\$2,687	\$3,358
2023	\$3,315,313	\$99,459	\$13,659,088	\$17,073,859	\$17,073,859	\$170,739	\$12,348	28%	\$3,459	\$49,391	28%	\$13,836	\$17,295
2024	\$17,073,859	\$512,216	\$14,068,860	\$31,654,935	\$31,654,935	\$316,549	\$22,893	28%	\$6,413	\$91,571	28%	\$25,652	\$32,065
2025	\$31,654,935	\$949,648	\$14,490,926	\$47,095,509	\$47,095,509	\$470,955	\$34,059	28%	\$9,541	\$136,237	28%	\$38,165	\$47,706
2026	\$47,095,509	\$1,412,865	\$14,925,654	\$63,434,028	\$63,434,028	\$634,340	\$45,875	28%	\$12,851	\$183,501	28%	\$51,405	\$64,257
2027	\$63,434,028	\$1,903,021	\$23,060,135	\$88,397,184	\$88,397,184	\$883,972	\$63,928	28%	\$17,909	\$255,714	28%	\$71,635	\$89,544
2028	\$88,397,184	\$2,651,916	\$23,751,939	\$114,801,039	\$114,801,039	\$1,148,010	\$83,024	28%	\$23,258	\$332,095	28%	\$93,032	\$116,290
2029	\$114,801,039	\$3,444,031	\$24,464,497	\$142,709,567	\$142,709,567	\$1,427,096	\$103,207	14%	\$14,449	\$412,828	14%	\$57,796	\$72,245
2030	\$142,709,567	\$4,281,287	\$25,198,432	\$172,189,286	\$172,189,286	\$1,721,893	\$124,527	14%	\$17,434	\$498,106	14%	\$69,735	\$87,169
2031	\$172,189,286	\$5,165,679	\$25,954,385	\$203,309,350	\$203,309,350	\$2,033,093	\$147,033	14%	\$20,585	\$588,130	14%	\$82,338	\$102,923
2032	\$203,309,350	\$6,099,280	\$26,733,017	\$236,141,647	\$236,141,647	\$2,361,416	\$170,777	9%	\$15,370	\$683,107	9%	\$61,480	\$76,850
2033	\$236,141,647	\$7,084,249	\$27,535,007	\$270,760,903	\$270,760,903	\$2,707,609	\$195,813	9%	\$17,623	\$783,253	9%	\$70,493	\$88,116
2034	\$270,760,903	\$8,122,827	\$28,361,057	\$307,244,788	\$307,244,788	\$3,072,448	\$222,198	9%	\$19,998	\$888,793	9%	\$79,991	\$99,989
2035	\$307,244,788	\$9,217,344	\$29,211,889	\$345,674,021	\$345,674,021	\$3,456,740	\$249,990	9%	\$22,499	\$999,960	9%	\$89,996	\$112,496
2036	\$345,674,021	\$10,370,221	\$30,088,246	\$386,132,487	\$386,132,487	\$3,861,325	\$279,249	9%	\$25,132	\$1,116,998	9%	\$100,530	\$125,662
2037	\$386,132,487	\$11,583,975	\$30,990,893	\$428,707,355	\$428,707,355	\$4,287,074	\$310,039	9%	\$27,904	\$1,240,158	9%	\$111,614	\$139,518
2038	\$428,707,355	\$12,861,221	\$31,920,620	\$473,489,195	\$473,489,195	\$4,734,892	\$342,426	9%	\$30,819	\$1,369,702	9%	\$123,273	\$154,091
2039	\$473,489,195	\$14,204,676	\$32,878,238	\$520,572,110	\$520,572,110	\$5,205,721	\$376,476	9%	\$33,883	\$1,505,903	9%	\$135,531	\$169,414
2040	\$520,572,110	\$15,617,163	\$45,152,781	\$581,342,054	\$581,342,054	\$5,813,421	\$420,424	9%	\$37,838	\$1,681,697	9%	\$151,353	\$189,191
2041	\$581,342,054	\$17,440,262	\$46,507,364	\$645,289,680	\$645,289,680	\$6,452,897	\$466,671	9%	\$42,000	\$1,866,684	9%	\$168,002	\$210,002
2042	\$645,289,680												

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

[2] See Table C-5 for new AV added to roll from 2021-22 on. It is assumed that new AV is added to roll in year after development occurs. In 2020-21 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.

[3] As a conservative assumption, this analysis excludes incremental growth of the existing land value of parcels annexed into the City until the time that the parcel develops. The growth of existing value for these parcels will be included in the EIFD and a method for estimating incremental AV growth/revenue to the EIFD will be determined at the time of EIFD formation. Refer to Table D-2 for the anticipated value of parcels annexed into the City in the first year of development.

[4] All fiscal impact analysis assumptions in this analysis, including assessed values, property tax allocations, and property tax revenues for each jurisdiction, are derived from fiscal impact analyses prepared in 2021 and based on Fiscal Year (FY) 2020-21 budgets, current 2020 market-based assumptions, and the current Project boundary identified in 2019. In contrast, this analysis uses a total EIFD funding goal of \$6 million in 2029 and corresponding EIFD increment allocations of 28% in the initial years of the EIFD and 14% beginning in FY 2029-30 and stepping down thereafter. These are on information included in the June 2021 Financing Plan Implementation report, prepared by LWA and EPS.

# ATTACHMENT 2

## DRAFT

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

Stockton  
Existing City

Fiscal Year Ending	Assessed Value of New Development [1]						Subtotal Nonres.	Total (2020\$)	Escalation Factor [2]	Total with Annual Sales Price Increase
	Single Family Low Density	Multifamily	Subtotal Residential	Retail	Office	Industrial				
	AV per Dwelling Unit									
Assumption	\$ 425,000	\$ 200,000		\$ 250	\$ 250	\$ 100				
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.000	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.030	\$0
2022	\$17,000,000	\$15,000,000	\$32,000,000	\$34,268,938	\$14,686,688	\$0	\$48,955,625	\$80,955,625	1.061	\$85,885,823
2023	\$34,000,000	\$0	\$34,000,000	\$29,162,875	\$12,498,375	\$0	\$41,661,250	\$75,661,250	1.093	\$82,677,091
2024	\$34,000,000	\$0	\$34,000,000	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$40,250,000	1.126	\$45,301,730
2025	\$20,808,000	\$0	\$20,808,000	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$27,058,000	1.159	\$31,367,638
2026	\$0	\$30,000,000	\$30,000,000	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$36,250,000	1.194	\$43,284,396
2027	\$0	\$30,000,000	\$30,000,000	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$36,250,000	1.230	\$44,582,928
2028	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	1.267	\$7,917,313
2029	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	1.305	\$8,154,832
2030	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	1.344	\$8,399,477
2031	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	1.384	\$8,651,462
2032	\$0	\$16,000,000	\$16,000,000	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$22,250,000	1.426	\$31,723,180
2033	\$0	\$16,000,000	\$16,000,000	\$4,375,000	\$1,875,000	\$40,000,000	\$46,250,000	\$62,250,000	1.469	\$91,416,224
2034	\$0	\$16,000,000	\$16,000,000	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$57,457,500	1.513	\$86,909,624
2035	\$0	\$16,000,000	\$16,000,000	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$57,457,500	1.558	\$89,516,913
2036	\$0	\$16,000,000	\$16,000,000	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$57,457,500	1.605	\$92,202,420
2037	\$0	\$16,000,000	\$16,000,000	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$57,457,500	1.653	\$94,968,493
2038	\$0	\$6,600,000	\$6,600,000	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$48,057,500	1.702	\$81,814,677
2039	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$41,457,500	1.754	\$72,695,977
2040	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$41,457,500	1.806	\$74,876,857
2041	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$41,457,500	1.860	\$77,123,162
2042	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$41,457,500	1.916	\$79,436,857
2043	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$35,207,500	\$41,457,500	\$41,457,500	1.974	\$81,819,963
2044	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	2.033	\$12,704,963
2045	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	2.094	\$13,086,112
2046	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	2.157	\$13,478,695
2047	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	2.221	\$13,883,056
2048	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	2.288	\$14,299,548
2049	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	2.357	\$14,728,534
2050	\$0	\$0	\$0	\$4,375,000	\$1,875,000	\$0	\$6,250,000	\$6,250,000	2.427	\$15,170,390
2051	\$0	\$0	\$0	\$5,013,750	\$2,148,750	\$0	\$7,162,500	\$7,162,500	2.500	\$17,906,825
2052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.575	\$0
2053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.652	\$0
2054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.732	\$0
2055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.814	\$0
2056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.898	\$0
2057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.985	\$0
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.075	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.167	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.262	\$0

av st ex

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

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

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

# ATTACHMENT 2

## DRAFT

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

Stockton  
 Annexation Area

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

av st ann

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

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

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

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

Stockton

Fiscal Year Ending	Existing City							Annexation Area						
	Dwelling Units			Building Square Feet				Dwelling Units			Building Square Feet			
	Single Family Residential	Multifamily Residential	TOTAL	Retail	Office	Industrial	Total	Single Family Residential	Multifamily Residential	TOTAL	Retail	Office	Industrial	Total
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2022	40	75	115	137,076	58,747	-	195,823	-	-	-	12,500	-	-	12,500
2023	80	-	80	116,652	49,994	-	166,645	-	-	-	50,000	-	-	50,000
2024	80	-	80	17,500	7,500	-	25,000	-	-	-	50,000	-	-	50,000
2025	49	-	49	17,500	7,500	-	25,000	-	-	-	50,000	-	-	50,000
2026	-	150	150	17,500	7,500	-	25,000	-	-	-	50,000	-	-	50,000
2027	-	150	150	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2028	-	-	-	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2029	-	-	-	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2030	-	-	-	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2031	-	-	-	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2032	-	80	80	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2033	-	80	80	17,500	7,500	400,000	425,000	-	-	-	75,000	-	-	75,000
2034	-	80	80	17,500	7,500	352,075	377,075	-	-	-	75,000	-	-	75,000
2035	-	80	80	17,500	7,500	352,075	377,075	-	-	-	75,000	-	-	75,000
2036	-	80	80	17,500	7,500	352,075	377,075	-	-	-	75,000	-	-	75,000
2037	-	80	80	17,500	7,500	352,075	377,075	-	-	-	75,000	-	-	75,000
2038	-	33	33	17,500	7,500	352,075	377,075	-	-	-	75,000	-	-	75,000
2039	-	-	-	17,500	7,500	352,075	377,075	-	-	-	75,000	-	-	75,000
2040	-	-	-	17,500	7,500	352,075	377,075	-	-	-	100,000	-	-	100,000
2041	-	-	-	17,500	7,500	352,075	377,075	-	-	-	100,000	-	-	100,000
2042	-	-	-	17,500	7,500	352,075	377,075	-	-	-	100,000	-	-	100,000
2043	-	-	-	17,500	7,500	352,075	377,075	-	-	-	103,470	-	-	103,470
2044	-	-	-	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2045	-	-	-	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2046	-	-	-	17,500	7,500	-	25,000	-	-	-	75,000	-	-	75,000
2047	-	-	-	17,500	7,500	-	25,000	-	-	-	62,530	-	-	62,530
2048	-	-	-	17,500	7,500	-	25,000	-	-	-	50,000	-	-	50,000
2049	-	-	-	17,500	7,500	-	25,000	-	-	-	50,000	-	-	50,000
2050	-	-	-	17,500	7,500	-	25,000	-	-	-	50,000	-	-	50,000
2051	-	-	-	20,055	8,595	-	28,650	-	-	-	50,000	-	-	50,000
2052	-	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
2053	-	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
2054	-	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
2055	-	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
2056	-	-	-	-	-	-	-	-	-	-	55,100	-	-	55,100
2057	-	-	-	-	-	-	-	-	-	-	25,000	-	-	25,000
2058	-	-	-	-	-	-	-	-	-	-	25,000	-	-	25,000
2059	-	-	-	-	-	-	-	-	-	-	25,000	-	-	25,000
2060	-	-	-	-	-	-	-	-	-	-	25,000	-	-	25,000
Total	249	888	1,137	746,282	319,835	3,920,750	4,986,868	-	-	-	2,433,600	-	-	2,433,600

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

dev st





## APPENDIX D: Supporting Tables for EIFD Revenue Analysis

Table D-1	Existing Land Use Assessed Value.....	D-1
Table D-2	Estimated Annexation Assessed Value .....	D-2
Table D-3	Gross Property Tax Revenue and Tax Allocation Percentages .....	D-3
Table D-4	Preliminary Property Tax Allocations City of Lathrop Annexation Area .....	D-4
Table D-5	Preliminary Property Tax Allocations City of Manteca Annexation Area .....	D-5
Table D-6	Preliminary Property Tax Allocations City of Stockton Annexation Area .....	D-6

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

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

av det

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

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

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

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

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

*av ann*

Source: LWA; EPS.

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

# ATTACHMENT 2

# DRAFT

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

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

tra all

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

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

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

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

City of  
 Lathrop

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

Source: San Joaquin County Auditor-Controller; EPS.

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

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

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

City of  
Manteca

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

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Source: San Joaquin County Auditor-Controller; EPS.

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

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

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

City of  
 Stockton

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

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Source: San Joaquin County Auditor-Controller; EPS.

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

[2] Based on information provided by the Auditor-Controller's office, a negative gross revenue value is a result of base revenue transfers from the jurisdictional changes when the TRA was formed or other jurisdictional changes that may occur in the TRA since formation.

[3] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Stockton dated August 2015 related to annexed areas to the City.

# ATTACHMENT 2

**Table E1**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**Updated EIFD & Financing Supporting Tables**  
**Financing Revenues and Debt Service**

**AD at \$7.5 Million Starting**

E-46

Year	Gross Available Assessment Revenues <small>Table D-1: Mossdale Tract Area: Overlay Assessment Rate Analysis</small>	Gross EIFD Revenues <small>Table 1: EIFD Revenue Analysis</small>	Gross Revenues for Project & Financing	Debt Service	Assessment Revenue for Debt Service	EIFD Revenue for Debt Service	Net Assessment Revenue for PayGo / Services	Net EIFD Revenue for PayGo & Future Projects
						[1]		[1]
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$7,500,000	\$0	\$7,500,000	\$0	\$0	\$0	\$7,500,000	\$0
2023	\$7,800,813	\$562,551	\$8,363,364	\$0	\$0	\$0	\$7,800,813	\$562,551
2024	\$8,126,177	\$1,438,743	\$9,564,920	\$0	\$0	\$0	\$8,126,177	\$1,438,743
2025	\$8,461,990	\$2,245,150	\$10,707,140	\$8,307,645	\$8,307,645	\$0	\$154,345	\$2,245,150
2026	\$8,754,076	\$3,183,079	\$11,937,156	\$8,307,645	\$8,307,645	\$0	\$446,431	\$3,183,079
2027	\$9,070,457	\$4,081,634	\$13,152,091	\$12,259,139	\$8,920,457	\$3,338,682	\$150,000	\$742,952
2028	\$9,319,468	\$5,024,121	\$14,343,589	\$12,259,139	\$9,169,468	\$3,089,671	\$150,000	\$1,934,450
2029	\$9,534,808	\$5,965,831	\$15,500,639	\$12,259,139	\$9,384,808	\$2,874,331	\$150,000	\$3,091,500
2030	\$9,582,482	\$3,453,796	\$13,036,277	\$12,259,139	\$9,432,482	\$2,826,657	\$150,000	\$627,139
2031	\$9,630,394	\$3,926,962	\$13,557,356	\$12,259,139	\$9,480,394	\$2,778,745	\$150,000	\$1,148,217
2032	\$9,678,546	\$4,396,444	\$14,074,990	\$12,259,139	\$9,528,546	\$2,730,593	\$150,000	\$1,665,851
2033	\$9,726,939	\$3,149,152	\$12,876,091	\$12,259,139	\$9,576,939	\$2,682,200	\$150,000	\$466,952
2034	\$9,775,573	\$3,510,756	\$13,286,329	\$12,259,139	\$9,576,939	\$2,682,200	\$198,635	\$828,555
2035	\$9,824,451	\$3,886,141	\$13,710,593	\$12,259,139	\$9,576,939	\$2,682,200	\$247,513	\$1,203,941
2036	\$9,873,574	\$4,245,926	\$14,119,499	\$12,259,139	\$9,576,939	\$2,682,200	\$296,635	\$1,563,726
2037	\$9,922,941	\$4,607,078	\$14,530,019	\$12,259,139	\$9,576,939	\$2,682,200	\$346,003	\$1,924,877
2038	\$9,972,556	\$4,949,608	\$14,922,164	\$12,259,139	\$9,576,939	\$2,682,200	\$395,617	\$2,267,408
2039	\$10,022,419	\$5,271,132	\$15,293,551	\$12,259,139	\$9,576,939	\$2,682,200	\$445,480	\$2,588,932
2040	\$10,072,531	\$5,602,053	\$15,674,584	\$12,259,139	\$9,576,939	\$2,682,200	\$495,592	\$2,919,853
2041	\$10,122,894	\$5,930,432	\$16,053,326	\$12,259,139	\$9,576,939	\$2,682,200	\$545,955	\$3,248,232
2042	\$10,173,508	\$6,253,750	\$16,427,258	\$12,259,139	\$9,576,939	\$2,682,200	\$596,569	\$3,571,550



# ATTACHMENT 2

**Table E1**  
**Mossdale Tract: 2021 Adequate Progress Report**  
**Updated EIFD & Financing Supporting Tables**  
**Financing Revenues and Debt Service**

**AD at \$7.5 Million Starting**

E-47

Year	Gross Available Assessment Revenues <small>Table D-1: Mossdale Tract Area: Overlay Assessment Rate Analysis</small>	Gross EIFD Revenues <small>Table 1: EIFD Revenue Analysis</small>	Gross Revenues for Project & Financing	Debt Service	Assessment Revenue for Debt Service	EIFD Revenue for Debt Service	Net Assessment Revenue for PayGo / Services	Net EIFD Revenue for PayGo & Future Projects
						[1]		[1]
2043	\$10,224,376	\$6,589,571	\$16,813,947	\$12,259,139	\$9,576,939	\$2,682,200	\$647,437	\$3,907,371
2044	\$10,275,498	\$3,083,961	\$13,359,459	\$12,259,139	\$9,576,939	\$2,682,200	\$698,559	\$401,761
2045	\$10,326,875	\$3,232,448	\$13,559,323	\$12,259,139	\$9,576,939	\$2,682,200	\$749,936	\$550,248
2046	\$10,378,509	\$3,386,377	\$13,764,886	\$12,259,139	\$9,576,939	\$2,682,200	\$801,571	\$704,176
2047	\$10,430,402	\$3,545,939	\$13,976,341	\$12,259,139	\$9,576,939	\$2,682,200	\$853,463	\$863,739
2048	\$10,482,554	\$3,710,333	\$14,192,887	\$12,259,139	\$9,576,939	\$2,682,200	\$905,615	\$1,028,133
2049	\$10,534,967	\$3,879,670	\$14,414,637	\$12,259,139	\$9,576,939	\$2,682,200	\$958,028	\$1,197,470
2050	\$10,587,642	\$4,055,135	\$14,642,777	\$12,259,139	\$9,576,939	\$2,682,200	\$1,010,703	\$1,372,935
2051	\$10,640,580	\$4,236,944	\$14,877,524	\$12,259,139	\$9,576,939	\$2,682,200	\$1,063,641	\$1,554,744
2052	\$10,693,783	\$4,424,901	\$15,118,684	\$12,259,139	\$9,576,939	\$2,682,200	\$1,116,844	\$1,742,701
2053	\$10,747,252	\$4,616,880	\$15,364,131	\$12,259,139	\$9,576,939	\$2,682,200	\$1,170,313	\$1,934,679
2054	\$10,800,988	\$4,815,702	\$15,616,690	\$6,230,851	\$6,230,851	\$0	\$4,570,137	\$4,815,702
2055	\$10,854,993	\$5,021,606	\$15,876,599	\$3,951,494	\$3,951,494	\$0	\$6,903,499	\$5,021,606
2056	\$10,909,268	\$5,234,411	\$16,143,679	\$3,951,494	\$3,951,494	\$0	\$6,957,774	\$5,234,411
2057	\$10,963,814	\$5,450,798	\$16,414,613	\$0	\$0	\$0	\$10,963,814	\$5,450,798
2058	\$11,018,633	\$5,671,517	\$16,690,150	\$0	\$0	\$0	\$11,018,633	\$5,671,517
2059	\$11,073,726	\$5,899,879	\$16,973,606	\$0	\$0	\$0	\$11,073,726	\$5,899,879
2060	\$11,129,095	\$6,136,147	\$17,265,242	\$0	\$0	\$0	\$11,129,095	\$6,136,147
<b>Total</b>	<b>\$389,019,552</b>	<b>\$164,676,557</b>	<b>\$553,696,110</b>	<b>\$361,745,880</b>	<b>\$287,780,998</b>	<b>\$73,964,881</b>	<b>\$101,238,554</b>	<b>\$90,711,676</b>