

July 9, 2018 – City Council Regular Meeting – 7:00 p.m.



City Council Chamber
390 Towne Centre Drive
Lathrop, California
(209) 941-7200
www.ci.lathrop.ca.us

City Council

Sonny Dhaliwal, Mayor
Mark Elliott, Vice Mayor
Paul Akinjo
Steve Dresser
Martha Salcedo

City Staff

Stephen Salvatore, City Manager
Salvador Navarrete, City Attorney
Teresa Vargas, City Clerk
Glenn Gebhardt, City Engineer
Cari James, Finance & Administrative
Services Director
Mark Meissner, Community
Development Director
Zachary Jones, Parks & Recreation
Director
James Hood, Police Chief

General Order of Business

1. Preliminary
 - Call to Order
 - Closed Session
 - Roll Call
 - Invocation
 - Pledge of Allegiance
 - Announcements by Mayor/City Mgr.
 - Informational Items
 - Declaration of Conflict of Interest
2. Presentations
3. Citizen's Forum
4. Consent Calendar
5. Scheduled Items
 - Public Hearings
 - Appeals
 - Referrals and Reports from Commissions and Committees
 - All Other Staff Reports and/or Action Items
 - Study Sessions
6. Council Communications
7. Adjournment

Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested residents, may then speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken.

Consent Calendar

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or interested resident so requests, in which case the item will be removed from the Consent Calendar and considered separately.



JULY 9, 2018 – City Council Regular Meeting Agenda – 7:00 p.m.

**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, JULY 9, 2018
7:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

AGENDA

PLEASE NOTE: There will be no Closed Session. The Regular Meeting will start at 7:00 p.m.

1. PRELIMINARY

- 1.1 CALL TO ORDER
- 1.2 ROLL CALL
- 1.3 INVOCATION
- 1.4 PLEDGE OF ALLEGIANCE
- 1.5 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER
- 1.6 INFORMATIONAL ITEM(S)
 - 1.6.1 CITY CLERK INFORMATIONAL ITEM
General Municipal Election Day November 6, 2018
- 1.7 DECLARATION OF CONFLICT(S) OF INTEREST

2. PRESENTATIONS – None

3. CITIZEN'S FORUM

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under Citizen's Forum. Please submit a purple speaker card to the City Clerk prior to the commencement of Citizen's Forum. Only those who have submitted speaker cards, or have expressed an interest to speak, prior to the conclusion of Citizen's Forum will be called upon to speak. Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The City Council can, however, allow its members or staff to briefly (no more than five (5) minutes) respond to statements made, to ask questions for clarification, make a brief announcement or report on his or her own activities. (See California Government Code Section 54954.2(a)). Unless directed otherwise by a majority of the City Council, all questions asked and not answered at the meeting will be responded to in writing within 10 business days. ALL PUBLIC COMMENTS MUST BE MADE IN COMPLIANCE WITH THE LATHROP CITY COUNCIL HANDBOOK OF RULES AND PROCEDURES!!

Addressing the Council

Any person may speak once on any item under discussion by the City Council after receiving recognition by the Mayor. Purple speaker cards will be available prior to and during the meeting. To address City Council, a card must be submitted to the City Clerk indicating name, address and number of the item upon which a person wishes to speak. When addressing the City Council, please walk to the lectern located in front of the City Council. State your name and address. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Mayor for each speaker (see instructions on speaker form). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said. If you challenge the nature of a proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Citizen's Forum

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Citizen's Forum section. Please submit your purple speaker card to the City Clerk prior to the commencement of Citizen's Forum. **Only those who have submitted speaker cards, or have expressed an interest to speak, prior to the conclusion of Citizen's Forum will be called upon to speak.** Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of your presentation (see instructions on speaker form) and each speaker may only speak once on this agenda item.

To leave a voice message for the Mayor and all Councilmembers simultaneously, dial (209) 941-7220. To send an e-mail for the Mayor and all Councilmembers simultaneously, citycouncil@ci.lathrop.ca.us

This City Council Agenda may be accessed by computer at the following Worldwide Web Address: www.ci.lathrop.ca.us LIVE STREAMING - Now available, please visit the City Council Page or use the URL www.ci.lathrop.ca.us/council/

Information

Copies of the Agenda are available in the lobby at the Lathrop City Hall, 390 Towne Centre Drive, Lathrop, on Thursday preceding a regularly scheduled City Council meeting. Supplemental documents relating to specific agenda items are available for review in the City Clerk's Office. This agenda was posted at the following locations: City Hall, Community Center, Generations Center, Senior Center, and "J" Street Fire Department. The meetings of the Lathrop City Council are broadcast on Lathrop Comcast Cable Television Channel 97.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility and/or accommodations to this meeting. [28 CFR 35.102-35.104 ADA Title II] Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (209) 941-7230.

Information about the City or items scheduled on the Agenda may be referred to:

Address: City Clerk
City of Lathrop
390 Towne Centre Dr.
Lathrop, CA 95330
Telephone: (209) 941-7230

Your interest in the conduct of your City's business is appreciated.

4. CONSENT CALENDAR

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless the Mayor, Councilmember, or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately.

- 4.1 **WAIVING OF READING OF ORDINANCES AND RESOLUTIONS**
Waive the Reading of Ordinances and Resolutions on Agenda Unless Otherwise Requested by the Mayor or a Councilmember
- 4.2 **APPROVAL OF MINUTES**
Approve Minutes for the Special Council and Study Session Meeting of May 29, 2018
- 4.3 **SECOND READING AND ADOPTION OF ORDINANCE 18-393 TO CONSIDER GENERAL PLAN AMENDMENT AND ZONING MAP AMENDMENT FOR THE LBA NORTH PROJECT**
Second Reading and Adoption of Ordinance 18-393 Approving a Zoning Map Amendment from Highway Commercial to General Industrial for the LBA North Project (REZ-18-23)
- 4.4 **SECOND READING AND ADOPTION OF ORDINANCE 18-394 TO CONSIDER MUNICIPAL CODE TEXT AMENDMENT NO. TA-18-56**
Second Reading and Adoption of Ordinance 18-394 Adopting Amendments to the Lathrop Municipal Code Title 17 "Zoning Code", Chapter 17.84 "(Signs", with the Specific Purpose of Establishing Content Neutrality for Temporary Noncommercial Signage
- 4.5 **SECOND READING AND ADOPTION OF ORDINANCE 18-395 AMENDING LATHROP MUNICIPAL CODE TITLE 13 "PUBLIC SERVICES", BY ADDING CHAPTER 13.22 ENTITLED "STATE VIDEO SERVICE FRANCHISES"**
Second Reading and Adoption of Ordinance 18-395 Amending Lathrop Municipal Code Title 13 "Public Services", by Adding Chapter 13.22 "State Video Service Franchises" to Implement the Provisions of the Digital Infrastructure and Video Competition Act of 2006, Codified in California Public Utilities Code Section 5800 Et Seq.
- 4.6 **SECOND READING AND ADOPTION OF ORDINANCE 18-396 AMENDING LATHROP MUNICIPAL CODE TITLE 15 "BUILDINGS AND CONSTRUCTION", CHAPTER 15.18 "CALIFORNIA FIRE CODE ADOPTED", SECTION 15.18.030 ENTITLED "APPLICATION TO THE CITY"**
Second Reading and Adoption of Ordinance 18-396 Amending Lathrop Municipal Code Title 15 "Buildings and Construction", Chapter 15.18 "California Fire Code Adopted", Section 15.18.030 Entitled "Application to the City" to Clarify Designated Fire Code Official
- 4.7 **SECOND READING AND ADOPTION OF ORDINANCE 18-397 AMENDING LATHROP MUNICIPAL CODE TITLE 15 "BUILDINGS AND CONSTRUCTION", CHAPTER 15.00 "BUILDING AND HOUSING ADMINISTRATIVE CODE", SECTION 15.00.050 "PERMITS"**

Second Reading and Adoption of Ordinance 18-397 Amending Lathrop Municipal Code Title 15 "Buildings and Construction", Chapter 15.00 "Building and Housing Administrative Code", Section 15.00.050 "Permits", Related to the Time Limits of a Building Permit

- 4.8 CITY COUNCIL REVIEW AND CONCURRENCE OF A GENERAL PLAN INTERPRETATION REGARDING THE FLEXIBILITY OF THE LAND USE DIAGRAM IN SUB-PLAN AREA #2 OF THE CENTRAL LATHROP SPECIFIC PLAN
Approval of Resolution to Concur with the Written Interpretation of the General Plan Regarding the Flexibility of the General Plan Land Use Diagram in Sub-Plan Area #2 for the Central Lathrop Specific Plan
- 4.9 APPROVAL OF LARGE LOT FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 42 PARCELS (TRACT 3908) WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS
Adopt Resolution Approving Large Lot Final Map for Tract 3908 within Lakeside East District, Totaling 42 Parcels for Development by River Islands Development, LLC
- 4.10 APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 22 LOTS IN TRACT 3894 VILLAGES "J" AND "K" WITHIN EAST VILLAGE OF RIVER ISLANDS
Adopt Resolution Approving Final Map for Tract 3894 Villages "J" and "K" within East Village, Totaling 22 Single Family Lots and a Subdivision Improvement Agreement with River Islands Development, LLC
- 4.11 VALIDATE THE JUNE 20, 2016 FINDING OF ADEQUATE PROGRESS IN THE MOSSDALE TRACT AREA
Adopt a Resolution, Acting as the Land Use Agency, Validating the June 20, 2016, Urban Level of Flood Protection (ULOP) Finding of Adequate Progress in the Mossdale Tract Area (Formally referred as Reclamation District 17 Basin)
- 4.12 MASTER CONSULTANT AGREEMENT AND TASK ORDER NO. 1 WITH VALI COOPER AND ASSOCIATES TO PROVIDE CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR RIVER ISLANDS DEVELOPMENT STAGE 2B IMPROVEMENTS
Adopt a Resolution Approving a Master Consultant Agreement and Task Order No. 1 with Vali Cooper & Associates, Inc. to provide Construction Management and Inspection Services for River Islands Development Stage 2B Improvements and Authorizing a Related Budget Amendment
- 4.13 APPROVE A JOINT PERMIT AGREEMENT BETWEEN THE CITY OF LATHROP, RECLAMATION DISTRICT 17 AND SOUTH LATHROP LAND, LLC
Adopt a Resolution Approving a Permit Agreement between the City of Lathrop, Reclamation District 17 and South Lathrop Land, LLC for Constructing the South Lathrop Outfall Structure at the San Joaquin River

- 4.14 APPROVE A JOINT PERMIT AGREEMENT BETWEEN THE CITY OF LATHROP, RECLAMATION DISTRICT 17 AND SAYBROOK CLSP, LLC
Adopt a Resolution Approving a Permit Agreement between the City of Lathrop, Reclamation District 17 and Saybrook CLSP, LLC for Construction of the Central Lathrop Outfall Structure at the San Joaquin River
- 4.15 CREATE CIP WW 19-01 WOODFIELD SEWER PUMP STATION UPGRADE AND RELATED BUDGET AMENDMENT
Adopt a Resolution Approving the Creation of CIP WW 19-01 Woodfield Sewer Pump Station Upgrade and Authorizing Related Budget Amendment

5. SCHEDULED ITEMS - None

6. COUNCIL COMMUNICATIONS

6.1 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

- *Central Valley Executive Committee/LOCC (Salcedo/Akinjo)*
- *Council of Governments (Dresser/Dhaliwal)*
- *Integrated Waste Management Solid Waste Division (Akinjo/Elliott)*
- *Reclamation District 17 Joint Powers Authority (Salvatore)*
- *San Joaquin Partnership Board of Directors (Salvatore)*
- *San Joaquin County Commission on Aging (Zavala)*
- *San Joaquin Regional Rail Commission (Dresser)*
- *San Joaquin Valley Air Pollution Control District (Akinjo/Dhaliwal)*
- *Water Advisory Board (Dhaliwal/Elliott)*
- *Tri Valley-San Joaquin Valley Regional Rail Authority (Akinjo/Dresser)*
- *San Joaquin Area Flood Control Agency (Elliott/Dresser)*

6.2 MAYOR & COUNCILMEMBER COMMENT(S)

7. ADJOURNMENT


Teresa Vargas, CMC
City Clerk



City Council Chamber
 390 Towne Centre Drive
 Lathrop, California



**CITY OF LATHROP
 CITY COUNCIL SPECIAL MEETING AND STUDY SESSION
 TUESDAY, MAY 29, 2018
 5:30 P.M.
 COUNCIL CHAMBER, CITY HALL
 390 Towne Centre Drive
 Lathrop, CA 95330**

MINUTES

1. PRELIMINARY

- 1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 5:30 p.m.
- 1.2 ROLL CALL Present: Mayor Dhaliwal; Vice Mayor Elliott
 Councilmembers: Akinjo, Dresser, and Salcedo.

 Absent: None.

Councilmember Salcedo led the pledge of allegiance. Mayor Dhaliwal led a moment of silence.

2. ACTION ITEM

2.1 DISTRICT BASED ELECTIONS FOR CITY COUNCIL ELECTIONS

City Attorney Salvador Navarrete provided an overview. A question and answer period ensued. City Manager Stephen Salvatore and City Clerk Teresa Vargas provided additional information. Diane Lazard (Lathrop, CA) cited sections of the Election Code; expressed opposition to the matter. Gloryanna Rhodes (Lathrop, CA) expressed opposition to the matter; commented on the diversity of the existing council. The question and answer period continued. City Attorney Salvador Navarrete provided additional information. Gloryanna Rhodes (Lathrop, CA) returned to the podium and urged Council to take their time with considering the proposed matter. The question and answer period continued. Ken Lam (Lathrop, CA) commented on other cities previously sued. The question and answer period continued.

A motion by Mayor Dhaliwal, seconded by Councilmember Salcedo, to adopt a Resolution of Intention to transition from At-Large Elections to District Based Elections for City Council Elections for the 2022 General Municipal Election, after receiving results of the 2020 U.S. Census.

Ayes: Salcedo and Dhaliwal
Noes: Akinjo, Dresser, and Elliott
Absent: None
Abstain: None

MOTION FAILED

No further action taken by the Council on this matter.

3. STUDY SESSION ITEM

3.1 DISCUSSION REGARDING LATHROP POLICE SERVICE OPTIONS

City Manager Stephen Salvatore provided an overview, which included a summary of the City's law enforcement partnership and agreement with the San Joaquin County Sheriff's Office, and current transition negotiations with City of Tracy Police Department. Finance Director Cari James and City Consultant Mike Oliver (Municipal Resource Group) provided the remainder of the presentation, which included a project background, potential service agreement and operational plan with City of Tracy, potential staffing levels, service plan, estimated transition costs, officer cost comparison, estimated annual costs, ten year assumptions and cost model between City of Tracy and San Joaquin County, transition benefits, and next steps required to complete the service transition. A question and period ensued throughout the presentation. Smith (first name not heard; speaker card not provided) requested information related to the recruiting process. City Consultant Mike Oliver provided additional information. The question and answer period continued. Gloryanna Rhodes (Lathrop, CA) expressed support on the City transitioning to its own police department. Diane Lazard (Lathrop, CA) withdrew request to speak. Jack Varrella (Lathrop, CA) expressed opposition to the proposed service agreement with the City of Tracy; and expressed concern with losing community programs provided by the San Joaquin County Sheriff's Office. Debbie Rock (Lathrop, CA) commented on the City having full control in the recruitment process; location for the potential future dispatch center; and the City transition to its own police department. Dawna Hernandez (Lathrop, CA) expressed appreciation for school programs provided by the San Joaquin County Sheriff's deputies and their involvement in the community. Michele Anderson (Lathrop, CA) expressed support with continuing the service agreement with San Joaquin County Sheriff's Office; expressed appreciation for the deputies and their involvement in the community. Diane Lazard (Lathrop, CA) requested information related to the transition of the City's own police department. Gloryanna Rhodes (Lathrop, CA) returned to the podium, requested information related to officer retention and retirement costs.

Debbie Rock (Lathrop, CA) returned to the podium, requested information related to the police academy and recruitment process. There were no other speakers.

The City Council received public comment and discussed the information provided by staff related to the City of Lathrop police service options with the City of Tracy. No other action taken.

4. **ADJOURNMENT** - There being no further business, Mayor Dhaliwal adjourned the meeting at 8:18 p.m.


Teresa Vargas, CMC
City Clerk

This meeting was called by a majority of the City Council per Government Code Section 54956.

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ORDINANCE NO. 18-393**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A ZONING MAP AMENDMENT FOR THE LBA NORTH PROJECT (REZ-18-23)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public meeting on May 30, 2018, at which they adopted PC Resolution No. 18-11 recommending the City Council approve the General Plan Land Use Map Amendment and Zoning Map Amendment request pursuant to the Lathrop Municipal Code; and

WHEREAS, the subject parcels currently have a Freeway Commercial (FC) General Plan designation, and are located within the Highway Commercial (HC) Zoning District; and

WHEREAS, the request is for a General Plan Land Use Map Amendment to General Industrial (GI); Zoning Map Amendment to General Industrial (IG); and

WHEREAS, the property is located at 16825 Murphy Parkway (APN's: 198-210-14, -19 & -21); and

WHEREAS, chapter 17.124 of the Lathrop Municipal Code mandates the transmittal of a Planning Commission recommendation to the City Council by resolution; and

WHEREAS, in accordance with Public Resource Code Section 21000 et. seq. and State CEQA Guidelines Section 15000 et. seq., the City of Lathrop prepared and circulated an Initial Study and Negative Declaration for a 20-day public review period beginning April 30, 2018 and ending May 21, 2018, that evaluated the potential environmental effects of the proposed project;

WHEREAS, the City Council finds that the proposed Zoning Map change is consistent with applicable provisions of the Lathrop General Plan; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby approve the Zoning Map Amendment for the LBA North Project as shown in the attached Exhibit A, incorporated by reference herein.

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

Section 1. The Zoning Map of the City of Lathrop is hereby amended as shown in the attached Exhibit A, incorporated by reference herein.

Section 2. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 3. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

Section 4. Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 5. Publication. Within fifteen days of the adoption of this Ordinance, the city Clerk shall cause a copy of this Ordinance to be published in full accordance with Section 36933 of the Government Code.

Attachments:

Exhibit A – Zoning Map Amendment (Page 4 of 4)

THIS ORDINANCE was regularly introduced at a meeting of the City Council of the City of Lathrop on the 11th day of June 2018, and was PASSED AND ADOPTED at a regular meeting of the City Council of the City of Lathrop on the 9th day of July 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney



Zoning Map Amendment

	<p>EXHIBIT A REZ-18-23 LBA North Project Zoning Map Amendment 16825 Murphy Parkway APN's: 198-210-14, -19 & -21</p>	<p>N</p> <p>(Not to Scale)</p>
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ORDINANCE NO. 18-394

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP ADOPTING AMENDMENTS TO THE LATHROP MUNICIPAL CODE TITLE 17 "ZONING CODE", CHAPTER 17.84 "SIGNS", WITH THE SPECIFIC PURPOSE OF ESTABLISHING CONTENT NEUTRALITY FOR TEMPORARY NONCOMMERCIAL SIGNAGE

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing at a regular meeting on May 16, 2018, at which they adopted PC Resolution No. 18-10 recommending City Council adopt Municipal Code Text Amendment No. TA-18-56 pursuant to the Lathrop Municipal Code; and

WHEREAS, chapter 17.124 of the Lathrop Municipal Code mandates the transmittal of a Planning Commission recommendation to the City Council by resolution; and

WHEREAS, the City of Lathrop City Council held a duly noticed public hearing at a regular meeting on June 11, 2018 to review and consider Municipal Code Amendment; and

WHEREAS, the proposed code amendment is Citywide and affects all applicable properties in the City; and

WHEREAS, the proposed code amendment is exempt according to the California Environmental Quality Act (CEQA) Article 5 §15061 by the "General Rule" that CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; and

WHEREAS, the amendments establish content neutrality, and equal regulation of temporary non-commercial speech that is limited to time, place, and manner consistent with the requirements of the First Amendment to the Constitution of the United States and the free speech clause of Article I of the California Constitution, while protecting the public, health, safety, and welfare; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby approve Municipal Code Amendment as described in Attachment 2, incorporated by reference herein.

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

Section 1. The Lathrop Municipal Code is hereby amended as shown in Attachment "2", incorporated by reference herein.

Section 2. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 3. Severability. If any section, subsequent subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 4. Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 5. Publication. The City Clerk shall certify to the adoption of this ordinance and shall publish a summary thereof and post a certified copy of the full ordinance in the office of the City Clerk at least five days prior to the adoption of the proposed ordinance; and within fifteen days after adoption, the City Clerk shall publish a summary of the ordinance with the names of the members of the City of Lathrop City Council voting for and against the same.

Attachments:

Exhibit A – Chapter 17.84 "SIGNS" Amended Language

THIS ORDINANCE was regularly introduced at a meeting of the City Council of the City of Lathrop on the 11th day of June 2018, and was PASSED AND ADOPTED at a regular meeting of the City Council of the City of Lathrop on the 9th day of July 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

EXHIBIT A
TO ORDINANCE 18-394

Chapter 17.84 SIGNS

17.84.010 Purposes and applications.

In order to maintain and enhance the attractiveness and orderliness of the city's appearance, and to protect the public safety and general welfare, the location, size, height, illumination and maintenance of signs and outdoor advertising structures are regulated as set forth in this chapter. (~~Ord. 97-151; Ord. 93-99; Ord. 92-73~~) Additionally, these regulations are intended to respect and protect the right of free speech by sign display, while reasonably regulating the structural, locational and other non-communicative aspects of signs, generally for the public health, safety, welfare and specifically to serve the public interests in community aesthetics and traffic and pedestrian safety. To enable the fair, consistent and efficient enforcement of the sign regulations of the City. And to regulate signs in a constitutional manner, which is content neutral as to noncommercial signs and viewpoint neutral as to commercial signs.

17.84.020 General provisions and exceptions.

- A. Application. The provisions set forth in this chapter shall be applicable to all signs permitted by this title.
- B. Computation of Sign Area or Display Surface. For purposes of this chapter, measurements for computing the areas of a given sign shall be made as follows:
1. For signs comprised of individual letters attached to the business structure, including module letters and logographic symbols, the "effective sign area" means any area(s) enclosed by the minimum imaginary rectangle or parallelogram of vertical and horizontal lines which fully contains all extremities of each word and/or logographic symbol of the sign. Each word and/or logographic symbol shall be measured separately in computing total sign area. Shadow box borders and other border trims which are an intrinsic part of the building, either architecturally or structurally, shall not be included in such area computations.
 2. Where the sign consists of module letters only, and such letters are separated a minimum distance of one and one-half times the width of the individual module, the space between such letters shall not be included when computing sign area.
 3. For single unit signs containing letters or logographic symbols on cabinets or panels, the "effective sign area" means the area enclosed by the minimum imaginary rectangle or parallelogram of vertical and horizontal lines, which fully contains the perimeter of the cabinet or panel sign.
 4. For projecting signs and freestanding detached signs containing letters and/or logographic symbols, the "effective sign area" means the area enclosed by the minimum imaginary rectangle of vertical and horizontal lines which fully

EXHIBIT A
TO ORDINANCE 18-394

contains all extremities of the sign, exclusive of its supports and/or ornamental and decorative trim on cabinets or support columns.

5. For freestanding and projecting signs intended to be read from both sides along a single frontage, both sides of the sign shall be counted in computing the total sign area for that frontage.

6. The effective sign area of a ball or sphere shall be seventy-five percent (75%) of the surface area of the ball or sphere.

C. Projection and Height.

1. No sign shall project more than fourteen (14) inches beyond the property line, except that a freestanding sign shall not extend beyond the property line. The minimum height clearance for any freestanding sign, projecting building sign or sign located on a building marquee shall be not less than eight feet as measured from ground level to the lowest portion of the sign display area.

2. No sign other than a directional sign shall project more than twelve (12) inches into a required rear yard or interior side yard.

3. In an RCO, UR, RA, R, RM or PO district, a sign attached to a building shall not project above the parapet or roof line, whichever is higher.

D. Number of Freestanding Signs. Not more than one freestanding on-premises sign, or freestanding outdoor advertising structure, may be located on each parcel of property within a zoning district in which a freestanding sign or freestanding outdoor advertising structure is permitted, with the exception of parcels in the UR district which may have no more than two free-standing on premises signs for special events occurring on the site if permitted by the community development director or the city manager's designee.

E. Traffic Hazards.

1. ~~Clear Visibility Triangle. No sign or outdoor advertising structure shall be placed within thirty (30) feet of in a manner that obstructs the intersecting curb lines~~Clear Visibility Triangle of a street intersection, unless placed on a single pole with a ground clearance of at least ten (10) feet, or unless placed so that the top of the sign and its supporting structure is a maximum of two and one-half feet above the ground or driveway, (see Section 17.04.080, Definitions.)

2. No red, green or amber lights or illuminated signs or outdoor advertising structures, illuminated by or including flashing lights, shall be placed in such position that they reasonably could be expected to interfere with or be confused with any official traffic-control device, traffic signal or official directional guide sign.

F. Movement. A moving sign shall be permitted only in C or I districts; provided, that movement shall be slow (not to exceed ten (10) rpm), and shall not simulate effects obtained by varying the intensity, color, pattern or illumination.

EXHIBIT A
TO ORDINANCE 18-394

Notwithstanding this provision, at no time shall any movement be allowed that violates applicable state or federal law.

G. Utility Lines and Easements. No sign or outdoor advertising structure shall be located within a utility easement, or erected or located in a manner which will reduce the vertical or horizontal clearance from communication lines or energized electric power lines as required by laws, rules and regulations of the state and agencies thereof.

H. ~~Special Signs—Exceptions.~~ The following types of signs shall be exempt from the provisions of this chapter; provided, however, that temporary signs shall be removed by the agency, corporation, group or individual responsible for their erection within ~~thirty (30) days after the date of their original erection~~specified timeframes below, or when the signs become damaged or are no longer intelligible, whichever occurs first:

1. Signs used exclusively for the posting or display of official notices by a public agency or official, or by a person giving legal notice shall be removed no less than 7-days after event is over or when it is determined that the notice is no longer necessary;

2. Signs erected or maintained by a public agency or official, or required by law to be displayed by a public utility for directional, warning or informational purposes shall be removed no less than 7-days after event is over or when it is determined that the notice is no longer necessary;

3. Public Utility Signs. Nonadvertising signs of public utility companies shall be permitted as required in their operation, providing service for the health, safety and welfare of the general public, including, but not limited to, the following: Informational signs for public telephone facilities or marking the location of underground facilities; directional signs for public utility services; and signs notifying the public of danger, emergency, construction and similar conditions. ~~3. ——— Temporary signs or displays of an emergency, patriotic, religious or community nature, including temporary, nonstructural posters for civic or political campaigns and nonilluminated, non-verbal religious symbols.~~

4. ~~Signs announcing garage or yard sales shall be removed immediately after the completion of the sale.~~

I. ~~Special~~

4. ~~Signs—Prohibition.~~ on vehicles, including trailers; provided, that the vehicle/trailer is not parked on public or private property with the intent of being a stationary sign. If found to be parked with the intent of being a stationary sign, the vehicle/trailer is no longer exempt and is subject to the provisions of the sign ordinance.

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I. Animated Signs. Animated signs, the movement of which is simulated by variations in the intensity, color, pattern or illumination of the sign, and, or flashing signs, including, but not limited to: electronic display signs which may contain light emitting diode (LED) technology, shall be prohibited in all districts, subject to the following exceptions unless exempted as follows:

1. ~~A sign changing so as to show~~ Monochromatic Time and/or temperature display;
2. ~~An on-premises Barber pole;~~
3. ~~A sign changing the~~ Monochromatic fuel price of gasoline, diesel or other retail fuel sign in accordance with applicable state law;
4. ~~AA~~ An electronic display sign located on a city owned property or facility;
5. ~~A sign, or as approved in accordance with the provisions of Section 17.84.100.~~

6. ~~Electronic display Standards signs shall be subject to the following standards:~~

a. ~~The sign shall be constructed of quality materials and of similar design and architecture as adjacent uses.~~

b. ~~The hours or operation, illumination of the sign and changing images on the electronic display will not create a nuisance to surrounding uses, the vicinity or traffic.~~

~~a. The sign shall be constructed of quality materials and of similar design and architecture as adjacent uses.~~

~~b. The hours or operation, illumination of the sign and changing images on the electronic display will not create a nuisance to surrounding uses, the vicinity or traffic.~~

c. An electronic display sign located on a city-owned property or facility may provide information and announcements of city sponsored events or activities occurring at the subject site and occurring at other locations in the city at the discretion of the city manager or designee.

J. Area Identification Signs. Area identification signs intended to identify a neighborhood, subdivisions, shopping or industrial district, complex or other area composed of multiple ownerships shall be limited to a maximum single surface area of twenty-five (25) square feet, and total sign area not exceeding fifty (50) square feet.

K. Outdoor Advertising Signs. Outdoor advertising signs are signs having part or all of their area devoted to directing attention to a business, profession, commodity, product or service that is not the primary business, profession, commodity, product or service sold, manufactured, conducted or offered on the site on which the sign is located, and shall be subject to the following conditions:

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1. Outdoor advertising signs shall not be permitted in the RCO, UR, R, RM, PO, IP or C districts.
2. The maximum single surface area per site of an outdoor advertising structure in the I district shall be five hundred (500) square feet; the maximum aggregate area per site of outdoor advertising signs in the I district shall be one thousand (1,000) square feet. No outdoor advertising signs shall be placed within one thousand (1,000) feet of another such sign on the same side of a street or highway.

~~L. Temporary Advertising Banner Signs Exempt. Temporary advertising banners signs for grand opening and special sales events for businesses located in any commercial or industrial zoning district shall be exempt from the provisions of this chapter and shall require no fee or application to be displayed, provided the following standards are meet:~~

~~1L. Signs on City Property. Any sign placed on property owned by the City of Lathrop, or within the right-of-way of a dedicated public street without the permission of the City may be removed by the City without prior notice. This section shall be interpreted consistent with the requirements of the First Amendment to the Constitution of the United States and the free speech clause of Article I of the California Constitution.~~

~~M. Substitution of Noncommercial Message. Subject to the owner's consent, a noncommercial message of any type may be substituted for all or part of the commercial or noncommercial message on any sign allowed pursuant to this chapter. Design criteria which may apply to commercial signs, such as color, lettering style or height, and compatibility with other signs on the same parcel or other signs subject to a sign program, do not apply to noncommercial signs even when they are in an area subject to a sign program, master plan or specific plan. No special or additional permit is required to substitute a non-commercial message for any other message on an allowable sign, provided the sign is already permitted or exempt from the permit requirement. When a non-commercial message is substituted for any other message, the sign is still subject to the same location and structure regulations, such as size, height, illumination, duration of display, building and electrical code requirements, as would apply if the sign were used to display a commercial message or some other non-commercial message. This substitution provision shall prevail over any other provision to the contrary, whether more specific or not, in this chapter and applies retroactively to sign programs, master plans and specific plans which were adopted or approved before this chapter was enacted.~~

~~1. One banner may be displayed not exceeding sixty (60) square feet in area;~~

~~2. The same banner is not displayed for more than ninety (90) days in a calendar year, either consecutively or cumulatively;~~

~~3. The banner is displayed on the storefront or building of the subject business. No banner may be displayed on or above the building roof;~~

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- ~~4. The banner is securely attached or anchored to the building;~~
 - ~~5. The banner is limited to advertising the business name, event, and products or services available at the subject business location;~~
 - ~~6. The banner is approved for display by the property owner or authorized property owner agent of the subject business location.~~
- M. ~~Temporary Advertising Banner Signs—Not Exempt. Temporary advertising banner signs for grand opening and special sales events for businesses located in any commercial or industrial zoning district, not meeting the exempt provisions of this chapter, may be displayed upon filing and receiving approval of a sign design application by the planning division (no fee shall be required), and provided the following standards are met:~~
- ~~1. The banner or banners shall not exceed a total cumulative sign area of two hundred (200) square feet in area. A larger sign area may be considered for approval by the planning division if warranted by site specific circumstances.~~
 - ~~2. The banner or banners are not displayed for more than one hundred twenty (120) days in a calendar year, either consecutively or cumulatively.~~
 - ~~3. The banner or banners are displayed on the storefront or building of the subject business or at an approved location on the subject site. No banners may be displayed on or above the building roof.~~
 - ~~4. The banner or banners are limited to advertising the business name, event, and products or services available at the subject business location.~~
 - ~~5. The banner or banners are approved for display by the property owner or authorized property owner agent for the subject business location. (Ord. 18-384 § 1; Ord. 13-329 § 1; Ord. 10-298 § 1; Ord. 09-287 § 1; Ord. 02-206 § 1; Ord. 92-73; Ord. 93-99; Ord. 97-151)~~

17.84.030 Signs in the RCO, UR, RA, R, RM and PO districts.

No sign of any character shall be permitted in the RCO, UR, RA, R, RM or PO districts, except as follows:

- A. One name plate, not directly illuminated, with a maximum of two square feet in area (for example, a name plate having dimensions of one foot by two feet), containing the name or names of occupants of a residence or office;
- B. One identification sign, not directly illuminated, located flat against a wall and not projecting above the roof line, with a single surface area of not more than sixteen (16) square feet pertaining to a permitted or conditional use conducted on the site;
- C. One non-illuminated sign, with a single surface area of not more than eight square feet, pertaining to the sale, lease, rental or display of a structure or site;

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D. Nonilluminated directional signs, with a single surface area of not more than six square feet, pertaining to vehicular or pedestrian traffic directions and located along a driveway or within a parking lot. Arrows painted on pavement are not included in this regulation;

E. One bulletin board; not directly illuminated, with a single surface area of not more than twenty (20) square feet, located on the site of a church, school, auditorium or other similar place of public assembly;

F. One nonilluminated temporary construction sign, with a single surface area of not more than sixteen (16) square feet, on the site of a construction project, which shall be removed at the owner's expense at the time of project completion;

G. One temporary subdivision sales sign, not directly illuminated, with a single surface area of not more than thirty-two (32) square feet, on the site of a residential subdivision.

H. In the UR district up to two on-premises, freestanding signs of variable size as may be approved by the community development director or the city manager's designee, with the number of signs, their maximum size, and other requirements to be as determined by the community development director or the city manager's designee, provided that the maximum sign area for any single sign may not exceed eight hundred sixty-five (865) square feet. No outdoor advertising signs as defined in Section 17.84.020 shall be permitted in the UR district. (Ord. 10-298 § 1; Ord. 02-206 § 2; Ord. 92-73; Ord. 93-99; Ord. 97-151)

I. Temporary signs (see Section 17.84.060, Special provisions for temporary signs.)

17.84.040 Regulation of signs within the C districts.

A. Purposes and Application. The purpose of sign regulation within the C districts is to avoid unsightly, inharmonious, competing, cluttered and hazardous location and appearance of signs, and to encourage the replacement of existing nonconforming signs. Sign regulations of this section shall apply to any permitted or conditional use listed within a C district.

B. Maximum Total Aggregate Area in the CN, CC, CR and CW districts.

1. Primary Frontage. An allowable minimum sign area of up to fifty (50) square feet shall be permitted for each primary building frontage (portion of building occupied by the business and facing a street), regardless of the width of such primary building frontage. A maximum total sign area, not to exceed three hundred sixty (360) square feet, shall be permitted for each primary building frontage based on two square feet of sign area for each lineal foot of primary building frontage occupied by the business, except for those businesses located within the CC district that are within one thousand (1,000) feet of a freeway right-of-way. Such businesses shall be allowed a maximum total sign area of five hundred (500)

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square feet for each primary building frontage occupied by the business, based on two square feet of sign area for each lineal foot of primary building frontage occupied by the business.

2. Secondary Frontage. An allowable minimum sign area of up to thirty-six (36) square feet shall be permitted for each secondary building frontage (portion of building occupied by the business and facing an alley, an adjacent building, parking lot, or the like), regardless of the width of such secondary frontage. A maximum total sign area, not to exceed two hundred (200) square feet, shall be permitted for each secondary frontage based on one square foot of secondary building frontage occupied by the business.

C. Maximum Total Aggregate Area in the CS and CH districts.

1. Primary Frontage. An allowable minimum sign area of up to one hundred (100) square feet shall be permitted for each primary business frontage along a street, regardless of the width of such primary business frontage. A maximum total sign area, not to exceed five hundred (500) square feet, shall be permitted for each primary building frontage based on two square feet of sign area for each lineal foot of primary business frontage occupied by the business.

2. Secondary Frontage. An allowable minimum sign area of up to fifty (50) square feet shall be permitted for each secondary business frontage, regardless of the width of such secondary frontage occupied by the business. A maximum total sign area, not to exceed, two hundred (200) square feet shall be permitted for each secondary business frontage based on two square feet of sign area for each lineal foot of secondary business frontage occupied by the business.

D. Directional Signs. Directional signs for off-street parking and off-street loading facilities shall not exceed six square feet of each sign; parking lot identification signs shall not exceed six square feet per face of sign; provided that no directional sign shall exceed three feet in height, as measured from finished grade. Higher directional signs shall be allowed only when such a sign is setback a sufficient distance from the public right-of-way and driveways as to not impede the clear sight of any vehicle utilizing the driveway for ingress and egress.

E. Sale, Lease and Rental Signs. Signs pertaining to the sale, lease, rental or display of a structure or land shall not exceed thirty-two (32) square feet per single face of sign.

F. Projecting Signs. No sign, other than a directional sign, shall project more than twenty-four (24) inches into a required rear yard or required interior side yard. No sign, other than a sign required by law or a marquee sign, shall project more than fourteen (14) inches into a public right-of-way.

G. Signs Attached to Buildings. Signs attached to buildings shall be installed parallel with the building, with no more than a fourteen (14)-inch projection from

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the wall, except where permitted under subsection H below and/or attached directly to the vertical or sloped face of the marquee.

H. Marquee or Canopy Signs. Signs attached below the marquee or canopy shall not exceed six square feet per face of sign, and shall have a minimum ground clearance of eight feet above the sidewalk grade in order not to impede or interfere with pedestrian traffic and safety. Where the marquee or canopy is attached at an angle from a building, signs may be affixed to the sloped portion above the horizontal extension of the marquee or canopy as an integral part of the facade.

I. Painted Wall Signs. Within each of the C districts, signs painted upon a wall exterior surface shall be included when computing the allowable sign area.

J. Freestanding Signs.

1. New freestanding signs shall have a permanently landscaped area at their bases, and shall be maintained with live plant materials around the base of such signs equal to at least ten percent (10%) of the total sign area, and with a minimum landscaped area of ten (10) square feet, or be located within a landscaped planter at least five feet in width.

2. Freestanding area identification signs displaying the name and/or logographic symbol of a shopping center and/or the names of other groupings of businesses, offices, services or combinations thereof shall not exceed a total sign area of five hundred (500) square feet.

3. No more than one freestanding pole or pylon sign shall be permitted for a single business or for a grouping of businesses on a single site, except that two freestanding pole or pylon signs shall be permitted for a grouping of ten (10) or more businesses on a single site.

4. No more than one monument sign (a sign located flush on finished grade) shall be permitted for a single business or for a grouping of businesses on a single site; provided, that any monument sign does not exceed eight feet in height and no more than fifty (50) square feet of total surface area for each sign face. Any proposed monument sign may be located within a setback area; provided, that it does not interfere with the clear sight of vehicles at driveway locations. Any monument sign over three feet in height shall also meet the requirements of subsection P of this section.

~~K. Temporary Signs. Temporary signs, including official notices, campaign posters and posters advertising community functions or events, shall be removed by the agency, official or person responsible for their erection within seven days after the date of the advertised event or election. In the CN, CC, CR and CW districts, such temporary signs shall be permitted only on special structures which may be provided at various locations, such as public bulletin boards, kiosks and other authorized informational centers.~~

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K. Temporary signs (see Section 17.84.060, Special provisions for temporary signs.)

L. Announcement and Bulletin Boards. Announcement and bulletin boards or structures for any public, philanthropic, civic, religious or charitable organization or agency, nonilluminated or illuminated by indirect lighting only, may not exceed thirty-two (32) square feet in area in any district when appurtenant to the premises on which they are located.

~~M. — Public Service Signs. Electronic public service signs displaying such information as the time of day, temperature or events of community interest, with the purpose of augmenting on-premises identification, shall be permitted. The area of such signs shall be included when computing the total sign area of a business or site.~~

~~N. — Sight Distance at Intersections. Portable signs, including, but not limited to, sandwich board, "A" board, movable freestanding, tire stack and wind signs, shall be prohibited.~~

~~O. — Public Utility Signs. M Nonadvertising signs of public utility companies shall be permitted as required in their operation, providing service for the health, safety and welfare of the general public, including, but not limited to, the following: Informational signs for public telephone facilities or marking the location of underground facilities; directional signs for public utility services; and signs notifying the public of danger, emergency, construction and similar conditions. No sign or other item shall be attached to private utility company poles and/or light standards or supports without prior written approval from the utility company to which such poles belong.~~

~~P. — Sign Distance at Intersections. No sign permitted by this chapter shall be placed within thirty (30) feet of a street intersection (intersecting curb lines) unless placed so that the top of the sign is at a maximum of three feet above the ground or unless the bottom of the sign is a minimum of ten (10) feet above the ground level.~~

Q. Height of Signs. The height of signs within the CN, CC, CR and CW districts shall not exceed the height of the structure which houses the business being advertised, unless otherwise allowed under the provisions of this title or as approved by the planning commission with a conditional use permit or site plan review and in no case shall such sign exceed the height limitations of the district in which it is located.

R. Signs Expressly Prohibited.

~~1. — No red, green or amber light or illuminated sign may be placed in such a position that it could reasonably be expected to interfere with, or be confused with any official traffic control device, traffic signal or official directional guide sign.~~

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- ~~2. Outdoor advertising structures shall not be permitted.~~
- ~~3. Glaring, flashing and scintillating signs shall not be permitted.~~
- ~~4. Open letter signs which may be viewed from the reverse shall not be permitted.~~

SN. Brand Name Advertising. Up to thirty percent (30%) of the signing allowance for any frontage may be devoted to the advertising or identification of an individual brand or brands of products. This provision shall not apply to the identification of one primary brand name identifying a service station.

TO. Design of Signs. All signs shall be designed in scale and harmony with the architectural design of the buildings and uses they are intended to relate to or identify.

~~U. Alteration and Removal. Achieving the alteration or removal of dangerous, obsolete and nonconforming signs is a major policy of this chapter. To this end, certain signs are declared to be dangerous, obsolete or nonconforming, and shall be removed or altered to conform as follows:~~

~~1. A "dangerous sign" is defined as any sign which is an immediate peril or a potential menace to the safety of persons or property. The building inspector shall give a written order for the repair or removal of any unsafe or dangerous sign to the owner of the real property upon which such sign is located. If such owner shall fail to remove or repair such sign or advertising structure within six months of notification by the building inspector, the building inspector may cause the removal of such sign and may enter upon such property for such purpose. Any cost accrued by the city in the removal of such sign shall be charged to the owner of the real property upon which such sign is located and added to the real taxes thereon for the ensuing tax year or be collected in civil action at the option of the city.~~

~~2. Any sign hereafter existing which no longer advertises a bona fide business conducted or product sold on the premises where such sign exists shall be removed or made to conform by the owner of the building, structure or property upon which such sign is located within ninety (90) days after written notification by the building inspector, or the building inspector may cause the removal of such sign. Any cost accrued by the city shall be treated in the same manner as provided above for dangerous or unsafe signs.~~

~~3. Signs which are nonconforming because of their lighting, movement or animation shall be made to conform or be removed within one hundred twenty (120) days after written notification by the building inspector.~~

~~V. Appeals Procedure.~~

~~1. If, because of any ambiguity, inadvertent omission or error, the interpretation of the provisions and/or intent of this chapter by the director of community development or the city manager's designee is disputed, the applicant~~

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~~or any aggrieved person may appeal, in writing, setting forth his or her reason for such appeal to the planning commission. The appeal shall be filed with the planning director within fifteen (15) days after an adverse decision of the director. The appeal shall be placed on the regular meeting agenda of the planning commission.~~

~~2. The commission shall review the sign proposal and shall approve, approve with conditions or disapprove it, based on the findings set forth in Section 17.120.080 of this code.~~

~~3. Any decision of the commission may be appealed by an interested party to the city council by filing an appeal application and paying any applicable fee within ten (10) days following the date of the planning commission's decision. The appeal application shall state specifically where there was an error or abuse of discretion by the commission, or wherein the commission's decision is not supported by the evidence in the record. The council shall hear all pertinent testimony relating to the appeal and render its decision at the next available regular council meeting. The decision of the city council shall be final. (Ord. 10-298 § 1; Ord. 09-287 § 2; Ord. 92-73; Ord. 93-99; Ord. 97-151)~~

17.84.050 Regulation of signs within the I districts.

No sign, outdoor advertising structure or display of any character shall be permitted in the I Districts, except as follows:

- A. Outdoor advertising signs in accordance with the district limitations and standards prescribed in Section 17.84.020(K);
- B. The maximum permissible area of all faces of all permanent and temporary signs pertaining to a permitted use or conditional use, excluding outdoor advertising signs, directional signs and signs identifying products within a window display area, shall be as follows: one square foot of sign area per lineal foot of property line adjoining a street, or one hundred (100) square feet per acre of site area in use, whichever is greater, to a maximum of six hundred (600) square feet of sign area;
- C. One non-illuminated sign, not exceeding a single surface area of thirty-two (32) square feet, pertaining to the sale, lease, rental or display of a structure or site;
- D. No more than one monument sign (a sign located flush on finished grade) shall be permitted for a single business or for a grouping of businesses on a single site; provided, that any monument sign does not exceed eight feet in height and no more than fifty (50) square feet of total surface area for each sign face. Any proposed monument sign may be located within a setback area; provided, that it does not interfere with the clear sight of vehicles at driveway locations. Any monument sign over three feet in height shall also meet the requirements of Section 17.84.040(P) of this chapter.

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E. Non-illuminated directional signs along driveways or within parking lots, not exceeding a single surface area of six square feet, pertaining to vehicular and pedestrian traffic direction;

F. One bulletin board not directly illuminated, not exceeding a single surface area of twenty (20) square feet, located on the site of a place of public assembly;

G. One non-illuminated temporary commercial construction sign, not exceeding a single surface area of thirty-two (32) square feet, on the site of a construction project, to be removed at the owner's expense at the time of project completion. (~~Ord. 18-384 § 1; Ord. 09-287 § 3; Ord. 92-73; Ord. 93-99; Ord. 97-151~~)

H. Temporary signs (see Section 17.84.060, Special provisions for temporary signs.)

(Ord. 18-384 § 1; Ord. 09-287 § 3; Ord. 92-73; Ord. 93-99; Ord. 97-151)

17.84.060 Temporary signs.

A. Temporary Commercial Signs. Any sign containing a commercial message. Includes all signs not classified as noncommercial signs.

1. Temporary Advertising Banner Signs—Temporary advertising banner signs for grand opening and special sales events for businesses located in nonresidential zoning districts may be displayed, and shall not require a sign design application, provided the following standards are met:

a. One banner may be displayed not exceeding sixty (60) square feet in area;

~~17.84.060~~b. The same banner is not displayed for more than ninety (90) days in a calendar year, either consecutively or cumulatively;

c. The banner is displayed on the storefront or building of the subject business. No banner may be displayed on or above the building roof;

d. The banner is securely attached or anchored to the building;

e. The banner is limited to advertising the business name, event, and products or services available at the subject business location;

f. The banner is approved for display by the property owner or authorized property owner agent of the subject business location.

2. Temporary Advertising Banner Signs—Temporary advertising banner signs for grand opening and special sales events for businesses located in nonresidential zoning districts, not meeting the provisions above in this section, may be displayed upon filing and receiving approval of a sign design application by the planning division and provided the following standards are met:

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- a. The banner or banners shall not exceed a total cumulative sign area of two hundred (200) square feet in area. A larger sign area may be considered for approval by the planning division if warranted by site specific circumstances.
 - b. The banner or banners are not displayed for more than one hundred twenty (120) days in a calendar year, either consecutively or cumulatively.
 - c. The banner or banners are displayed on the storefront or building of the subject business or at an approved location on the subject site. No banners may be displayed on or above the building roof.
 - c. The banner or banners are limited to advertising the business name, event, and products or services available at the subject business location.
 - e. The banner or banners are approved for display by the property owner or authorized property owner agent for the subject business location. (Ord. 18-384 § 1; Ord. 13-329 § 1; Ord. 10-298 § 1; Ord. 09-287 § 1; Ord. 02-206 § 1; Ord. 92-73; Ord. 93-99; Ord. 97-151)
- B. Temporary Noncommercial Signs - Temporary signs with noncommercial messages may be displayed on private property, with the property owner's permission, subject to compliance with the following limitations:**
- 1. Noncommercial signage shall be defined as any sign which is intended to convey a noncommercial message including, by way of example and not limitation, commentary on social, political, educational, religious, scientific, artistic, philosophical or charitable subjects. This definition also includes signs regarding fund raising or membership drive activities for noncommercial or nonprofit concerns, entities or groups.
 - 2. On residential property, an unlimited number of single-faced or double-faced signs not exceeding four square feet of surface area per sign face may be displayed for up to 90 days in any calendar year. Such signs shall be limited to a maximum of three feet in height if located in any required setback, or six feet in height if located outside any required setback. No sign shall be placed in a manner that obstructs the Clear Visibility Triangle at intersections and driveways.
 - 3. On nonresidential property, an unlimited number of single-faced or double-faced signs not exceeding 32 square feet per sign face may be displayed for up to 90 days in any calendar year. Such signs shall be limited to a maximum of three feet in height if located in any required setback, or six feet in height if located outside any required setback. No sign shall be placed in a manner that obstructs the Clear Visibility Triangle of intersections or driveways. These signs are allowed in addition to the substitution of noncommercial messages for commercial messages as established in Section 17.84.020 (M).
 - 4. Signs shall be removed by the agency, official or person responsible for their erection within seven days after the date of the advertised event or election.

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17.84.070 Nonconforming signs and outdoor advertising structures.

Nonconforming signs and nonconforming outdoor advertising structures shall be subject to the regulations prescribed in ~~Chapters 17.16 and 17.116. (Ord. 92-73; Ord. 93-99; Ord. 97-151)~~Chapter 17.116 and as follows.

A. Alteration and Removal. Achieving the alteration or removal of dangerous, obsolete and nonconforming signs is a major policy of this chapter. To this end, certain signs are declared to be dangerous, obsolete or nonconforming, and shall be removed or altered to conform as follows:

1. A "dangerous sign" is defined as any sign which is an immediate peril or a potential menace to the safety of persons or property. The building inspector shall give a written order for the repair or removal of any unsafe or dangerous sign to the owner of the real property upon which such sign is located. If such owner shall fail to remove or repair such sign or advertising structure within six months of notification by the building inspector, the building inspector may cause the removal of such sign and may enter upon such property for such purpose. Any cost accrued by the city in the removal of such sign shall be charged to the owner of the real property upon which such sign is located and added to the real taxes thereon for the ensuing tax year or be collected in civil action at the option of the city.

2. Signs which are nonconforming because of their lighting, movement or animation shall be made to conform or be removed within one hundred twenty (120) days after written notification by the building inspector.

17.84.0780 Abandoned and dilapidated signs.

No person shall maintain or permit to be maintained on any premises owned or controlled by him or her any sign which has been abandoned, or which is physically dilapidated. Any such sign shall be promptly removed by the owner or such other person. Any sign which is located on property which becomes vacant and unoccupied for a period of six months or more, or any sign which was erected for an occupant or business unrelated to the present occupant or his or her business, or any sign which pertains to a time, event or purpose which no longer is applied shall be presumed to have been abandoned. Where the owner or other person responsible for maintaining an abandoned or dilapidated sign fails to remove the sign in conformance with these provisions, the city shall cause the sign to be removed, and shall assess the owner or other person responsible at a rate established by resolution of the city council to cover the costs of such removal. (Ord. 92-73; Ord. 93-99; Ord. 97-151)

A. Any sign hereafter existing which no longer advertises a bona fide business conducted or product sold on the premises where such sign exists shall be removed or made to conform by the owner of the building, structure or property upon which such sign is located within ninety (90) days after written notification by the building inspector, or the building inspector may cause the removal of such sign. Any cost

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accrued by the city shall be treated in the same manner as provided above for dangerous or unsafe signs.

17.84.0890 Authority to modify sign regulations.

Notwithstanding other provisions of this title, the planning commission has the authority to modify or adjust regulations of this title in order to prevent or lessen practical difficulties or unnecessary physical hardships inconsistent with the objectives of the zoning code and the purpose of this chapter as would result from a strict or literal interpretation and enforcement of certain of the regulations of this title. (Ord. 97-151; Ord. 93-99; Ord. 92-73)

~~17.84.090 Public utility signs:~~

~~Nonadvertising signs of public utility companies shall be permitted as required in their operation, providing service for the health, safety and welfare of the general public, including, but not limited to, the following: The location of underground facilities; directional signs for public utility services; and signs notifying the public of danger, emergency, construction and similar conditions. No signs or other items shall be attached to private utility company poles and/or light standards or supports without prior written approval from the affected utility company. (Ord. 97-151; Ord. 93-99; Ord. 92-73)~~

A. Appeals Procedure.

1. If, because of any ambiguity, inadvertent omission or error, the interpretation of the provisions and/or intent of this chapter by the director of community development or the city manager's designee is disputed, the applicant or any aggrieved person may appeal, in writing, setting forth his or her reason for such appeal to the planning commission. The appeal shall be filed with the planning director within fifteen (15) days after a decision of the director. The appeal shall be placed on the regular meeting agenda of the planning commission.

2. The commission shall review the sign proposal and shall approve, approve with conditions or disapprove it, based on the findings set forth in Section 17.120.080 of this code.

3. Any decision of the commission may be appealed by an interested party to the city council by filing an appeal application and paying any applicable fee within ten (10) days following the date of the planning commission's decision. The appeal application shall state specifically where there was an error or abuse of discretion by the commission, or wherein the commission's decision is not supported by the evidence in the record. The council shall hear all pertinent testimony relating to the appeal and render its decision at the next available regular council meeting. The decision of the city council shall be final. (Ord. 10-298 § 1; Ord. 09-287 § 2; Ord. 92-73; Ord. 93-99; Ord. 97-151)

17.84.100 Master signage plans.

EXHIBIT A
TO ORDINANCE 18-394

A. Purpose. The master sign plan provides a process for community development director review and decision related to requests for signs for multi-tenant projects. The intent is to allow the integration of a project's signs with the design of the structures to achieve a unified architectural statement and to approve common sign regulations for multi-tenant projects, and to encourage design flexibility.

B. Applicability. A master sign plan shall be required for all new multi-tenant shopping centers, office parks, and other multi-tenant or mixed-use developments of two or more separate tenants/uses that share either the same parcel or structure and use common access and parking facilities.

C. Approving Authority and Procedure. The designated approving authority for a master sign plan is the community development director. The process will be conducted administratively by the community development director. No public hearing is required for a master sign plan.

D. Projects with Business of Local and/or Regional Significance. Project sites that include a business of local and/or regional significance, as determined by the community development director or the city manager's designee, may if determined to meet the other findings of this subsection, exceed the number of freestanding signs, individual and/or aggregate sign areas, LED lighting and animation, and height requirements contained in this title through the master sign plan process. For the purposes of this exception, a business of local and/or regional significance is a business that would provide a significant economic benefit to the city of Lathrop in the form of jobs and/or sales tax generation.

E. In approving a master signage plan, the community development director shall make the following findings:

1. The proposed plan is consistent with the adopted general plan and all applicable provisions of this chapter.
2. The proposed plan meets the minimum requirements for submittal as stated by this chapter.
3. The granting of the plan does not constitute a special privilege that cannot be substantiated by special circumstances as required by this chapter.
4. The proposed business is of local and/or regional significance (for businesses requesting to exceed the sign requirements contained in this title).
5. The granting of the plan is in compliance with all local, state and federal laws pertaining to the height of any proposed sign.
6. All proposed signs shall incorporate several common design elements, including letter style, colors, illumination, sign shape, and the like.

EXHIBIT A
TO ORDINANCE 18-394

7. All proposed signs shall be architecturally compatible to any proposed structures and buildings.

8. Approval of the plan shall not adversely affect surrounding land uses or obscure adjacent conforming signage.

F. An application fee for a master signage plan shall be established from time to time as set forth by an adopted city council resolution. (Ord. 18-384 § 1; Ord. 16-355 § 1; Ord. 10-298 § 1; Ord. 08-277 § 1; Ord. 97-151; Ord. 93-99; Ord. 92-73)

~~17.84.110 Special provisions for temporary signs:~~

~~Temporary signs as described by Section 17.84.020(H)(3) shall be placed and removed by the following provisions. All such signs shall be clearly and legibly labeled and each label shall include the name, address and phone number of the responsible party erecting the sign or at the option of the responsible party, each sign may be registered with the city clerk on a form indicating the responsible party's name, address and phone number. There shall be no charge for registering any sign as provided by this chapter. Any sign which is placed unlawfully in accordance with this chapter or related law shall be removed by the city at the expense of the responsible part. All such signs shall be removed within fourteen (14) days after the final day in which purpose the sign was erected; this shall include political elections, civic or community posters, or any other temporary use which stipulates a specific time period. The city shall charge a five dollar (\$5.00) removal fee to a responsible party for each and every sign that must be removed in accordance with this chapter. (Ord. 97-151; Ord. 93-99; Ord. 92-73)~~

~~17.84.120 Political campaign signs:~~

~~A. General. Signs relating to political campaigns involving the election of candidates for public office or consideration of ballot measures submitted to the electorate (political campaign signs) may be placed upon property in private ownership by or with the consent of the owner or lawful occupant; provided, however, the placing of political campaign signs on private property shall be consistent with the provisions contained in subsections B, C, D, E and F of this section.~~

~~B. Signs Affixed to Ground in Private Ownership—No Permit Required. No sign permit (or building or other permit) shall be required for any political campaign sign which is affixed to the ground on property in private ownership, does not exceed six feet in height, and does not exceed thirty-two (32) square feet in sign area; provided, however, the following requirements are met:~~

~~1. A candidate, political campaign committee, sign company, or other person responsible for the placement of political campaign signs for a particular candidate or measure shall inform the city's chief building official in writing of the intention to place such signs within the city in compliance with the provisions of this section.~~

EXHIBIT A
TO ORDINANCE 18-394

~~2.—The notice to the chief building official shall identify the candidate or measure included in the sign copy, and shall identify some symbol, emblem, mark or other characteristic on the signs to distinguish such signs from other signs which may relate to the same candidate or measure which may be placed by another person.~~

~~3.—Every such sign shall consist of wood or other materials and be posted or otherwise affixed to the ground in a manner so that such sign cannot be easily blown over or knocked down.~~

~~C.—Signs Affixed to Ground in Private Ownership—Permit Required. Political campaign signs (affixed to the ground on property in private ownership) exceeding six feet in height or thirty two (32) square feet in area may be allowed in accordance with the following requirements:~~

~~1.—Not more than one such sign may be placed upon one lot;~~

~~2.—The lot on which any such sign may be placed is undeveloped;~~

~~3.—The sign shall be set back at least twenty five (25) feet from the side lot line of any adjacent developed lot;~~

~~4.—No sign shall be placed within thirty (30) feet of the intersecting curb lines of a street intersection;~~

~~5.—The sign shall not materially obscure any other existing sign which conforms to the provisions of this code, nor unreasonably interfere with any lawful uses that may be effected on any adjacent lot on the same street;~~

~~6.—The maximum height of the sign shall not exceed twenty (20) feet from the ground where located;~~

~~7.—The maximum sign area of the sign shall not exceed one hundred thirty (130) square feet;~~

~~8.—A sign permit shall be obtained for each such sign, accompanied by the fees prescribed therefor. A building permit and other permits also may be required pursuant to this code.~~

~~D.—Signs Placed on Single Family Dwellings—No Permit Required. No sign permit (or building permit or other permit), nor notice of intention, shall be required for any political campaign sign placed on a single family dwelling by or with the consent of the owner or lawful occupant of the lot upon which such dwelling is located; provided, however, the total sign area of such sign (or signs) does not exceed thirty two (32) square feet in sign area, and is subject to the following requirements:~~

~~1.—No such sign shall project above the height or from the sides of the dwelling, or block access to or from any door or window; and~~

EXHIBIT A
TO ORDINANCE 18-394

~~2. Every such sign shall be placed in a manner to secure it from being blown over or knocked down.~~

~~E. Signs Affixed to Windows of Occupied Buildings—No Permit Required. No sign permit (or building permit or other permit), nor notice of intention, shall be required for any political sign affixed to the interior side of any window of any type of occupied building by or with the consent of the owner or lawful occupant of the building (including a dwelling unit of a multiple dwelling, or a section of a nonresidential building, occupied by such occupant in which such windows are located); provided, however, the total sign area of such sign (or signs) does not exceed thirty-two (32) square feet in sign area for each such building, dwelling unit or section of building occupied.~~

~~F. Signs Replacing Commercial and Industrial District Signs—No Permit Required. No sign permit (or building permit or other permit), nor notice of intention, shall be required for any political campaign sign which consists of sign copy replacing (temporarily during the campaign) sign copy of a freestanding sign, building sign, public service sign, display structure sign, or traveling message sign, located in a commercial or industrial district and approved pursuant to the regulations of this code. The sign copy of any such political campaign sign shall be integral with the structure containing the sign copy in the same manner as the sign copy which is being temporarily replaced during the campaign.~~

~~G. Political Campaign Signs on Public Property Prohibited—Exception. Political campaign signs shall not be allowed nor permitted on public property, except that (1) political campaign signs may be located in the front yards of private property situated within a public right of way, and (2) to the extent applicable, such political campaign signs shall comply with the provisions of subsections B and C of this section. Notwithstanding the foregoing exception, no political campaign signs may be placed on fences, utility guy wires, support wires, traffic signs, signals or standards, or on any tree or shrub located within a public right of way, nor may the placement of such signs within a public right of way unreasonably interfere with public safety, including visual, traffic and pedestrian impacts.~~

~~H. Removal of Signs After Election. Every political campaign sign shall be removed within fifteen (15) days following the election related to such sign. Any such sign on private property which is not removed shall be subject to abatement, or any other remedy allowed by law for such removal (including the removal costs incurred by the city as set forth in Section 17.84.110 of this chapter), and the parties responsible for the placement of such sign shall be liable for all costs associated with such removal. (Ord. 06-257 § 1)~~

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ORDINANCE NO. 18-395

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING LATHROP MUNICIPAL CODE TITLE 13 "PUBLIC SERVICES", BY ADDING CHAPTER 13.22 ENTITLED "STATE VIDEO SERVICE FRANCHISES", TO IMPLEMENT THE PROVISIONS OF THE DIGITAL INFRASTRUCTURE AND VIDEO COMPETITION ACT OF 2006, CODIFIED IN CALIFORNIA PUBLIC UTILITIES CODE SECTION 5800 ET SEQ.

WHEREAS, the City Council of the City of Lathrop finds that it is necessary to establish this Chapter to address video service providers that have been awarded a state video franchise under the California Public Utilities Code Section 5800 *et seq.*, (the Digital Infrastructure and Video Competition Act of 2006["DIVCA"]), to provide cable or video service in any location(s) within the incorporated boundaries of the City; and

WHEREAS, it is necessary to implement this Chapter in order for the City to adopt provisions of DIVCA and exercise its rights thereunder.

NOW THEREFORE, The City Council of the City of Lathrop Does Ordain Chapter 13.22 is Added to The Lathrop Municipal Code to Read as Follows:

CHAPTER 13.22 STATE VIDEO SERVICE FRANCHISES**SECTIONS:****13.22.010 General Provisions****13.22.020 Definitions****13.22.030 Franchise Fees****13.22.040 Customer Service****13.22.050 Permits and Construction****13.22.060 Emergency Alert System****13.22.070 Public, Educational, and Government Access Channel Capacity, Support, Interconnection, and Signal Carriage****13.22.080 Notices****13.22.010 General Provisions**

(1) Purpose. This Chapter is applicable to video service providers who have been awarded a state video franchise under the California Public Utilities Code Section 5800 *et seq.*, (the Digital Infrastructure and Video Competition Act of 2006 ["DIVCA"]), to provide cable or video services in any location(s) within the incorporated boundaries of the City. It is the purpose of this Chapter to implement within the incorporated boundaries of the City the provisions of DIVCA and the rules of the California Public Utilities Commission promulgated there under that are applicable to a "local franchising entity" or a "local entity" as defined in DIVCA.

(2) Rights Reserved.

A. The rights reserved to the City under this Chapter are in addition to all other rights of the City, whether reserved by this Chapter or authorized by law, and no action, proceeding or exercise of a right shall affect any other rights which may be held by the City.

B. Except as otherwise provided by DIVCA, a state franchise shall not include, or be a substitute for:

i. compliance with applicable requirements for the privilege of transacting and carrying on a business within the City, including, but not limited to, compliance with the conditions that the City may establish before facilities may be constructed for, or providing, non-video services;

ii. any permit or authorization required in connection with operations on or in public rights-of-way or public property, including, but not limited to, encroachment permits, street work permits, pole attachment permits and street cut permits; and

iii. any permit, agreement or authorization for occupying any other property of the City or any private person to which access is not specifically granted by the state franchise.

C. No permit issued by the City to a state franchise holder is itself a franchise, nor shall any permit create a vested right that would prohibit the City from revoking or amending the permit.

(3) Compliance with City Ordinances. Nothing contained in this Chapter shall be construed so as to exempt a state franchise holder from compliance with all ordinances, rules or regulations of the City now in effect or which may be hereafter adopted which are consistent with this Chapter or California Public Utilities Code Section 5800 *et seq.*, or any obligations under any franchise issued by the City insofar as those obligations may be enforced under California Public Utilities Code Section 5800 *et seq.*

13.22.020 Definitions

(1) Definitions Generally -- Interpretation of Language. For purposes of this Chapter, the following terms, phrases, words, and their derivations shall have the meaning given in this Chapter. Words not defined in this Chapter shall have the same meaning as established in: (1) DIVCA, and if not defined therein, (2) California Public Utilities Commission rules implementing DIVCA, and if not defined therein, (3) Title VI of Title 47 of the Communications Act of 1934, as amended, 47USC § 521 *et seq.*, and if not defined therein (4) their common and ordinary meaning. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, words in the singular number include the plural number, and "including" and "include" are

not limiting. The words "shall" and "will" are always mandatory, but the use of those terms grants no private rights to any person with respect to the City. References to governmental entities (whether persons or entities) refer to those entities or their successors in authority. If specific provisions of law referred to herein are renumbered, then the reference shall be read to refer to the renumbered provision. References to laws, ordinances or regulations shall be interpreted broadly to cover government actions, however nominated, and include laws, ordinances and regulations now in force or hereinafter enacted or amended.

A. "Access" or "PEG access," or "PEG" means the availability of a cable or state franchise holder's system for public, educational, or governmental use by various agencies, institutions, organizations, groups, and individuals, including organizations, groups, or individual members of the general public, educational institutions, and the City and its designated access providers, to acquire, create, and distribute programming not under a state franchise holder's editorial control.

B. "Gross revenues" means all revenues actually received by the holder of a state franchise or its affiliates that are derived from the operation of the holder's network to provide cable service or video service within the incorporated areas of the City.

C. "State franchise holder" means a cable operator or video service provider that has been issued a franchise by the California Public Utilities Commission to provide cable service or video service, as those terms are defined in California Public Utilities Code Section 5830, within any portion of the incorporated limits of the City.

13.22.030 Franchise Fees

(1) State Franchise Fees. Any state franchise holder operating within the incorporated areas of the City shall pay to the City a state franchise fee equal to five percent (5%) of gross revenues that may be subject to a franchise fee under California Public Utilities Code Section 5860.

(2) Payment of Franchise Fees. The state franchise fee required pursuant to this Chapter shall be paid quarterly, in a manner consistent with California Public Utilities Code Section 5860. The state franchise holder shall deliver to the City, by check or other means, which shall be agreed to by the City, a separate payment for the state franchise fee not later than forty-five (45) days after the end of each calendar quarter. Each payment made shall be accompanied by a report, detailing how the payment was calculated, and shall include such additional information on the appropriate form as designated by the City.

(3) Examination of Business Records. The City may examine the business records of the holder of a state franchise in a manner consistent with California Public Utilities Code Section 5860(i).

(4) Late Payments. In the event a state franchise holder fails to make payments required by this Chapter on or before the due dates specified herein, the City shall impose a late charge at the rate per year equal to the highest prime lending rate during the period of delinquency, plus one percent (1%).

(5) Other. In the event a state franchise holder leases or licenses access to a network owned by the City, the City may set a franchise or other fee for access to the City-owned network separate and apart from the franchise fee charged to state franchise holders pursuant to this Chapter, which fee shall otherwise be payable in accordance with the procedures established by this Chapter.

13.22.040 Customer Service

(1) Customer Service Standards. A state franchise holder shall comply with Sections 53055, 53055.1, 53055.2 and 53088.2 of the California Government Code; the FCC customer service and notice standards set forth in Sections 76.309, 76.1602, 76.1603, and 76.1619 of Title 47 of the Code of Federal Regulations; section 637.5 of the California Penal Code; the privacy standards of Section 551 of Title 47 of the United States Code; and, to the extent consistent with DIVCA, all other applicable state and federal customer service and consumer protection standards pertaining to the provision of video service, include any such standards hereafter adopted. In case of a conflict, the stricter standard shall apply. All customer service and consumer protection standards under this paragraph shall be interpreted and applied to accommodate newer or different technologies while meeting or exceeding the goals of the standards.

(2) Penalties for Violations of Standards. The City shall enforce the compliance of state franchise holders with respect to the state and federal customer service and consumer protection standards set forth in this Chapter. The City will provide a state franchise holder with a written notice of any alleged material breaches, as defined in California Public Utilities Code Section 5900, of applicable customer service or consumer protection standards, and will allow the state franchise holder 30 days from the receipt of the notice to remedy the specified material breach. Material breaches not remedied by a state franchise holder within the 30-day time period, irrespective of the number of customers affected, will be subject to the following penalties to be imposed by the City:

A. For the first occurrence of a material breach, a fine of \$500 may be imposed for each day the violation remains in effect, not to exceed \$1,500 for each violation.

B. For a second material breach of the same nature within 12 months, a fine of \$1,000 may be imposed for each day the violation remains in effect, not to exceed \$3,000 for each violation.

C. For a third material breach of the same nature within 12 months, a fine of \$2,500 may be imposed for each day the violation remains in effect, not to exceed \$7,500 for each violation.

(3) Any penalties imposed by the City shall be imposed in a manner consistent with California Public Utilities Code Section 5900.

13.22.050 Permits and Construction

(1) Except as expressly provided in this section, all provisions of Chapter 3.22, of the Lathrop Municipal Code, and all City administrative rules and regulations developed to any of these provisions, as now existing or as hereafter amended, shall apply to all work performed by or on behalf of a state franchise holder on any City public rights-of-way, public property, or City easement.

(2) Permits. Prior to commencing any work for which a permit is required by Title 13, a state franchise holder shall apply for and obtain a permit in accordance with the provisions of Title 13 and shall comply with all other applicable laws and regulations, including but not limited to all applicable requirements of Division 13 of the California Public Resources Code, section 21000, *et seq.* (the California Environmental Quality Act).

(3) C. The City Manager or designee shall either approve or deny a state franchise holder's application for any permit required under Section 5.21.050 A within sixty (60) days of receiving a completed permit application from the state franchise holder.

(4). If the City Manager or designee denies a state franchise holder's application for a permit, the City Manager or designee shall, at the time of notifying the applicant of denial, furnish to the applicant a detailed explanation of the reason or reasons for the denial.

(5). A state franchise holder that has been denied a permit by final decision of the City Manager or designee may appeal the denial to the City Council. Upon receiving a notice of appeal, the City Council shall take one of the following actions:

1. Affirm the action of the City Manager or designee without any further hearing; or
2. Refer the matter back to the City Manager or designee for further review with or without instructions; or
3. Set the matter for a de novo hearing before the City Council.

(6). In rendering its decision on the appeal, the City Council shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the City Manager or designee unless the City Council is itself conducting a public hearing on the matter.

(7) The issuance of a permit is not a franchise, and does not grant any vested rights in any location in the public rights-of-way, or in any particular manner of placement within the rights-of-way. Without limitation, a permit to place cabinets and similar appurtenances aboveground may be revoked and the

permittee required to place facilities underground, in accordance with applicable law.

13.22.060 Emergency Alert System

Each state franchise holder shall comply with the emergency alert system requirements of the Federal Communications Commission in order that emergency messages may be distributed over the state franchise holder's network. To the extent consistent with Public Utilities Code section 5880, each state franchise holder shall install and maintain an audio override on all channels for transmission of emergency messages and alerts.

13.22.070 Public, Educational, and Government Access Channel Capacity, Support, Interconnection, and Signal Carriage

(1) PEG Channel Capacity.

A. A state franchise holder shall designate a sufficient amount of capacity on its network to allow the provision of at least three (3) PEG channels to satisfy the requirement of section 5870 of the California Public Utilities Code, within the time limits specified therein.

B. A state franchise holder shall provide an additional PEG channel when the standards set forth in section 5870(d) of the California Public Utilities Code are satisfied by the City or any entity designated by the City to manage one or more of the PEG channels.

(2) PEG Support.

A. Amount of PEG Support Fee. Any state franchise holder shall pay to the City -- or if directed by the City, to the City's designated PEG provider -- a PEG fee equal to one percent (1%) of gross revenues.

B. The PEG support fee shall be used for PEG purposes in a manner that is consistent with state and federal law.

C. A state franchise holder shall remit the PEG support fee quarterly, within forty-five days after the end of each calendar quarter. Each payment made shall be accompanied by a summary, detailing how the PEG support fee was calculated.

D. In the event that a state franchise holder fails to pay the PEG support fee when due, or underpays the proper amount due, the state franchise holder shall pay interest at the rate per year equal to the highest prime lending rate during the period of delinquency, plus one percent (1%), or the maximum rate specified by state law.

(3) PEG Carriage and Interconnection.

A. As set forth in sections 5870(b) and 5870(g)(3) of the California Public Utilities Code, state franchise holders shall ensure that all PEG channels are receivable by all subscribers, whether they receive digital or analog service, or a combination thereof, without the need for any equipment other than that needed to receive the lowest cost tier of service. PEG access capacity provided by a state franchise holder shall be of similar quality and functionality to that offered by commercial channels (unless the PEG signal is provided to the state franchise holder at a lower quality or with less functionality), and shall be carried on the state franchise holder's lowest cost tier of service. To the extent feasible, the PEG channels shall not be separated numerically from other channels carried on the lowest cost tier of service and the channel numbers for the PEG channels shall be the same channel numbers used by any incumbent cable operator, unless prohibited by federal law. After the initial designation of the PEG channel numbers, the channel numbers shall not be changed without the agreement of the City unless federal law requires the change.

B. Where technically feasible, each state franchise holder and each incumbent cable operator shall negotiate in good faith to interconnect their networks for the purpose of providing PEG programming. Interconnection may be accomplished by any means authorized under Public Utilities Code section 5870(h). Each state franchise holder and incumbent cable operator shall provide interconnection of PEG channels on reasonable terms and conditions and may not withhold the interconnection. If a state franchise holder and an incumbent cable operator cannot reach a mutually acceptable interconnection agreement for PEG carriage, the City may require the incumbent cable operator to allow each state franchise holder to interconnect its network with the incumbent cable operator's network at a technically feasible point on the state franchise holder's network as identified by the state franchise holder. If no technically feasible point of interconnection is available, each state franchise holder shall make interconnection available to each PEG channel originator programming a channel in the City and shall provide the facilities necessary for the interconnection. The cost of any interconnection shall be borne by each state franchise holder requesting the interconnection unless otherwise agreed to by the parties.

13.22.080 Notices

(1) Each state franchise holder or applicant for a state franchise shall file with the City a copy of all applications or notices that the state franchise holder or applicant is required to file with the California Public Utilities Commission.

(2) Unless otherwise specified in this Chapter, all notices or other documentation that a state franchise holder is required to provide to the City under this Chapter or the California Public Utilities Code shall be provided to both the City Manager and the City staff person in charge of cable and telecommunications, or their successors or designees.

Section 2. To the extent that the terms and provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior city ordinance, motion, resolution, rule or regulation governing the same subject, the terms of this Ordinance shall prevail with respect to the subject matter thereof and such inconsistent or conflicting provisions of prior ordinances, motions, resolutions, rules or regulations are hereby repealed.

Section 3. If any Chapter, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each Chapter, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

Section 4. This Ordinance shall go into effect and be in full force and operation thirty (30) days after its final passage and adoption. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted and published once within fifteen days after passage and adoption as may be required by law; or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five days prior to the date of adoption of this Ordinance; and, within fifteen days after adoption, the City Clerk shall cause to be published, the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

THIS ORDINANCE was regularly introduced at a meeting of the City Council of the City of Lathrop on the 11th day of June 2018, and was PASSED AND ADOPTED at a regular meeting of the City Council of the City of Lathrop on the 9th day of July 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

ORDINANCE NO. 18-396

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING LATHROP MUNICIPAL CODE TITLE 15 "BUILDINGS AND CONSTRUCTION", CHAPTER 15.18 "CALIFORNIA FIRE CODE ADOPTED", SECTION 15.18.030 "APPLICATION TO THE CITY" TO CLARIFY DESIGNATED FIRE CODE OFFICIAL

WHEREAS, on January 12, 2017, the City annexed 27.65 acres of land into the City's boundaries; and

WHEREAS, this annexation did not include a detachment of those parcels from the French Camp McKinley Fire District and, as a result, those parcels remain within French Camp McKinley Fire District even though they are now within the City of Lathrop; and

WHEREAS, the Lathrop Municipal Code currently designates the Lathrop-Manteca Fire District as the "Fire Code Official" but makes no reference to the French Camp McKinley Fire District; and

WHEREAS, both fire districts have agreed to support this revision to the Lathrop Municipal Code to clarify the designation of the Fire Code Official within each district's jurisdictional boundary; and

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

Section 1:

Section 15.18.030 to the City of Lathrop Municipal Code is amended as follows:

15.18.030 Application to the City

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Fire Code and appendices for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the code or is otherwise used, it shall mean and refer to the City of Lathrop. Wherever the word "fire code official" or "delegate" appears in the California Fire Code, it shall mean the following: and refer to the Lathrop-Manteca Fire District fire code official. ~~All permits issued under the fire code shall be issued through the Lathrop-Manteca Fire District. (Ord. 17-378 § 1; Ord. 16-372 § 2)~~

- A. The Lathrop-Manteca Fire District for all R-3 dwellings, as described in Section 310.5 of Part 2 of the California Building Standards Code.
- B. The Lathrop-Manteca Fire District for all property located within its jurisdictional boundaries.
- C. Subject to subsection A, the French Camp McKinley Fire District for all property located within its jurisdictional boundaries.

Section 2:

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

Section 3:

This ordinance shall become effective thirty (30) days after final passage and shall be published at least once within fifteen (15) days prior to its effective date.

THIS ORDINANCE was regularly introduced at a meeting of the City Council of the City of Lathrop on the 11th day of June 2018, and was PASSED AND ADOPTED at a regular meeting of the City Council of the City of Lathrop on the 9th day of July 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

ORDINANCE NO. 18-397**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP ADOPTING AMENDMENTS TO THE LATHROP MUNICIPAL CODE TITLE 15 "BUILDINGS AND CONSTRUCTION", CHAPTER 15.00 "BUILDING AND HOUSING ADMINISTRATIVE CODE", SECTION 15.00.050 "PERMITS" RELATED TO THE TIME LIMITS OF A BUILDING PERMIT**

WHEREAS, the City of Lathrop City Council held a duly noticed public hearing at a special meeting on June 25, 2018 to review and consider this ordinance; and

WHEREAS, Health and Safety Code Section 17958 mandates that the City of Lathrop shall adopt ordinances or regulations imposing the same requirements as are contained in the regulations adopted by the State pursuant to Health and Safety Code Section 17922 and Government Code Section 50002; and

WHEREAS, the Health and Safety Code Sections 18941.5 and 17958 permits the City to make such changes or modifications to the City adopted Codes as are reasonably necessary because of local conditions; and

WHEREAS, the City desires to provide for different time limitations on Building Permits than the model code language contained within the model California Building Code; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

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

Section 1. The Lathrop Municipal Code, Title 15, Chapter 15.00 Building and Housing Administrative Code, Section 15.00.050 Permits, Subsection E, entitled "Expiration", is hereby amended as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within one hundred eighty (180) days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. ~~The building official is authorized to grant, in writing, up to two extensions of time for action by the permittee for a period not exceeding one hundred eighty (180) days each time upon payment of appropriate fees and a written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.~~ The Building Official may extend a permit for a period not exceeding 1 year at a time upon written request by the permittee explaining that

circumstances beyond control of the applicant have prevented action from being taken. In no circumstances shall a permittee request an extension beyond a code change effective date unless plans consistent with California Building Codes: California Code of Regulations Title 24, Parts 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, 12, code updates are submitted along with the written extension request. Such extension request must occur prior to permit expiration.

Section 2. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 3. Severability. If any section, subsequent subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 4. Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 5. Publication. The City Clerk shall certify to the adoption of this ordinance and shall publish a summary thereof and post a certified copy of the full ordinance in the office of the City Clerk at least five days prior to the adoption of the proposed ordinance; and within fifteen days after adoption, the City Clerk shall publish a summary of the ordinance with the names of the members of the City of Lathrop City Council voting for and against the same.

THIS ORDINANCE was regularly introduced at a meeting of the City Council of the City of Lathrop on the 25TH day of June 2018, and was PASSED AND ADOPTED at a regular meeting of the City Council of the City of Lathrop on the 9th day of July 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

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**CITY MANAGER'S REPORT
JULY 9, 2018 CITY COUNCIL MEETING**

ITEM: **CITY COUNCIL REVIEW AND CONCURRENCE OF A GENERAL PLAN INTERPRETATION REGARDING THE FLEXIBILITY OF THE LAND USE DIAGRAM IN SUB-PLAN AREA #2 OF THE CENTRAL LATHROP SPECIFIC PLAN**

RECOMMENDATION: **Approval of Resolution to Concur with the Written Interpretation of the General Plan Regarding the Flexibility of the General Plan Land Use Diagram in Sub-Plan Area #2 for the Central Lathrop Specific Plan.**

SUMMARY:

The General Plan includes directions for Interpretation and Implementation. As a need arises to make interpretations, the City's Community Development Department is instructed to prepare written interpretations for review and concurrence by the City Council. The Community Development Department has prepared a written interpretation regarding the flexibility of the Land Use Diagram in the Central Lathrop Specific Plan (CLSP) area for the City Council's review and concurrence regarding the reassignment of underlying land use and zoning of 3 residential parcels designated CP (Community Park) to the City's Generations Center designated R/MU (Residential Mixed Use).

BACKGROUND:

The Central Lathrop Specific Plan (CLSP) was approved in 2004 as a 1,521-acre, 6,790 dwelling unit, and 5-million square-foot commercial and office development. Land was also set aside for public uses, such as neighborhood parks, community parks and schools, see Attachment C. The specific plan includes provisions so that the precise size, configuration, and location of parks and schools may be addressed as part of the subdivision and neighborhood design process.

Over the past few years, progress toward development of homes is taking place under master developer Saybrook CLSP, LLC. As can be expected with a project under new ownership, there are aspects that will be adjusted to fit the vision of the current ownership. For example, the City's establishment of the Generations Center on Spartan Road, and reconfigured park land and adjusted land uses to accommodate the Stanford Crossings subdivision to the south. These changes were authorized by the City Council's concurrence with an interpretation of the Community Development Director in late 2013.

CITY MANAGER'S REPORT **PAGE 2**
JULY 9, 2018 CITY COUNCIL MEETING
GENERAL PLAN INTERPRETATION REGARDING THE FLEXIBILITY OF THE LAND USE
DIAGRAM IN SUB-PLAN AREA #2, THE CENTRAL LATHROP SPECIFIC PLAN

Now, the Council is tasked to consider a new interpretation regarding the General Plan Diagram and Specific Plan Land Use Plan that reassigns the underlying land use designations for the following properties:

Address	Parcel Number	Current Designation	Proposed Designation
869 Dos Reis Rd	191-220-52	Community Park	Variable Density Residential
700 Dos Reis Rd	191-220-27	Community Park	Residential/Mixed Use
644 Dos Reis Rd	191-220-28	Community Park	Residential/Mixed Use
450 Spartan Wy	191-210-36	Residential/Mixed Use	Community Park

The parcels subject to this interpretation are not under ownership of Saybrook so their CP designation does not benefit Saybrook or provide for its needs to provide required parkland dedications. Without the support of, or need by a master builder, the land has little value to the home owners as Community Park land. In similar fashion to previous interpretations, this interpretation intends to clean-up this land use issue resulting from the original vision of Richland Communities.

The existing CP designation is a problem because land designated CP does not allow the use of the property for residential purposes and makes the existing homes "legal non-conforming". Legal, because the homes existed before the parkland designation was established, and non-conforming, because the homes would otherwise not be allowed. While legal nonconforming status "grandfathers" continued use of the homes, there are significant disadvantages. One disadvantage is difficulty in selling the homes because lending and insurance companies see the nonconforming status as a risk. The risk being that there is a potential for loss of the use the home, compounded by the fact that the land would only be of value to the City itself or a developer in need of park land to meet their park land dedication requirements.

ANALYSIS:

The Community Development Department has reviewed the parkland requirements for the full buildout of the CLSP, and has found that it is required to provide 36.1-acres of Neighborhood Park and 54.2-acres of Community Park. This is a ratio of 2-acres per 1,000 residents for Neighborhood Park, and 3-acres per 1,000 residents for Community Park.

The CLSP provides a total of 45-acres of Neighborhood Park, 70-acres of Community Park, and 94-acres of open space trail along the levee. This is an overage of 8.9-acres of neighborhood parks and 15.8 acres of community parks. The additional 94-acres of levee trail, open space, and river area for recreational and visual amenities is not required park land. Reassignment of the Community Park designation of the subject home sites to the Generations Center will result in a reduction of CP by 6.36-acres; however, a surplus of 9.44-acres will remain. The reassignments are illustrated in Attachment B.

CITY MANAGER'S REPORT **PAGE 3**
JULY 9, 2018 CITY COUNCIL MEETING
GENERAL PLAN INTERPRETATION REGARDING THE FLEXIBILITY OF THE LAND USE
DIAGRAM IN SUB-PLAN AREA #2, THE CENTRAL LATHROP SPECIFIC PLAN

The General Plan has a degree of flexibility as it states, "A properly administered General Plan demands that the rule of "reasonableness" be applied to permit flexibility, variation and adjustment as long as the integrity of basic policies and proposals is maintained." (GP Page 7-1)

The Central Lathrop Specific Plan takes this concept further by stating, "Where these two objectives can be achieved through the reasonable interpretation of the Specific Plan, rather than through formal amendment, such interpretation is desirable and favored over amendment." (CLSP Pages 8-25).

The City of Lathrop General Plan provides direction regarding the interpretation and implementation of the General Plan in Part VII of the General Plan, pages 7-1 through 7-9. As a need to interpret the General Plan arises, the City's Community Development Department is instructed to prepare written interpretations for review with and concurrence by the City Council.

Staff feels the interpretation is reasonable as it releases the homeowners of their nonconforming status, and assigns the correct designation to the Generations Center. The property owners affected by this interpretation supports this effort. Staff recommends the City Council adopt the attached Resolution to concur with the Written Interpretation of the General Plan and CLSP regarding park sites.

REASON FOR RECOMMENDATION:

The Community Development Department finds there is a reasonable interpretation of the General Plan and Specific Plan that the land use diagram is flexible and allows land use designations to be fluid as long as the integrity of basic policies and proposals is maintained, and recommends the reassignment of the underlying land use designations for the above listed properties. The City Council's concurrence of the Written Interpretation establishes consistency with the existing uses of the land as homes and community park facilities.

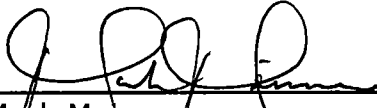
FISCAL IMPACT: None

ATTACHMENTS:

- A. Resolution to Approve a Written Interpretation of the General Plan
- B. General Plan Interpretation and Implementation
- C. CLSP Land Use Plan
- D. Vicinity Map

CITY MANAGER'S REPORT **PAGE 4**
JULY 9, 2018 CITY COUNCIL MEETING
GENERAL PLAN INTERPRETATION REGARDING THE FLEXIBILITY OF THE LAND USE
DIAGRAM IN SUB-PLAN AREA #2, THE CENTRAL LATHROP SPECIFIC PLAN

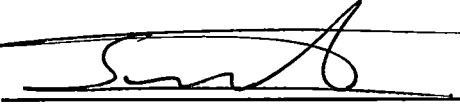
APPROVALS:



Mark Meissner
Community Development Director

6-28-18

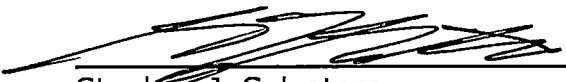
Date



Salvador Navarrete
City Attorney

7-2-18

Date



Stephen J. Salvatore
City Manager

7-3-18

Date

RESOLUTION NO. 18-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO PROVIDE CONCURRENCE OF A GENERAL PLAN INTERPRETATION REGARDING THE FLEXIBILITY OF THE LAND USE DIAGRAM IN SUB-PLAN AREA #2, THE CENTRAL LATHROP SPECIFIC PLAN

WHEREAS, the City of Lathrop General Plan provides direction regarding the interpretation and implementation of the General Plan in Part VII of the General Plan, pages 7-1 through 7-9. As a need to interpret the General Plan arises, the City's Planning Division is instructed to prepare written interpretations for review and concurrence by the City Council; and

WHEREAS, City staff has identified 3 existing homes within the Central Lathrop Specific Plan on land designated CP (Community Park); and

WHEREAS, the Community Park designation does not allow the construction of residential housing, which renders these homes as legal nonconforming uses of the property and subject to Lathrop municipal code chapter 17.116 Nonconforming Uses and Structures specifying the terms of when a nonconforming use is lost; and

WHEREAS, the City's Generation Center is located on land designated R/MU (Residential/Mixed Use) and would be more appropriately designated CP, Community Park; and

WHEREAS, the Planning Department has prepared a written interpretation of the General Plan Diagram and Specific Plan Land Use Plan that reassigns the underlying land use designation and zoning for 869 Dos Reis Rd, APN: 191-220-52, as Variable Density Residential; and

WHEREAS, said written interpretation of the General Plan Diagram and Specific Plan Land Use Plan reassigns the underlying land use designation and zoning for 700 Dos Reis Rd, APN: 191-220-27, as Residential/Mixed Use; and

WHEREAS, said written interpretation of the General Plan Diagram and Specific Plan Land Use Plan reassigns the underlying land use designation and zoning for 644 Dos Reis Rd, APN: 191-220-28 as Residential/Mixed Use; and

WHEREAS, said written interpretation of the General Plan Diagram and Specific Plan Land Use Plan reassigns the underlying land use designation and zoning for 450 Spartan Way, APN: 191-210-36, as Community Park; and

WHEREAS, the City of Lathrop City Council reviewed the written interpretation prepared by the Planning Division regarding the flexibility of the Land Use Diagram and associated policies in the Central Lathrop Specific Plan at the regular meeting on July 9, 2018; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby approve the General Plan Interpretation as presented in Attachment B of the City Manager's Report for the July 9, 2018 City Council Meeting on this item.

The foregoing resolution was passed and adopted this 9th day of July 2018, by the following vote of the City Council to wit:

AYES:

NOES:

ABSTAIN:

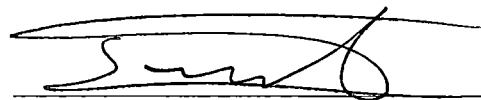
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

General Plan Interpretation and Implementation Central Lathrop Specific Plan Land Use Diagram Regarding Park Sites

The Lathrop General Plan includes directions for Interpretation and Implementation. These directions are found in Part VII of the General Plan, pages 7-1 through 7-9. As a need to make interpretations arise, the City's Community Development Department is instructed to prepare written interpretations for review with and concurrence by the City Council. These written interpretations will become a body of official opinion and a public record for consistent application of policies and proposals of the Plan, and for discussion during annual review and possible amendments to the Plan. This Attachment serves as the Written Interpretation by the City's Community Development Department for review and concurrence by the City Council regarding the flexibility of the Land Use Diagram in Sub-Plan Area #2, the Central Lathrop Specific Plan, regarding park sites.

OVERVIEW

The entire text of the General Plan and the Land Use Diagram which accompanies it constitutes the Lathrop General Plan. While the Land Use Diagram may typically be referred to more frequently than the text, full understanding of applicable policies and proposals illustrated on the Diagram requires reference to the text. Such reference is essential to those of the private sector who are or will be engaged in urban development, and those of the public sector responsible for carrying out various policies and proposals of the Plan.

The General Plan has a degree of flexibility. A general plan is meant to serve as "an effective guide" to development. (Cal. Gov't Code §65400(a)(1)). According to the General Plan, "the word 'general' is a key to understanding the nature of policies and proposals. It implies "overall agreement on major issues without a straightjacket of inflexibility" (GP, p 7-1). If a general plan is to serve as an effective guide to the planning of a municipality, then it implies variation and innovation while maintaining the objective and intent of the stated policies and procedures. The Lathrop General Plan states, "A properly administered General Plan demands that the rule of 'reasonableness' be applied to permit flexibility, variation and adjustment as long as the integrity of basic policies and proposals is maintained" (GP, p. 7-1).

The General Plan has three basic functions:

1. To enable the City Council, upon the advice of its Planning Commission, to express agreement on goals and policies for current and future development;
2. To provide clear guidance in judging whether projects proposed by public agencies and private developers are in close agreement with policies of the General Plan; and

**JULY 9, 2018 CITY COUNCIL MEETING
GENERAL PLAN & CLSP INTERPRETATION**

3. To allow and provide the basis for making intelligent changes to the Plan as time and changing circumstances may dictate, while being true to its purposes.

The principal characteristics of any general plan is that it is a comprehensive, long-range, general planning document for the physical development of a county or city, and any land outside its boundaries which in the planning agency's judgment bear relation to its planning. (Cal. Gov't Code § 65300). A general plan includes all aspects of existing and future physical development of a community. It presents a plan for the physical character of the community to be achieved over a twenty year span. It is general in that it provides for innovation and flexibility in working toward the achievement of the Plan's goals through both public and private actions that are necessary for the implementation of the General Plan.

The Lathrop General Plan includes policies for each of the sub-plan areas. The policies of each sub-plan area differ from one another due to the relevant land use designations for each sub-plan area. Variations among the policies are apparent in the Land Use Section of the Community Development Element in Part IV.

SPECIAL CONSIDERATIONS

While several "sketch plans" were prepared for the entire Lathrop planning area prior to the selection of land use proposals depicted on the 1991 General Plan Diagram, the final configuration of land uses in Sub-Plan Areas #2 and #3 are the subject of Specific Plans. Initial proposals were based on very long range assumptions of development potential beyond the 20 year perspective now reflected by the General Plan. Because of the degrees of flexibility to be accorded with Sub-Plan Areas #2 and #3, the Specific Plan is intended to be the primary instrument of General Plan implementation. (GP p. 4-A-29). The following is an overview of the Central Lathrop Specific Plan:

CENTRAL LATHROP SPECIFIC PLAN AREA

The Land Use Element of the General Plan includes policies for the Central Lathrop Specific Plan Area. The Central Lathrop Specific Plan envisions a vibrant and livable community composed of a mix of residential neighborhoods; retail, office, service-related and other employment generating land uses; and public/semi-public uses such as schools, parks, and other civic oriented facilities.

The Plan is founded upon proven town building principles that have been applied in fresh and innovative ways. These principles provide a development framework and vision which, when implemented in accordance with this Specific Plan, results in the creation of a distinctive community character that is memorable, encourages social interaction and ages with elegance and visual richness. The land plan for the Central Lathrop Specific Plan is organized around the following six principal design themes:

1. A pedestrian-oriented central city core that includes neighborhood serving commercial, civic and cultural uses, a community park, and a high school all designed to establish a community centerpiece and create a focal point for the Plan area.

**JULY 9, 2018 CITY COUNCIL MEETING
GENERAL PLAN & CLSP INTERPRETATION**

2. A band of regional commercial uses adjacent to the I-5 freeway corridor that makes use of the visibility and prime freeway access provided directly by the Louise Avenue and Lathrop Road interchanges, and indirectly by the Roth Road interchanges while buffering the residential neighborhoods to the west from freeway related impacts. This location affords prime visibility, a synergy of uses and activities, and convenient access to local and regional services.
3. Traditional neighborhoods organized around interior neighborhood parks and schools, and featuring higher residential densities designed to provide efficient land use, more affordable housing without reducing quality or amenities, better use of public infrastructure, and a "smart growth" antidote to sprawl.
4. An interconnected pedestrian and bicycle pathway system that links the neighborhoods to the village center, parks, and schools as well as to each other. The Plan area is pedestrian friendly, with an extensive system of pedestrian and bicycle trails.
5. A comprehensive park system that will be comprised of a linear park and open space located along and providing access and views to the San Joaquin River, and neighborhood and community parks scattered throughout the Plan area in order to maximize access to recreational opportunities.
6. Quality design that emphasizes the provision of public spaces such as landscape corridors, parks, streets, and other public common areas, and the integration of diverse architectural styles and product types to establish an aesthetic standard for the Plan area.

The Central Lathrop Specific Plan document states that while the mix of land uses provided in the Plan is generally consistent with the urban vision set forth in the General Plan, the way in which the land uses are organized has been refined to reflect evolving innovation in planning concepts and zoning direction over the last fifteen years, a higher level of community amenities and a broader range of housing opportunities; and, greater design flexibility which in turn allows an enhanced responsiveness to changes in market conditions. Two of the primary objectives of the Central Lathrop Specific Plan are:

- to maintain flexibility and the ability of the City and property owners to react quickly to changes in the market place, and
- to ensure, to the extent reasonably possible, the ultimate development of the Specific Plan at the overall level of intensity and density of land use assumed in the Specific Plan as approved.

The latter objective is intended to ensure the recovery of infrastructure investments made in reliance on such assumed intensities and densities. The Specific Plan further states:

To achieve these two objectives, the City intends that the Specific Plan be interpreted and applied with as much flexibility and creativity as is permissible

**JULY 9, 2018 CITY COUNCIL MEETING
GENERAL PLAN & CLSP INTERPRETATION**

within the reasonable scope of the language of the Specific Plan. Where these two objectives can be achieved through the reasonable interpretation of the Specific Plan, rather than through formal amendment, such interpretation is desirable and favored over amendment. Accordingly, formal amendments shall not be necessary where a specific development proposal is in "substantial conformity" with the Specific Plan. (CLSP p. 8-25)

The specific plan grants the Community Development Director the authority to determine "that a specific development proposal is in substantial conformity with the Specific Plan where, considering all aspects of the proposal, she determines that the proposal will further the objectives and policies of the Specific Plan and not obstruct their attainment. Such a proposal need not be in perfect conformity with each and every provision of the Specific Plan policy, provided it is consistent with the intent and basic objectives, policies, general land uses, and programs specified in the Specific Plan." (CLSP p 8-25).

GENERAL PLAN AND SPECIFIC PLAN INTERPRETATION

Regarding reassignment of underlying land use and zoning of 3 residential parcels designated CP (Community Park) to the City's Generations Center designated R/MU (Residential Mixed Use).

The Specific Plan was adopted in October of 2004, several years before the City acquired the land and started construction of the community center, known as the Generation Center, on Spartan Way. The Generations Center is currently located on land designated R/MU (Residential/Mixed Use). The subject home sites on Dos Reis Road are designated CP (Community Park). An interpretation that the land uses are somewhat fluid allows the proposed land use reassignments to occur, while maintaining the principles of the specific plan and general plan. The Generations Center is more appropriately served with a designation of CP, and the homes are likewise better served with designations allowing for the homes that occupy the properties.

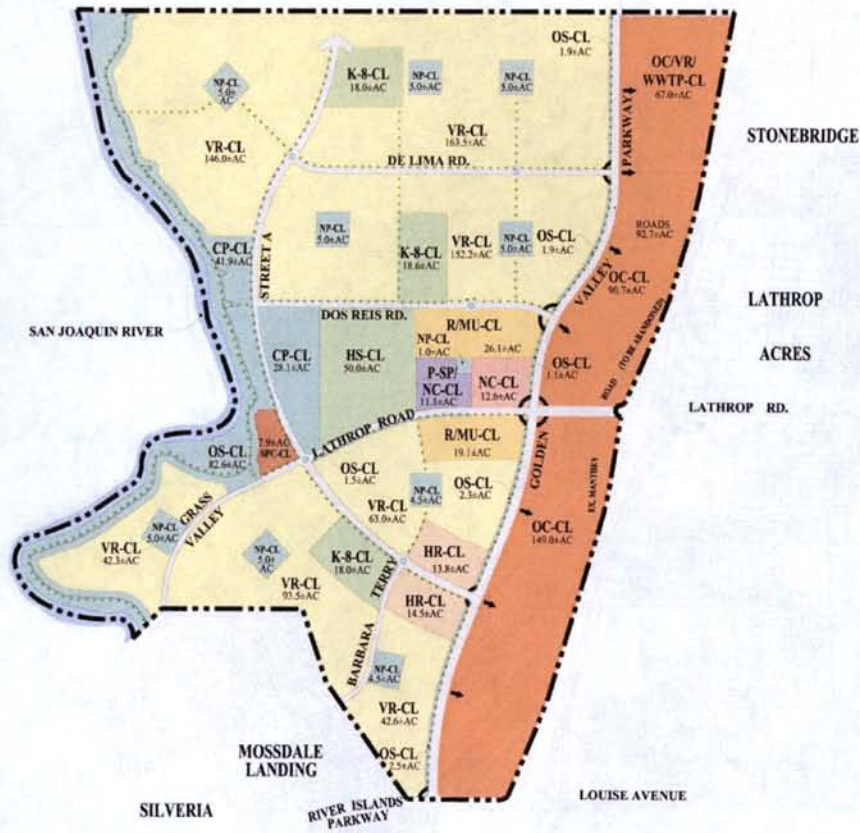
As part of the 2007 approval of the small lot map (VTM 3647) south of Land Park Drive, this concept that the land use designations were fluid was used; three of its park sites were shifted and reconfigured to accommodate the subdivision.

As part of the 2013 approval of the small lot map (VTM 3789) north of Land Park Drive the City Council concurred with a Community Development Director Interpretation that reconfigured park land and adjusted land uses to accommodate the Stanford Crossings subdivision.

The most recent interpretation in 2016 provided for one of 3 areas designated for a K-8 school site, and no longer of interest to the Manteca Unified School District, to be dissolved and backfilled with VR (Variable Density Residential).

The following is the "Preliminary Land Use Plan" from the Specific Plan.

**JULY 9, 2018 CITY COUNCIL MEETING
GENERAL PLAN & CLSP INTERPRETATION**



LEGEND

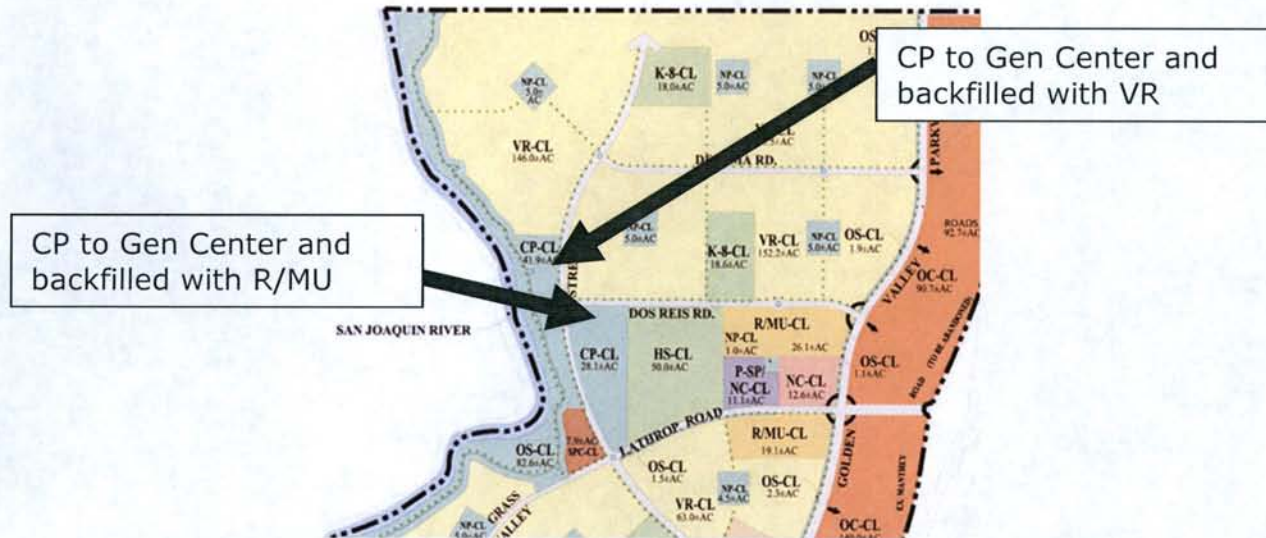
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| VR-CL | Variable Density Residential | HS-CL | High School |
| HR-CL | High Density Residential | K-8-CL | K-8 School |
| R/MU-CL | Residential (Mixed Use) | CP-CL | Community Park |
| OC/VR/WWTP-CL | Office-Commercial/Variable Res'l/Wastewater Treatment Plant | NP-CL | Neighborhood Park |
| OC-CL | Office/Commercial | OS-CL | Levee, Open Space, River |
| NC-CL | Neighborhood Commercial | ----- | Boundary |
| SPC-CL | Speciality Commercial | | |
| P-SP/NC-CL | Public/Civic Center | | |



**Figure 2.1: Preliminary Land Use Plan
Central Lathrop Specific Plan**

**JULY 9, 2018 CITY COUNCIL MEETING
GENERAL PLAN & CLSP INTERPRETATION**

The Interpretation of the Land Use Plan is shown below:



Use	APN	Address	Adjustment	Acres
Home	191-220-52	869 Dos Reis Rd	CP to VR	8.57
Home	191-220-27	700 Dos Reis Rd	CP to R/MU	3.13
Home	191-220-28	644 Dos Reis Rd	CP to R/MU	0.86
TOTAL				12.36
Gen Center	191-210-36	450 Spartan Way	R/MU to CP.	6.00
UNASSIGNED CP				6.36

Reassignment of the Community Park designation of the subject home sites to the Generations Center will result in a reduction of CP land of approximately 6.36-acres.

However, the CLSP provides a total of 45-acres of Neighborhood Park, 70-acres of Community Park, and 94-acres of open space trail along the levee. It is determined that these totals provide for 8.9-acres of neighborhood parks and 15.8 acres of community parks above required park acreages, and the 94-acres of levee trail, open space, and river area for recreational and visual amenities is not required park land. The 6.36-acres of unassigned CP land designation does not affect the park land requirements and continues to maintain a 9.44-acre Community Park surplus.

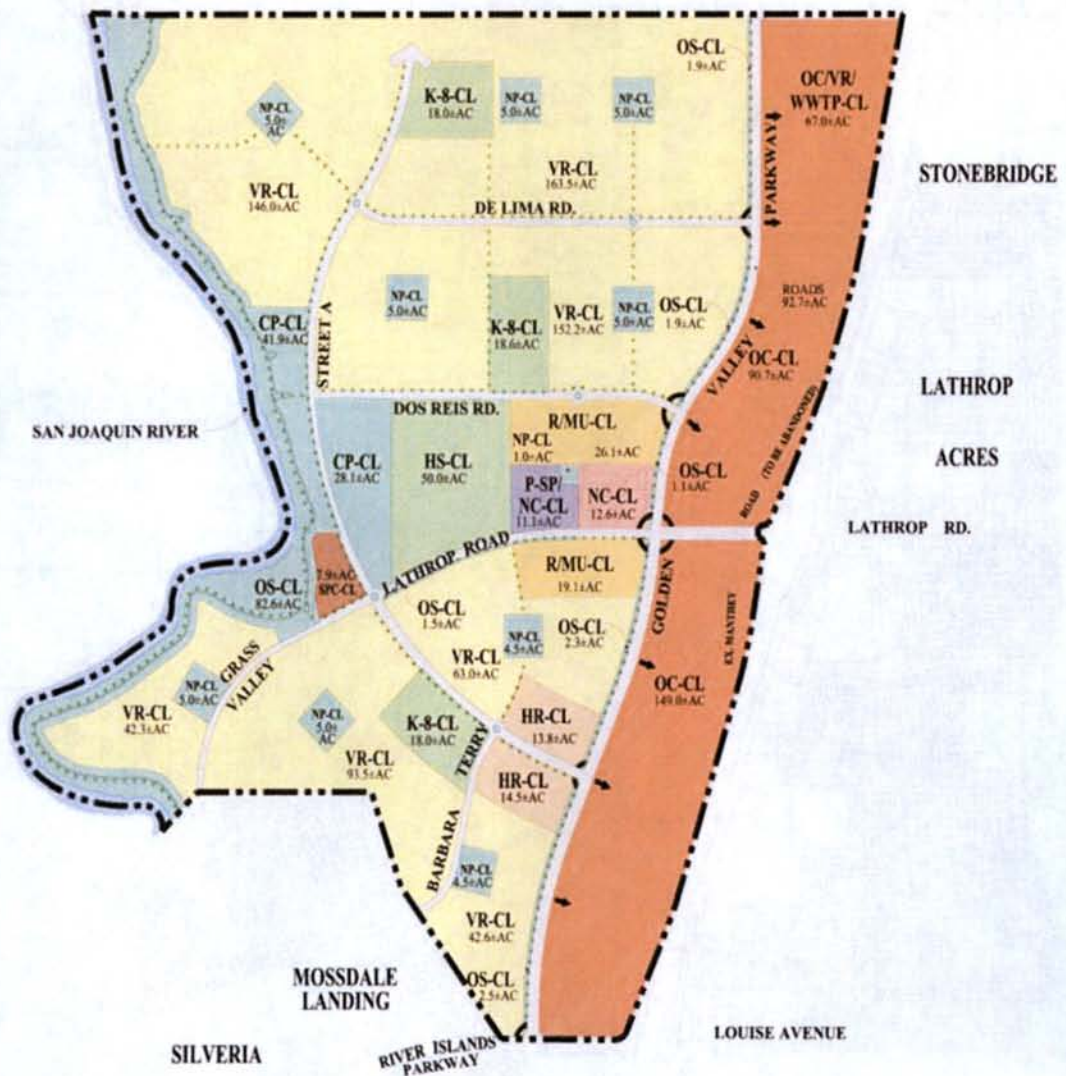
WRITTEN INTERPRETATION AND APPROVAL BY:



 Mark Meissner
 Community Development Director

6-28-18

 Date



LEGEND

- | | | | |
|---------------|---|--------|--------------------------|
| VR-CL | Variable Density Residential | HS-CL | High School |
| HR-CL | High Density Residential | K-8-CL | K-8 School |
| R/MU-CL | Residential (Mixed Use) | CP-CL | Community Park |
| OC/VR/WWTP-CL | Office-Commercial/Variable Res'l/Wastewater Treatment Plant | NP-CL | Neighborhood Park |
| OC-CL | Office/Commercial | OS-CL | Levee, Open Space, River |
| NC-CL | Neighborhood Commercial | --- | Boundary |
| SPC-CL | Speciality Commercial | | |
| P-SP/NC-CL | Public/Civic Center | | |

Figure 2.1: Preliminary Land Use Plan
Central Lathrop Specific Plan



**PLANNING DIVISION
Vicinity Map**



CLSP General Plan Interpretation
866 Dos Reis Rd (191-220-52)
700 Dos Reis Rd (191-220-27)
644 Dos Reis Rd (191-220-28)
450 Spartan Wy (191-210-36)



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**CITY MANAGER'S REPORT
JULY 9, 2018, CITY COUNCIL REGULAR MEETING**

ITEM: APPROVAL OF LARGE LOT FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 42 PARCELS (TRACT 3908) WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

RECOMMENDATION: Adopt Resolution Approving Large Lot Final Map for Tract 3908 within Lakeside East District, Totaling 42 Parcels for Development by River Islands Development, LLC

SUMMARY:

On June 1, 2015, the City approved an amendment to Vesting Tentative Map Tract 3694 (VTM 3694), Phase 1 of River Islands at Lathrop, which included a Neighborhood Design Plan (NDP), Architectural Guidelines, Design Standards (AG/DS) and Parks Master Plan for the East Village neighborhood located west of the Community South River Bend (CSRB) neighborhood, by Resolution No. 15-3912 and an Amendment to the West Lathrop Specific Plan and River Islands Urban Design Concept by Ordinance No. 15-344.

On August 25, 2016, the City Community Development Department approved a Finding of Substantial Conformance for VTM 3694 for the Stage 2A sub-planning area. This action allowed minor changes in the land use pattern for VTM 3694 at River Islands Development, LLC's (RID) request. The City Planning Commission is considering approval of an NDP for the Lakeside East District, AG/DS for the Lakeside East District and an updated Parks Master Plan that includes the Stage 2A (Lakeside East) District. Approval of these plans is required before a small lot final map can be approved.

Tract 3908 is a large lot final map consistent with conditions of approval for Vesting Tentative Map 3694. This large lot final map will create large "blocks" of land that are consistent with future proposed small lot final maps associated with the Lakeside East planning District. This will provide RID the ability to process small lot final maps in an orderly fashion where one small map does not depend on another. This provides RID with greater flexibility in the order in which they sell neighborhoods within Lakeside East District. The City approved Tract 3876, a large lot final map for the East Village District, for the same purpose.

All parcels created with Tract 3908 will need access from a public street, and River Islands Parkway will be necessary for some of the new parcels' access. Security for the unfinished portion of River Islands Parkway from Dell'Osso Drive to the Stage 2B boundary is required with this tract since this section of River Islands Parkway will be required to be dedicated to the City.

CITY MANAGER'S REPORT **Page 2**
JULY 9, 2018, CITY COUNCIL REGULAR MEETING
LARGE LOT FINAL MAP AND SIA FOR 42 PARCELS (TRACT 3908) WITHIN
LAKESIDE EAST DISTRICT OF RIVER ISLANDS

The balance of public improvements associated with the Lakeside East District will be dedicated and guaranteed with each small lot recorded in the future. For that reason, the subdivision improvement agreement associated with Tract 3908 is focused on the guarantee of this portion of River Islands Parkway. Because River Islands Parkway is under construction, only the unfinished portions need to be guaranteed.

BACKGROUND:

On March 27, 2007, the City Council approved VTM 3694 and amended VTM 3694 on June 1, 2015, with updated conditions of approval; including specific conditions for large lot final maps. Further entitlements specific to the Stage 2A (Lakeside East District) planning area are proposed for Planning Commission Tract 3874 as proposed by River Islands Development, LLC ("River Islands"), as the subdivider, complies with the most current conditions of approval.

The land for Tract 3908 is within the geographic boundaries of VTM 3694 (Phase 1), Stage 2A sub-planning area, also known as the Lakeside East District (Attachment B). On August 25, 2016, the City approved a Substantial Conformance Finding for minor changes to the approved VTM 3694 which accommodates the developer's Stage 2A development program. An NDP, AG/DS and Master Parks Plan Update are pending Planning Commission approval and are required to be finalized prior to the approval of a small lot final map in Stage 2A.

All small lot subdivision maps are required by the City's subdivision ordinance to include a Subdivision Improvement Agreement (SIA) to guarantee certain off-site and on-site improvements. Tract 3908 also has an associated SIA, (Attachment C) but only for the guarantee of unfinished portions of River Islands Parkway \$338,004. A one year 10% maintenance bond or similar guarantee will be required for River Islands Parkway in the future when it is accepted by the City.

These unfinished Improvements are being guaranteed by a Set-Aside Letter from RIPFA, with which RIPFA commits to set aside \$608,407 (180% x \$338,004) in funds in their Construction Account to guarantee completion of these improvements.

Prior to the recordation of the Tract 3908 Final Map, River Islands must also satisfy the Escrow Instructions (Attachment D) that guarantee all required fees are paid prior to closing.

REASON FOR RECOMMENDATION:

The applicant and the City mutually agree that a large lot subdivision map for each new district within the River Islands project is beneficial, since it allows for the orderly recordation of small lot final maps that create buildable lots in the future. Since RID does not know which tracts (villages) within the Lakeside East District will record first, the large lot map allows for a small lot final map to be recorded in any order, with proper guarantees and security and any easements necessary for access. As stated, all final maps that create buildable lots will require an SIA and will require

CITY MANAGER'S REPORT
JULY 9, 2018, CITY COUNCIL REGULAR MEETING
LARGE LOT FINAL MAP AND SIA FOR 42 PARCELS (TRACT 3908) WITHIN
LAKESIDE EAST DISTRICT OF RIVER ISLANDS

security for unfinished and/or deferred improvements associated with each tract/village. RID has also completed the following required items necessary for approval:

Documents		Status
1.	Final Map ready for signature	Completed
2.	Subdivision Improvement Agreement	Completed
3.	Performance Security – Uncompleted Landscaping and Miscellaneous Improvements provided with RIPFA Set-Aside Letter (included in Attachment C)	Completed
4.	Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements provided with RIPFA Set-Aside Letter (included in Attachment C)	Completed
5.	Street Improvement, Landscape Plans	Completed
6.	Street Light, Joint Trench Plans	Completed
7.	Geotechnical Report	Completed
8.	Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection, and Guarantee of Streets and Public Improvements)	Completed
9.	Approval of 3 rd Amendment to Development Agreement that guarantees the creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency maintenance	Completed
10.	Allocation of Water and Sewer capacity	N/A
11.	Recommendation for approval from Stewart Tract Design Review Committee	Completed
12.	Submitted Certificate of Insurance, Tax Letter	Completed
13.	Submitted Preliminary Guarantee of Title	Completed
14.	Escrow Instructions	Completed
Fees		Status
1.	Final Map plan check fee	Paid
2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	N/A

The above-noted documents and fees are required by the VTM 3694 conditions of approval prior to approval of the Final Map by City Council. The guarantee is in the form of the Subdivision Improvement Agreement with security and improvement plans.

CITY MANAGER'S REPORT **Page 4**
JULY 9, 2018, CITY COUNCIL REGULAR MEETING
LARGE LOT FINAL MAP AND SIA FOR 42 PARCELS (TRACT 3908) WITHIN
LAKESIDE EAST DISTRICT OF RIVER ISLANDS

Extensive off-site improvements to serve Lakeside East District (Stage 2A) have already been completed; including construction of levees, participation in construction of a Wastewater Treatment Plant (Consolidated Treatment Facility) and related storage ponds and sprayfields, the purchase of SSJID surface water and construction of utility and roadway infrastructure to serve the proposed development area.

Before the Tract 3908 Final Map is recorded, River Islands must also satisfy the Escrow Instructions (Attachment D).

BUDGET IMPACT:


There is no budget impact to the City. All City costs are covered by development fees, and any shortfalls in City maintenance and operating costs are covered by the CFD's for maintenance. River Islands is also providing funds necessary to defray any staff time required to process their request.

ATTACHMENTS:

- A. Resolution Approving Large Lot Final Map for Tract 3908 within Lakeside East District, Totaling 42 Parcels for Development by River Islands Development, LLC
- B. Vicinity Map for Tract 3908 Lakeside East District
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development, LLC, a California limited liability company for Large Lot Final Map Tract 3908
- D.** Escrow Instructions for Final Map Tract 3908

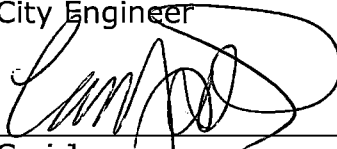
CITY MANAGER'S REPORT
JULY 9, 2018, CITY COUNCIL REGULAR MEETING
LARGE LOT FINAL MAP AND SIA FOR 42 PARCELS (TRACT 3908) WITHIN
LAKESIDE EAST DISTRICT OF RIVER ISLANDS

APPROVALS




Glenn Gebhardt
City Engineer

6/21/18
Date




Cari James
Finance Director

6/26/18
Date



Salvador Navarrete
City Attorney

6-25-18
Date



Stephen J. Salvatore
City Manager

6-29-18
Date

RESOLUTION NO. 18-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING A LARGE LOT FINAL MAP FOR TRACT 3908
TOTALING 42 PARCELS AND A SUBDIVISION IMPROVEMENT AGREEMENT
WITH RIVER ISLANDS DEVELOPMENT, LLC**

WHEREAS, on March 27, 2007, the City Council approved Vesting Tentative Map (VTM) No. 3694 with Conditions of Approval for a residential and commercial development that is consistent with the West Lathrop Specific Plan (WLSP) and the River Islands Urban Design Concept (UDC); and

WHEREAS, on June 1, 2015, the City Council approved amendments to the VTM, WLSP and UDC, with amended conditions of approval; and

WHEREAS, Tract 3908, the proposed subdivision, is part of the East Village District of River Islands as described in the UDC, consisting of 42 large lots covered by VTM No. 3694, located on the west side of the San Joaquin River, north of Union Pacific Railroad; and

WHEREAS, River Islands Development, LLC, has completed or has guaranteed completion of public improvements in the amount of \$608,407 with a Set Aside Letter from River Islands Public Financing Authority (RIPFA) for a portion of River Islands Parkway from Dell'Osso Drive to the boundary of Stage 2B of River Islands, required for access to proposed lots within Tract Map 3908, as identified on the approved improvement plans, and has completed or guaranteed completion of all required documents and payment of all fees; and

WHEREAS, a Subdivision Improvement Agreement between the City and River Islands Development, LLC, and provision of security by River Islands Development, LLC, for unfinished and deferred improvements for River Islands Parkway are required prior to final map approval per the Lathrop Municipal Code Section 16.16.190; and

WHEREAS, a Subdivision Improvement Agreement has been signed by River Islands Development, LLC, and presented to the City for approval and signature; and

WHEREAS, upon acceptance of all improvements as complete, a one-year maintenance and repair bond in the amount of \$526,400 (10% of \$5,264,000) will be required to secure the River Islands Development, LLC, obligation to maintain all improvements and repair or correct any defective work; and

WHEREAS, several conditions of approval of VTM 3694 are satisfied by the 3rd Amendment to the Development Agreement between the City and Califia, LLC, which the City Council approved on October 7, 2013; and

WHEREAS, off-site improvements were guaranteed with the Dedication, Inspection and Guarantee of Streets and Public Improvements (Off-site Agreement), approved by City Council on September 30, 2013; and

WHEREAS, City staff has confirmed that all Conditions of Approval of VTM 3694 required for approval Large Lot of Final Map 3908 have been met, including those Conditions of Approval satisfied under the Subdivision Improvement Agreement and Off-Site Agreement; and

WHEREAS, the City Engineer has confirmed that the Final Map for Tract 3908 is in conformance with VTM No. 3694, is technically correct and complies with the requirements of the Subdivision Map Act and Lathrop Municipal Code, Chapter 16.16; and

WHEREAS, River Islands Development, LLC, will satisfy the escrow requirements prior to recordation of the Final Map for Tract 3908; and

WHEREAS, Agricultural Mitigation Fees (Sierra Club Fees) are not required to be paid with Tract 3908, since it will not result in buildable lots; and

WHEREAS, Capital Facilities Fees are not required until such time as the builder applies for building permits.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that makes and accepts the following actions:

1. That the Large Lot Final Map for Tract 3908 (Lakeside East District) is hereby approved as submitted as part of the public record with the San Joaquin County Assessor/Recorder/County Clerk Office.
2. That the City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Development, LLC, in substantially the form as attached to the July 9, 2018 staff report, the file executed copy will be filed with the City Clerk.

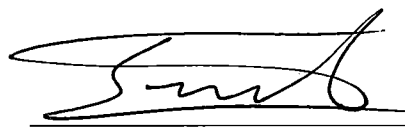
PASSED AND ADOPTED by the City Council of the City of Lathrop this 9th day of July, 2018, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

ATTACHMENT " B "



STAGE 2A
LAKESIDE EAST DISTRICT
JULY 2018

SUBDIVISION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF LATHROP AND
RIVER ISLANDS DEVELOPMENT, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY, FOR
42 LARGE LOTS IN TRACT 3908 (LAKESIDE EAST DISTRICT)

RECITALS

A. This Agreement is made and entered into this **9th day of July, 2018**, by and between the CITY OF LATHROP, a municipal corporation of the State of California (“CITY”), and River Islands Development, LLC, a California limited liability company (“SUBDIVIDER”).

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and CITY’s Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 3908. However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with River Islands Parkway from Dell’Osso Drive to the boundary of the Stage 2B development area, which is required to provide public roadway access to Tract 3908 of the Lakeside East District of River Islands. The unfinished portion of improvements total \$338,004 and a letter of guarantee (also known as a “set-aside letter”) was provided by River Islands Public Financing Authority (“RIPFA”) to the City and will be required to be held by CITY as outlined in this Tract 3908 Subdivision Improvement Agreement unless otherwise substituted with other security as outlined in this Agreement.

C. SUBDIVIDER has substantially completed the entirety of joint trench improvements for River Islands Parkway in accordance with the separate set of joint trench improvement plans and street light plans prepared by Power System Design, Inc. The River Islands Parkway street, sidewalk, underground utility, storm drainage, street light and joint trench improvements (hereinafter “Improvements”) were constructed as part of the required infrastructure for Tract 3908. Only the final lift of asphaltic concrete and several other minor improvements remains as the unfinished improvements for Tract 3908. As a result, the set aside letter was provided as security for 180% of the amount of the unfinished improvements as shown in Exhibit D ($\$338,004 \times 180\% = \$608,407$ – security amount).

E. The term “Improvements” as used in this Agreement means all improvements necessary for River Islands Parkway associated with Tract 3908. As a result, the total value of public improvements for Tract 3908, as River Islands Parkway, is \$5,264,000 as shown in Exhibit E to this Agreement. The required Maintenance Bond for Tract 3908 shall be equal to 10% of the cost of Improvements as shown in Exhibit E; $\$5,264,000 \times 10\% = \$526,400$ – maintenance bond amount). The maintenance bond shall be posted to guarantee maintenance of all improvements

for a full year following acceptance by CITY.

NOW THEREFORE in consideration of CITY'S pending approval and acceptance of the Improvements upon their satisfactory completion and in consideration of SUBDIVIDER'S construction of Improvements in strict accordance with the terms of this Agreement, all applicable laws, statutes, ordinances, rules and regulations currently in force and effect in CITY, the terms and conditions of which are incorporated herein by this reference, the parties hereto mutually covenant and agree as follows:

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements described herein for Tract 3908, to the limits identified on Exhibit A. All improvements shall be constructed to the satisfaction and approval of the City Engineer, in a good and workmanlike manner in accordance with the above-referenced improvement plans and specifications, the improvement standards and specifications of CITY'S Department of Public Works, the applicable Ordinances of the City of Lathrop and the California Subdivision Map Act.
2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements, prior to occupancy of the first home occupied associated with the first small lot final map recorded in the Lakeside East District, or prior to September 30, 2019 whichever occurs first. Such occupancy shall be documented by CITY in the form of a Certificate of Occupancy or Final Building Permit.
3. CITY or its agents shall, at any time during the progress of the Improvements, have free access thereto and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.
4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.
5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.
6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. Prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Maintenance Bond in the amount of \$526,400 equal to 10% of the estimated cost of the Improvements for the entire area as summarized in Recital E, to insure SUBDIVIDER'S repair and maintenance of the Improvements in accordance with the terms of this Agreement. The Maintenance Bond shall be released at the end of the one (1) year guarantee period, provided there are no claims against it are then outstanding.

7. Because some of the backbone improvements referenced in Recital "D" were required to provide access and required utilities to Tract 3908 and are associated with adjacent tracts as otherwise described in this Agreement, as well as backbone roads associated with the Agreement for Dedication, Inspection and Guarantee of Public Streets and Improvements referenced in Recital "D", the security required by the Agreement for Dedication, Inspection and Guarantee of Public Streets and Improvements shall remain in place until the backbone improvements associated with that agreement are complete and accepted by CITY or as is further described by the conditions below:

a. Rehabilitation of the pavement on Stewart/Cohen and Paradise Roads within the limits of Stewart Tract, as detailed on the attached Exhibit D are required, and rehabilitation is guaranteed by a performance bond. Full improvement and acceptance of these streets shall be completed prior to release of security previously posted by SUBDIVIDER.

8. If SUBDIVIDER, in whole or in part, abandons the Improvements, unnecessarily or unreasonably delays construction of the Improvements, fails to complete construction of the Improvements within the time specified in this Agreement or fails to repair, replace or reconstruct any defects, as set forth in Paragraph 6 above, CITY may but is not required to proceed to complete and/or repair, replace or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement or reconstruction incurred by CITY. Once action is taken by CITY to complete, repair, replace and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY even if SUBDIVIDER subsequently completes the work.

CITY shall have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security (including but not limited to any Letter of Guarantee, Certificate of Deposit, cash, bond for performance, labor and materials, repair and maintenance, letter of credit or cash deposit) therefore is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Government Code Section 66499.4, incurred by CITY in addition to the costs of the improvements shall be a proper charge against the security and SUBDIVIDER.

In the event it becomes necessary for CITY to bring an action to compel performance of this Agreement or to recover costs of completing such improvements, SUBDIVIDER shall pay reasonable attorney's fees, costs of suit and all other expenses of litigation incurred by CITY in connection therewith.

9. Because the Improvements are not 100% complete, SUBDIVIDER is required to only post security to guarantee the deferred and unfinished improvements associated with Tract 3908 as included and described in Exhibit E of this Agreement. The amount of security, as evidenced by the Letter of Guarantee by RIPFA included as Exhibit D and as indicated in Recital E shall be \$608,407. Further, SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit C attached hereto and incorporated herein with a new certificate of insurance required.

10. Any alterations made to the plans and specifications, which are a part of this Agreement, or any provision of this Agreement shall not operate to release any surety or sureties from liability on any bond or bonds attached hereto and made a part hereof. The above-referenced sureties hereby consent to such alterations and waive the provisions of California Civil Code Section 2819.

11. Neither CITY nor any of its officers, employees or agents shall be liable to SUBDIVIDER and/or SUBDIVIDER'S agents, contractors or subcontractors for any error or omission arising out of or in connection with any work to be performed under this Agreement.

12. Neither CITY nor any of its officers, employees or agents shall be liable to SUBDIVIDER or to any person, entity or organization for any injury or damage that may result to any person or property by or from any cause in, on or about the subdivision of all or any part of the land covered by this Agreement.

13. SUBDIVIDER hereby agrees to and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively "Indemnitees") harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER'S contractors, subcontractors, agents or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any SUBDIVIDER contractors, subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for SUBDIVIDER or any of SUBDIVIDER'S contractors or subcontractors.

SUBDIVIDER shall, at its own cost and expense, defend any and all actions, suits or legal proceedings or any type that may be brought or instituted against CITY and indemnities on any claim or demand, of any nature whatsoever, and pay or satisfy any judgment that may be rendered against CITY and the Indemnitees in any such action, suit or legal proceedings resulting from or alleged to have resulted from SUBDIVIDER'S performance or non-performance of its duties and obligations under this Agreement or from the negligent act or omission of itself, its agents, contractors, representatives, servants or employees. The promises and Agreement to indemnify and hold harmless set forth in this section is not conditioned or dependent on whether or not any indemnity has prepared, supplied or approved any plan or specification in connection with this work or subdivision whether or not any such indemnity has insurance or indemnification covering any of these matters. CITY does not and shall not waive any rights against SUBDIVIDER which it may have by reason of the aforesaid hold harmless agreement because of the acceptance by CITY of any deposit with CITY by SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered or alleged to have been suffered by reason of any of the aforesaid operations referred to in this paragraph regardless of whether or not CITY has prepared, supplied or approved of plans and/or specifications for the subdivision.

14. Neither SUBDIVIDER nor any of SUBDIVIDER'S agents, contractors or subcontractors are or shall be considered to be agents of CITY in connection with the performance of SUBDIVIDER'S obligations under this Agreement.

15. Prior to acceptance of the Improvements by the City Council, SUBDIVIDER shall be solely responsible for maintaining the quality of the Improvements and maintaining safety at the

project site. SUBDIVIDER'S obligation to provide the Improvements shall not be satisfied until after the City Engineer has made a written determination that all obligations of the Agreement have been satisfied, all outstanding fees and charges have been paid and the City Council has accepted the Improvements as complete. CITY and SUBDIVIDER have formed Community Facilities Districts ("CFD") to finance maintenance and improvements. CITY expects to preserve the ability to use future special taxes of the CFD for payment of the cost of acquisition of the Improvements which may require that acceptance of improvements by CITY be subject to the provisions of an acquisition agreement to be entered into by CITY and SUBDIVIDER providing that CITY expects to be paid or reimbursed acquisition costs through future CFD special taxes. SUBDIVIDER shall cooperate to facilitate such method of acquisition.

16. SUBDIVIDER shall pay service fees for the utility services from the time the Improvements are accepted by CITY to the end of the fiscal year or up to a one (1) year period, whichever is needed to ensure an opportunity for the Improvements to be included in the next fiscal year annual assessment.

17. SUBDIVIDER shall be responsible to sweep streets within the subdivision every two weeks as directed by the City Engineer on all streets where lots are occupied and all streets providing access to occupied lots until the Improvements are accepted by CITY.

18. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY. If such consent is given, the terms of this Agreement shall apply to and bind the heirs, successors, executors, administrators and assignees of SUBDIVIDER and any heirs, successors, executors, administrators and assignees of SUBDIVIDER and shall be jointly and severally liable hereunder.

19. SUBDIVIDER shall, at SUBDIVIDER'S expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. Prior to the commencement of Improvement construction, SUBDIVIDER shall obtain a City of Lathrop Business License. SUBDIVIDER shall comply with all local, state and federal laws whether or not said laws are expressly stated in this Agreement.

20. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 3908.

21. The following miscellaneous provisions are applicable to this Agreement:

a. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.

b. Definitions. The definitions and terms are as defined in this Agreement.

c. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement which directly results from an Act of God or an act of a superior governmental authority.

- d. **Headings.** The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.
- e. **Incorporation of Documents.** All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.
- f. **Modification of Agreement.** This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.
- g. **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.
- h. **Successors and Assigns.** Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- i. **Time of the Essence.** Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first day and including the last day. If the time in which an act is to be performed falls on a Saturday, Sunday or any day observed as a legal holiday by CITY, the time for performance shall be extended to the following business day.
- j. **Venue.** In the event either party brings suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

ATTACHMENTS:

- EXHIBIT A: FINAL MAP - TRACT 3908
EXHIBIT B: CITY INSURANCE REQUIREMENTS
EXHIBIT C: COHEN/PARADISE/STEWART REHABILITATION MAP
EXHIBIT D: LETTER OF GUARANTEE FROM RIPFA
EXHIBIT E: TRACT 3908 ENGINEER'S ESTIMATE FOR UNFINISHED PORTIONS OF RIVER ISLANDS PARKWAY
EXHIBIT F: TRACT 3908 ENGINEER'S ESTIMATE THE ENTIRETY OF RIVER ISLANDS PARKWAY

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this
_____ day of July, 2018, at Lathrop, California.

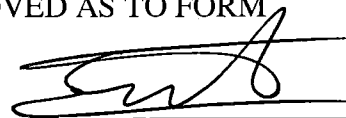
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

CITY OF LATHROP, a
municipal corporation of the
State of California

BY: _____
Teresa Vargas Date
City Clerk

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM

BY:  _____
Salvador Navarrete Date
City Attorney 6-25-18

River Islands Development, LLC,
a California limited liability company

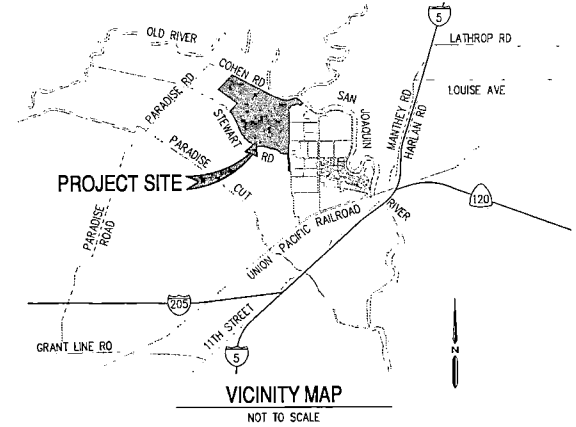
BY: _____
Susan Dell'Osso, Date
President
"SUBDIVIDER"

EXHIBIT A

LARGE LOT MAP - TRACT 3908

TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH,
RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER
DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 W&P 12),
SAN JOAQUIN COUNTY RECORDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2018



OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 3908, RIVER ISLANDS, STAGE 2A, LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWENTY-TWO (22) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE UNDERSIGNED DOES HEREBY DEDICATE AN EASEMENT TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THAT PORTION OF SAID LAND DESIGNATED ON SAID MAP AS RIVER ISLANDS PARKWAY, AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS 1 THROUGH 17 FOR FUTURE DEVELOPMENT.

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS A THROUGH E FOR FUTURE USE IN CONJUNCTION WITH THE DEVELOPMENT.

OWNER: RIVER ISLANDS DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: _____ DATE _____
NAME: SUSAN DELL'OSSO
ITS: PRESIDENT

DATED THIS _____ DAY OF _____, 2018.

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160886, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (OWNER'S)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____, 2018, BEFORE ME, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 3908, RIVER ISLANDS, STAGE 2A, LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWENTY-TWO (22) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2018, AND THAT SAID CITY COUNCIL, DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND REJECTED THE OFFER OF DEDICATION OF ALL ROADWAYS AS SHOWN ON SAID MAP UNTIL THEIR IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 66434(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE RECLAIMED WATER LINE EASEMENT RECORDED JUNE 2, 2008, AS DOCUMENT NUMBER 2008-119380, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, FOR ALL OF SAID RECLAIMED WATER LINE EASEMENT WITH SAID TRACT 3908; ALL AS DEPICTED ON SHEET 3 HEREIN.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____, 2018, BEFORE ME, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO TENTATIVE MAP NO. 3694 APPROVED BY THE PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, 2018.

MARK WEISSNER, COMMUNITY DEVELOPMENT ASSISTANT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, GLENN GEBHARDT, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 3908, RIVER ISLANDS, STAGE 2A, LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 3694, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2018.

GLENN GEBHARDT, R.C.E. 34681
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2018, AT _____ M.
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: \$ _____

BY: _____ ASSISTANT/DEPUTY RECORDER
STEVE BESTOLARIDES
ASSESSOR-RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC, ON OCTOBER 1, 2016. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2021, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____ 201_

_____ DYLAN CRAWFORD, P.L.S. NO 7788



CITY SURVEYOR'S STATEMENT

I, LAWRENCE GOSSETT, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 3908, RIVER ISLANDS, STAGE 2A, LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON COMPLES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____ 201_

_____ LAWRENCE GOSSETT, P.E. 31695



**TRACT 3908
RIVER ISLANDS - STAGE 2A
LARGE LOT FINAL MAP**

A PORTION OF RANCHO EL PESCAERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, JUNE 2018



REFERENCES

- (R1) RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 142, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 15, 2005 AS DOCUMENT NUMBER 2005-171264, S.J.C.R. (35 SURVEYS 142)
- (R2) TRACT 3876, FILED MARCH 31, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 56, S.J.C.R. (42 M&P 56)
- (R3) GRANT DEED RECORDED MARCH 30, 2001, AS DOCUMENT NUMBER 2001-046177, S.J.C.R.
- (R4) GRANT DEED RECORDED JANUARY 11, 2016, AS DOCUMENT NUMBER 2016-004077, S.J.C.R.
- (R5) GRANT DEED RECORDED JUNE 3, 2016, AS DOCUMENT NUMBER 2016-063962, S.J.C.R.
- (R6) GRANT DEED RECORDED JUNE 3, 2016, AS DOCUMENT NUMBER 2016-064006, S.J.C.R.
- (R7) GRANT DEED RECORDED JUNE 6, 2005, AS DOCUMENT NUMBER 2005-134736, S.J.C.R.
- (R8) TRACT 3826, FILED SEPTEMBER 1, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 67, S.J.C.R. (42 M&P 67)
- (R9) TRACT 3828, FILED AUGUST 24, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 65, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED AUGUST 31, 2016, AS DOCUMENT NUMBER 2016-102979, S.J.C.R. (42 M&P 65)
- (R10) TRACT 3832, FILED AUGUST 24, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 66, S.J.C.R. (42 M&P 66)
- (R11) TRACT 3834, FILED DECEMBER 21, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 72, S.J.C.R. (42 M&P 72)
- (R12) UNFILED MAP ENTITLED "CALIFORNIA IRRIGATED FARMS, UNIT NO. 3 PESCAERO COLONY BEING RECLAMATION DISTRICT NO. 2062, SURVEYED APRIL AND MAY 1929 BY OHM AND RAAB, DATED NOVEMBER 7, 1929, FILED IN THE OFFICE OF THE SAN JOAQUIN COUNTY SURVEYOR.
- (R13) PARCEL MAP D6-03-PM, FILED OCTOBER 23, 2006, IN BOOK 24 OF PARCEL MAPS, PAGE 51, S.J.C.R. (24 PM 51)
- (R14) TRACT 3836, FILED MARCH 15, 2017, IN BOOK 42 OF MAPS AND PLATS, PAGE 84, S.J.C.R. (42 M&P 84)
- (R15) TRACT 3893, FILED JUNE 1, 2017, IN BOOK 42 OF MAPS AND PLATS, PAGE 86, S.J.C.R. (42 M&P 86)
- (R16) TRACT 3895, FILED JUNE 20, 2017, IN BOOK 42 OF MAPS AND PLATS, PAGE 89, S.J.C.R. (42 M&P 89)
- (R17) TRACT 3838, FILED NOVEMBER 30, 2017, IN BOOK 43 OF MAPS AND PLATS, PAGE 12, S.J.C.R. (43 M&P 12)
- (R18) TRACT 3875, FILED SEPTEMBER 22, 2017, IN BOOK 42 OF MAPS AND PLATS, PAGE 100, S.J.C.R. (42 M&P 100)
- (R19) TRACT 3831, FILED JANUARY 23, 2018, IN BOOK 43 OF MAPS AND PLATS, PAGE 16, S.J.C.R. (43 M&P 16)
- (R20) TRACT 3912, FILED FEBRUARY 7, 2018, IN BOOK 43 OF MAPS AND PLATS, PAGE 19, S.J.C.R. (43 M&P 19)
- (R21) GRANT DEED RECORDED JUNE 3, 2016, AS DOCUMENT NUMBER 2016-063963, S.J.C.R.

NOTES

1. RIGHT TO FARM STATEMENT:
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENCOE, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2877, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 3908, RIVER ISLANDS, STAGE 2A, LARGE LOT FINAL MAP, CONTAINS PARCELS 1 THROUGH 17, PARCELS A THROUGH E, AND RIVER ISLANDS PARKWAY DEDICATION, CONTAINING 440.53 ACRES, MORE OR LESS.
4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT ORDER NUMBER 1614019805-KB (VERSION 3), DATED JUNE 1, 2018, PROVIDED BY OLD REPUBLIC TITLE COMPANY.
5. THE PURPOSE OF TRACT 3908, RIVER ISLANDS - STAGE 2A, LARGE LOT FINAL MAP, IS TO FACILITATE THE ORDERLY DEVELOPMENT OF THE RIVER ISLANDS PROJECT, AND IS SUBJECT TO SUBSEQUENT SUBDIVISION IN ACCORDANCE WITH THE APPROVED VESTING TENTATIVE MAP.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-046177, S.J.C.R.
2. LEVÉE EASEMENTS IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT PER: 2034 OR 557, 2094 OR 585, AND 2143 OR 459, S.J.C.R.
3. ROADWAY EASEMENT IN FAVOR OF CITY OF LATHROP PER 199 OR 212, 199 OR 335, AND 408 OR 95, S.J.C.R.
4. PG&E POLE LINE EASEMENT PER 326 OR 293, S.J.C.R.
5. PG&E POLE LINE EASEMENT PER 533 OR 292, S.J.C.R.
6. RECLAIMED WATER LINE EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DOCUMENT NUMBER 2006-119380, S.J.C.R.
7. LEVÉE EASEMENTS IN FAVOR OF RECLAMATION DISTRICT 2062 PER DOCUMENT NUMBERS 2016-044287, 2016-060092 AND 2018-060095, S.J.C.R.
8. LEVÉE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT PER DOCUMENT NUMBER 2015-111335, S.J.C.R.
9. PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3838, FILED NOVEMBER 30, 2017, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 12, S.J.C.R.

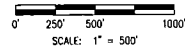
LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 3 THROUGH 5 ONLY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N62°29'09"W	112.01'
L2	N62°29'09"W	3037.69'
L3	N57°02'24"W	1834.67'
L4	N76°04'58"W	159.50'
L5	N76°04'58"W	290.34'
L6	N59°59'58"W	101.09'
L7	N49°21'58"W	494.51'
L8	N73°53'58"W	199.54'
L9	N73°53'58"W	235.80'
L10	N25°15'02"W	409.86'
L11	N39°51'02"W	169.70'
L12	N54°48'17"W	403.86'
L13	N57°09'17"W	98.32'
L14	N61°21'17"W	185.14'
L15	N68°52'17"W	50.31'
L16	N85°36'17"W	33.41'
L17	N3°25'43"E	20.00'
L18	N44°47'17"W	44.51'
L19	N64°57'43"E	16.60'
L20	N47°52'53"W	29.84'
L21	N84°56'07"E	434.28'
L22	N27°30'51"E	46.89'
L23	N63°21'09"W	352.92'
L24	N79°27'09"W	514.98'
L25	N74°51'51"E	116.24'

LINE TABLE		
LINE	DIRECTION	LENGTH
L26	NORTH	640.25'
L27	N74°51'51"E	601.61'
L28	N55°36'09"W	260.59'
L29	N47°02'09"W	1160.21'
L30	N45°39'54"E	194.84'
L31	N44°20'06"W	1.32'
L32	N45°39'54"E	60.00'
L33	N44°20'06"W	9.64'
L34	N75°18'05"W	5.83'
L35	N68°30'42"E	188.10'
L36	N30°44'58"E	155.55'
L37	N19°39'14"E	74.33'
L38	EAST	90.00'
L39	N8°08'45"E	274.41'
L40	N8°26'53"W	668.93'
L41	N2°29'30"E	437.06'
L42	N46°09'57"W	122.29'
L43	N2°47'07"E	366.51'
L44	N0°02'07"E	117.18'
L45	N8°05'53"W	571.06'
L46	N8°05'53"W	120.68'
L47	N38°25'53"W	67.07'
L48	N55°29'53"W	58.47'
L49	N8°05'53"W	432.58'
L50	N48°38'53"W	372.61'

LINE TABLE		
LINE	DIRECTION	LENGTH
L51	N75°05'53"W	1098.23'
L52	N84°56'07"E	219.89'
L53	N84°56'07"E	214.39'
L54	N88°46'53"W	76.96'
L55	N57°01'53"W	350.82'
L56	N57°01'53"W	308.54'
L57	N47°52'53"W	145.43'
L58	N47°52'53"W	259.87'
L59	N33°10'02"W	584.03'
L60	N22°32'02"W	576.41'
L61	N26°52'02"W	824.24'
L62	N39°51'02"W	398.30'
L63	N43°46'52"E	848.48'
L64	N54°19'17"W	1798.57'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	317.00'	67°09'12"	371.54'
C2	383.00'	24°52'19"	166.26'
C3	1455.00'	8°06'45"	206.01'
C4	1545.00'	16°33'38"	446.56'
C5	1455.00'	10°56'23"	277.81'

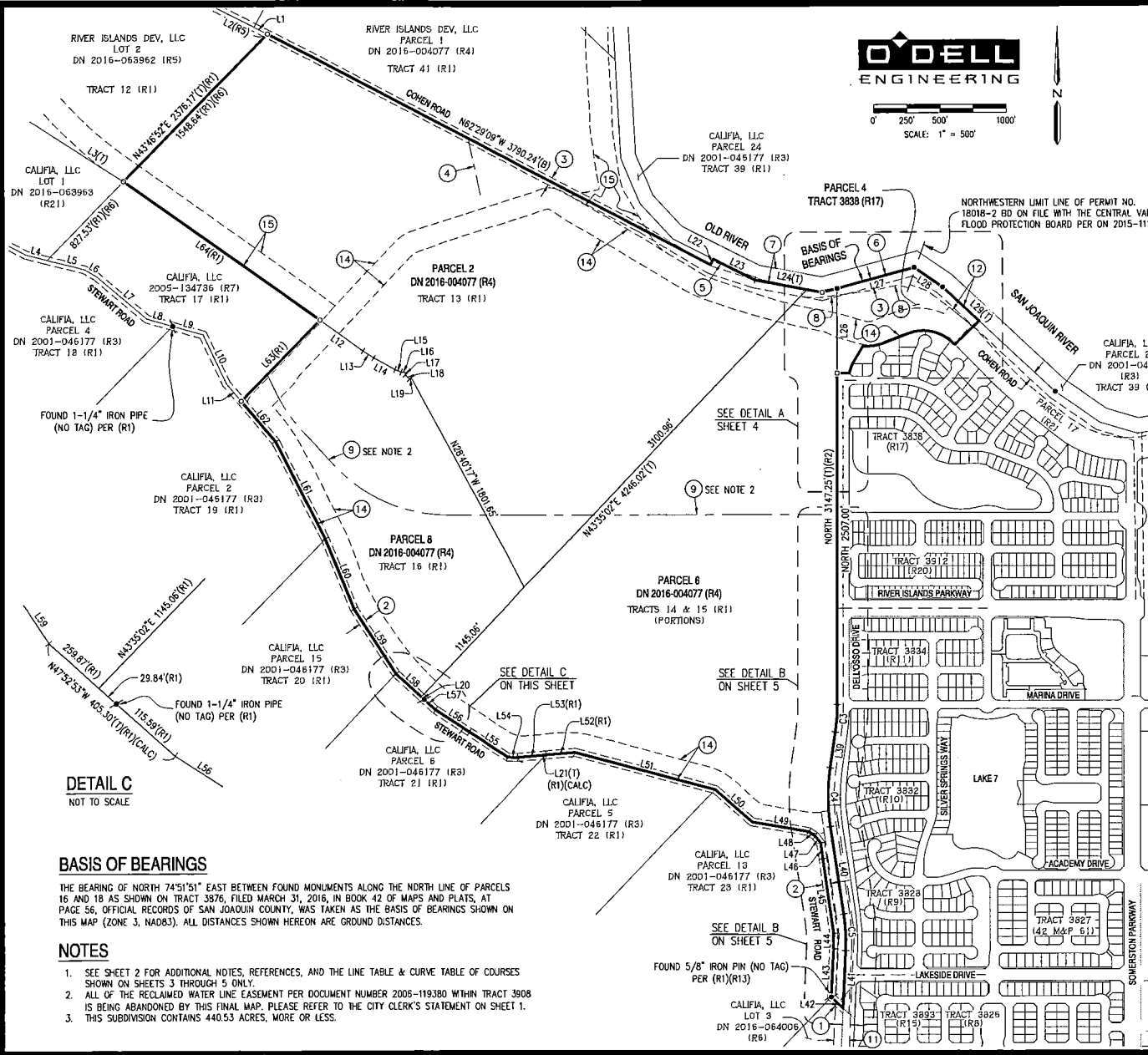


TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, JUNE 2018

- LEGEND** (SHEETS 3 THROUGH 5 ONLY)
- ⊙ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
 - SET 5/8" REBAR WITH CAP STAMPED "PLS 7788"
 - FOUND 5/8" REBAR WITH CAP STAMPED "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
 - ⚡ FOUND MONUMENT PER (R1) AS NOTED
 - ⊗ MONUMENT TO BE SET PER TRACT 3828 (R9)
 - ⊗ MONUMENT TO BE SET PER TRACT 3834 (R11)
 - ⊗ 3/4" IRON PIPE TO BE SET PER (R9)
 - BOUNDARY
 - LOT LINE OR RIGHT-OF-WAY LINE
 - - - EASEMENT LINE
 - - - CENTER LINE
 - - - MONUMENT LINE
 - 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
 - (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
 - (M-M) MONUMENT TO MONUMENT
 - (R) RADIAL BEARING
 - (T) TOTAL
 - (B) BOUNDARY
 - DN DOCUMENT NUMBER
 - O.R. OFFICIAL RECORD
 - MON MONUMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - ① EASEMENT REFERENCE NUMBER
 - ② 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R17)
 - ③ 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R17)
 - ④ 5/8" REBAR WITH CAP "PLS 7788" PER (R17)

- EASEMENTS**
- ① 60' WIDE ROADWAY EASEMENT IN FAVOR OF CITY OF LATHROP PER 199 O.R. 212, S.J.C.R. (STEWART ROAD)
 - ② 60' WIDE ROADWAY EASEMENT IN FAVOR OF CITY OF LATHROP PER 199 O.R. 335, S.J.C.R. (STEWART ROAD)
 - ③ 60' WIDE ROADWAY EASEMENT IN FAVOR OF CITY OF LATHROP PER 40B O.R. 95, S.J.C.R. (COHEN ROAD)
 - ④ PG&E POLE LINE EASEMENT PER 326 O.R. 293, S.J.C.R. (NO WIDTH GIVEN)
 - ⑤ PG&E POLE LINE EASEMENT PER 533 O.R. 202, S.J.C.R. (NO WIDTH GIVEN)
 - ⑥ LEVEE EASEMENT IN FAVOR OF SACRAMENTO & SAN JOAQUIN DRAINAGE DISTRICT PER 2034 O.R. 557, S.J.C.R. (EXACT LOCATION NOT DEFINED OF RECORD). PORTION QUITCLAIMED PER DN 2015-111337 AND DN 2015-111339.
 - ⑦ LEVEE EASEMENT IN FAVOR OF SACRAMENTO & SAN JOAQUIN DRAINAGE DISTRICT PER 2094 O.R. 585, S.J.C.R. (EXACT LOCATION NOT DEFINED OF RECORD).
 - ⑧ LEVEE EASEMENT IN FAVOR OF SACRAMENTO & SAN JOAQUIN DRAINAGE DISTRICT PER 2143 O.R. 459, S.J.C.R. PORTION QUITCLAIMED PER DN 2015-111337 AND DN 2015-111338.
 - ⑨ RECLAIMED WATER LINE EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DN 2006-119380, S.J.C.R.
 - ⑩ LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2062 PER DN 2016-044287, S.J.C.R. (PORTION QUITCLAIMED PER DN 2017-126844)
 - ⑪ LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2062 PER DN 2016-044285, S.J.C.R. (DOES NOT AFFECT THE SUBJECT PROPERTY)
 - ⑫ LEVEE EASEMENTS IN FAVOR OF SACRAMENTO & SAN JOAQUIN DRAINAGE DISTRICT PER DN 2015-111335, S.J.C.R.
 - ⑬ COVENANTS AND CONDITIONS AS DISCLOSED PER DN 2001-046177, S.J.C.R.
 - ⑭ STAGE 2A LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2062 PER DN 2018-060092, S.J.C.R.
 - ⑮ STAGE 2B LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2062 PER DN 2018-060095, S.J.C.R.



BASIS OF BEARINGS

THE BEARING OF NORTH 74°51'51" EAST BETWEEN FOUND MONUMENTS ALONG THE NORTH LINE OF PARCELS 16 AND 18 AS SHOWN ON TRACT 3876, FILED MARCH 31, 2016, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 56, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES, REFERENCES, AND THE LINE TABLE & CURVE TABLE OF COURSES SHOWN ON SHEETS 3 THROUGH 5 ONLY.
2. ALL OF THE RECLAIMED WATER LINE EASEMENT PER DOCUMENT NUMBER 2006-119380 WITHIN TRACT 3908 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.
3. THIS SUBDIVISION CONTAINS 440.53 ACRES, MORE OR LESS.

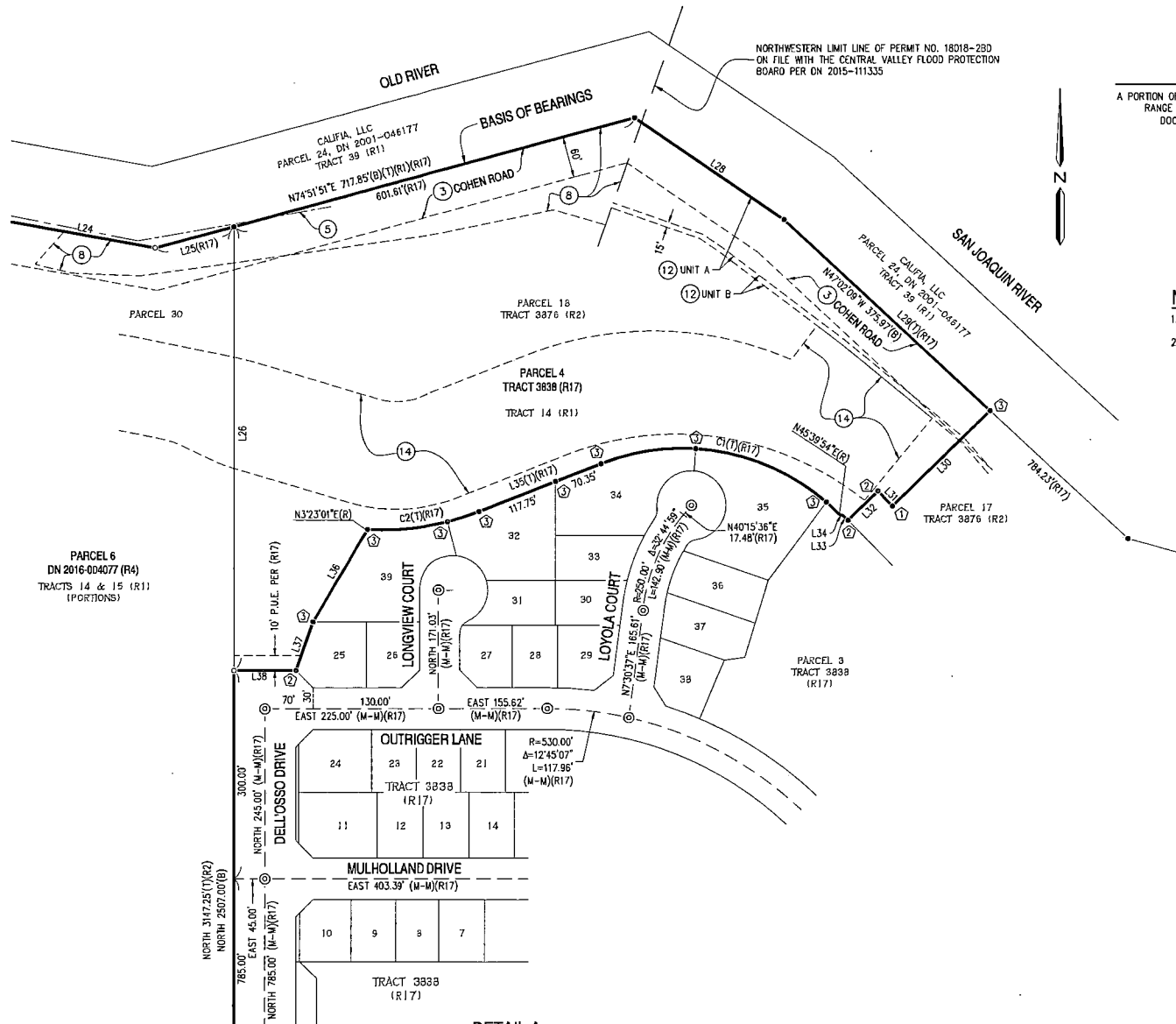
TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2018



NOTES

1. SEE SHEET 3 FOR LEGEND, EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
2. SEE SHEET 2 FOR ADDITIONAL NOTES, REFERENCES, AND THE LINE AND CURVE TABLES FOR SHEETS 3 THROUGH 5 ONLY.



SEE SHEET 3

PARCEL 6
DN 2016-004077 (R4)
TRACTS 14 & 15 (R11)
(PORTIONS)

NORTH 3147.25'(Y)(R2)
NORTH 2507.00'(E)

300.00'
NORTH 245.00' (L-M)(R17)

EAST 45.00' (M-M)(R17)

NORTH 785.00' (M-M)(R17)

EAST 225.00' (M-M)(R17)

130.00'

EAST 155.62' (M-M)(R17)

70'

10' P.U.L.E. PER (R17)

N323°01'E (R)

C2 (Y)(R17)

L36

N72°03'7"E 165.81' (M-M)(R17)

R=530.00'
Δ=12°45'07"
L=117.96'
(M-M)(R17)

N401°5'36"E 17.48'(R17)

N453°54'51"(R)

L34

L33

L31

L29

L28

L26

L25(R17)

L24

SEE SHEET 5

DETAIL A
NOT TO SCALE
(FROM SHEET 3)

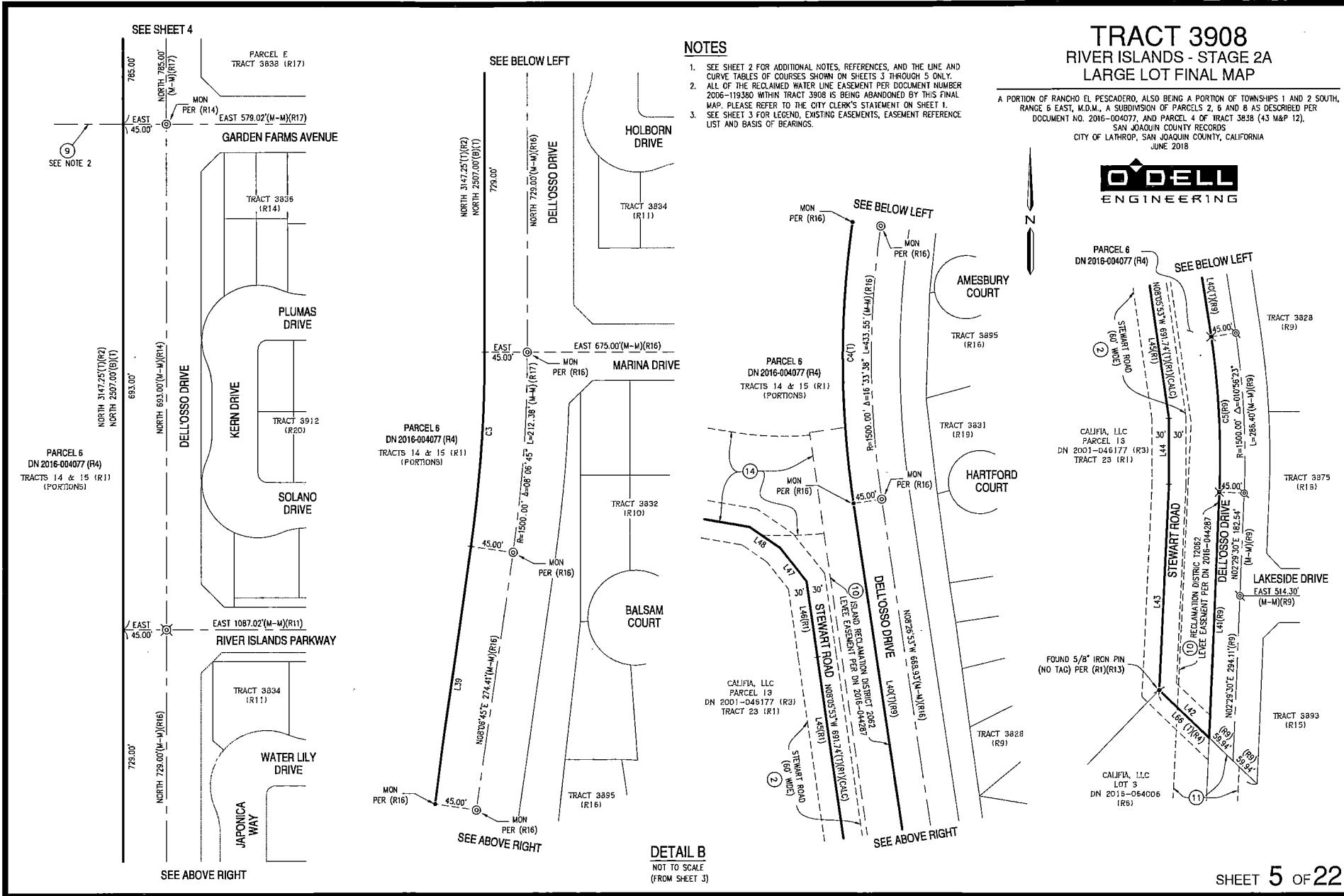
TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCAERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA JUNE 2018



NOTES

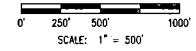
- SEE SHEET 2 FOR ADDITIONAL NOTES, REFERENCES, AND THE LINE AND CURVE TABLES OF COURSES SHOWN ON SHEETS 3 THROUGH 5 ONLY.
- ALL OF THE RECLAIMED WATER LINE EASEMENT PER DOCUMENT NUMBER 2006-119380 WITHIN TRACT 3908 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.
- SEE SHEET 3 FOR LEGEND, EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.



DETAIL B
NOT TO SCALE
(FROM SHEET 3)

TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

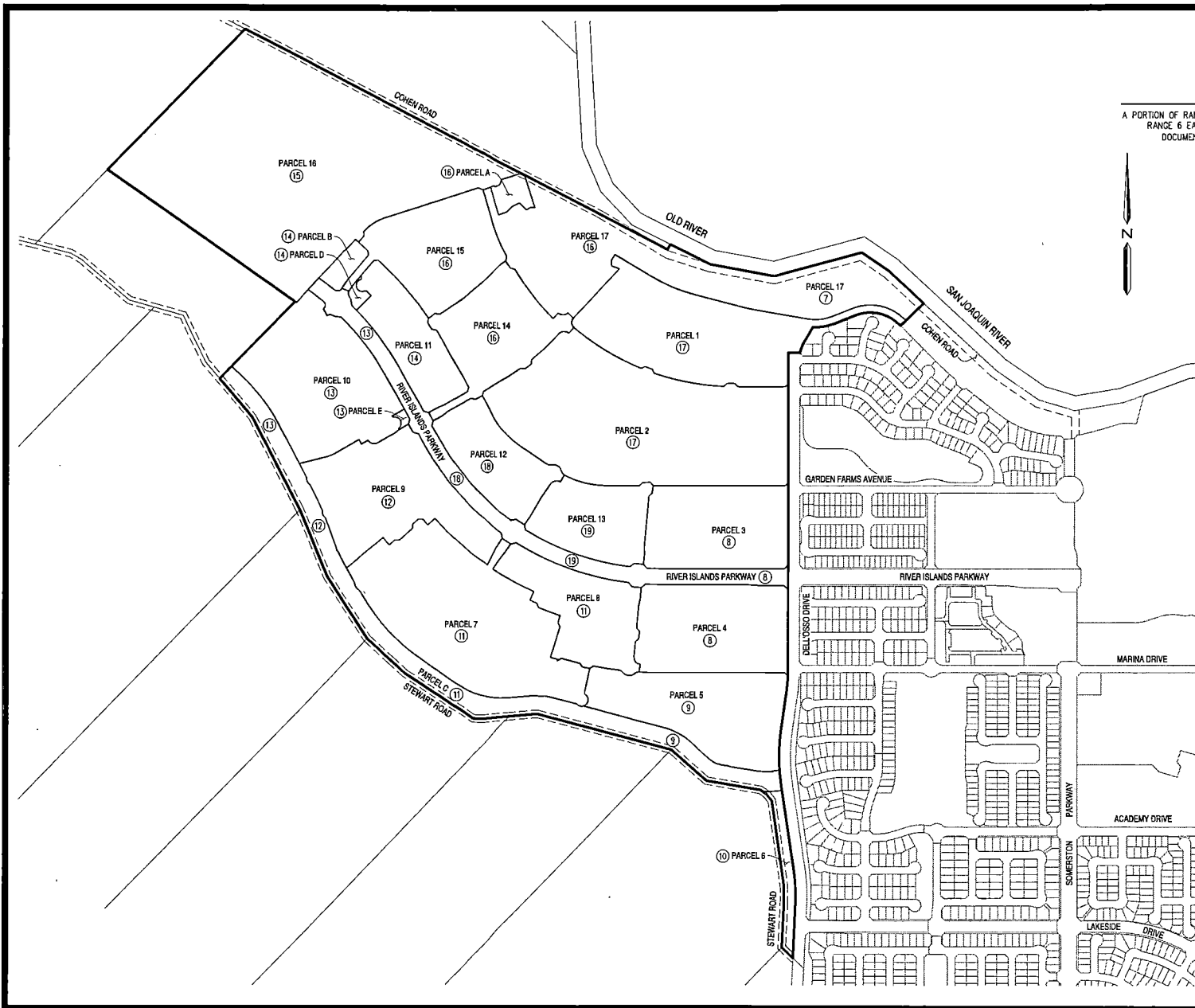
A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH,
RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER
DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12),
SAN JOAQUIN COUNTY RECORDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2018



SHEET INDEX

LEGEND

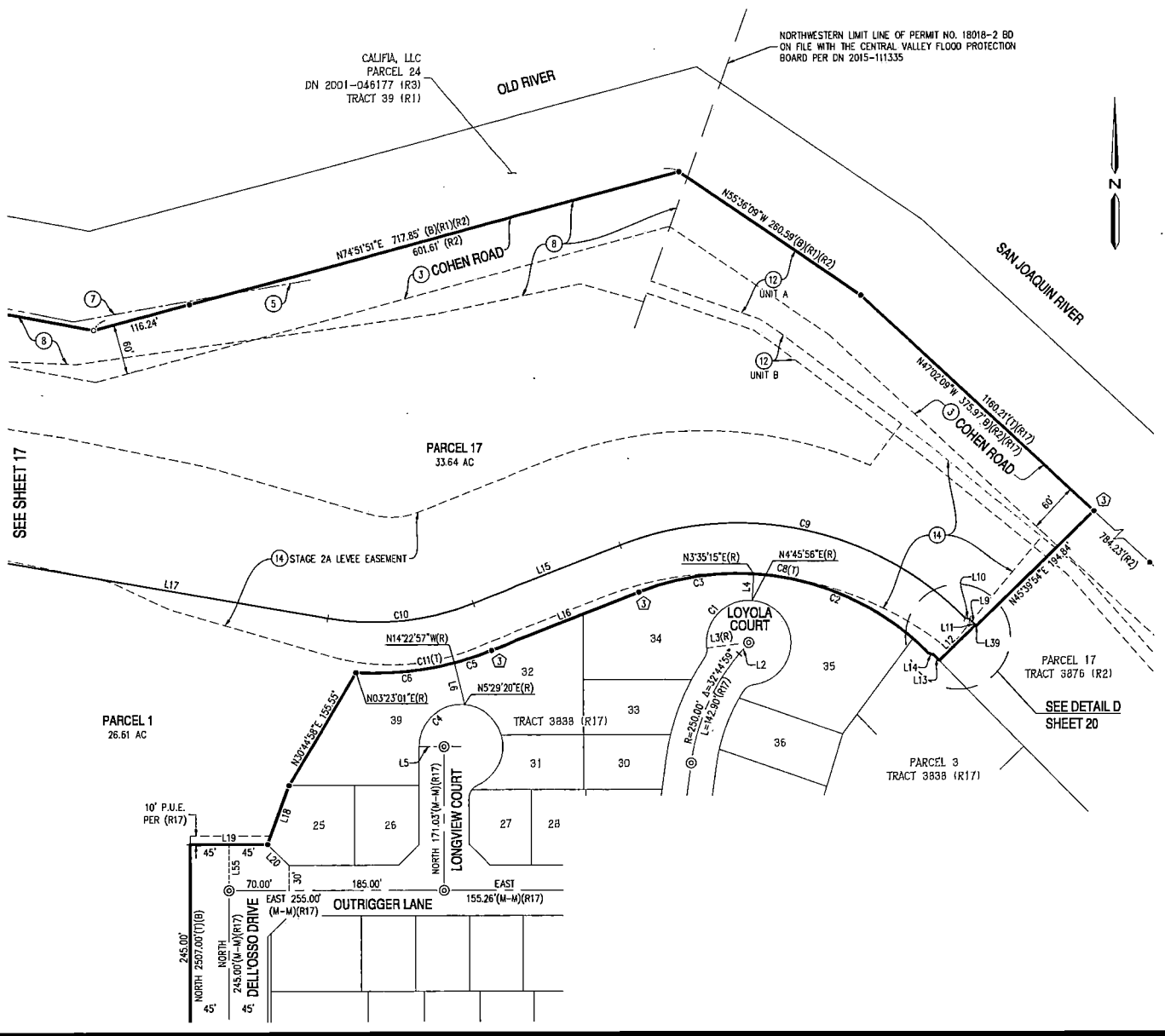
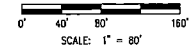
- BOUNDARY
- LOT LINE
- EXISTING ROADWAY EASEMENT
- SHEET NUMBER



TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, JUNE 2016

O'DELL
ENGINEERING

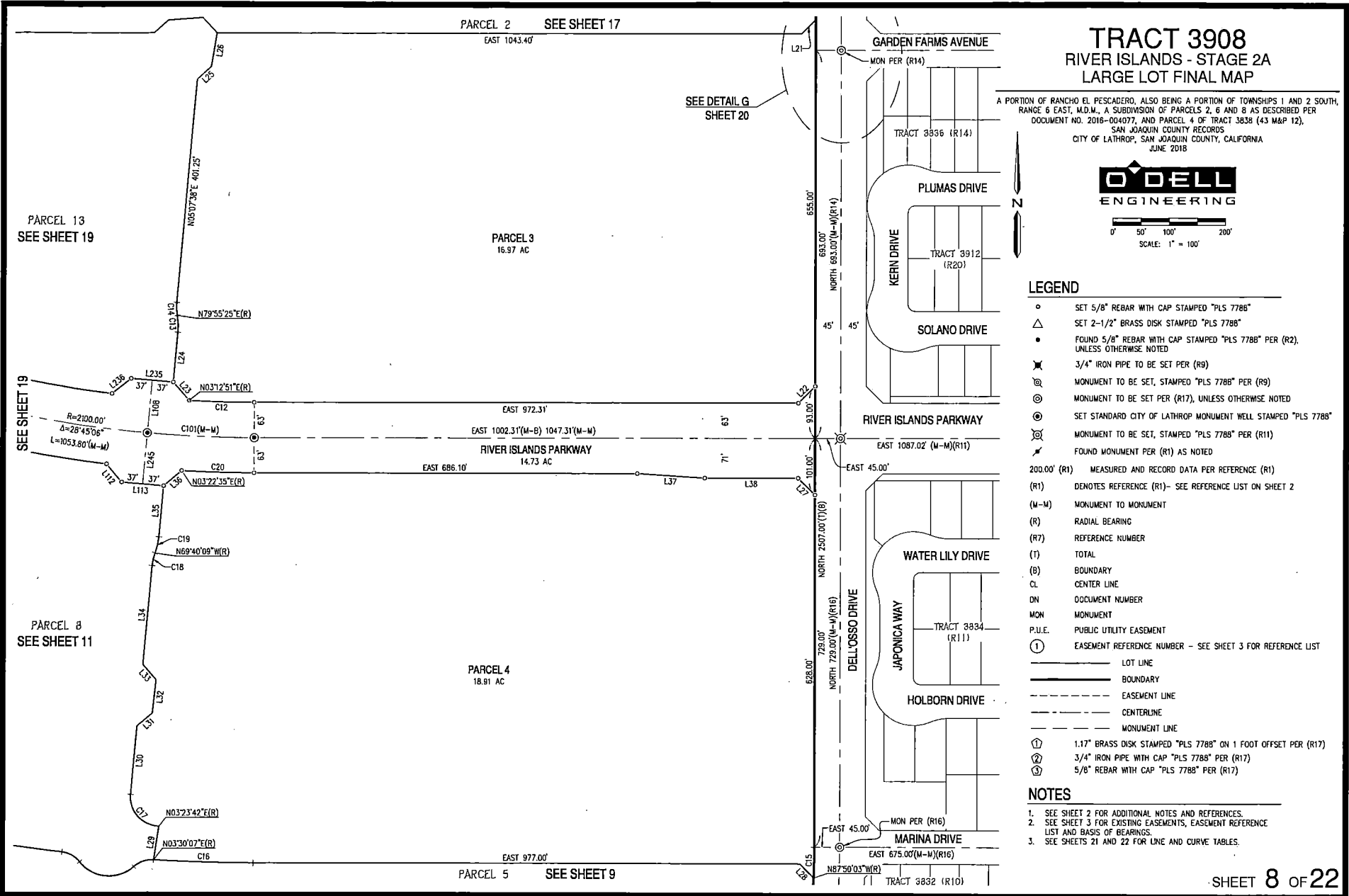


LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND 5/8" REBAR WITH CAP STAMPED "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ✕ 3/4" IRON PIPE TO BE SET PER (R9)
- ⊙ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R9)
- ⊙ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊙ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R11)
- ⊙ FOUND MONUMENT PER (R1) AS NOTED
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (R7) REFERENCE NUMBER
- (T) TOTAL
- (B) BOUNDARY
- CL CENTER LINE
- DN DOCUMENT NUMBER
- MON MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3 FOR REFERENCE LIST
- LOT LINE
- BOUNDARY
- - - EASEMENT LINE
- - - CENTERLINE
- - - MONUMENT LINE
- ① 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R17)
- ② 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R17)
- ③ 5/8" REBAR WITH CAP "PLS 7788" PER (R17)

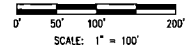
NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.



TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA JUNE 2018



LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND 5/8" REBAR WITH CAP STAMPED "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ⊗ 3/4" IRON PIPE TO BE SET PER (R9)
- ⊙ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R9)
- ⊕ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
- ⊗ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊕ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R11)
- ⊗ FOUND MONUMENT PER (R1) AS NOTED
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1)- SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (R7) REFERENCE NUMBER
- (T) TOTAL
- (B) BOUNDARY
- CL CENTER LINE
- DN DOCUMENT NUMBER
- MON MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3 FOR REFERENCE LIST
- LOT LINE
- BOUNDARY
- - - EASEMENT LINE
- - - CENTERLINE
- - - MONUMENT LINE
- ① 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R17)
- ② 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R17)
- ③ 5/8" REBAR WITH CAP "PLS 7788" PER (R17)

NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.

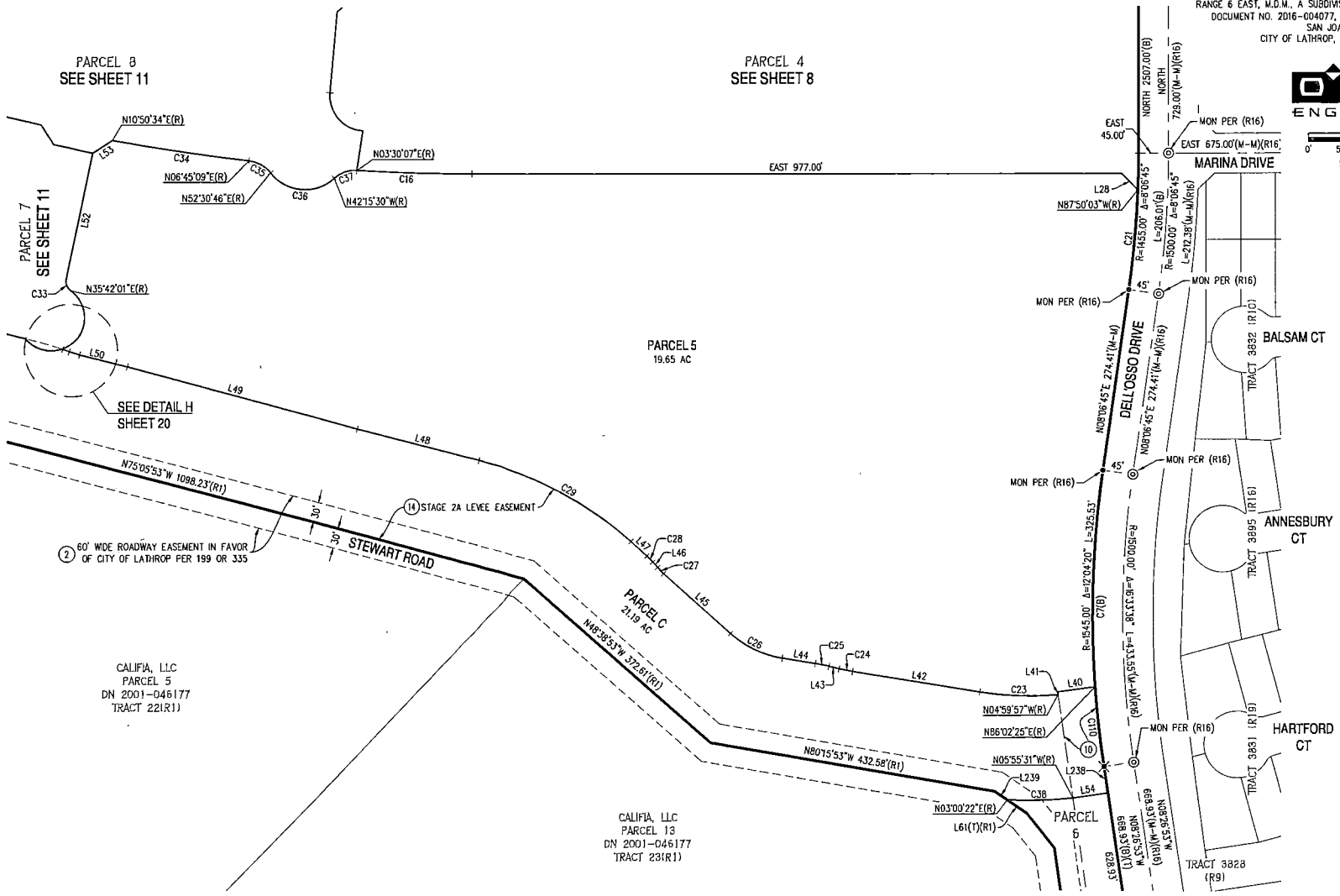
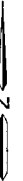
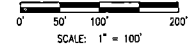
NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.
4. SEE SHEET 8 FOR LEGEND.

TRACT 3908
RIVER ISLANDS - STAGE 2A
LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 JUNE 2018

O'DELL
 ENGINEERING



② 60' WIDE ROADWAY EASEMENT IN FAVOR OF CITY OF LATHROP PER 199 OR 335

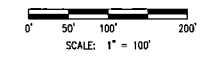
CALIFIA, LLC
 PARCEL 5
 DN 2001-046177
 TRACT 221(R1)

CALIFIA, LLC
 PARCEL 13
 DN 2001-046177
 TRACT 231(R1)

SEE SHEET 10

TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA JUNE 2018



LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND 5/8" REBAR WITH CAP STAMPED "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ✕ 3/4" IRON PIPE TO BE SET PER (R9)
- ⊗ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R9)
- ⊙ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
- ⊕ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊗ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R11)
- ✎ FOUND MONUMENT PER (R1) AS NOTED
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (R7) REFERENCE NUMBER
- (T) TOTAL
- (B) BOUNDARY
- CL CENTER LINE
- ON OCCUMENT NUMBER
- MON MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3 FOR REFERENCE LIST
- LOT LINE
- BOUNDARY
- - - EASEMENT LINE
- - - CENTERLINE
- - - MONUMENT LINE
- ① 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R17)
- ② 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R17)
- ③ 5/8" REBAR WITH CAP "PLS 7788" PER (R17)

NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.

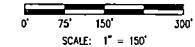


CALIFIA, LLC
PARCEL 13
DN 2001-046177 (R3)
TRACT 23(R1)

CALIFIA, LLC
LOT 3
DN 2016-064006 (R6)

TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (4.3 M&P 12), SAN JOAQUIN COUNTY RECORDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2018

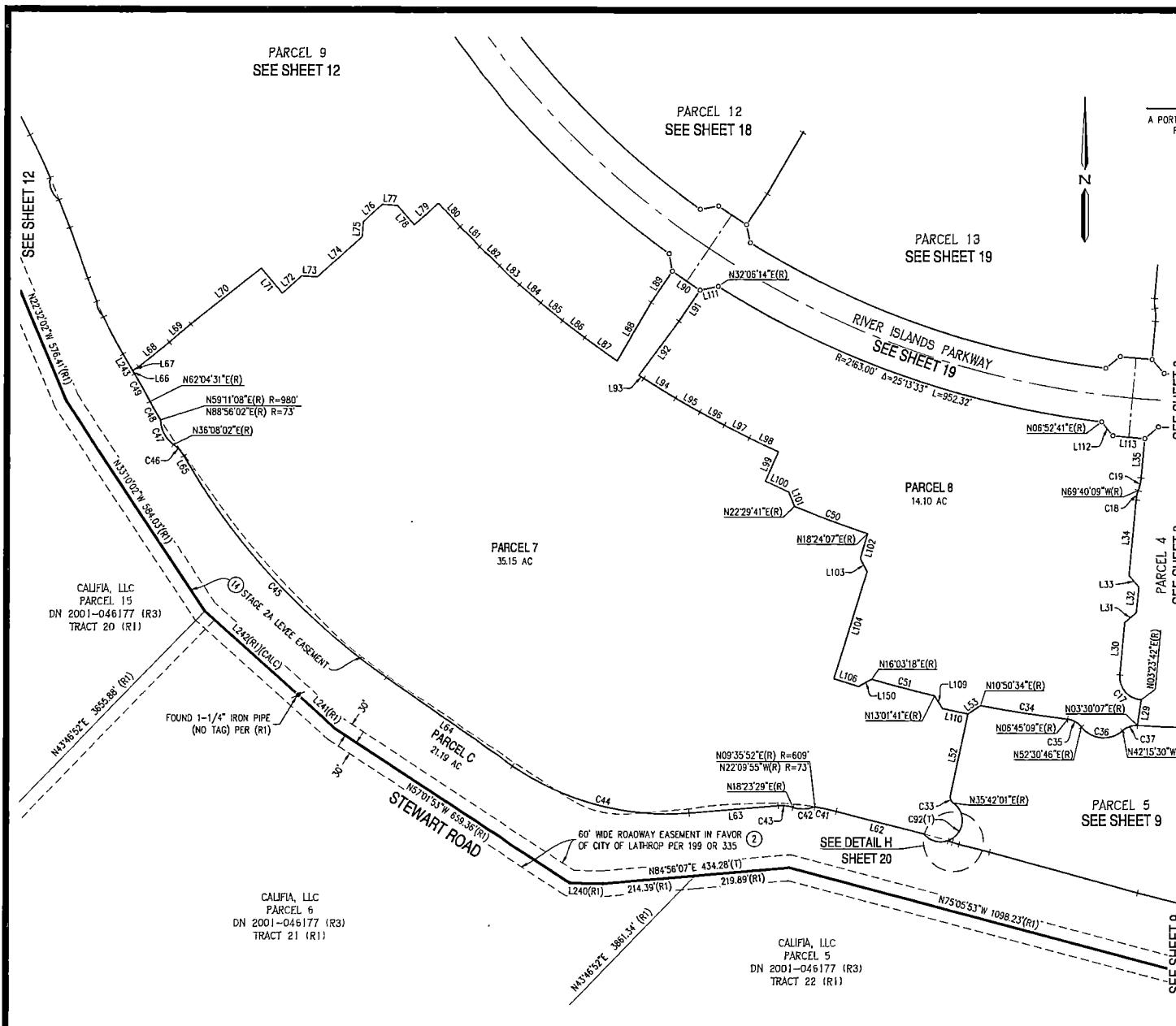


LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND 5/8" REBAR WITH CAP STAMPED "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ⊗ 3/4" IRON PIPE TO BE SET PER (R9)
- ⊙ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R9)
- ⊗ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊗ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R11)
- ⊙ FOUND MONUMENT PER (R1) AS NOTED
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (R7) REFERENCE NUMBER
- (T) TOTAL
- (E) BOUNDARY
- CL CENTER LINE
- ON OCCURMENT NUMBER
- MON MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3 FOR REFERENCE LIST
- LOT LINE
- BOUNDARY
- - - EASEMENT LINE
- - - CENTERLINE
- - - MONUMENT LINE
- ① 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R17)
- ② 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R17)
- ③ 5/8" REBAR WITH CAP "PLS 7788" PER (R17)

NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.

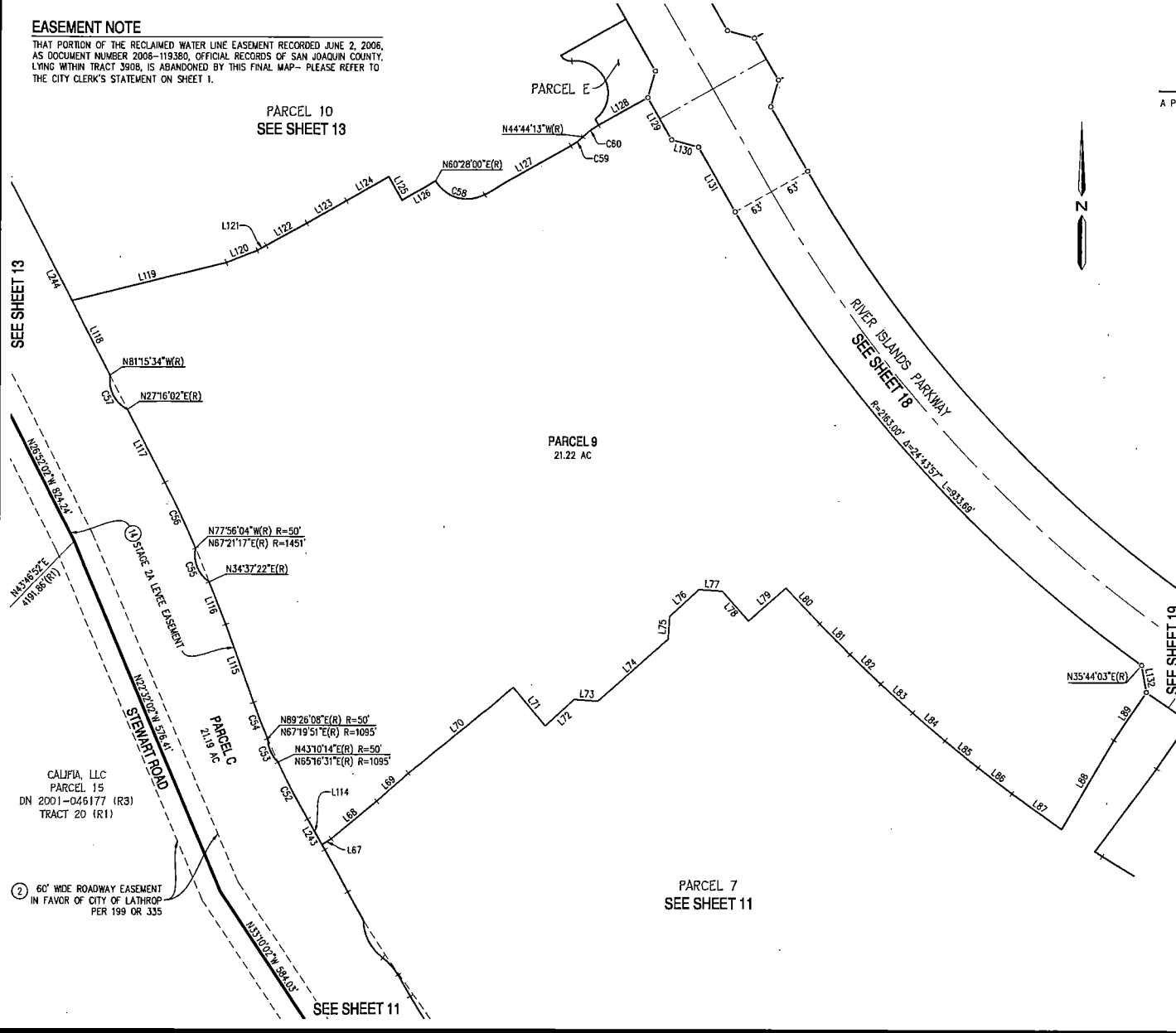
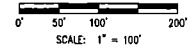


EASEMENT NOTE

THAT PORTION OF THE RECLAIMED WATER LINE EASEMENT RECORDED JUNE 2, 2006, AS DOCUMENT NUMBER 2006-119380, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, LYING WITHIN TRACT 3908, IS ABANDONED BY THIS FINAL MAP-- PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

**TRACT 3908
RIVER ISLANDS - STAGE 2A
LARGE LOT FINAL MAP**

A PORTION OF RANCHO EL PASADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA JUNE 2018



LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND 5/8" REBAR WITH CAP STAMPED "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ✕ 3/4" IRON PIPE TO BE SET PER (R9)
- ⊗ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R9)
- ⊙ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
- ⊕ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊖ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R11)
- ✎ FOUND MONUMENT PER (R1) AS NOTED
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1)- SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (R7) REFERENCE NUMBER
- (T) TOTAL
- (B) BOUNDARY
- CL CENTER LINE
- DN DOCUMENT NUMBER
- MON MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3 FOR REFERENCE LIST
- LOT LINE
- BOUNDARY
- - - EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- ① 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R17)
- ② 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R17)
- ③ 5/8" REBAR WITH CAP "PLS 7788" PER (R17)

NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.

EASEMENT NOTE

THAT PORTION OF THE RECLAIMED WATER LINE EASEMENT RECORDED JUNE 2, 2006, AS DOCUMENT NUMBER 2006-119380, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, LYING WITHIN TRACT 3908, IS ABANDONED BY THIS FINAL MAP- PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.

CALIFIA, LLC
DN 2005-134735 (R7)

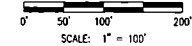
PARCEL 10
24.16 AC

CALIFIA, LLC
PARCEL 2
DN 2001-046177 (R3)
TRACT 19 (R1)

**TRACT 3908
RIVER ISLANDS - STAGE 2A
LARGE LOT FINAL MAP**

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2018

**O'DELL
ENGINEERING**



LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND 5/8" REBAR WITH CAP STAMPED "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ✕ 3/4" IRON PIPE TO BE SET PER (R9)
- ⊙ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R9)
- ⊙ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊙ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R11)
- ⊙ FOUND MONUMENT PER (R1) AS NOTED
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1)- SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (R7) REFERENCE NUMBER
- (T) TOTAL
- (B) BOUNDARY
- CL CENTER LINE
- DN DOCUMENT NUMBER
- MON MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3 FOR REFERENCE LIST
- LOT LINE
- BOUNDARY
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- ① 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R17)
- ② 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R17)
- ③ 5/8" REBAR WITH CAP "PLS 7788" PER (R17)

PARCEL 11
SEE SHEET 14

PARCEL E
0.24 AC

PARCEL 9
SEE SHEET 12

PARCEL 16
SEE SHEET 15

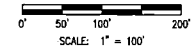
SEE DETAIL J
ON SHEET 22



TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2018

O'DELL
ENGINEERING

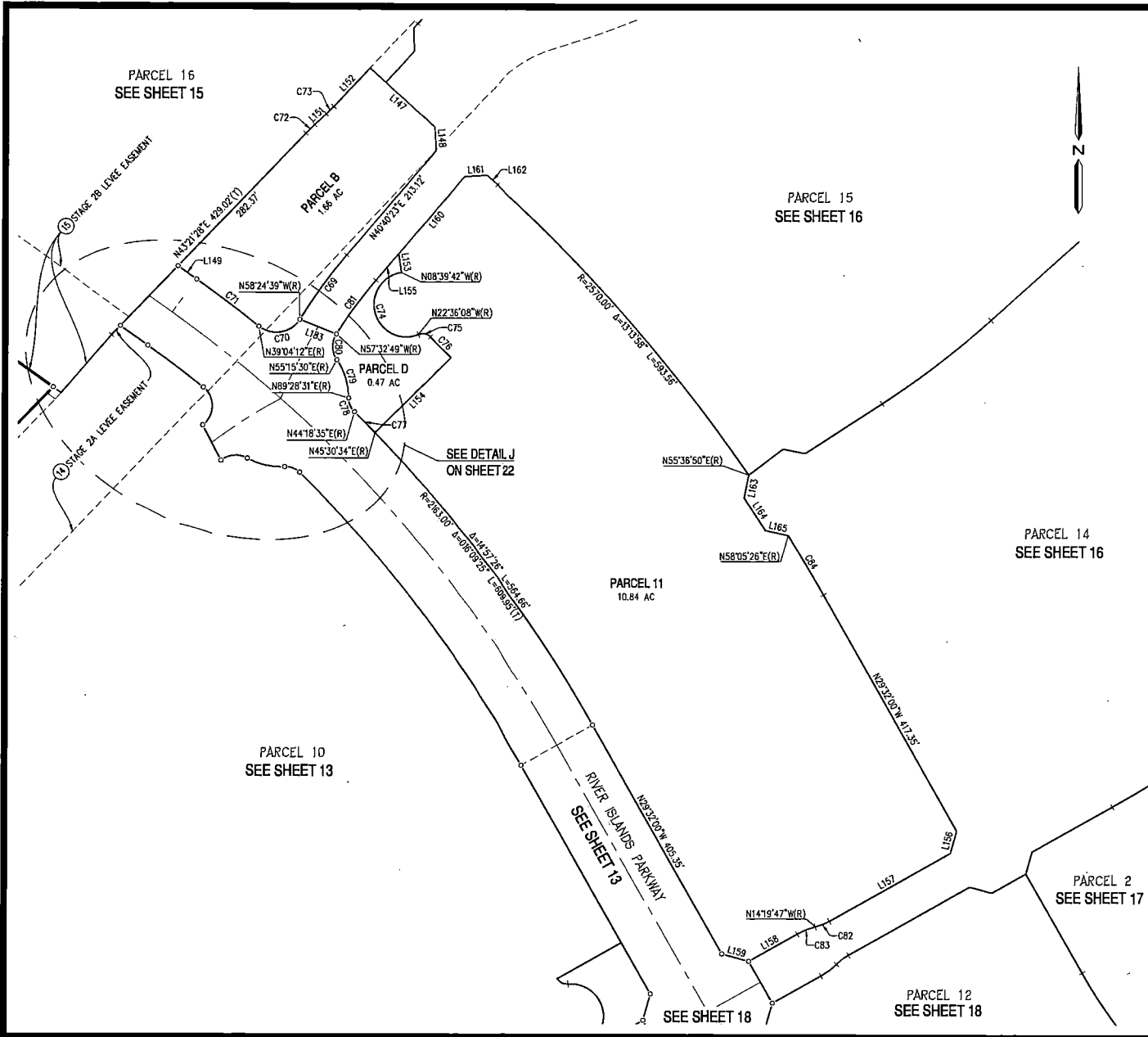


LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND 5/8" REBAR WITH CAP STAMPED "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ✕ 3/4" IRON PIPE TO BE SET PER (R9)
- ⊙ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R9)
- ⊙ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊙ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R11)
- ✕ FOUND MONUMENT PER (R1) AS NOTED
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (R7) REFERENCE NUMBER
- (T) TOTAL
- (B) BOUNDARY
- CL CENTER LINE
- DN DOCUMENT NUMBER
- MON MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3 FOR REFERENCE LIST
- LOT LINE
- BOUNDARY
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- ① 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R17)
- ② 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R17)
- ③ 5/8" REBAR WITH CAP "PLS 7788" PER (R17)

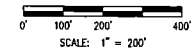
NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.



TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2018

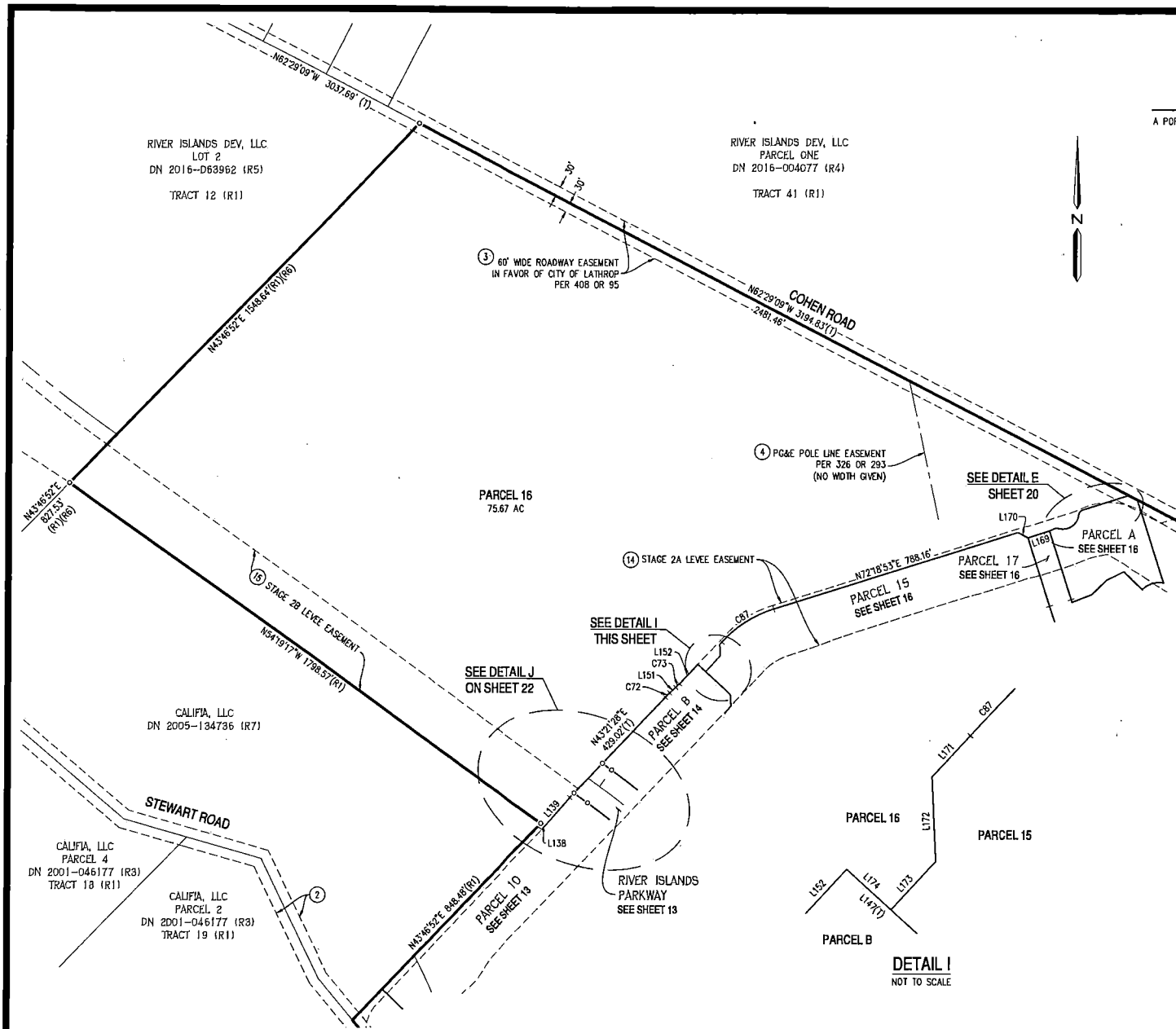


LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND 5/8" REBAR WITH CAP STAMPED "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ✕ 3/4" IRON PIPE TO BE SET PER (R9)
- ⊙ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R9)
- ⊗ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊗ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R11)
- ✕ FOUND MONUMENT PER (R1) AS NOTED
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (R7) REFERENCE NUMBER
- (T) TOTAL
- (B) BOUNDARY
- CL CENTER LINE
- DN DOCUMENT NUMBER
- MON MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3 FOR REFERENCE LIST
- LOT LINE
- BOUNDARY
- - - EASEMENT LINE
- - - CENTERLINE
- - - MONUMENT LINE
- ① 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R17)
- ② 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R17)
- ③ 5/8" REBAR WITH CAP "PLS 7788" PER (R17)

NOTES

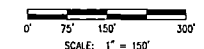
1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.



DETAIL I
NOT TO SCALE

TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL ESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS, SAN JOAQUIN COUNTY RECORDS, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, JUNE 2018

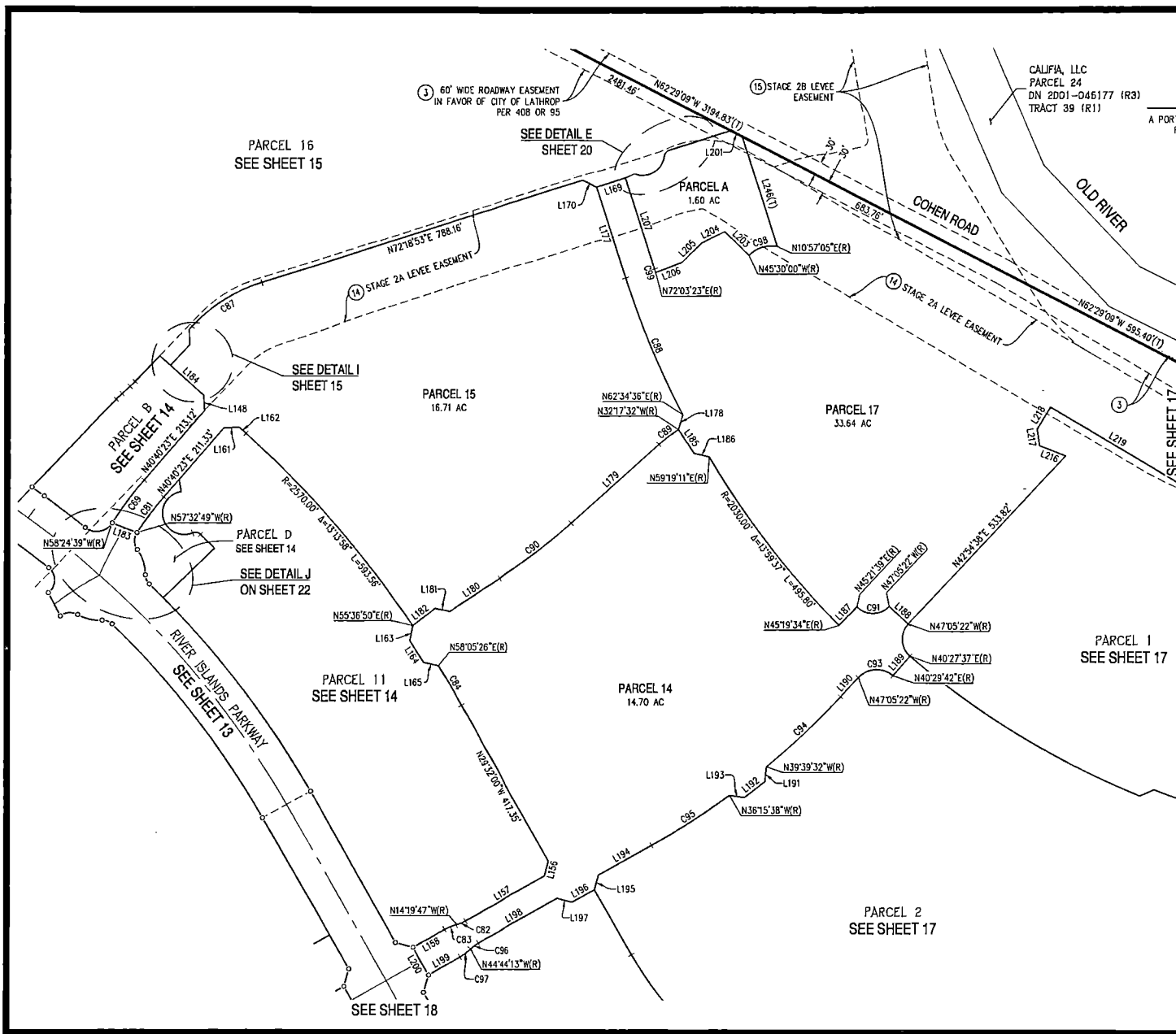


LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND 5/8" REBAR WITH CAP STAMPED "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ✕ 3/4" IRON PIPE TO BE SET PER (R9)
- ⊗ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R9)
- ⊙ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
- ⊕ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊗ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R11)
- ✎ FOUND MONUMENT PER (R1) AS NOTED
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (R7) REFERENCE NUMBER
- (T) TOTAL
- (B) BOUNDARY
- CL CENTER LINE
- DN DOCUMENT NUMBER
- MON MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3 FOR REFERENCE LIST
- LOT LINE
- BOUNDARY
- - - EASEMENT LINE
- - - CENTERLINE
- - - MONUMENT LINE
- ① 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R17)
- ② 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R17)
- ③ 5/8" REBAR WITH CAP "PLS 7788" PER (R17)

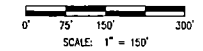
NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.



TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2018

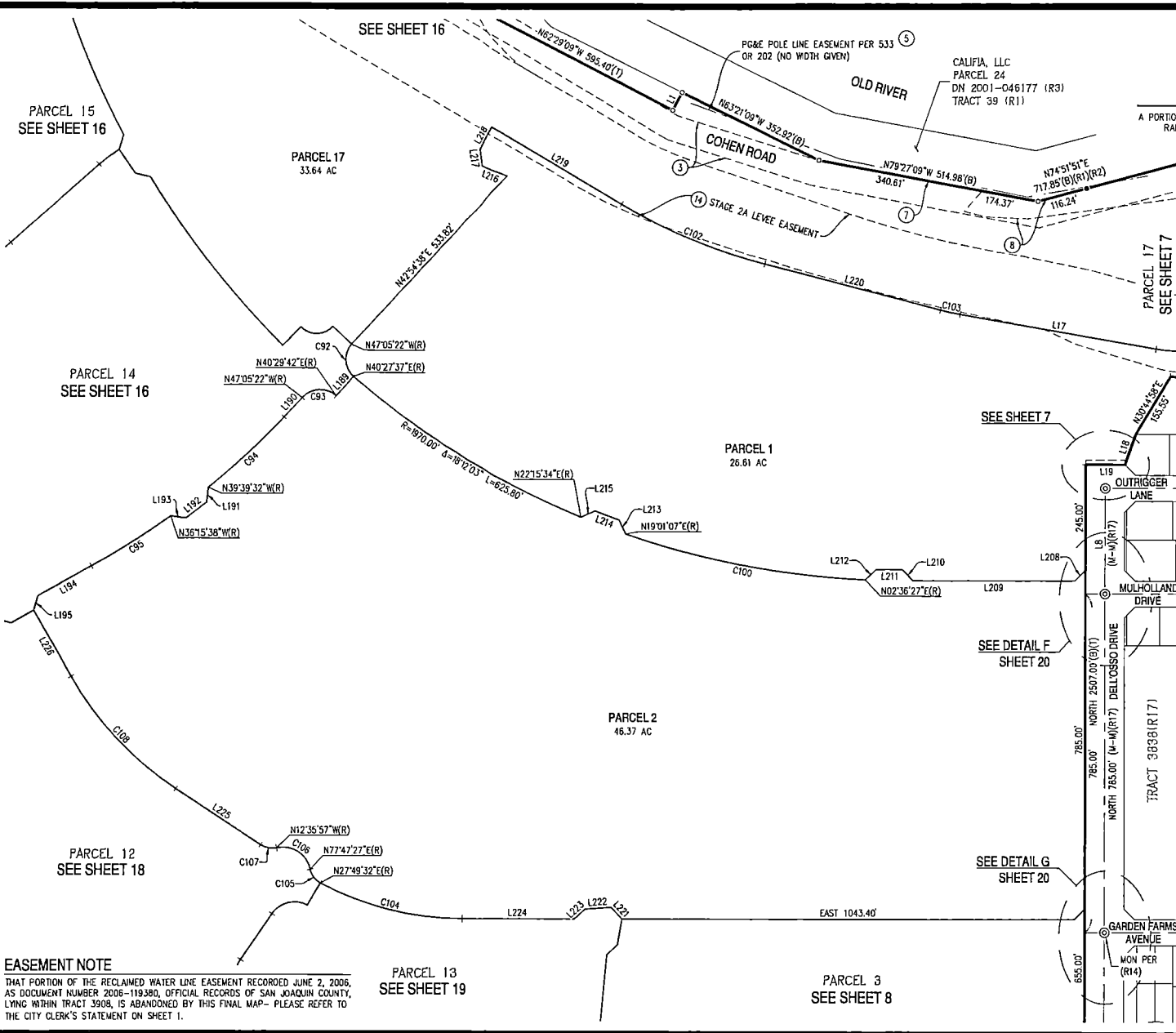


LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "PLS 778B"
 - △ SET 2-1/2" BRASS DISK STAMPED "PLS 778B"
 - FOUND 5/8" REBAR WITH CAP STAMPED "PLS 778B" PER (R2), UNLESS OTHERWISE NOTED
 - ⊗ 3/4" IRON PIPE TO BE SET PER (R9)
 - ⊗ MONUMENT TO BE SET, STAMPED "PLS 778B" PER (R9)
 - ⊗ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
 - ⊗ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 778B"
 - ⊗ MONUMENT TO BE SET, STAMPED "PLS 778B" PER (R11)
 - ⊗ FOUND MONUMENT PER (R1) AS NOTED
 - ⊗ 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
 - (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
 - (M-M) MONUMENT TO MONUMENT
 - (R) RADIAL BEARING
 - (R7) REFERENCE NUMBER
 - (T) TOTAL
 - (B) BOUNDARY
 - CL CENTER LINE
 - DN DOCUMENT NUMBER
 - MON MONUMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - ① EASEMENT REFERENCE NUMBER - SEE SHEET 3 FOR REFERENCE LIST
-
- LOT LINE
 - BOUNDARY
 - - - - EASEMENT LINE
 - CENTERLINE
 - - - - MONUMENT LINE
-
- ① 1.17" BRASS DISK STAMPED "PLS 778B" ON 1 FOOT OFFSET PER (R17)
 - ② 3/4" IRON PIPE WITH CAP "PLS 778B" PER (R17)
 - ③ 5/8" REBAR WITH CAP "PLS 778B" PER (R17)

NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.



EASEMENT NOTE
THAT PORTION OF THE RECLAIMED WATER LINE EASEMENT RECORDED JUNE 2, 2006, AS DOCUMENT NUMBER 2006-119380, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, LYING WITHIN TRACT 3908, IS ABANDONED BY THIS FINAL MAP - PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH,
RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER
DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3938 (43 M&P 12),
SAN JOAQUIN COUNTY RECORDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2018

O'DELL
ENGINEERING

0' 40' 80' 160'
SCALE: 1" = 80'



LEGEND

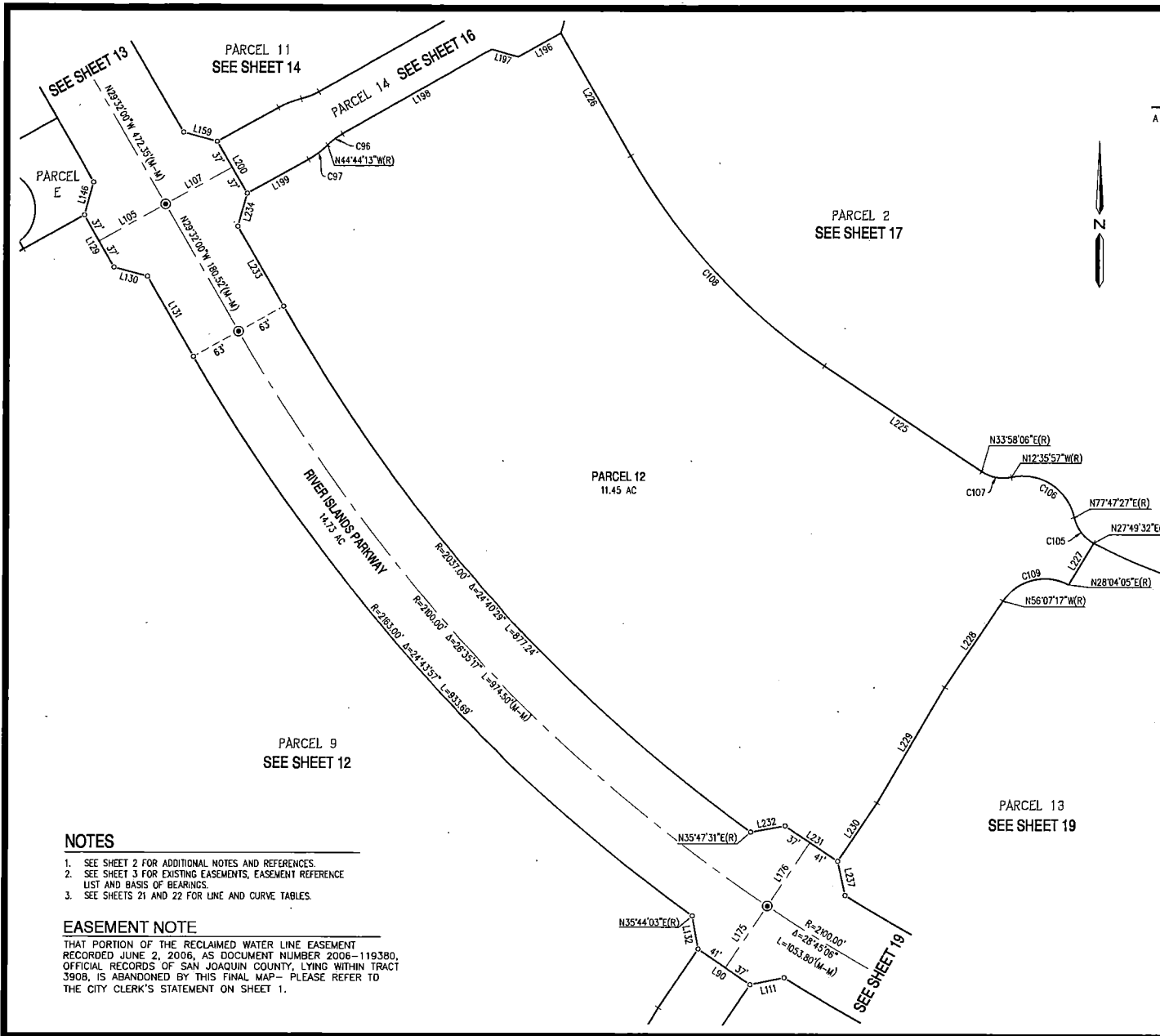
- SET 5/8" REBAR WITH CAP STAMPED "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND 5/8" REBAR WITH CAP STAMPED "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ✕ 3/4" IRON PIPE TO BE SET PER (R9)
- ⊗ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R9)
- ⊙ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
- ⊕ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊗ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R11)
- ✎ FOUND MONUMENT PER (R1) AS NOTED
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-W) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (R7) REFERENCE NUMBER
- (T) TOTAL
- (B) BOUNDARY
- CL CENTER LINE
- DN DOCUMENT NUMBER
- MON MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3 FOR REFERENCE LIST
- LOT LINE
- BOUNDARY
- - - - EASEMENT LINE
- - - - CENTERLINE
- - - - MONUMENT LINE
- ⊕ 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R17)
- ⊗ 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R17)
- ⊕ 5/8" REBAR WITH CAP "PLS 7788" PER (R17)

NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.

EASEMENT NOTE

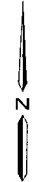
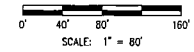
THAT PORTION OF THE RECLAIMED WATER LINE EASEMENT RECORDED JUNE 2, 2006, AS DOCUMENT NUMBER 2006-119380, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, LYING WITHIN TRACT 3908, IS ABANDONED BY THIS FINAL MAP - PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.



PARCEL 13
SEE SHEET 19

TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2018



PARCEL 2
SEE SHEET 17

PARCEL 12
SEE SHEET 18

PARCEL 13
11.71 AC

PARCEL 3
SEE SHEET 8

PARCEL 9
SEE SHEET 12

PARCEL 7
SEE SHEET 11

PARCEL 8
SEE SHEET 11

NOTES

- SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
- SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
- SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.

EASEMENT NOTE

THAT PORTION OF THE RECLAIMED WATER LINE EASEMENT RECORDED JUNE 2, 2006, AS DOCUMENT NUMBER 2006-119380, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, LYING WITHIN TRACT 3908, IS ABANDONED BY THIS FINAL MAP—PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND 5/8" REBAR WITH CAP STAMPED "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ✕ 3/4" IRON PIPE TO BE SET PER (R9)
- ⊗ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R9)
- ⊙ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
- ⊕ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊗ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R11)
- ✕ FOUND MONUMENT PER (R1) AS NOTED
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1)—SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (R7) REFERENCE NUMBER
- (T) TOTAL
- (B) BOUNDARY
- CL CENTER LINE
- DN DOCUMENT NUMBER
- MON MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER—SEE SHEET 3 FOR REFERENCE LIST
- LOT LINE
- BOUNDARY
- - - - - EASEMENT LINE
- - - - - CENTERLINE
- - - - - MONUMENT LINE
- ① 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R17)
- ② 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R17)
- ③ 5/8" REBAR WITH CAP "PLS 7788" PER (R17)

TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12), SAN JOAQUIN COUNTY RECORDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2018

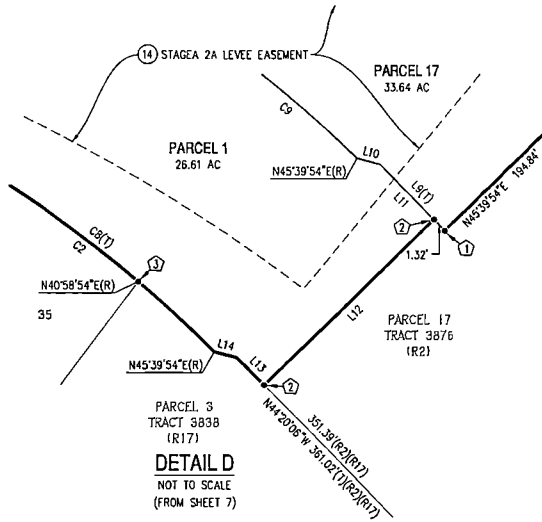
O'DELL
ENGINEERING

0' 30' 60' 120'
SCALE: 1" = 60'

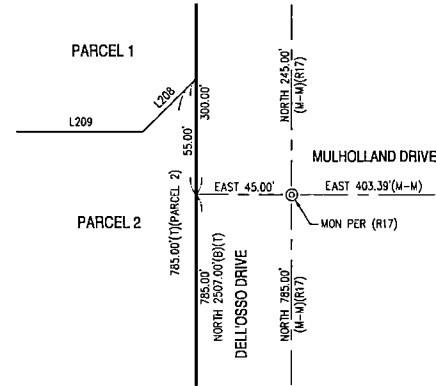


NOTES

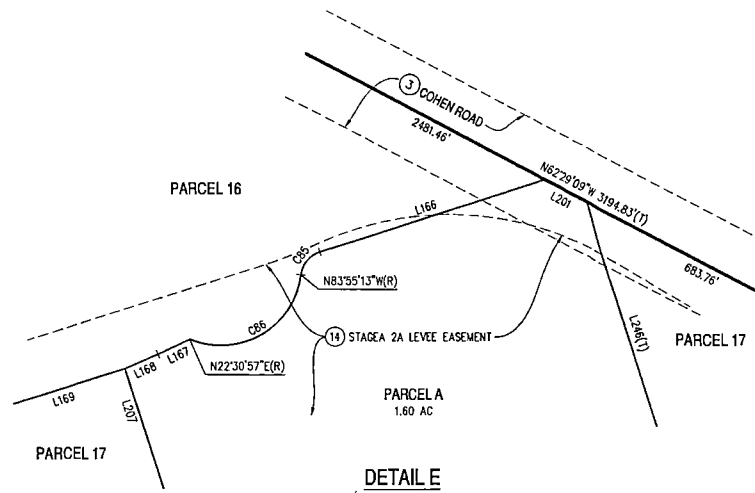
1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.
4. SEE SHEET 19 FOR LEGEND.



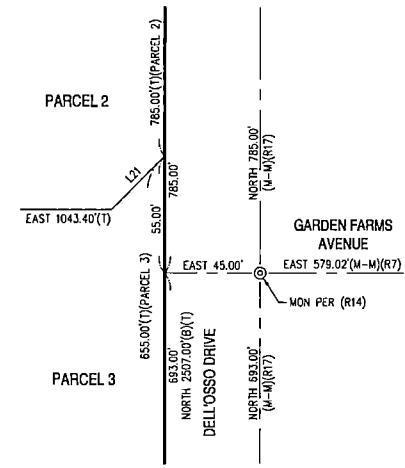
DETAIL D
NOT TO SCALE
(FROM SHEET 7)



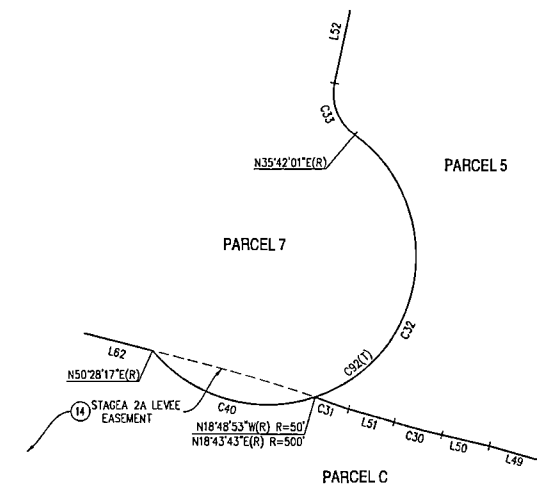
DETAIL F
NOT TO SCALE
(FROM SHEET 17)



DETAIL E
NOT TO SCALE
(FROM SHEETS 15 AND 16)



DETAIL G
NOT TO SCALE
(FROM SHEETS 8 & 17)



DETAIL H
NOT TO SCALE
(FROM SHEETS 9 AND 11)

TRACT 3908 RIVER ISLANDS - STAGE 2A LARGE LOT FINAL MAP

A PORTION OF RANCHO EL ESCADERO, ALSO BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH,
RANGE 6 EAST, M.D.M., A SUBDIVISION OF PARCELS 2, 6 AND 8 AS DESCRIBED PER
DOCUMENT NO. 2016-004077, AND PARCEL 4 OF TRACT 3838 (43 M&P 12),
SAN JOAQUIN COUNTY RECORDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2018



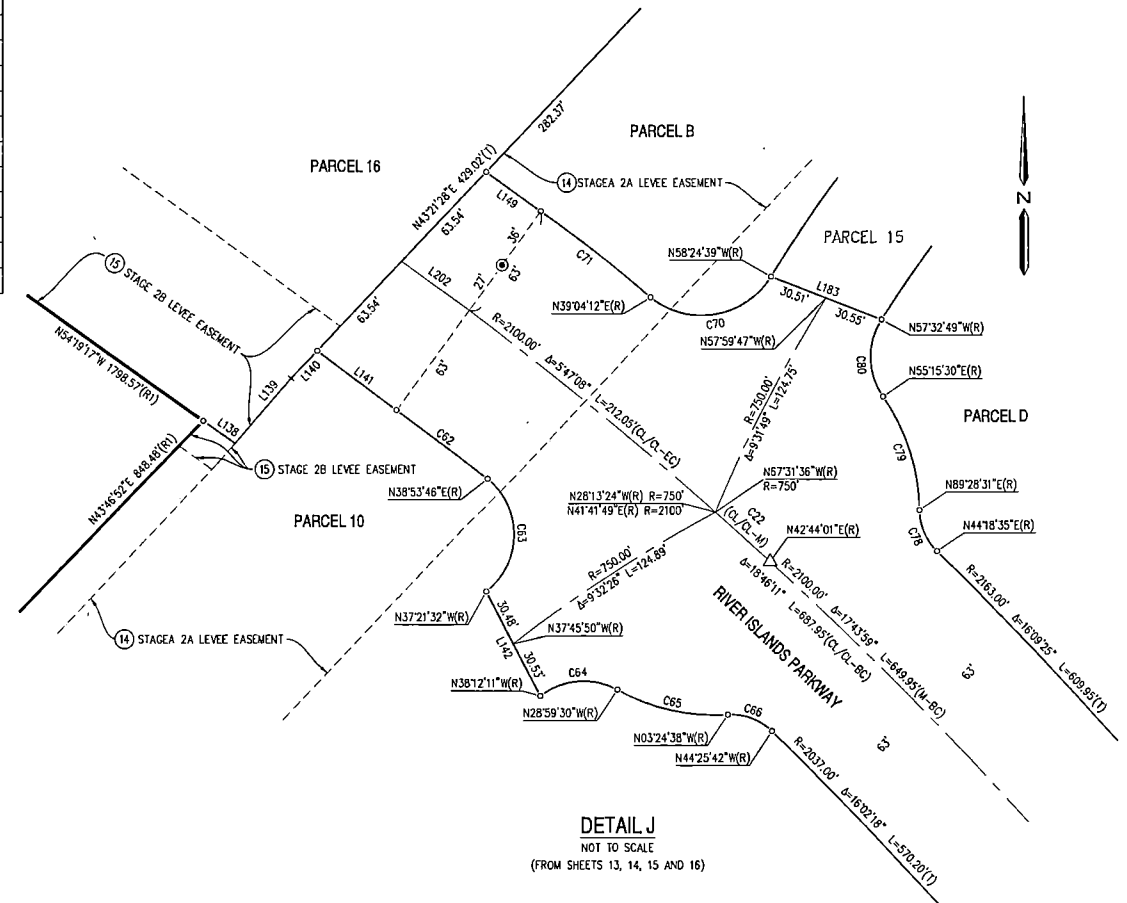
NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 21 AND 22 FOR LINE AND CURVE TABLES.
4. SEE SHEET 19 FOR LEGEND.

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	50.00	270°30'48"	236.07'
C2	317.00	372°3'38"	206.89'
C3	317.00	25°04'33"	138.74'
C4	50.00	95°29'20"	83.33'
C5	383.00	7°06'21"	47.50'
C6	383.00	17°45'58"	118.76'
C7	1545.00	16°33'38"	446.56'
C8	317.00	67°09'13"	371.54'
C9	377.00	67°09'12"	441.86'
C10	323.00	31°27'57"	177.39'
C11	383.00	24°52'19"	166.26'
C12	2037.00	3°12'51"	114.27'
C13	113.00	15°12'13"	29.98'
C14	87.00	15°12'13"	23.09'
C15	1455.00	2°09'57"	55.00'
C16	2859.00	3°30'07"	174.74'
C17	53.00	91°43'56"	84.85'
C18	87.00	15°12'13"	23.09'
C19	113.00	15°12'13"	29.98'
C20	2163.00	3°22'35"	127.46'
C21	1455.00	5°56'48"	151.01'
C22	2100.00	1°02'12"	38.00'
C23	477.00	14°01'22"	117.97'
C24	250.00	4°44'47"	20.71'
C25	250.00	4°44'47"	20.71'
C26	153.00	32°34'59"	87.01'
C27	100.00	7°17'08"	12.72'
C28	100.00	7°17'08"	12.72'
C29	550.00	27°22'54"	262.85'
C30	200.00	4°31'38"	15.80'
C31	500.00	0°10'15"	1.49'
C32	50.00	125°29'06"	109.51'
C33	17.00	66°14'07"	19.65'
C34	2859.00	4°05'25"	204.10'
C35	47.00	45°45'37"	37.54'
C36	65.00	94°46'16"	107.51'
C37	47.00	45°45'37"	37.54'
C38	634.00	8°55'53"	98.83'
C39	1455.00	10°56'23"	277.81'
C40	50.00	69°17'10"	60.46'
C41	609.00	4°46'28"	50.75'
C42	73.00	40°33'24"	51.67'
C43	87.00	2°31'52"	35.31'
C44	630.00	39°20'32"	432.59'
C45	1530.00	24°54'44"	665.24'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C46	87.00	2°31'52"	35.31'
C47	73.00	52°48'00"	67.27'
C48	980.00	2°53'23"	49.43'
C49	2198.00	1°55'02"	73.55'
C50	2538.00	4°05'34"	181.30'
C51	2859.00	3°01'37"	151.04'
C52	1095.00	5°07'02"	97.80'
C53	50.00	46°15'54"	40.37'
C54	1095.00	3°04'05"	58.63'
C55	50.00	67°26'34"	58.85'
C56	1451.00	4°21'03"	110.18'
C57	50.00	71°28'24"	62.37'
C58	55.00	90°00'00"	86.39'
C59	87.00	15°12'13"	23.09'
C60	113.00	15°12'13"	29.98'
C61	1358.00	13°08'07"	311.56'
C62	2037.00	2°59'05"	108.11'
C63	37.00	103°44'42"	67.00'
C64	36.00	67°55'41"	42.22'
C65	105.00	32°24'08"	59.38'
C66	30.00	47°50'20"	25.05'
C67	17.00	65°55'22"	19.56'
C68	50.00	147°39'56"	128.86'
C69	780.00	9°05'02"	123.66'
C70	42.00	97°28'51"	71.46'
C71	2163.00	3°09'31"	119.24'
C72	270.00	4°02'41"	19.06'
C73	230.00	4°02'41"	16.24'
C74	50.00	193°56'26"	169.25'
C75	17.00	66°59'35"	19.86'
C76	2328.00	1°07'07"	45.45'
C77	2163.00	1°11'59"	45.29'
C78	30.00	45°09'56"	23.65'
C79	105.00	34°3'01"	62.71'
C80	36.00	67°11'41"	42.22'
C81	720.00	8°13'12"	103.30'
C82	87.00	15°12'13"	23.09'
C83	113.00	15°12'13"	29.98'
C84	2570.00	2°22'34"	106.58'
C85	17.00	66°14'06"	19.65'
C86	50.00	106°26'10"	92.88'
C87	369.00	29°56'01"	192.78'
C88	2036.00	9°44'17"	346.04'
C89	336.00	9°43'57"	57.07'
C90	1354.00	8°52'37"	211.33'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C91	52.00	92°27'01"	83.91'
C92	50.00	194°46'16"	169.97'
C93	58.00	87°35'04"	88.66'
C94	1830.00	7°25'50"	237.33'
C95	1830.00	6°43'38"	214.86'
C96	87.00	15°12'13"	23.09'
C97	113.00	15°12'13"	29.98'
C98	73.00	56°27'05"	71.92'
C99	1966.00	0°15'30"	8.86'
C100	1970.00	16°24'40"	564.26'
C101	2100.00	5°07'38"	187.92'
C102	1278.00	16°07'04"	359.51'
C103	570.00	4°39'25"	46.32'
C104	710.00	27°49'32"	344.81'
C105	47.00	49°57'55"	40.99'
C106	65.00	90°23'24"	102.54'
C107	47.00	46°34'03"	38.20'
C108	770.00	26°29'54"	356.11'
C109	62.00	84°11'22"	91.10'
C110	1545.00	4°29'18"	121.03'



DETAIL J
NOT TO SCALE
(FROM SHEETS 13, 14, 15 AND 16)

EXHIBIT B

CITY INSURANCE REQUIREMENTS

1. Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least \$1,000,000 for each occurrence and \$2,000,000 in the aggregate.

Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurers. All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:

a. Name the City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.

b. State that “the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.”

c. Include a statement that, “the insurer will provide to the City of Lathrop at least thirty (30) days prior notice of cancellation or material change in coverage.” The above language can be included on the additional insured endorsement form or on a separate endorsement form.

d. The policy must contain a cross liability or severability of interest clause.

e. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/18/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Insurance Services of California, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: - PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378	
	E-MAIL ADDRESS: certificates@willis.com	
INSURED River Islands Development, LLC 73 W Stewart Rd Lathrop, CA 95330	INSURER(S) AFFORDING COVERAGE NAIC #	
	INSURER A: United Specialty Insurance Company 12537	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES **CERTIFICATE NUMBER:** W6499337 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	ATN-SF1811644P	03/19/2018	03/19/2021	EACH OCCURRENCE \$ 2,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$					
	MED EXP (Any one person) \$					
	PERSONAL & ADV INJURY \$ 1,000,000					
	GENERAL AGGREGATE \$ 2,000,000					
	PRODUCTS - COMP/OP AGG \$ 2,000,000					
	\$					
AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE \$ \$
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A					<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: 42 Large Lot Map Tract No. 3908 - River Islands - Lakeside East District

The City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents are included as Additional Insureds as required by written contract on a Primary and Non-contributory basis with respect to the General Liability policy.

CERTIFICATE HOLDER City of Lathrop 390 Towne Centre Dr Lathrop, CA 95330	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330	River Islands @ Lathrop Development
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY – PLEASE READ IT CAREFULLY

USIC VEN 016 11 10 07

**Named Insured: River Islands Development, LLC
Policy Number: ATN-SF1811644P**

**PRIMARY AND NON-CONTRIBUTING INSURANCE
(Third Party's Sole Negligence)**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART**

The following is added to Section IV – Commercial General Liability Conditions, Paragraph 4:

Section IV: Commercial General Liability Conditions

4. Other Insurance:

- d. Notwithstanding the provisions of sub-paragraphs a, b, and c of this paragraph 4, with respect to the Third Party shown below, it is understood and agreed that in the event of a claim or "suit" arising out of the Named Insured's sole negligence, this insurance shall be primary and any other insurance maintained by the additional insured named as the Third Party below shall be excess and non-contributory.

The Third Party to whom this endorsement applies is:

City of Lathrop, its officers, City Council,
boards and commissions and members thereof,
its employees and agents
390 Towne Centre Drive
Lathrop, CA 95330

Absence of a specifically named Third Party above means that the provisions of this endorsement apply "as required by written contractual agreement with any Third party for whom you are performing work."

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

USIC VEN 078 03 11 07

**Named Insured: River Islands Development, LLC
Policy Number: ATN-SF1811644P**

THIRD PARTY CANCELLATION NOTICE

This endorsement shall not serve to increase our limits of insurance, as described in **SECTION III - LIMITS OF INSURANCE.**

This endorsement modifies Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

If we cancel this policy for any reason other than nonpayment of premium, we will mail notification to the persons or organizations shown in the schedule below (according to the number of days listed below) once the Named Insured has been notified.

If we cancel this coverage for nonpayment of premium, we will mail a copy of such written notice of cancellation to the name and address below at least 10 days prior to the effective date of such cancellation.

Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

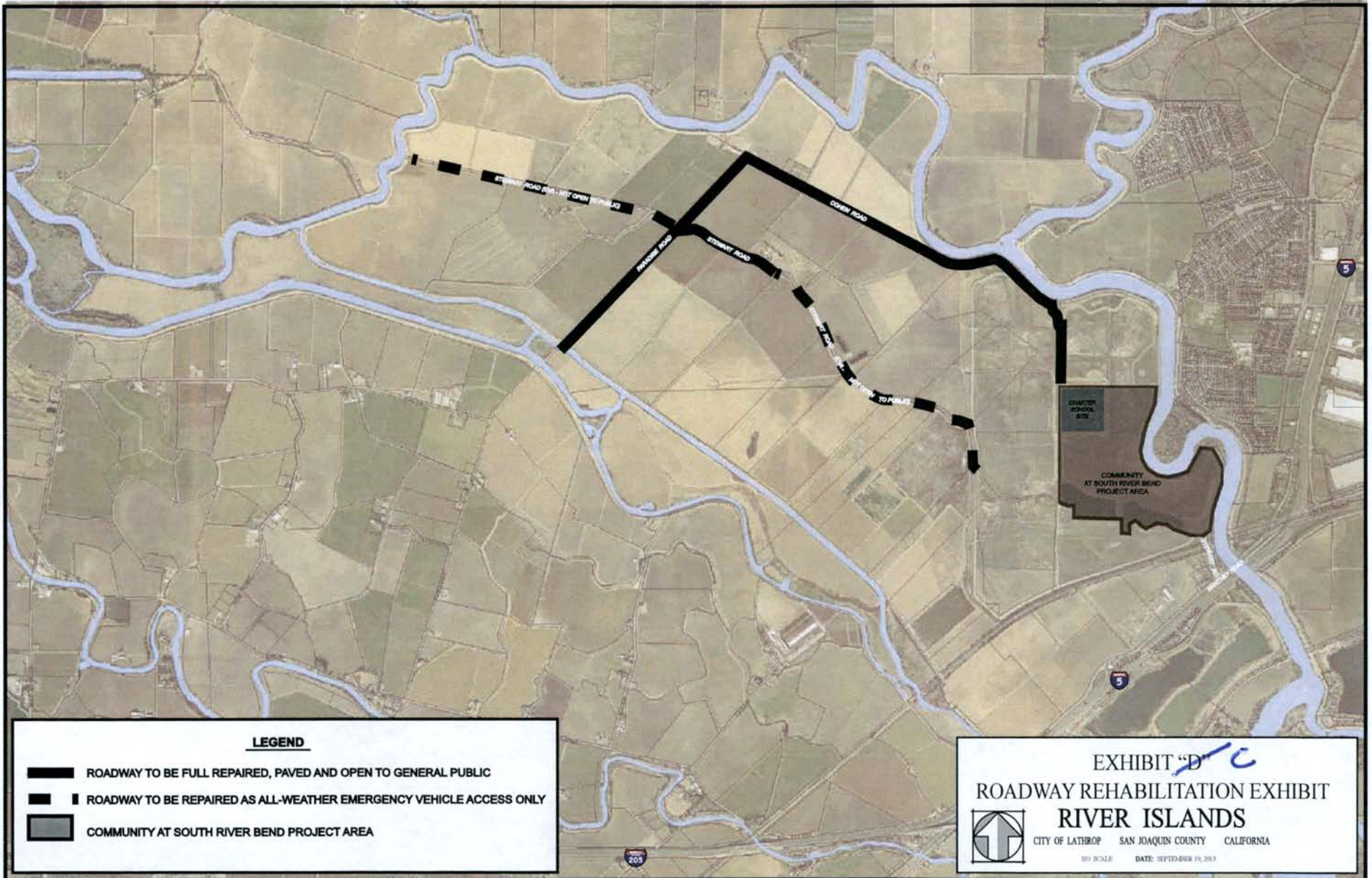
SCHEDULE

<u>Name and Address of Other Person/Organization</u>	<u>Number of Days Notice</u>
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330	30 Days

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

EXHIBIT C

COHEN/PARADISE/STEWART REHABILITATION MAP



LEGEND




-  ROADWAY TO BE FULL REPAIRED, PAVED AND OPEN TO GENERAL PUBLIC
-  ROADWAY TO BE REPAIRED AS ALL-WEATHER EMERGENCY VEHICLE ACCESS ONLY
-  COMMUNITY AT SOUTH RIVER BEND PROJECT AREA

EXHIBIT "D" *10*

ROADWAY REHABILITATION EXHIBIT

RIVER ISLANDS

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA

NO SCALE DATE: SEPTEMBER 19, 2013

EXHIBIT D
LETTER OF GUARANTEE FROM RIPFA

RIVER ISLANDS PUBLIC FINANCING AUTHORITY

**73 W. STEWART ROAD
LATHROP, CALIFORNIA 95330**

TEL: (209) 879-7900

June 26, 2018

Glenn Gebhardt, City Engineer
City of Lathrop
390 Towne Centre Drive
Lathrop, California 95330

Subject: Letter of Guarantee - Construction of River Islands Parkway from Dell'Osso Drive to the Stage 2B Boundary (Lakeside East District) – Tract 3908

This Letter of Guarantee is being made in lieu of a performance bond for the construction of unfinished portions of River Islands Parkway from Dell'Osso Drive to the Stage 2B boundary within the Stage 2A development area of the River Islands development project (also known as the Lakeside East District). River Islands Public Financing Authority (Authority) is providing the funding for public improvements in the Stage 2A development area, including improvements to River Islands Parkway (Improvements). It is our understanding that a guarantee for construction of the River Islands Parkway Improvements through Stage 2A is required as a condition precedent to City Council approval of the Tract 3908 large lot subdivision map proposed by River Islands Development, LLC. Since the Authority is already setting aside funds for the full construction of River Islands Parkway, we are providing you this Letter of Guarantee as the required subdivision guarantee necessary for the Tract 3908 large lot final map.

The engineer's estimates as provided by O'Dell Engineering for the full cost of the of River Islands Parkway Improvements from Dell'Osso Drive to the Stage 2B boundary is \$5,264,000, and for the unfinished portions (as of June 15, 2018) of River Islands Parkway from Dell'Osso Drive to the Stage 2B boundary is \$338,004 (attached as Exhibit "A"). The Authority hereby agrees to set-aside funds in the amount of \$450,000, which amount is equal to 180% of this engineer's estimate of the unfinished improvements, in-lieu of a 100% performance bond and 50% labor and materials bond. The funds are currently held, and will be set aside, in the Improvement Fund established under the Fiscal Agent Agreement, dated as of December 1, 2015, between the Authority and Wilmington Trust, National Association, as fiscal agent. The Joint Community Facilities Agreement, dated as of November 16, 2015, between the Authority and the City allows for funds in the Improvement Fund to be used to pay costs of infrastructure improvements for the River Islands development, including River Islands Parkway. Also attached to this Letter of Guarantee is an exhibit showing the portion of River Islands Parkway being guaranteed by this letter for your reference (Exhibit "B").

Under the terms of this Letter of Guarantee, the Authority shall hold the funds as stated herein in the Improvement Fund until July 8, 2019, or until such time River Islands Parkway through Stage 2A is fully constructed, inspected and accepted into service by the City, whichever comes first. If this portion of River Islands Parkway is not constructed, inspected and accepted into service by the City by July 8, 2019 and the deadline is not extended by the City in writing, no later than September 30, 2019, the Authority will cause one of the following to occur:

1. The Authority shall use the funds set aside in the Improvement Fund to construct the River Islands Parkway Improvements. The Authority shall utilize a suitable contractor and bid the work under applicable law. The Authority and the City shall mutually agree to a timeline to which the roadway will be constructed, inspected and operational, no later than one year from the deadline noted above.
2. The Authority shall withdraw the funds from the set aside monies in the Improvement Fund and provide said monies to the City, to be held in a segregated account maintained by the City, to be used solely for construction or reconstruction of the applicable portion of River Islands Parkway. In such event, the City will use reasonable diligence to complete the construction of the River Islands Parkway. Until the completion of the River Islands Parkway and return of any excess funds to the Authority, the City will maintain records as to the reinvestment of the funds provided to it and will provide the Authority with its records as to any such investment earnings upon written request of the Authority. Additionally, in the event that the City advises the Authority in writing that the funds provided to the City are not sufficient to pay all of the costs of the construction of the River Islands Parkway and advises the Authority as to the amount of the shortfall, the Authority will advance funds to the City from the Improvement Fund in the amount of the shortfall. In such event, and upon the written request of the Authority, the City will provide to the Authority a detailed breakdown of the costs of the construction of the unfinished portions of River Islands Parkway through Stage 2A.

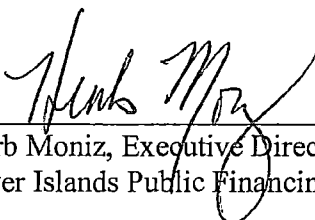
The Authority shall retain the discretion to choose between the two options outlined above. However, if any River Islands Parkway improvements remain incomplete on September 30, 2020, the Authority shall immediately resort to Option 2, and shall provide set aside moneys in the Improvement Fund as requested by the City to allow the City to complete the uncompleted improvements.

In addition, the commitment for the Authority to set aside these funds shall continue until the Improvements are constructed and accepted by the City Council, and the developer provides a one year maintenance bond in the amount of \$526,400 (10% of the full cost of the Improvements), or until the Authority provides an acceptable replacement letter of guarantee in that same amount of \$526,400 to guarantee the quality and condition of the full Improvements for one year from the date of acceptance by the City Council.

Glenn Gebhardt, City Engineer
City of Lathrop – Letter of Guarantee for Tract 3908
June 15, 2018
Page 3 of 3

As confirmation of the acceptance of the terms and conditions of this Letter of Guarantee by the City, please sign and date this letter as shown on the next page. Should you have any questions regarding this Letter of Guarantee, please contact me at (209) 879-7900.

Sincerely,

By: 
Herb Moniz, Executive Director
River Islands Public Financing Authority

Enclosures: Exhibit "A": Engineer's Estimate of full improvements from O'Dell Engineering
and Engineer's Estimate of unfinished improvements from O'Dell
Engineering
Exhibit "B": Location of guarantee on River Islands Parkway

cc: Susan Dell'Osso, River Islands Development, LLC

I Accept on Behalf of the City of Lathrop the Terms and Conditions
of the foregoing Letter of Guarantee.

By: _____
Glenn R. Gebhardt, City Engineer

Date

ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - STAGE 2A
RIVER ISLANDS PARKWAY
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

March 6, 2018
 Job No.: 25503-01

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>					
1	Fine Grading	621,700	SF	\$ 0.45	\$ 279,765.00
2	7" AC Paving	316,800	SF	\$ 3.50	\$ 1,108,800.00
3	11" Aggregate Base	316,800	SF	\$ 1.65	\$ 522,720.00
4	12" Lime Treatment	316,800	SF	\$ 1.10	\$ 348,480.00
5	Vertical Curb and Gutter <i>(with AB cushion)</i>	9,600	LF	\$ 15.00	\$ 144,000.00
6	Type F Median Curb <i>(with AB cushion)</i>	9,100	LF	\$ 18.00	\$ 163,800.00
7	Roundabout Concrete	2,400	SF	\$ 5.00	\$ 12,000.00
8	Concrete Sidewalk	77,400	SF	\$ 5.00	\$ 387,000.00
9	Handicap Ramps	20	EA	\$ 2,500.00	\$ 50,000.00
10	Survey Monuments	7	EA	\$ 300.00	\$ 2,100.00
11	Barricades	1	EA	\$ 1,500.00	\$ 1,500.00
12	Traffic Signing & Striping	4,710	LF	\$ 5.00	\$ 23,550.00
13	Dewatering <i>(Budget)</i>	4,710	LF	\$ 75.00	\$ 353,250.00
Subtotal Street Work					\$ 3,396,965.00
<u>STORM DRAIN</u>					
14	Catch Basins <i>(type A inlet)</i>	24	EA	\$ 2,400.00	\$ 57,600.00
15	15" Storm Drain Pipe	1,110	LF	\$ 34.00	\$ 37,740.00
16	18" Storm Drain Pipe	220	LF	\$ 46.00	\$ 10,120.00
17	24" Storm Drain Pipe	780	LF	\$ 65.00	\$ 50,700.00
18	Storm Drain Stub & Plug	9	EA	\$ 1,000.00	\$ 9,000.00
Subtotal Storm Drain					\$ 165,160.00
<u>SANITARY SEWER</u>					
19	24" Sanitary Sewer Pipe	50	LF	\$ 150.00	\$ 7,500.00
20	Manholes	24	LF	\$ 4,000.00	\$ 96,000.00
21	Connect to Existing Sanitary Sewer	2	EA	\$ 3,000.00	\$ 6,000.00
Subtotal Sanitary Sewer					\$ 109,500.00
<u>WATER SUPPLY</u>					
22	8" Water Line <i>(including all appurtenances)</i>	740	LF	\$ 32.00	\$ 23,680.00
23	10" Water Line <i>(including all appurtenances)</i>	280	LF	\$ 40.00	\$ 11,200.00
24	20" Water Line <i>(including all appurtenances)</i>	4,630	LF	\$ 100.00	\$ 463,000.00
25	Fire Hydrants	16	EA	\$ 4,000.00	\$ 64,000.00
26	Water Service	6	EA	\$ 2,000.00	\$ 12,000.00
27	Water Plug & Stub	9	EA	\$ 1,000.00	\$ 9,000.00
28	Connect to Existing Water	1	EA	\$ 4,000.00	\$ 4,000.00
Subtotal Water Supply					\$ 586,880.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>RECYCLED WATER</u>					
29	8" Recycled Water Flushing Line <i>(including all appurtenances)</i>	80	LF	\$ 45.00	\$ 3,600.00
30	12" Recycled Water Drain Line <i>(including all appurtenances)</i>	150	LF	\$ 55.00	\$ 8,250.00
31	16" Recycled Water Line <i>(including all appurtenances)</i>	4,650	LF	\$ 65.00	\$ 302,250.00
32	Recycled Water Plug & Stub	4	EA	\$ 1,000.00	\$ 4,000.00
33	Connect to Existing Recycled Water	1	EA	\$ 5,000.00	\$ 5,000.00
Subtotal Recycled Water					\$ 323,100.00
<u>NON-POTABLE WATER</u>					
34	8" Non-Potable Water Line <i>(including all appurtenances)</i>	650	LF	\$ 35.00	\$ 22,750.00
35	16" Non-Potable Water Line <i>(including all appurtenances)</i>	4,660	LF	\$ 80.00	\$ 372,800.00
36	Non-Potable Water Service	6	LF	\$ 2,000.00	\$ 12,000.00
37	Non-Potable Water Plug & Stub	7	EA	\$ 1,000.00	\$ 7,000.00
38	Connect to Existing Non-Potable Water	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Irrigation Water					\$ 417,550.00
<u>LAKE FILL LINE</u>					
39	16" Lake Fill Line <i>(including all appurtenances)</i>	4,820	LF	\$ 50.00	\$ 241,000.00
40	3" Aeration Line <i>(including all appurtenances)</i>	4,820	LF	\$ 4.00	\$ 19,280.00
41	Lake Fill Stub & Plug	3	EA	\$ 1,000.00	\$ 3,000.00
42	Connect to Existing Lake Fill Line	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Lake Fill Line					\$ 264,280.00
SUBTOTAL CONSTRUCTION COST					\$ 5,263,435.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 5,264,000.00

Notes:

- 1) This estimate does not include surveying, engineering, clearing, grading, erosion control, joint trench, landscaping, irrigation, or street trees.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.



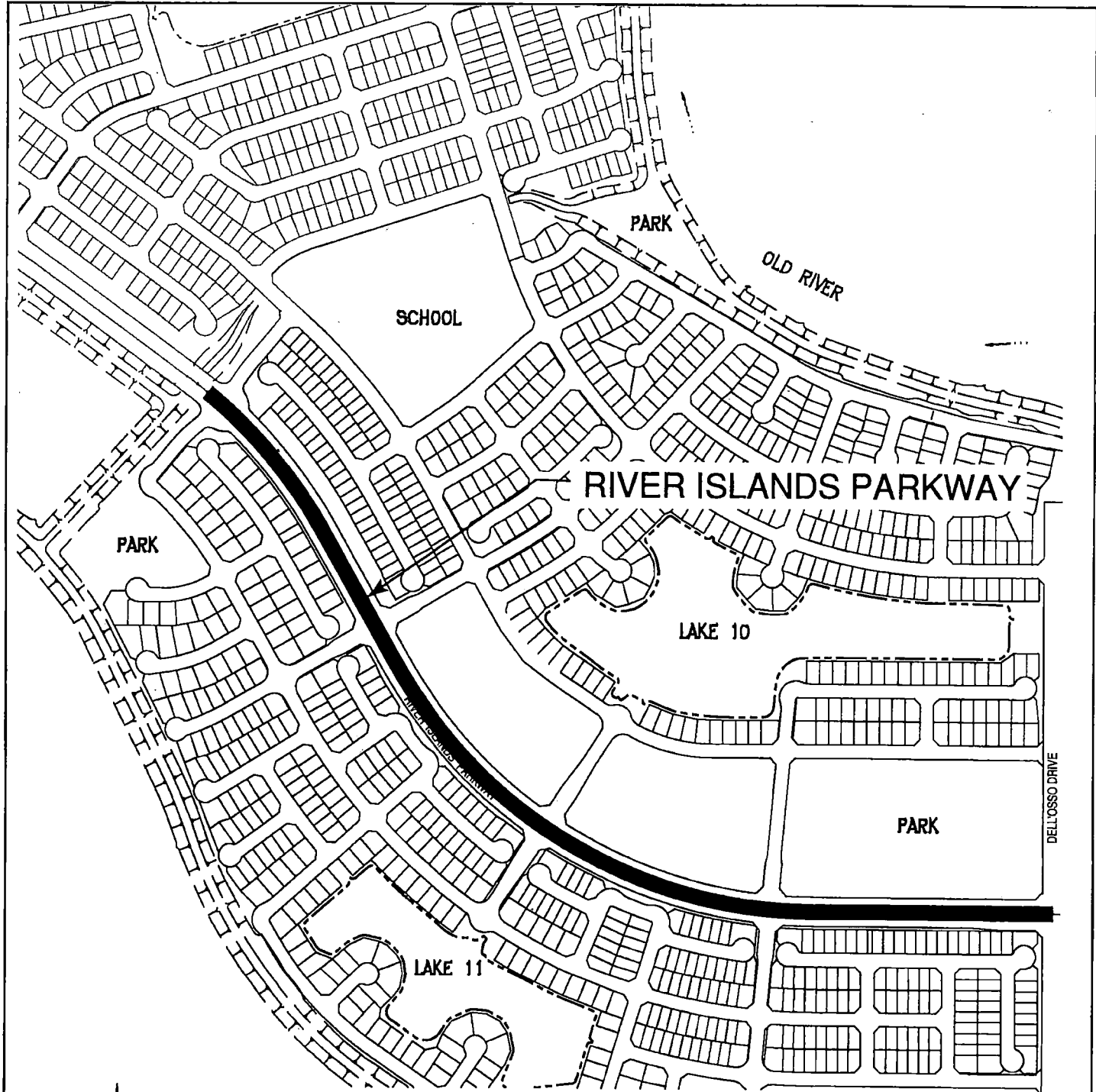
ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - STAGE 2A
RIVER ISLANDS PARKWAY
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

June 13, 2018
Job No.: 25503-01

Item	Description	Quantity	Unit	Unit Price	Amount
1	Sanitary Sewer & Water Raising Iron (95% Completion)	1	LS	\$ 54,400.00	\$ 54,400.00
2	Final AC Lift (90% Completion)	1	LS	\$ 246,604.00	\$ 246,604.00
3	Final Signing, Striping & Monument (0% Completion)	1	LS	\$ 37,000.00	\$ 37,000.00
TOTAL COST TO COMPLETE					\$ 338,004.00

Notes:

- 1) Estimate for cost to complete based on contractor's cost to complete summary sheet and backup documents for Stage 2A River Islands Parkway (Dell'Osso Drive to Stage 2A/2B Levee) dated June 12, 2018.



**EXHIBIT B
RIVER ISLANDS PARKWAY
STAGE 2A
JULY 2018**

EXHIBIT E

**TRACT 3908 ENGINEER'S ESTIMATE FOR UNFINISHED PORTIONS OF RIVER
ISLANDS PARKWAY**

ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - STAGE 2A
RIVER ISLANDS PARKWAY
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

June 13, 2018
 Job No.: 25503-01

Item	Description	Quantity	Unit	Unit Price	Amount
1	Sanitary Sewer & Water Raising Iron (95% Completion)	1	LS	\$ 54,400.00	\$ 54,400.00
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3	Final Signing, Striping & Monument (0% Completion)	1	LS	\$ 37,000.00	\$ 37,000.00
TOTAL COST TO COMPLETE					\$ 338,004.00

Notes:

- 1) Estimate for cost to complete based on contractor's cost to complete summary sheet and backup documents for Stage 2A River Islands Parkway (Dell'Osso Drive to Stage 2A/2B Levee) dated June 12, 2018.

EXHBIIT F:

**TRACT 3908 ENGINEER'S ESTIMATE THE ENTIRETY OF RIVER ISLANDS
PARKWAY**

ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - STAGE 2A
RIVER ISLANDS PARKWAY
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

March 6, 2018
 Job No.: 25503-01

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>					
1	Fine Grading	621,700	SF	\$ 0.45	\$ 279,765.00
2	7" AC Paving	316,800	SF	\$ 3.50	\$ 1,108,800.00
3	11" Aggregate Base	316,800	SF	\$ 1.65	\$ 522,720.00
4	12" Lime Treatment	316,800	SF	\$ 1.10	\$ 348,480.00
5	Vertical Curb and Gutter <i>(with AB cushion)</i>	9,600	LF	\$ 15.00	\$ 144,000.00
6	Type F Median Curb <i>(with AB cushion)</i>	9,100	LF	\$ 18.00	\$ 163,800.00
7	Roundabout Concrete	2,400	SF	\$ 5.00	\$ 12,000.00
8	Concrete Sidewalk	77,400	SF	\$ 5.00	\$ 387,000.00
9	Handicap Ramps	20	EA	\$ 2,500.00	\$ 50,000.00
10	Survey Monuments	7	EA	\$ 300.00	\$ 2,100.00
11	Barricades	1	EA	\$ 1,500.00	\$ 1,500.00
12	Traffic Signing & Striping	4,710	LF	\$ 5.00	\$ 23,550.00
13	Dewatering <i>(Budget)</i>	4,710	LF	\$ 75.00	\$ 353,250.00
Subtotal Street Work					\$ 3,396,965.00
<u>STORM DRAIN</u>					
14	Catch Basins <i>(type A inlet)</i>	24	EA	\$ 2,400.00	\$ 57,600.00
15	15" Storm Drain Pipe	1,110	LF	\$ 34.00	\$ 37,740.00
16	18" Storm Drain Pipe	220	LF	\$ 46.00	\$ 10,120.00
17	24" Storm Drain Pipe	780	LF	\$ 65.00	\$ 50,700.00
18	Storm Drain Stub & Plug	9	EA	\$ 1,000.00	\$ 9,000.00
Subtotal Storm Drain					\$ 165,160.00
<u>SANITARY SEWER</u>					
19	24" Sanitary Sewer Pipe	50	LF	\$ 150.00	\$ 7,500.00
20	Manholes	24	LF	\$ 4,000.00	\$ 96,000.00
21	Connect to Existing Sanitary Sewer	2	EA	\$ 3,000.00	\$ 6,000.00
Subtotal Sanitary Sewer					\$ 109,500.00
<u>WATER SUPPLY</u>					
22	8" Water Line <i>(including all appurtenances)</i>	740	LF	\$ 32.00	\$ 23,680.00
23	10" Water Line <i>(including all appurtenances)</i>	280	LF	\$ 40.00	\$ 11,200.00
24	20" Water Line <i>(including all appurtenances)</i>	4,630	LF	\$ 100.00	\$ 463,000.00
25	Fire Hydrants	16	EA	\$ 4,000.00	\$ 64,000.00
26	Water Service	6	EA	\$ 2,000.00	\$ 12,000.00
27	Water Plug & Stub	9	EA	\$ 1,000.00	\$ 9,000.00
28	Connect to Existing Water	1	EA	\$ 4,000.00	\$ 4,000.00
Subtotal Water Supply					\$ 586,880.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>RECYCLED WATER</u>					
29	8" Recycled Water Flushing Line <i>(including all appurtenances)</i>	80	LF	\$ 45.00	\$ 3,600.00
30	12" Recycled Water Drain Line <i>(including all appurtenances)</i>	150	LF	\$ 55.00	\$ 8,250.00
31	16" Recycled Water Line <i>(including all appurtenances)</i>	4,650	LF	\$ 65.00	\$ 302,250.00
32	Recycled Water Plug & Stub	4	EA	\$ 1,000.00	\$ 4,000.00
33	Connect to Existing Recycled Water	1	EA	\$ 5,000.00	\$ 5,000.00
Subtotal Recycled Water					\$ 323,100.00
<u>NON-POTABLE WATER</u>					
34	8" Non-Potable Water Line <i>(including all appurtenances)</i>	650	LF	\$ 35.00	\$ 22,750.00
35	16" Non-Potable Water Line <i>(including all appurtenances)</i>	4,660	LF	\$ 80.00	\$ 372,800.00
36	Non-Potable Water Service	6	LF	\$ 2,000.00	\$ 12,000.00
37	Non-Potable Water Plug & Stub	7	EA	\$ 1,000.00	\$ 7,000.00
38	Connect to Existing Non-Potable Water	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Irrigation Water					\$ 417,550.00
<u>LAKE FILL LINE</u>					
39	16" Lake Fill Line <i>(including all appurtenances)</i>	4,820	LF	\$ 50.00	\$ 241,000.00
40	3" Aeration Line <i>(including all appurtenances)</i>	4,820	LF	\$ 4.00	\$ 19,280.00
41	Lake Fill Stub & Plug	3	EA	\$ 1,000.00	\$ 3,000.00
42	Connect to Existing Lake Fill Line	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Lake Fill Line					\$ 264,280.00
SUBTOTAL CONSTRUCTION COST					\$ 5,263,435.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 5,264,000.00

Notes:

- 1) This estimate does not include surveying, engineering, clearing, grading, erosion control, joint trench, landscaping, irrigation, or street trees.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

ATTACHMENT "D"

June 26, 2018

Via Email and First Class Mail

Old Republic Title Company
3558 Deer Park Drive, Suite 103
Stockton, CA 95219
Attn: Karen Sayles

Re: Recordation of Large Lot Final Map 3908; Escrow No. 1614019605

Dear Karen:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development, LLC, a California limited liability company ("**RID**"), and the City of Lathrop ("**City**") in connection with the above-referenced escrow ("**Escrow**"). The Escrow was opened in connection with recordation of the above-referenced large lot final map ("**Final Map**"). Recordation of the Final Map is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "**Transaction**." Old Republic Title Company is referred to as "you" or "**ORTC**."

A. Date for Closings

The Final Map will be recorded at the time designated by RID as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by July 31, 2018, at the time designated in writing by RID, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by December 31, 2018, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

In connection with the Transaction, you have in your possession or will receive the following documents from City for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

- One original large lot Final Map for Tract 3908, executed and acknowledged by the City.

The document(s) listed above are referred to as the "**Recordation Documents**." The Recordation Documents shall be recorded in the order referred to above. The date on which the Recordation Documents are recorded in the Official Records is the Recordation Date.

Copies should be sent via email to Cari James (cjames@ci.lathrop.ca.us), Kristin Harvey at NBS (kharvey@nbsgov.com), Cindy Yan at Goodwin Consulting Group (cindy@goodwinconsultinggroup.net), Susan Dell'Osso (sdelloso@riverislands.com)

JOINT ESCROW INSTRUCTIONS RECORDATION OF FINAL MAPS (RIVER ISLANDS AT LATHROP)

and Debbie Belmar (dbelmar@riverislands.com) together with conformed copies of all documents.

C. Closing Requirements

When the following has occurred, you are authorized to close the Escrow at the time(s) and in accordance with the process set forth below:

C.1. You have delivered copies of your Settlement Statement by email transmission to: Susan Dell'Osso (sdelloso@riverislands.com), Debbie Belmar (dbelmar@riverislands.com), Stephen Salvatore (ssalvatore@ci.lathrop.ca.us), Salvador Navarrete (snavarrete@ci.lathrop.ca.us), Cari James (cjames@ci.lathrop.ca.us) and Glenn Gebhardt (ggebhardt@ci.lathrop.ca.us), and have confirmation (by telephone or email) from Susan Dell'Osso and Stephen Salvatore or Glenn Gebhardt that the Settlement Statement is accurate and acceptable.

C.2. You have not received any instructions contrary to these Escrow Instructions.

C.3. The Recordation Documents and all other documents described herein as being held by you or delivered to you have been received by you and have been fully executed and, where applicable, acknowledged, and you have attached all legal descriptions or have confirmed that all exhibits and legal descriptions are attached.

C.4. You are prepared to record the Recordation Documents, as designated and complete the Transaction in compliance with these Escrow Instructions.

C.5. You have delivered a copy of these instructions, executed by an authorized signatory of ORTC with authority to bind ORTC, and initialed all pages, by email transmission (with original hard copy to follow by U.S. Mail) to Debbie Belmar and Glenn Gebhardt at the email addresses set forth above.

C.6. You have received confirmation (by email or other writing) from Susan Dell'Osso and Stephen Salvatore or Glenn Gebhardt to record the Recordation Documents and complete the Transaction.

D. Closing Process and Priorities

When you have fully satisfied all of the closing requirements set forth in Section D, then you are authorized and instructed to do the following in the chronological order given:

D.1. Date the Recordation Documents to be recorded.

D.2. Record the Recordation Documents in the Official Records.

D.3. Notify Susan Dell'Osso, Debbie Belmar, Stephen Salvatore, Glenn Gebhardt and Jose Molina (JMolina@sjgov.org) of the completion of the Transaction.

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

D.4. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Susan Dell'Osso, River Islands Development, LLC, 73 W. Stewart Road, Lathrop, CA 95330; and (2) Mr. Salvador Navarrete, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

(A) A certified copy of the Recordation Documents, showing all recording information of the Recordation Documents; and

(B) A certified copy of the final Settlement Statement.

E. Additional Instructions

When assembling the final documents, signature pages from all parties shall be inserted into each respective final document in creating fully executed counterparts. Please acknowledge receipt of these instructions and your agreement to act as Escrow agent in connection with this Transaction in accordance with these Escrow Instructions, by executing and dating a copy of these Escrow Instructions where indicated below, initialing all pages and returning it to both of the undersigned.

The Escrow Instructions may be modified only in a writing signed by both of the undersigned.

Very truly yours,

Susan Dell'Osso
President
River Islands Development, LLC

Stephen J. Salvatore
City Manager
City of Lathrop

**ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:**

Receipt of the foregoing Escrow Instructions from RID and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RID and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

By: _____
Its: _____
Date: _____

**CITY MANAGER'S REPORT
JULY 9, 2018, CITY COUNCIL REGULAR MEETING**

ITEM: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 22 LOTS IN TRACT 3894 VILLAGES "J" AND "K" WITHIN EAST VILLAGE OF RIVER ISLANDS

RECOMMENDATION: Adopt Resolution Approving Final Map for Tract 3894 Villages "J" and "K" within East Village, Totaling 22 Single Family Lots and a Subdivision Improvement Agreement with River Islands Development, LLC

SUMMARY:

On June 1, 2015, the City approved an amendment to Vesting Tentative Map Tract 3694 (VTM 3694), Phase 1 of River Islands at Lathrop, which included a Neighborhood Design Plan, Architectural Guidelines, Design Standards (AG/DS) and Parks Master Plan for the East Village neighborhood located west of the Community South River Bend (CSRB) neighborhood, by Resolution No. 15-3912 and an Amendment to the West Lathrop Specific Plan and River Islands Urban Design Concept by Ordinance No. 15-344.

This proposed Final Map Tract 3894 for Tim Lewis Homes will be the last tract map within the Village "J" and "K" area. Tim Lewis is proposing twenty-two (22) 52' x 100' single-family lots. A Vicinity Map is included as Attachment B.

Staff recommends that the City Council approve the proposed Final Map Tract 3894, Villages "J" and "K", a Subdivision Improvement Agreement (Attachment A) with River Islands Development, LLC.

BACKGROUND:

On March 27, 2007, the City Council approved VTM 3694 and amended VTM 3694 on June 1, 2015, with updated conditions of approval. Tract 3894 as proposed by River Islands Development, LLC ("RID"), as the subdivider, complies with the most current conditions of approval.

The land for Tract 3894 is within the geographic boundaries of VTM 3694 (Phase 1) approved by Council on March 27, 2007, and amended on June 1, 2015, with updated conditions of approval. On September 20, 2017, by Resolution No. 17-01, the Planning Commission approved an amendment to the East Village Architectural Design Guidelines and Development Standards (DG/DS) that are applicable to all development within East Village.

JULY 9, 2018, CITY COUNCIL REGULAR MEETING**FINAL MAP FOR TRACT 3894 VILLAGES "J" AND "K" TOTALING 22 SINGLE-FAMILY LOTS AND A SIA WITH RIVER ISLANDS DEVELOPMENT, LLC**

As required by the City's subdivision ordinance, all final maps must include a Subdivision Improvement Agreement (SIA) to guarantee certain off-site and on-site improvements. Security was first posted for all of Villages "J" and "K" with Tract 3832, the first final map within this neighborhood. Subsequently, the security posted for Villages "J" and "K" and all the tracts within it (including Tract 3894) were replaced with a set-aside letter from River Islands Public Financing Authority (RIPFA); this letter is provided as Attachment E.

The SIA also refers to the Agreement for Dedication, Inspection, and Guarantee of Streets and Public Improvements ("Off-site Agreement") that was first approved by the City on September 30, 2013, to the extent that the Off-site Agreement is still valid for certain improvements. Tract 3894 will not trigger any additional off-site improvements, and the Off-site Agreement will apply to Tract 3894 as it has to all previous final maps in River Islands with no additional security for off-site improvements.

Acceptance of all public improvements will be processed by staff at a later date when the unfinished improvements are complete. At that time, River Islands will be required to post one (1) year maintenance bonds as a warranty for the completed infrastructure.

Finally, before the Final Map Tract 3894 is recorded, River Islands must also satisfy the Escrow Instructions (Attachment D) that guarantee all required fees are paid.

REASON FOR RECOMMENDATION:

The applicant has completed the street and utility improvements within the entirety of Village "J and K" except for the thermoplastic striping. RID shall provide a 10% maintenance bond to guarantee the full improvements (completed and uncompleted) for one year once the striping is completed. Prior to acceptance of these improvements, River Islands has provided the tract map, the tract improvement plans, all required documents and all fees for Tract 3894.

This includes the following documents and fees:

Documents	Status
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security - Uncompleted Landscaping and Miscellaneous Improvements provided by- Letter of Guarantee by Substitution of Security "Set-Aside Letter," dated April 23, 2018.	Completed

JULY 9, 2018, CITY COUNCIL REGULAR MEETING

FINAL MAP FOR TRACT 3894 VILLAGES "J" AND "K" TOTALING 22 SINGLE-FAMILY LOTS AND A SIA WITH RIVER ISLANDS DEVELOPMENT, LLC

4.	Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements provided by- Letter of Guarantee by Substitution of Security "Set-Aside Letter," dated April 23, 2018.	Completed
5.	Street Improvement, Landscape Plans	Completed
6.	Street Light, Joint Trench Plans	Completed
7.	Geotechnical Report	Completed
8.	Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection, and Guarantee of Streets and Public Improvements)	Completed
9.	Approval of 3 rd Amendment to Development Agreement that guarantees the creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency maintenance	Completed
10.	Allocation of Water and Sewer capacity	Completed
11.	Recommendation for approval from Stewart Tract Design Review Committee	Completed
12.	Submitted Certificate of Insurance, Tax Letter	Completed
13.	Submitted Preliminary Guarantee of Title	Completed
14.	Escrow Instructions	Pending
Fees		Status
1.	Final Map plan check fee, Improvement Plans- Plan Check and Inspection fees	Paid
2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	To be paid in escrow

The above-noted documents and fees are required by the VTM 3694 conditions of approval prior to approval of the Final Map by City Council. The guarantee is in the form of the Subdivision Improvement Agreement with security and improvement plans.

Extensive off-site improvements to serve this Tract 3894 have already been completed; including construction of levees, participation in the construction of a Wastewater Treatment Plant (Consolidated Treatment Facility) and related storage ponds and sprayfields, purchase of SSJID surface water and construction of utility infrastructure to serve the proposed Tract. Additional off-site improvements that are required to serve this Final Map are detailed in the Off-site Agreement approved by

CITY MANAGER'S REPORT **Page 4**
JULY 9, 2018, CITY COUNCIL REGULAR MEETING
FINAL MAP FOR TRACT 3894 VILLAGES "J" AND "K" TOTALING 22 SINGLE-FAMILY LOTS AND A SIA WITH RIVER ISLANDS DEVELOPMENT, LLC

the City Council in 2014. Before the Final Maps are recorded, River Islands must also satisfy the Escrow Instructions (Attachment D) that guarantee all required payments to the Sierra Club are made under the terms of the 3rd Amendment to the Development Agreement.

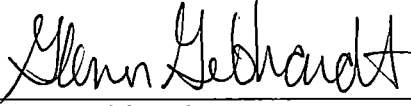
BUDGET IMPACT:

There is no budget impact to the City. All City costs are covered by development fees, and any shortfalls in City maintenance and operating costs are covered by the CFD's for maintenance. River Islands is also providing funds necessary to defray any staff time required to process their request.

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 3894 Village "J & K" within East Village District, Totaling 22 Single-Family Lots and a Subdivision Improvement Agreement with River Islands Development, LLC,
- B. Vicinity Map for Tract 3894 Village "J & K"
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development, LLC, a California limited liability company, for Tract 3894 Village "J & K"
- D. Escrow Instructions for Final Map Tract 3894 Village "J & K"

APPROVALS



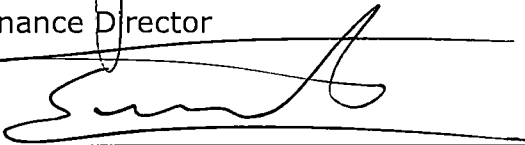
Glenn Gebhardt
City Engineer

6/26/18
Date



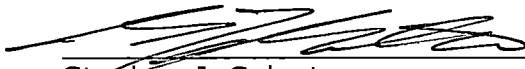
Cari James
Finance Director

6/26/18
Date



Salvador Navarrete
City Attorney

6-25-18
Date



Stephen J. Salvatore
City Manager

6-29-18
Date

RESOLUTION NO. 18-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING A FINAL MAP FOR TRACT 3894 IN VILLAGES "J" AND "K"
TOTALING 22 SINGLE-FAMILY LOTS AND A SUBDIVISION IMPROVEMENT
AGREEMENT WITH RIVER ISLANDS DEVELOPMENT, LLC**

WHEREAS, on March 27, 2007, the City Council approved Vesting Tentative Map (VTM) No. 3694 with Conditions of Approval for a residential and commercial development that is consistent with the West Lathrop Specific Plan (WLSP) and the River Islands Urban Design Concept (UDC); and

WHEREAS, on June 1, 2015, the City Council approved amendments to the VTM, WLSP, and UDC, with amended conditions of approval; and

WHEREAS, Tract 3894, the proposed subdivision, is part of the East Village District of River Islands as described in the UDC, consisting of 22 lots covered by VTM No. 3694, located on the west side of the San Joaquin River, north of Union Pacific Railroad; and

WHEREAS, in its review of Tract 3894 as part of Villages "J and K" the Stewart Tract Design Review Committee recommended approval of Tract 3894 on April 12, 2016; and

WHEREAS, River Islands Development, LLC, has completed or has guaranteed completion of all public improvements on Tract Map 3894, as identified on the approved improvement plans, and has completed or guaranteed completion of all required documents and payment of all fees; and

WHEREAS, a Subdivision Improvement Agreement between the City and River Islands Development, LLC, and provision of security by River Islands Development, LLC, for unfinished and deferred improvements are required prior to final map approval per the Lathrop Municipal Code Section 16.16.190; and

WHEREAS, a Subdivision Improvement Agreement has been signed by River Islands Development, LLC, and presented to the City for approval and signature; and

WHEREAS, upon acceptance of all improvements as complete, a one-year maintenance and repair bond will be required to secure the River Islands Development, LLC, obligation to maintain all improvements and repair or correct any defective work; and

WHEREAS, several conditions of approval of VTM 3694 are satisfied by the 3rd Amendment to the Development Agreement between the City and Califia, LLC, which the City Council approved on October 7, 2013; and

WHEREAS, off-site improvements were guaranteed with the Dedication, Inspection, and Guarantee of Streets and Public Improvements (Off-site Agreement), approved by City Council on September 30, 2013; and

WHEREAS, City staff has confirmed that all Conditions of Approval of VTM 3694 required for approval of Final Map 3894 have been met, including those Conditions of Approval satisfied under the Subdivision Improvement Agreement and Off-Site Agreement; and

WHEREAS, the City Engineer has confirmed that the Final Map for Tract 3894 is substantially the same as it appeared on VTM No. 3694, is technically correct and complies with the requirements of the Subdivision Map Act and Lathrop Municipal Code, Chapter 16.16; and

WHEREAS, River Islands Development, LLC, will satisfy the escrow requirements to fund the Settlement Fee prior to recordation of the Final Map for Tract 3894; and

WHEREAS, Capital Facilities Fees are not required until such time as the builder applies for building permits.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that makes and accepts the following actions:

1. That the Final Map for Tract 3894 Villages "J" and "K" is hereby approved as submitted as part of the public record with the San Joaquin County Assessor/Recorder/County Clerk Office.
2. That the City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Development, LLC, in substantially the form as attached to the July 9, 2018 staff report, the file executed copy will be filed with the City Clerk.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 9th day of July 2018, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

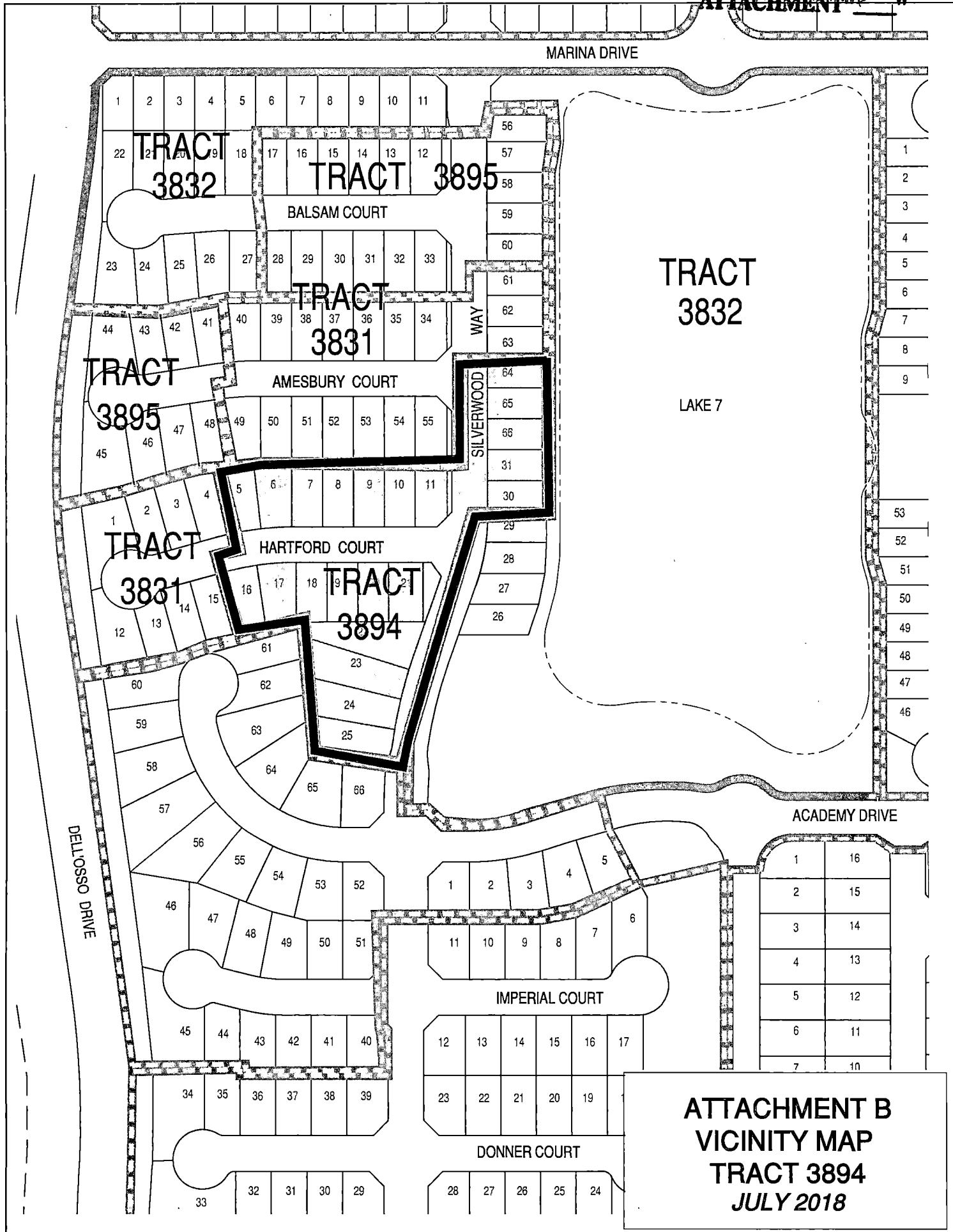
Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney



**ATTACHMENT B
VICINITY MAP
TRACT 3894
JULY 2018**

CITY OF LATHROP

SUBDIVISION IMPROVEMENT AGREEMENT

River Islands (East Village District) - Tract 3894

River Islands Development, LLC, a California limited liability company

RECITALS

A. This Agreement is made and entered into this **9th day of July 2018**, by and between the CITY OF LATHROP, a municipal corporation of the State of California (hereinafter "CITY") and River Islands Development, LLC, a California limited liability company, (hereinafter "SUBDIVIDER").

B. At its September 30, 2013 meeting, the City Council approved an Irrevocable Offer of Dedication of Easement for Roadway Purposes and approved an Agreement for Dedication, Inspection and Guarantee of Public Streets and Improvements for certain backbone roads and improvements, including Lakeside Drive that provides initial public right of way access to Tract 3873, as well as other tracts within the Community at South River Bend neighborhood which connects to the East Village neighborhood.

C. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 3894. However, SUBDIVIDER has nearly completed all public infrastructure improvements associated with Villages J and K, including Tracts 3832, 3831, 3894 and 3895. As a result, SUBDIVIDER provided both performance and labor and materials (payment) bonds as required by the Lathrop Subdivision Ordinance and the Subdivision Map Act. Subsequent to this action, the CITY substituted these bonds with a set-aside letter ("letter of guarantee") from River Islands Public Financing Authority (RIPFA), which will remain in full force and effect as outlined in this Tract 3894 Subdivision Improvement Agreement.

D. At its September 30, 2013 meeting, the City Council approved an Irrevocable Offer of Dedication of Easement for Roadway Purposes and approved an Agreement for Dedication, Inspection and Guarantee of Public Streets and Improvements for certain backbone roads and improvements, including Lakeside Drive that provides public right of way access to Tract 3894, along with proposed access easements and all-weather roads associated with Tract 3894 on an interim basis. Tract 3894 Final Map shall dedicate those roads not dedicated with previous tracts in the East Village District and not covered by the Irrevocable Offer of Dedication for Easement for Roadway Purposes for streets serving as access to Tract 3873. An additional Irrevocable Offer of Dedication for Easement for Roadway Purposes ("IOD") for access to Villages J and K, including Tract 3894 and adjacent tracts was recorded or will be required for this Tract. The IOD is as shown in Exhibit F and the adjacent tracts are depicted in Exhibit B.

E. SUBDIVIDER has substantially completed the joint trench improvements for Tract 3894 and as noted in Recital C, performance and payment bonds were posted for the unfinished portion of these improvements. Improvement plans, and street light plans prepared by Power Systems Design, Inc. were approved by the City. The street, sidewalk, underground utility, storm drainage, street light and joint trench improvements (hereinafter "Improvements") have been nearly constructed in its entirety as part of the required infrastructure for Tract 3894 and adjacent tracts; required security as outlined in this Agreement shall remain however, until all of the Improvements are accepted by the City and a maintenance bond issued.

NOW THEREFORE in consideration of CITY'S pending approval and acceptance of the Improvements upon their satisfactory completion, and in consideration of SUBDIVIDER'S construction of Improvements in strict accordance with the terms of this Agreement, all applicable laws, statutes, ordinances, rules and regulations currently in force and effect in CITY, the terms and conditions of which are incorporated herein by this reference, the parties hereto mutually covenant and agree as follows:

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the East Village neighborhood, to the limits identified on Exhibit "A", including the public landscaping, streetlight and joint trench improvements. All improvements shall be constructed to the satisfaction and approval of the City Engineer, in a good and workmanlike manner in accordance with the above referenced improvement plans and specifications, the improvement standards and specifications of the CITY'S Department of Public Works, the applicable Ordinances of the City of Lathrop and the California Subdivision Map Act.
2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements, prior to occupancy of the first home constructed in Tract 3894 that is conveyed to a private interest not associated with the transfer of title of Tract 3894 associated with the filing of Tract 3894. Such occupancy shall be documented by CITY in the form of a Certificate of Occupancy or Final Building Permit.
3. CITY, or its agent(s), shall, at any time during the progress of the Improvements, have free access thereto, and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.
4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of the SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.
5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by the Subdivision Improvement Agreement for Tract 3894, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Maintenance Bond in the amount of \$230,800 equal to 10% of the estimated cost of the Improvements for the entire area (\$2,308,000), to insure SUBDIVIDER'S repair and maintenance of the Improvements in accordance with the terms of this Agreement. The Maintenance Bond shall be released at the end of the one-year guarantee period, provided there are no claims against it are then outstanding.

7. Because some of the backbone improvements referenced in Recital "D" were required to provide access and required utilities to Tract 3894 and are associated with adjacent tracts as otherwise described in this Agreement, as well as backbone roads associated with the Agreement for Dedication, Inspection and Guarantee of Public Streets and Improvements referenced in Recital "D", the security required by the Agreement for Dedication, Inspection and Guarantee of Public Streets and Improvements shall remain in place until the backbone improvements associated with that agreement are complete and accepted by CITY, or as is further described by the conditions below:

a. Rehabilitation of the pavement on Stewart/Cohen and Paradise Roads within the limits of Stewart Tract, as detailed on the attached Exhibit "D" are now open to the public, and rehabilitation is guaranteed by a performance bond. Full improvement and acceptance of these streets shall be completed prior to release of security previously posted by SUBDIVIDER.

8. If SUBDIVIDER, in whole or in part, abandons the Improvements, or unnecessarily or unreasonably delays construction of the Improvements, fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair. Replace or reconstruct any defects, as set forth in Paragraph 6 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY. Once action is taken by CITY to complete, repair, replace and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY, even if SUBDIVIDER subsequently completes the work.

The CITY shall have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security (including but not limited to any Letter of Guarantee, Certificate of Deposit, cash, bond for performance, labor and materials and repair and maintenance, letter of credit or cash deposit) therefore is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Government Code Section 66499.4, incurred by the CITY, in addition to the costs of the improvements shall be a proper charge against the security and SUBDIVIDER. In the event it becomes necessary for

CITY to bring an action to compel performance of this Agreement or to recover costs of completing such improvements, SUBDIVIDER shall pay reasonable attorney's fees, costs of suit and all other expenses of litigation incurred by CITY in connection therewith.

9. As previously noted, previously posted performance and labor & materials bonds posted to guarantee the deferred and unfinished improvements associated with all tracts in Villages J and K were replaced with a letter of guarantee from RIPFA, included as Exhibit "E" to this Agreement with said letter of guarantee remaining in full force and effect until such time that the Improvements are fully accepted by the CITY. Further, SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

10. Any alteration(s) made to the plans and specifications, which are a part of this Agreement, or any provision of this Agreement shall not operate to release any surety or sureties from liability on any bond or bonds attached hereto and made a part thereof. The above referenced sureties hereby consent to such alterations and waive the provisions of California Civil Code Section 2819.

11. Neither the CITY nor any of its officers, employees or agents shall be liable to SUBDIVIDER, and/or SUBDIVIDER'S agents, contractors or subcontractors for any error or omission arising out of or in connection with any work to be performed under this Agreement.

12. Neither the CITY nor any of its officers, employees, or agents, shall be liable to the SUBDIVIDER or to any person, entity, or organization, for any injury or damage that may result to any person or property by or from any cause in, on, or about the subdivision of all or any part of the land covered by this Agreement.

13. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively, "Indemnitees"), harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER'S contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any SUBDIVIDER contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for, SUBDIVIDER or any of SUBDIVIDER'S contractors or subcontractors. SUBDIVIDER shall, at its own cost and expense, defend any and all actions, suits, or legal proceedings or any type that may be brought or instituted against CITY and indemnities on any claim or demand, of any nature whatsoever, and pay or satisfy any judgment that may be rendered against CITY and the Indemnitees in any such action, suit or legal proceedings, resulting from or alleged to have resulted from SUBDIVIDER'S performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, contractors, representatives, servants or employees. The promises and Agreement to indemnify and hold harmless set forth in this section is not conditioned or dependent on whether or not any indemnity has prepared, supplied or approved any plan or specification in connection with this work or subdivision, whether or not any such indemnity has insurance or indemnification covering any of these matters. CITY does not, and shall not; waive any rights against SUBDIVIDER which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by CITY of any deposit with CITY by

SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied or approved of, plans and/or specifications for the subdivision.

14. Neither SUBDIVIDER nor any of SUBDIVIDER'S agents, contractors or subcontractors are, or shall be, considered to be agents of CITY in connection with the performance of SUBDIVIDER'S obligations under this Agreement.

15. Prior to acceptance of the Improvements by the City Council, the SUBDIVIDER shall be solely responsible for maintaining the quality of the Improvements and maintaining safety at the project site. The SUBDIVIDER'S obligation to provide the Improvements shall not be satisfied until after the City Engineer has made a written determination that all obligations of the Agreement have been satisfied and all outstanding fees and charges have been paid, and the City Council has accepted the Improvements as complete. The CITY and SUBDIVIDER have formed Community Facilities Districts to finance maintenance and improvements. The CITY expects to preserve the ability to use future special taxes of the CFD for payment of the cost of acquisition of the Improvements, which may require that acceptance of improvements by CITY be subject to the provisions of an acquisition agreement to be entered into by the CITY and SUBDIVIDER providing that CITY expects to be paid or reimbursed acquisition costs through future CFD special taxes. SUBDIVIDER shall cooperate to facilitate such method of acquisition.

16. SUBDIVIDER shall pay service fees for the utility services from the time the Improvements are accepted by the CITY to the end of the fiscal year, or up to a one (1) year period, whichever is needed to ensure an opportunity for the Improvements to be included in the next fiscal year annual assessment.

17. SUBDIVIDER shall be responsible to sweep streets within the subdivision every two weeks as directed by the City Engineer, on all streets where lots are occupied and all streets providing access to occupied lots until the Improvements are accepted by the CITY.

18. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY. If such consent is given, the terms of this Agreement shall apply to and bind the heirs, successors, executors, administrators and assignees of SUBDIVIDER, and any heirs, successors, executors, administrators and assignees of the SUBDIVIDER and shall be jointly and severally liable hereunder.

19. The SUBDIVIDER shall, at the SUBDIVIDER'S expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. Prior to the commencement of Improvement construction, the SUBDIVIDER shall obtain a City of Lathrop Business License. The SUBDIVIDER shall comply with all local, state and federal laws, whether or not said laws are expressly stated in this Agreement.

20. This Agreement and any amendments hereto comprise the entire understanding and

agreement between the parties regarding the improvements to be constructed and dedications for Tract 3894.

21. The following miscellaneous provisions are applicable to this Agreement:

a. **Controlling Law.** The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.

b. **Definitions.** The definitions and terms are as defined in this Agreement.

c. **Force Majeure.** Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.

d. **Headings.** The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

e. **Incorporation of Documents.** All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.

f. **Modification of Agreement.** This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

g. **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

h. **Successors and Assigns.** Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

i. **Time of the Essence.** Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.

J **Venue.** In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

ATTACHMENTS:

- EXHIBIT A FINAL MAP - TRACT 3894
- EXHIBIT B ADJACENT TRACTS TO TRACT 3894
- EXHIBIT C: CITY INSURANCE REQUIREMENTS
- EXHIBIT D: COHEN/PARADISE/STEWART REHABILITATION MAP
- EXHIBIT E: RIPFA LETTER OF GUARANTEE

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this ____ day of July, 2018, at Lathrop, California.

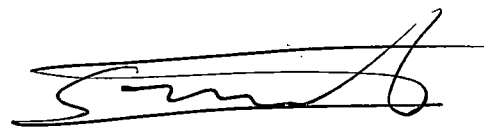
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

CITY OF LATHROP, a
municipal corporation of the
State of California

BY: _____
Teresa Vargas
City Clerk

BY: _____
Stephen J. Salvatore
City Manager

APPROVED AS TO FORM

BY: 

Salvador Navarrete
City Attorney

River Islands Development, LLC
a California limited liability company

BY: _____
Susan Dell'Osso
President and Secretary
"SUBDIVIDER"

Subdivision Improvement Agreement (River Islands Development, LLC)

Tract 3894

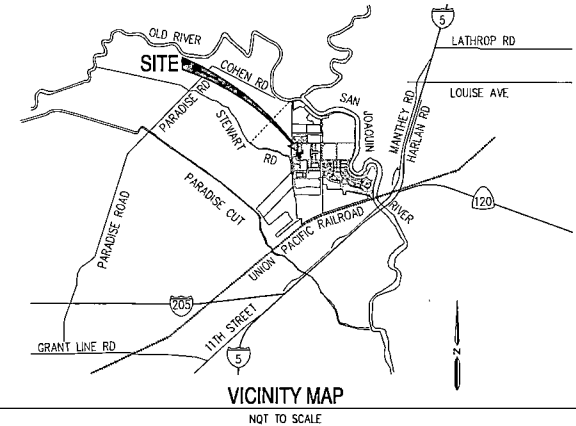
Page 8

EXHIBIT "A"

FINAL MAP - TRACT 3894

TRACT 3894
RIVER ISLANDS - PHASE 1B
VILLAGES J & K

A PORTION OF RANCHO EL PESCADERO, BEING
 A SUBDIVISION OF PARCELS 1 THROUGH 3 OF TRACT 3831 (43 MAP 16)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 JUNE 2018



OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 3894, RIVER ISLANDS, PHASE 1B, VILLAGES J AND K", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF LATHROP A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).

THE UNDERSIGNED DOES HEREBY RESERVE PARCEL A FOR PURPOSES OF LANDSCAPING, FENCE MAINTENANCE, AND APPURTENANCES THERETO. SAID PARCEL IS NOT DEDICATED HEREON, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCING AUTHORITY BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

OWNER: RIVER ISLANDS DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: _____ DATE _____
 NAME: SUSAN DELL'OSSO
 ITS: PRESIDENT

DATED THIS _____ DAY OF _____, 201__.

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160886, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

BY: _____
 NAME: _____
 ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (OWNER'S)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
 COUNTY OF SAN JOAQUIN }

ON _____, 201__ BEFORE ME, _____ WHO
 A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO
 PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
 IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY
 EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR
 SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE
 PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____
 NAME (PRINT): _____
 PRINCIPAL COUNTY OF BUSINESS: _____
 MY COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 3894, RIVER ISLANDS, PHASE 1B, VILLAGES J AND K", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 201__, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____, DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDEMENT, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE OCEATION OF PUBLIC UTILITY EASEMENTS.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

TERESA VARGAS
 CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP,
 COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
 COUNTY OF SAN JOAQUIN }

ON _____, 201__ BEFORE ME, _____ WHO
 A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO
 PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
 IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY
 EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR
 SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE
 PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____
 NAME (PRINT): _____
 PRINCIPAL COUNTY OF BUSINESS: _____
 MY COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX.

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 3694 APPROVED BY THE PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, 201__.

MARK MEISSNER, COMMUNITY DEVELOPMENT ASSISTANT DIRECTOR
 CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, GLENN GEBHARDT, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 3894, RIVER ISLANDS, PHASE 1B, VILLAGES J AND K", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 3694, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 201__.

GLENN GEBHARDT, R.C.E. 34681
 CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 201__ AT _____ M.
 IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF
 OLD REPUBLIC TITLE COMPANY.

FEE: \$ _____

STEVE J. BESTOLARIDES, ASSESSOR-RECORDER-COUNTY CLERK
 SAN JOAQUIN COUNTY, CALIFORNIA

BY: _____ ASSISTANT, DEPUTY RECORDER

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 2 AND 3 ONLY

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	440.00'	15°23'32"	118.20'
C2	113.00'	11°36'10"	22.88'
C3	780.00'	11°28'39"	156.25'
C4	87.00'	13°21'40"	20.29'
C5	113.00'	5°41'26"	11.22'
C6	250.00'	95°42'53"	417.63'
C7	787.00'	3°53'02"	53.35'
C8	113.00'	17°17'36"	34.11'
C9	750.00'	19°17'36"	252.55'
C10	750.00'	11°28'39"	150.24'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C11	750.00'	7°48'57"	102.31'
C12	320.00'	19°17'36"	107.75'
C13	320.00'	10°49'56"	60.50'
C14	320.00'	8°27'40"	47.26'
C15	350.00'	19°17'36"	117.86'
C16	470.00'	15°23'32"	126.26'
C17	500.00'	15°23'32"	134.32'
C18	500.00'	12°22'11"	107.95'
C19	500.00'	3°01'21"	26.38'
C20	470.00'	8°35'05"	70.42'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	440.00'	8°35'05"	65.93'
C22	440.00'	7°52'05"	60.42'
C23	440.00'	0°43'00"	5.50'
C24	1500.00'	8°06'45"	212.38'
C25	1545.00'	6°06'17"	164.62'
C26	1455.00'	8°06'45"	206.01'
C27	87.00'	15°12'13"	23.09'
C28	113.00'	12°28'26"	24.60'
C29	113.00'	2°43'47"	5.38'
C30	113.00'	15°12'13"	29.98'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N35°21'12"W	28.93'
L2	N19°17'36"E	139.76'
L3	N84°01'29"W	128.47'
L4	N04°38'41"W	223.29'
L5	N75°58'54"E	109.81'
L6	N15°23'32"W	113.88'
L7	N74°36'28"E	9.39'
L8	N19°17'36"E	144.91'
L9	N19°17'36"E	144.91'
L10	N74°36'28"E	157.37'
L11	N81°53'58"E	24.60'
L12	N83°48'11"E	48.89'
L13	NORTH	93.00'
L14	N45°00'00"E	35.36'
L15	N12°22'11"W	115.55'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	EAST	100.00'
L17	EAST	100.00'
L18	N07°52'05"W	112.19'
L19	N45°00'00"W	35.36'
L20	NORTH	93.00'
L21	NORTH	170.00'
L22	EAST	145.31'
L23	NORTH	52.00'
L24	N07°40'00"E	52.47'
L25	N02°57'13"E	52.07'
L26	N11°26'44"E	53.06'
L27	N18°36'40"E	54.87'
L28	EAST	169.96'
L29	NORTH	63.88'
L30	EAST	108.64'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	EAST	103.67'
L32	N75°58'54"E	161.82'
L33	N66°25'24"E	52.54'
L34	N74°38'05"E	52.00'
L35	N81°33'07"E	122.33'
L36	N84°17'07"W	20.00'
L37	N74°42'00"E	41.00'
L38	N74°42'00"E	115.31'
L39	N74°42'00"E	74.32'
L40	N75°46'39"E	82.81'
L41	N75°11'46"E	52.15'
L42	N81°53'58"E	51.97'
L43	N81°53'58"E	51.97'
L44	N45°00'00"W	24.04'

REFERENCES

- (R1) RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 142, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 15, 2005 AS DOCUMENT NUMBER 2005-171264, S.J.C.R. (35 SURVEYS 142)
- (R2) GRANT DEED RECORDED APRIL 24, 2015, AS D.N. 2015-046193, S.J.C.R.
- (R3) TRACT 3876, FILED MARCH 31, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 56, S.J.C.R. (42 M&P 56)
- (R4) TRACT 3828, FILED AUGUST 24, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 65, S.J.C.R. (42 M&P 65)
- (R5) TRACT 3832, FILED AUGUST 24, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 66, S.J.C.R. (42 M&P 66)
- (R6) TRACT 3834, FILED DECEMBER 21, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 71, S.J.C.R. (42 M&P 72)
- (R7) TRACT 3895, FILED JUNE 20, 2017, IN BOOK 42 OF MAPS AND PLATS, PAGE 89, S.J.C.R. (42 M&P 89)
- (R8) TRACT 3831, FILED JANUARY 23, 2018, IN BOOK 43 OF MAPS AND PLATS, PAGE 16, S.J.C.R. (43 M&P 16)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:
 1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW DEPTH OF 500 FEET, PER D.N. 2001-046177, S.J.C.R.

CITY SURVEYOR'S STATEMENT

I, LAWRENCE GOSSETT, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 3894, RIVER ISLANDS, PHASE 1B, VILLAGES J AND K", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 201__.

LAWRENCE GOSSETT, P.E. 31695



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC, ON JANUARY 4, 2016. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2021, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 201__.

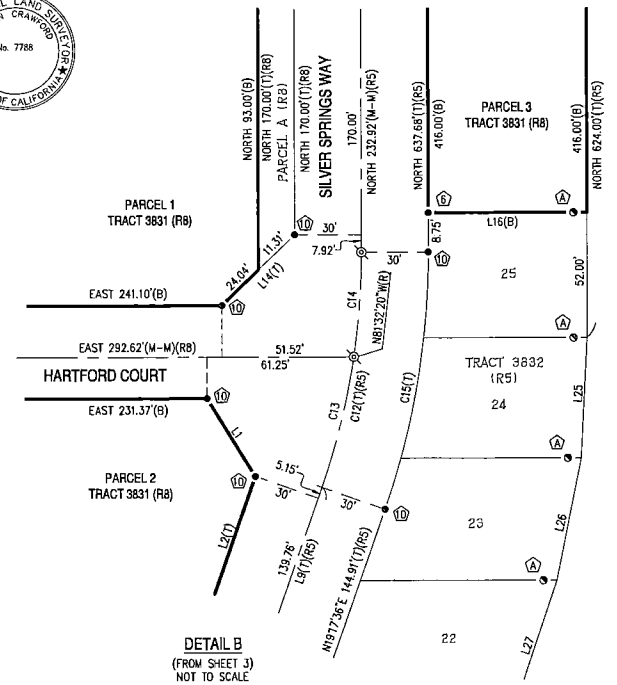
DYLAN CRAWFORD, P.L.S. NO 7788



NOTES

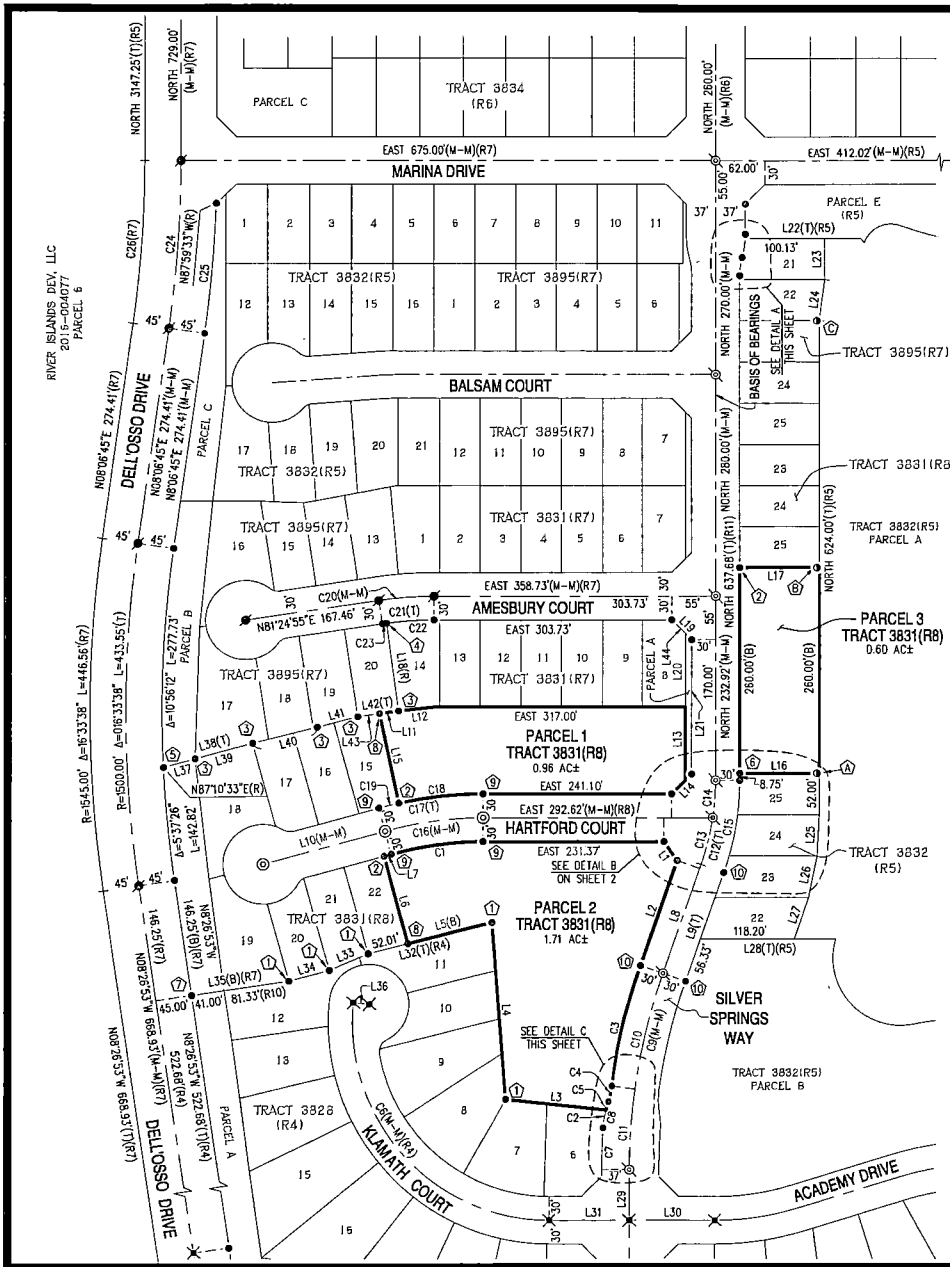
- RIGHT TO FARM STATEMENT:
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGED, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
- TRACT 3894, RIVER ISLANDS, PHASE 1B, VILLAGES J AND K, CONTAINS: 22 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 3.27 ACRES, MORE OR LESS; ALL AS SHOWN HEREIN. PLEASE REFER TO THE AREA SUMMARY TABLE BELOW:

TRACT 3831 AREA SUMMARY	
22 RESIDENTIAL LOTS	3.224 AC±
PARCEL A	0.043 AC±
TOTAL	3.267 AC±



DETAIL B
(FROM SHEET 3)
NOT TO SCALE

- BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT ORDER NUMBER 1614019706-KB (VERSION 1); DATED MAY 7, 2018, PROVIDED BY OLD REPUBLIC TITLE COMPANY.



LEGEND

- ⊕ MONUMENT TO BE SET PER (R7)
- ⊙ MONUMENT TO BE SET PER (RB)
- 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" TO BE SET PER (R4), (R5), (R7) OR (RB), RESPECTIVELY, UNLESS OTHERWISE NOTED
- ⊗ MONUMENT TO BE SET PER (R4)
- ⊕ FOUND MONUMENT STAMPED "PLS 7788" PER (R5)
- ⊙ 3.00' WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE, RADIAL LINE OR PERPENDICULAR TO STREET CENTERLINE AS NOTED. 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) RECORD DATA PER REFERENCE (R1) - REFER TO REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- (B) BOUNDARY
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- - - MONUMENT LINE

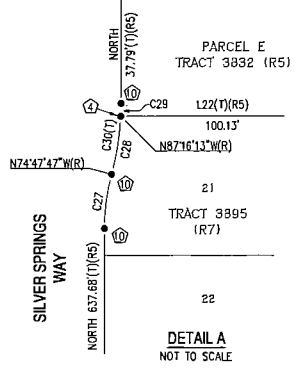
- ⊕ DENOTES WITNESS CORNER ON 3 FOOT OFFSET ALONG THE SIDE PROPERTY LINE PER (R5)
- ⊙ DENOTES WITNESS CORNER ON 3 FOOT OFFSET ALONG THE SIDE PROPERTY LINE PER (RB)
- ⊕ DENOTES WITNESS CORNER ON 3 FOOT OFFSET ALONG THE SIDE PROPERTY LINE PER (R7)
- ⊕ 5/8" REBAR WITH CAP "PLS 7788" PER (R4)
- ⊕ 1.17" BRASS DISK STAMPED "PLS 7788" WITNESS CORNER ON 1.0' OFFSET PER (RB)
- ⊕ 5/8" REBAR WITH CAP "PLS 7788" PER (R7)
- ⊕ 1.17" BRASS DISK STAMPED "PLS 7788" WITNESS CORNER ON 1.0' OFFSET PER (R7)
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- ⊕ 3/4" IRON PIPE WITH CAP "PLS 7788" PER (RB)
- ⊕ 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R5)

BASIS OF BEARINGS

THE BEARING OF "NORTH" BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF SILVER SPRINGS WAY AS SHOWN ON TRACT 3832, FILED AUGUST 24, 2016, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 65, OFFICIAL RECORDS OF THE COUNTY OF SAN JOAQUIN, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

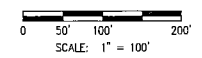
NOTES

SEE SHEET 2 FOR REFERENCES, ADDITIONAL NOTES, AND FOR THE LINE TABLE AND CURVE TABLES FOR COURSES SHOWN ON THIS SHEET ONLY.

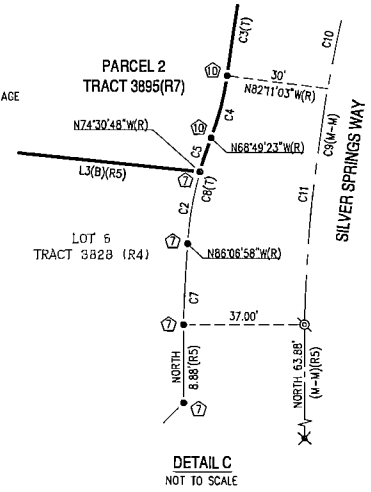
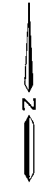


TRACT 3894
RIVER ISLANDS - PHASE 1B
VILLAGES J & K

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1 THROUGH 3 OF TRACT 3831 (43 MAP 16) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 JUNE 2018



BOUNDARY SHEET

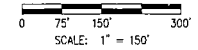


DETAIL C
 NOT TO SCALE

DETAIL A
 NOT TO SCALE

TRACT 3894 RIVER ISLANDS - PHASE 1B VILLAGES J & K

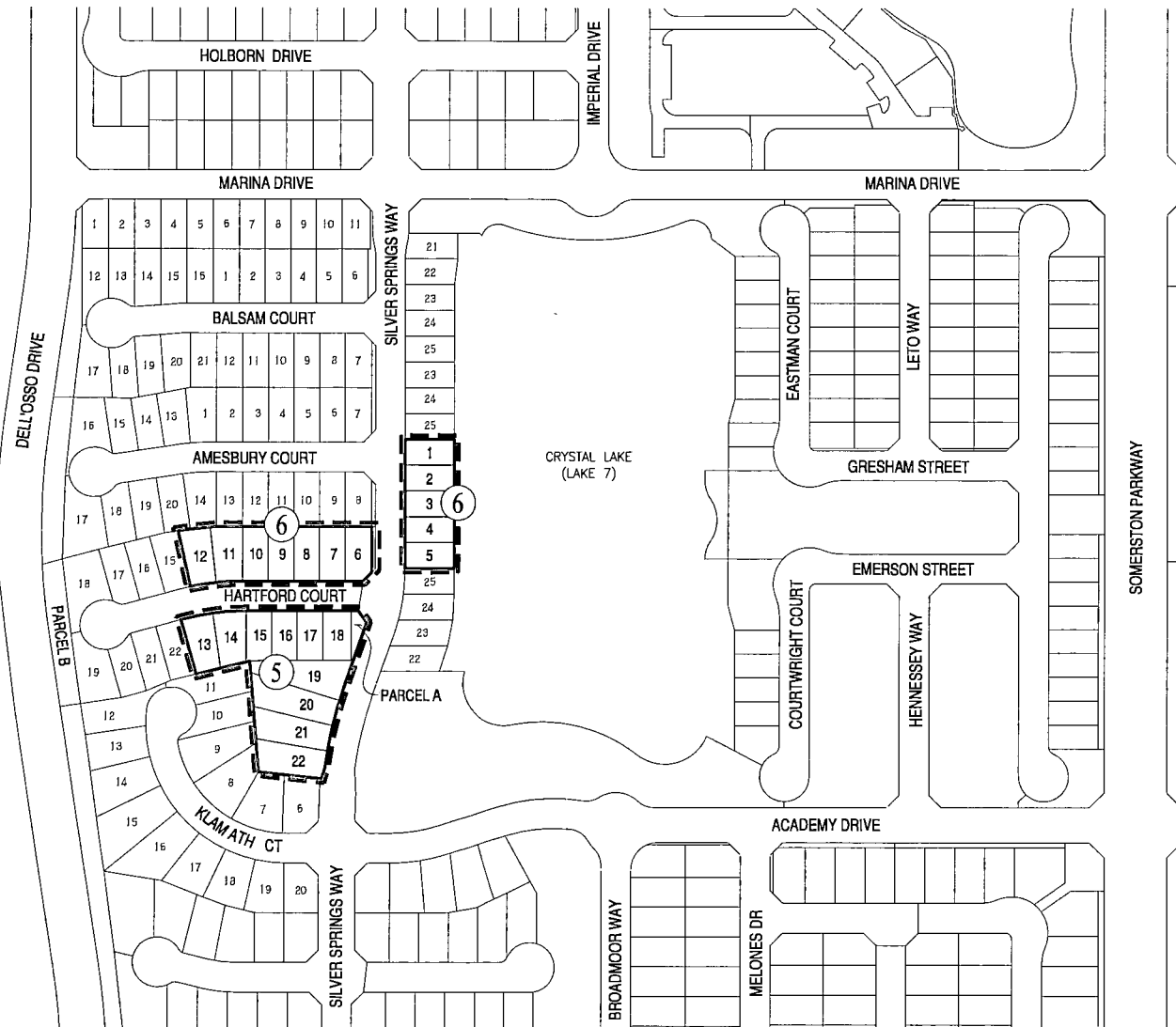
A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1 THROUGH 3 OF TRACT 3831 (43 M&P 16)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2018



SHEET INDEX

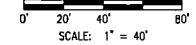
LEGEND

- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY
- SHEET LIMIT LINE
- LOT NUMBER
- SHEET NUMBER



TRACT 3894 RIVER ISLANDS - PHASE 1B VILLAGES J & K

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1 THROUGH 3 OF TRACT 3831 (43 M&P 16)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2018

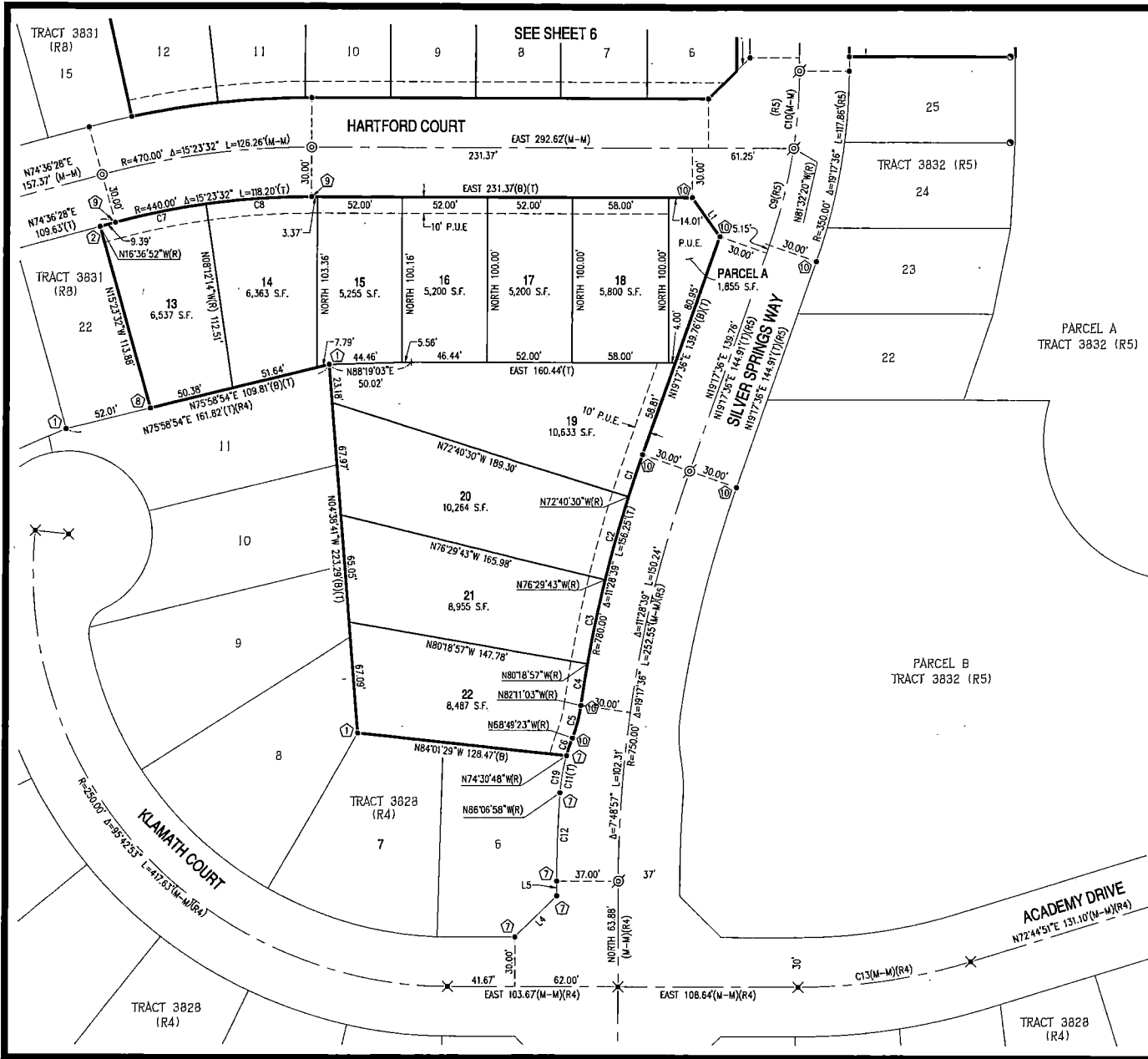


LEGEND

- ⊙ MONUMENT TO BE SET PER (R7)
- ⊙ MONUMENT TO BE SET PER (R8)
- ⊙ 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" TO BE SET PER (R4), (R5), (R7) OR (R8), RESPECTIVELY, UNLESS OTHERWISE NOTED
- ⊙ MONUMENT TO BE SET PER (R4)
- ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R5)
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- (R1) RECORD DATA PER REFERENCE (R1)- REFER TO REFERENCE LIST ON SHEET 2
- (M-W) MONUMENT TO MONUMENT
- (B) BOUNDARY
- CL CENTERLINE
- (R) RADIAL BEARING
- (T) TOTAL
- P.U.E. PUBLIC UTILITY EASEMENT
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY
- EASEMENT LINE
- CENTERLINE
- ⓐ DENOTES WITNESS CORNER ON 3 FOOT OFFSET ALONG THE SIDE PROPERTY LINE PER (R5)
- ⓑ DENOTES WITNESS CORNER ON 3 FOOT OFFSET ALONG THE SIDE PROPERTY LINE PER (R8)
- ⓐ 5/8" REBAR WITH CAP "PLS 7788" PER (R4)
- ⓑ 1.17" BRASS DISK STAMPED "PLS 7788" WITNESS CORNER ON 1.0' OFFSET PER (R8)
- ⓐ 5/8" REBAR WITH CAP "PLS 7788" PER (R7)
- ⓑ 1.17" BRASS DISK STAMPED "PLS 7788" WITNESS CORNER ON 1.0' OFFSET PER (R7)
- ⓐ 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R7)
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NOTES

1. 1.17" BRASS DISK STAMPED "PLS 7788" TO BE SET ON CONCRETE SIDEWALK 1.00' INTO THE RIGHT-OF-WAY, ALONG PROLONGATION OF SIDE LOT LINES, OR AS NOTED.
2. 5/8" REBAR WITH CAP "PLS 7788" TO BE SET AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
3. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
4. SEE SHEET 3 FOR EXISTING EASEMENTS AND BEASIS.
5. SEE SHEET 7 FOR LINE AND CURVE TABLES.



NOTES

- 1.17" BRASS DISK STAMPED "PLS 7788" TO BE SET ON CONCRETE SIDEWALK 1.00' INTO THE RIGHT-OF-WAY, ALONG PROLONGATION OF SIDE LOT LINES, OR AS NOTED.
- 5/8" REBAR WITH CAP "PLS 7788" TO BE SET AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
- SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
- SEE SHEET 3 FOR EXISTING EASEMENTS AND BASIS OF BEARINGS.
- SEE SHEET 7 FOR LINE AND CURVE TABLES.

TRACT 3894
RIVER ISLANDS - PHASE 1B
VILLAGES J & K

A PORTION OF RANCHO EL PESCADERO, BEING
 A SUBDIVISION OF PARCELS 1 THROUGH 3 OF TRACT 3831 (43 M&P 16)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 JUNE 2018



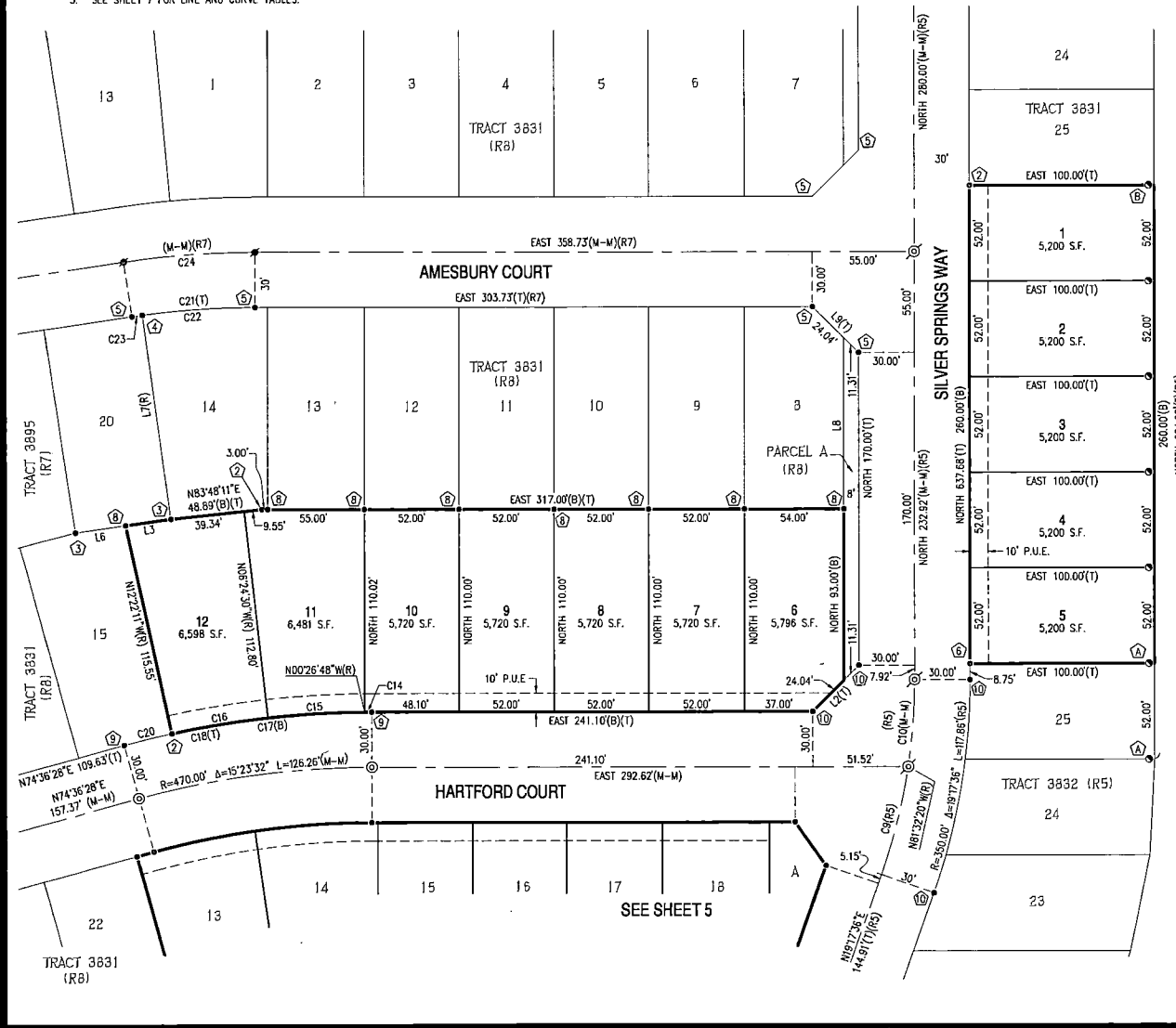
0' 20' 40' 80'
 SCALE: 1" = 40'



LEGEND

- ⊙ MONUMENT TO BE SET PER (R7)
- ⊙ MONUMENT TO BE SET PER (R8)
- 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" TO BE SET PER (R4), (R5), (R7) OR (R8), RESPECTIVELY, UNLESS OTHERWISE NOTED
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- (T) TOTAL
- P.U.E. PUBLIC UTILITY EASEMENT
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY
- - - EASEMENT LINE
- CENTERLINE

PARCEL A
 TRACT 3832 (R5)



SEE SHEET 5

TRACT 3894
RIVER ISLANDS - PHASE 1B
VILLAGES J & K

A PORTION OF RANCHO EL PESCADERO, BEING
 A SUBDIVISION OF PARCELS 1 THROUGH 3 OF TRACT 3831 (43 M&P 16)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 JUNE 2018



0' 20' 40' 80'
 SCALE: 1" = 40'

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 5 AND 6

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N35°21'12"W	28.93'
L2	N45°00'00"E	35.36'
L3	N81°53'58"E	24.60'
L4	N45°00'00"E	35.36'
L5	NORTH	8.88'
L6	N81°53'58"E	27.37'
L7	N75°2'05"W	112.19'
L8	NORTH	93.00'
L9	N45°00'00"W	35.36'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	780.00	1°58'06"	26.80'
C2	780.00	3°49'14"	52.01'
C3	780.00	3°49'14"	52.01'
C4	780.00	1°52'06"	25.43'
C5	87.00	13°21'40"	20.29'
C6	113.00	5°41'26"	11.22'
C7	440.00	7°11'17"	55.20'
C8	440.00	8°12'14"	63.00'
C9	320.00	10°49'56"	60.50'
C10	320.00	8°27'40"	47.26'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C11	113.00	17°17'36"	34.11'
C12	787.00	3°53'02"	53.35'
C13	350.00	17°15'09"	106.39'
C14	500.00	0°26'48"	3.90'
C15	500.00	5°57'41"	52.02'
C16	500.00	5°57'41"	52.02'
C17	500.00	12°22'11"	107.95'
C18	500.00	15°23'32"	134.32'
C19	113.00	11°36'10"	22.88'
C20	500.00	3°01'21"	26.38'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C21	440.00	8°35'05"	65.93'
C22	440.00	7°52'05"	60.42'
C23	440.00	0°43'00"	5.50'
C24	470.00	8°35'05"	70.42'

EXHIBIT "B"

ADJACENT TRACTS TO TRACT 3894

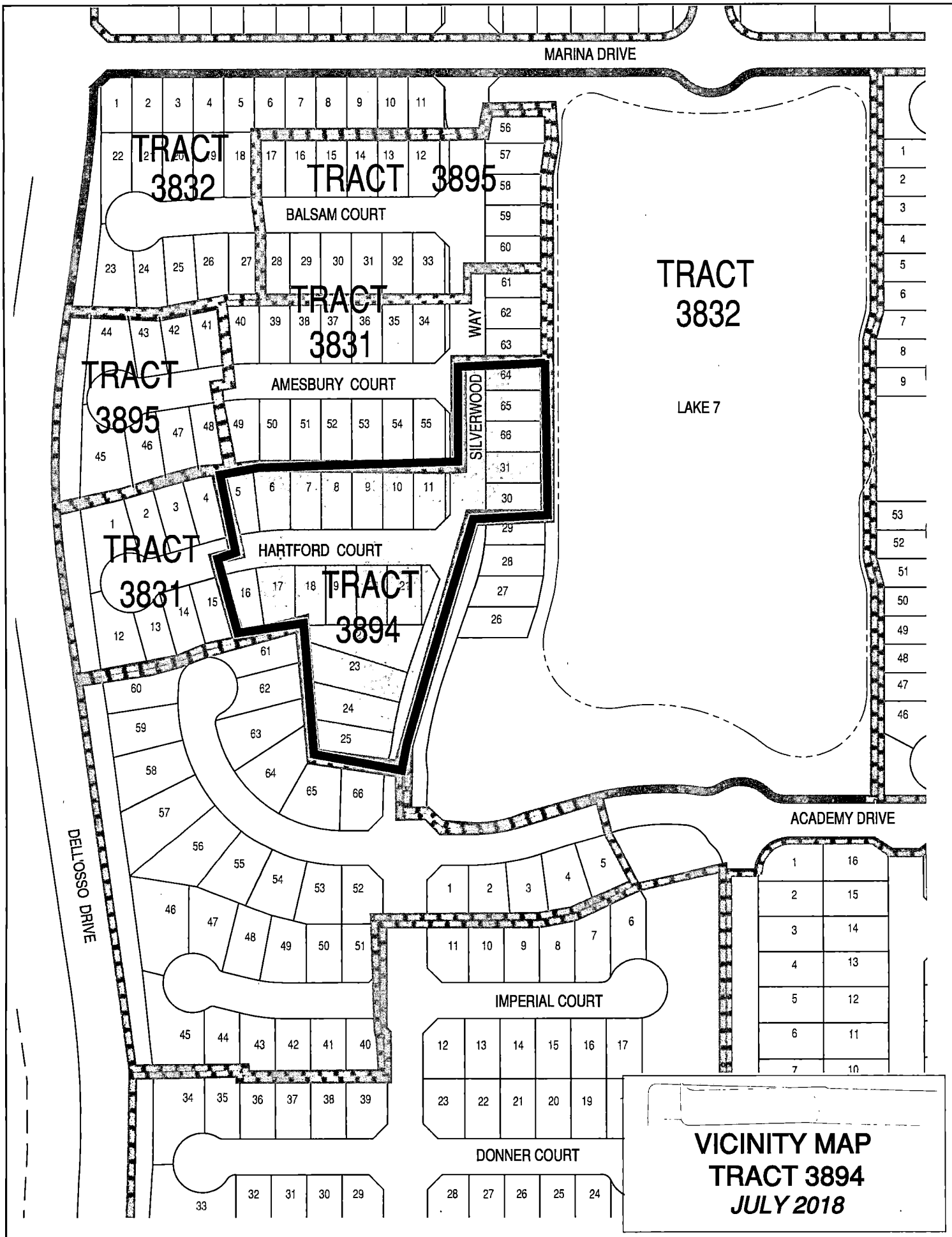


EXHIBIT "C"

CITY INSURANCE REQUIREMENTS

1. The Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least \$1,000,000 for each occurrence and \$2,000,000 in the aggregate.

Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurer(s). All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:

a. Name the City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.

b. State that "the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.

c. Include a statement that, "the insurer will provide to the City at least thirty (30) days prior notice of cancellation or material change in coverage." The above language can be included on the additional insured endorsement form or on a separate endorsement form.

d. The policy must contain a cross liability or severability of interest clause.

e. Insurance must be maintained, and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/18/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Insurance Services of California, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@willis.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED River Islands Development, LLC 73 W Stewart Rd Lathrop, CA 95330	INSURER A: United Specialty Insurance Company NAIC # 12537	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	


COVERAGES **CERTIFICATE NUMBER:** W6499336 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		Y	ATN-SF1811644P	03/19/2018	03/19/2021	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Final Map Tract No. 3894 - River Islands - Phase 1B - Village J & K

The City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents are included as Additional Insureds as required by written contract on a Primary and Non-contributory basis with respect to the General Liability policy.

CERTIFICATE HOLDER City of Lathrop 390 Towne Centre Dr Lathrop, CA 95330	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330	River Islands @ Lathrop Development
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY – PLEASE READ IT CAREFULLY

USIC VEN 016 11 10 07

**Named Insured: River Islands Development, LLC
Policy Number: ATN-SF1811644P**

**PRIMARY AND NON-CONTRIBUTING INSURANCE
(Third Party's Sole Negligence)**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART**

The following is added to Section IV – Commercial General Liability Conditions, Paragraph 4:

Section IV: Commercial General Liability Conditions

4. Other Insurance:

- d. Notwithstanding the provisions of sub-paragraphs a, b, and c of this paragraph 4, with respect to the Third Party shown below, it is understood and agreed that in the event of a claim or "suit" arising out of the Named Insured's sole negligence, this insurance shall be primary and any other insurance maintained by the additional insured named as the Third Party below shall be excess and non-contributory.

The Third Party to whom this endorsement applies is:

City of Lathrop, its officers, City Council,
boards and commissions and members thereof,
its employees and agents
390 Towne Centre Drive
Lathrop, CA 95330

Absence of a specifically named Third Party above means that the provisions of this endorsement apply "as required by written contractual agreement with any Third party for whom you are performing work."

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

USIC VEN 078 03 11 07

Named Insured: River Islands Development, LLC

Policy Number: ATN-SF1811644P

THIRD PARTY CANCELLATION NOTICE

This endorsement shall not serve to increase our limits of insurance, as described in **SECTION III - LIMITS OF INSURANCE.**

This endorsement modifies Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

If we cancel this policy for any reason other than nonpayment of premium, we will mail notification to the persons or organizations shown in the schedule below (according to the number of days listed below) once the Named Insured has been notified.

If we cancel this coverage for nonpayment of premium, we will mail a copy of such written notice of cancellation to the name and address below at least 10 days prior to the effective date of such cancellation.

Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

SCHEDULE

<u>Name and Address of Other Person/Organization</u>	<u>Number of Days Notice</u>
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330	30 Days

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

EXHIBIT "D"
COHEN/PARADISE/STEWART REHABILITATION MAP

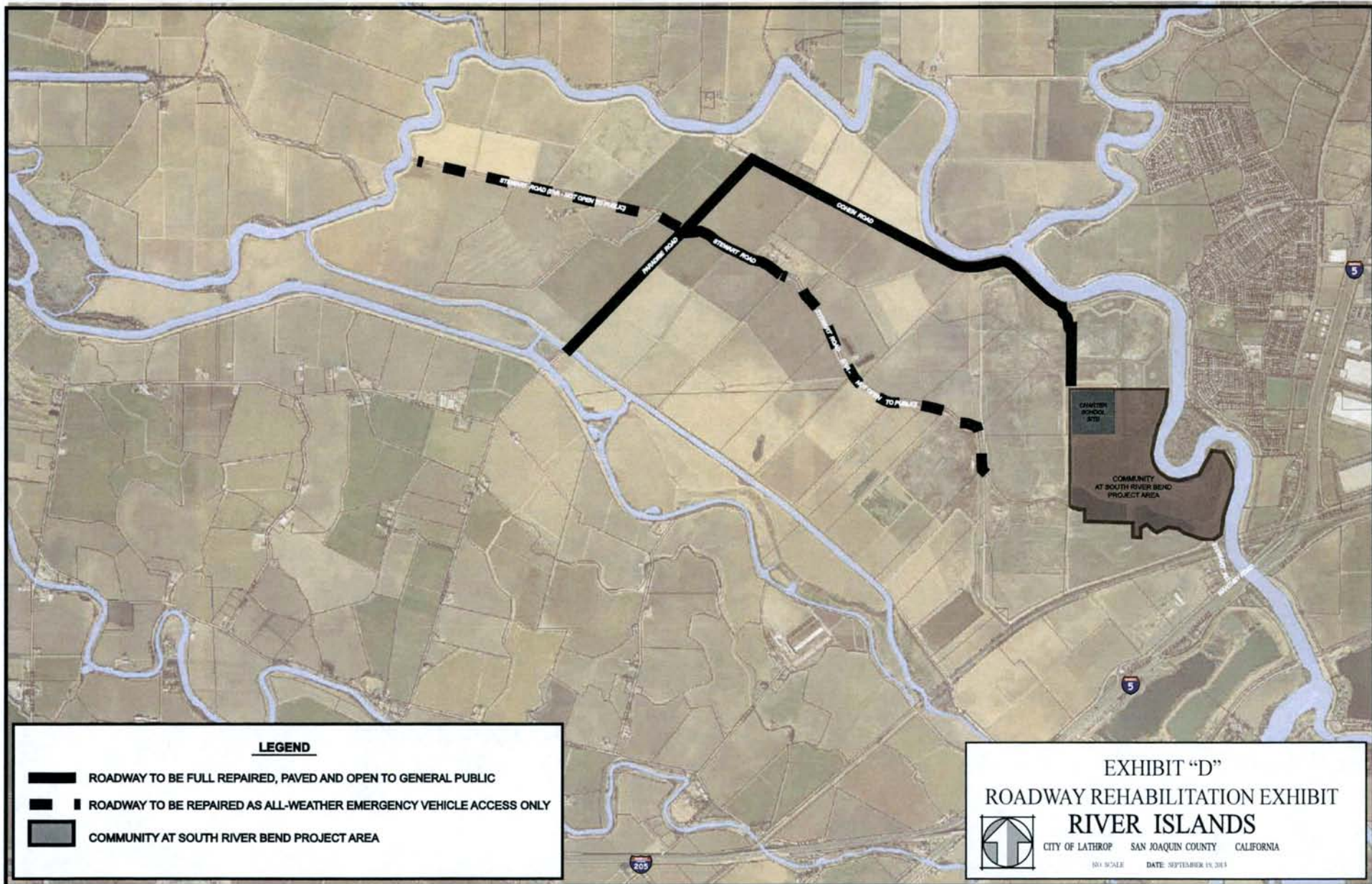


EXHIBIT "E"
RIPFA LETTER OF GUARANTEE

RIVER ISLANDS PUBLIC FINANCING AUTHORITY

73 W. STEWART ROAD
LATHROP, CALIFORNIA 95330

TEL: (209) 879-7900

April 23, 2018

Glenn Gebhardt, City Engineer
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Subject: Substitution of Security – Unfinished Improvements within Stage 1B of River Islands at Lathrop (“Set-Aside Letter”)

Dear Glenn:

As you are aware, River Islands Development, LLC (“Developer”) has recently substantially completed improvements within most of the tracts (villages) of the East Village District of River Islands, as well as Village G within the Community at South River Bend area. All but one of these tracts have performance and labor and materials bonds that have been posted by the Developer with associated Subdivision Improvement Agreements and/or Encroachment Permits (“Previous Security”). Tract 3835 (Village N) has not yet associated with a final map filing and therefore, does not have performance bonds posted. However, since a map is imminent for this area, this Set-Aside Letter would cover this tract as well.

RIPFA is providing the set-aside letter in behalf of the Developer since RIPFA has provided the public funding for the construction of the improvements with issuance of bonds and resulting proceeds from RIPFA Community Facilities Districts (CFDs), including CFD 2015-1. Construction of the improvements has been performed either by the Developer through an acquisition agreement with RIPFA or by public bid of Reclamation District 2026, a member agency of RIPFA. The City entered into a Joint Community Facilities Agreement (JCFA) with RIPFA in November 2015, which provides the process to which the City accept these improvement for public use.

Since the Previous Security covered all or a majority of the value of improvements necessary to be constructed, the Developer feels it is unnecessary to carry the cost to maintain the cost of the Previous Security, since only thermoplastic striping remains for full completion and ultimate City acceptance of the improvements. As a result, the Developer has requested the Authority provide alternative security for the remaining unfinished improvements in-lieu of Previous Security previously provided to the City. We believe that that this “set-aside” letter will provide adequate guarantee to the City for items listed below.

This Set-Aside Letter would be substituted for security previously provided and in-lieu of security required for Village N as follows:

Bond Description	Bond Number	Performance Bond Amount	Labor & Mat. Bond Amount	Remaining Improvements Value	Set-Aside Security Amount
Tract 3840, et. al. (Village G)	SU1124681	\$775,000.00	\$775,000	\$6,440	\$11,592
Tract 3873, et. al. (Village A)	SU1124682	\$2,742,000.00	\$2,742,000.00	\$4,440	\$7,992
Tract 3828, et. al. (Village F)	0681483	\$356,160.00	\$ 178,080		
Tract 3826, et. al. (Villages D&E)	0681484	\$1,119,720.00	\$ 559,860	\$4,365	\$7,857
Tract 3832, et. al. (Villages J&K)	0681485	\$2,070,480.00	\$1,035,240	\$1,430	\$2,574
Tract 3834, et. al. (Village M)	0681491	\$2,237,040.00	\$1,118,520	\$1,905	\$3,429
Tract 3836, et. al. (Village O)	0681492	\$656,040.00	\$328,020	\$2,405	\$4,329
Tract 3829, et. al. (Village H)	0681490	\$444,480	\$222,240	\$1,820	\$3,276
Tract 3838, et. al. (Village Q)	0681502	\$190,800	\$95,400	\$1,905	\$3,429
Tract 3835 (Village N)	N/A	N/A	N/A	\$4,673	\$8,411
Total Amount of Set-Aside Letter					\$52,889

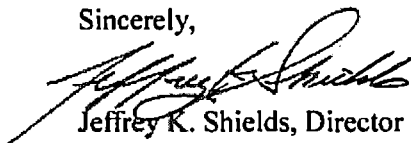
This Set-Aside Letter would provide security for 180% of the value of total remaining thermoplastic striping for all affected tracts.

Under the terms of this Letter of Guarantee, RIPFA shall hold the funds as stated herein in a restricted account until December 31, 2018, or until such time that all striping within the tracts are completed and the final improvements accepted, whichever comes first. Should all of the improvements not be accepted by the City by December 31, 2018 and the deadline is not extended by the City, RIPFA shall cause one of the following to occur:

1. RIPFA shall use the funds set aside in the Improvement Fund to complete the remaining thermoplastic striping under existing contracts to perform the work within 180 days; or
2. RIPFA shall withdraw the funds from the set aside monies in the Improvement Fund and, by January 15, 2019, provide these funds to perform the work.

RIPFA shall retain the discretion to choose between the two options as outlined above. As confirmation of the terms and conditions of this Letter of Guarantee, please sign and date this letter as shown on the next page. Should you have any questions regarding this Letter of Guarantee, please contact me at number shown.

Sincerely,



Jeffrey K. Shields, Director
River Islands Public Financing Authority

cc: Susan Dell'Osso, Project Director, River Islands Development, LLC
William C. Scott, Chief Finance Officer, River Islands Development, LLC
John Peck, Construction Manager, River Islands Development, LLC
Michael Krill, Controller, River Islands Development, LLC

I Accept in Behalf of the City of Lathrop the Terms and Conditions
of this Letter of Guarantee:



Glenn R. Gebhardt, City Engineer

Date 4/26/18

RIVER ISLANDS PUBLIC FINANCING AUTHORITY

73 W. STEWART ROAD
LATHROP, CALIFORNIA 95330

TEL: (209) 879-7900

April 23, 2018

Glenn Gebhardt, City Engineer
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

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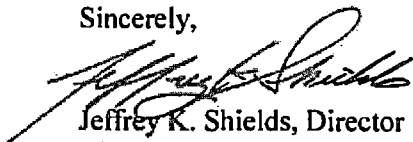
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Sincerely,



Jeffrey K. Shields, Director
River Islands Public Financing Authority

cc: Susan Dell'Osso, Project Director, River Islands Development, LLC
William C. Scott, Chief Finance Officer, River Islands Development, LLC
John Peck, Construction Manager, River Islands Development, LLC
Michael Krill, Controller, River Islands Development, LLC

I Accept in Behalf of the City of Lathrop the Terms and Conditions of this Letter of Guarantee:



Glenn R. Gebhardt, City Engineer

4/26/18

Date

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

ATTACHMENT 1

June 26, 2018

Via Email and First Class Mail

Old Republic Title Company
3558 Deer Park Drive, Suite 103
Stockton, CA 95219
Attn: Katherine Blanco/Karen Sayles

Re: Recordation of Final Map 3894; Escrow No. 1614019706

Dear Karen:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development, LLC, a California limited liability company ("**RID**"), and the City of Lathrop ("**City**") in connection with the above-referenced escrow ("**Escrow**"). The Escrow was opened in connection with recordation of the above-referenced final map ("**Final Map**"). Recordation of the Final Map is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "**Transaction**." Old Republic Title Company is referred to as "you" or "**ORTC**."

A. Date for Closings

The Final Map will be recorded at the time designated by RID as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by July 31, 2018, at the time designated in writing by RID, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by December 31, 2018, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

In connection with the Transaction, you have in your possession or will receive the following documents from City for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

- One original Final Map for Tract 3894, executed and acknowledged by the City.

The document(s) listed above are referred to as the "**Recordation Documents**." The Recordation Documents shall be recorded in the order referred to above. The date on which the Recordation Documents are recorded in the Official Records is the Recordation Date.

Copies should be sent via email to Cari James (cjames@ci.lathrop.ca.us), Kristin Harvey at NBS (kharvey@nbsgov.com), Cindy Yan at Goodwin Consulting Group (cindy@goodwinconsultinggroup.net), Susan Dell'Osso (sdelloso@riverislands.com)

JOINT ESCROW INSTRUCTIONS RECORDATION OF FINAL MAPS (RIVER ISLANDS AT LATHROP)

and Debbie Belmar (dbelmar@riverislands.com) together with conformed copies of all documents.

C. Funds and Settlement Statement

You also have received, or will receive from RID, prior to the recordation of the Recordation Documents, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RID and City ("**Settlement Statement**"): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RID.

C.1 Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are set forth below:

- The amount of \$10,049.29, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop, as amended ("**Sierra Club Agreement**"), constituting the amount of \$3,076.00 multiplied by 3.267 acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

The amounts set forth in Section C are referred to as the "**Closing Funds**."

D. Closing Requirements

When the following has occurred, you are authorized to close the Escrow at the time(s) and in accordance with the process set forth below:

D.1. You have delivered copies of your Settlement Statement by email transmission to: Susan Dell'Osso (sdelloso@riverislands.com), Debbie Belmar (dbelmar@riverislands.com), Stephen Salvatore (ssalvatore@ci.lathrop.ca.us), Salvador Navarrete (snavarrete@ci.lathrop.ca.us), Cari James (cjames@ci.lathrop.ca.us) and Glenn Gebhardt (ggebhardt@ci.lathrop.ca.us), and have confirmation (by telephone or email) from Susan Dell'Osso and Stephen Salvatore or Glenn Gebhardt that the Settlement Statement is accurate and acceptable.

D.2. You have not received any instructions contrary to these Escrow Instructions.

D.3. The Recordation Documents and all other documents described herein as being held by you or delivered to you have been received by you and have been fully executed and, where applicable, acknowledged, and you have attached all legal descriptions or have confirmed that all exhibits and legal descriptions are attached.

D.4. You are prepared to record the Recordation Documents, as designated, release funds in accordance with the Settlement Statement and complete the Transaction in compliance with these Escrow Instructions.

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

D.6. You have delivered a copy of these instructions, executed by an authorized signatory of ORTC with authority to bind ORTC, and initialed all pages, by email transmission (with original hard copy to follow by U.S. Mail) to Debbie Belmar and Glenn Gebhardt at the email addresses set forth above.

D.7. You have received confirmation (by email or other writing) from Susan Dell'Osso and Stephen Salvatore or Glenn Gebhardt to record the Recordation Documents and complete the Transaction.

E. Closing Process and Priorities

When you have fully satisfied all of the closing requirements set forth in Section D, then you are authorized and instructed to do the following in the chronological order given:

E.1. Date the Recordation Documents to be recorded.

E.2. Record the Recordation Documents in the Official Records.

E.3. Pay the costs associated with the Transaction.

E.4. Refund any funds delivered to you by RID that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

River Islands Development, LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso

E.5. Notify Susan Dell'Osso, Debbie Belmar, Stephen Salvatore, Glenn Gebhardt and Jose Molina (JMolina@sjgov.org) of the completion of the Transaction.

E.6. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Susan Dell'Osso, River Islands Development, LLC, 73 W. Stewart Road, Lathrop, CA 95330; and (2) Mr. Salvador Navarrete, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

(A) A certified copy of the Recordation Documents, showing all recording information of the Recordation Documents; and

(B) A certified copy of the final Settlement Statement.

F. Additional Instructions

When assembling the final documents, signature pages from all parties shall be inserted into each respective final document in creating fully executed counterparts.

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

Please acknowledge receipt of these instructions and your agreement to act as Escrow agent in connection with this Transaction in accordance with these Escrow Instructions, by executing and dating a copy of these Escrow Instructions where indicated below, initialing all pages and returning it to both of the undersigned.

The Escrow Instructions may be modified only in a writing signed by both of the undersigned.

Very truly yours,

Susan Dell'Osso
President
River Islands Development, LLC

Stephen J. Salvatore
City Manager
City of Lathrop

**ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:**

Receipt of the foregoing Escrow Instructions from RID and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RID and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

By: _____
Its: _____
Date: _____

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

WIRE TRANSFER INSTRUCTIONS

(SIERRA CLUB SETTLEMENT FUNDS)

Financial Institution	Wells Fargo Bank, N.A.
ABA Routing Number:	- -
Account Number:	- -
Account Name:	City of Lathrop
Company Name:	City of Lathrop
Address:	390 Towne Centre Drive Lathrop, CA 95330
Contact Name:	Cari James, Finance Director
Phone Number:	(209) 941-7327
Fax Number:	(209) 941-7339
Email:	cjames@ci.lathrop.ca.us

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**CITY MANAGER'S REPORT
JULY 9, 2018, CITY COUNCIL REGULAR MEETING**

ITEM: **VALIDATE THE JUNE 20, 2016 FINDING OF ADEQUATE PROGRESS IN THE MOSSDALE TRACT AREA**

RECOMMENDATION: **Adopt a Resolution, Acting as the Land Use Agency, Validating the June 20, 2016, Urban Level of Flood Protection (ULOP) Finding of Adequate Progress in the Mosssdale Tract Area (Formally referred as Reclamation District 17 Basin)**

SUMMARY:

Senate Bill 5 (SB5), and related companion bills created a new requirement for certain land use decisions made by cities and counties in the California Central Valley. Prior to approving discretionary land use decisions for non-residential projects, and prior to approving ministerial land use decisions (building permits) for new residential buildings, land use agencies are required to make findings related to the provision of 200-year or Urban Level of Flood Protection (ULOP). In order to comply with this requirement and remain consistent with Department of Water Resources (DWR) Guidance regarding how cities can adhere to the requirement, the City needs to make findings of Adequate Progress toward the provision of Urban Level Flood Protection 200-year flood protection.

On June 20, 2016, and on June 5, 2017, City Council approved an Adequate Progressing Finding Report (APR) toward provision of 200-year ULOP in RD 17 Levee area. This allowed the City of Lathrop to continue to issue, within Reclamation District 17, discretionary permits to commercial and industrial uses, and ministerial permits (building permits) for new residential homes for a limited period subject to ongoing validation of that finding. One of the ongoing requirements is to annually report to the Central Valley Flood Protection Board on the efforts in working toward completion of the flood protection system.

Based on the approval by San Joaquin Area Flood Control Agency (SJAFCA) of the 2018 Annual Adequate Progress Report Update (Attachment B) for a 200-Year Urban Level of Flood Protection in the Reclamation District 17 basin (hereinafter referred to as the Mosssdale Tract Area) by the Year 2025, staff requests that the City Council adopt a resolution validating prior findings of Adequate Progress made by the City on June 20, 2016. This would allow the City of Lathrop to continue to issue, within the Mosssdale Tract, discretionary permits to commercial and industrial uses, and ministerial permits (building permits) for new residential homes through 2019.

BACKGROUND:

The California Department of Water Resources developed certain guidance and ULOP criteria in response to requirements outlined in the Central Valley Flood Protection Act of 2008, enacted by SB5 in 2007 and amended by subsequent legislation (2007 California Flood Legislation). DWR developed the ULOP criteria to assist affected cities and counties within the Sacramento-San Joaquin Valley, in making the findings

CITY MANAGER'S REPORT
JULY 9, 2018 CITY COUNCIL REGULAR MEETING
VALIDATE THE JUNE 20, 2016 FINDING OF ADEQUATE PROGRESS

related to an ULOP before approving certain land use entitlements in accordance with the 2007 California Flood Legislation.

The existing RD 17 levees currently do not meet the updated DWR urban levee design criteria (ULDC) standards adopted by DWR in May 2012, and the existing levees are not currently certified to provide 200-year protection. Accordingly, the land use agencies within the RD 17 district boundaries, in coordination with RD 17, are jointly pursuing efforts to achieve ULOP by 2025.

In June 2016 and 2017, Larsen Wurzul & Associates (LWA) prepared the "RD 17 Area: Adequate Progress Report for Urban Level of Protection" (APR). The APR served as a strategic plan describing and outlining the steps that the Local Flood Management Agency (LFMA) and the land use agencies in the RD 17 basin (hereinafter referred to as the Mossdale Tract Area) are taking to generate the local funding necessary to advance and ultimately implement 200-year levee improvements in accordance with the requirements of Senate Bill 5 (2007) (SB 5).

This 2018 Annual Adequate Progress Report Update (Attachment C), in combination with other documentation submitted by SJAFCA as the LFMA, is intended to continue to support the requirements of Government Code Section 65007 (a)(5). "The local flood management agency shall annually report to the CVFPB on the efforts in working toward completion of the flood protection system."

As noted above, it is also intended that this report 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.

The June 2016 APR described several aspects including:

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

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

- Report annually to the Central Valley Flood Protection Board on the status of the progress toward completion of the flood protection system, and
- Validate that the adequate progress finding is still effective.

The 2018 Annual Adequate Progress Report Update was prepared to satisfy the above requirements so that the City of Lathrop, as a Land Use Agency, may rely on the prior findings of Adequate Progress.

Previously, the Cities of Lathrop and Manteca, as well as Reclamation District 17 comprised the LFMA, and these agencies have been reporting the status of ULOP for the Mossdale Tract Area to the CVFPB. With the recent modification of SJAFCA's membership, SJAFCA has taken over the role of LFMA Mossdale Tract for the Area,

CITY MANAGER'S REPORT
JULY 9, 2018 CITY COUNCIL REGULAR MEETING
VALIDATE THE JUNE 20, 2016 FINDING OF ADEQUATE PROGRESS

and this report is now being submitted to support all land use agencies within the Mossdale Tract Area.

Prior to January 2018, SJAFCA's membership consisted of the City of Stockton, San Joaquin County and the San Joaquin County Flood Control and Water Conservation District (SJCFCWCD). Effective January 1, 2018, the Joint Exercise of Powers Agreement (JEPA) establishing SJAFCA was amended to include the Cities of Lathrop and Manteca and remove SJCFCWCD. This action was taken by all of the members of the new SJAFCA organization as part of the plan to achieve ULOP.

REASON FOR RECOMMENDATION:

Approval by SJAFCA of the 2018 Annual Adequate Progress Report Update for a 200-Year ULOP for Mossdale Tract area, and submission by SJAFCA of this report to the CVFPB allows the City of Lathrop, as a Land Use Agency, to rely on the prior findings of Adequate Progress. This would then allow the City of Lathrop to continue to issue, within the Mossdale Tract Area, discretionary permits to commercial and industrial uses, and ministerial permits (building permits) for new residential homes while the City continues to make progress toward establishing ULOP 200-year flood protection by the year 2025.

FISCAL IMPACT:


To date, all technical reports have been funded by the Cities of Lathrop and Manteca and our development community. The intent is that these fronted costs will be reimbursed by the properties ultimately benefitted by the 200-year ULOP flood protection, including benefitted properties within Lathrop, Manteca, Stockton and the unincorporated area of SJC. The future cost will be provided by outside funding sources identified in the 2018 Annual Adequate Progress Report Update.

ATTACHMENTS:

- A. Resolution of the City Council of the City of Lathrop, Acting as the Land Use Agency, Validating the June 20, 2016, Urban Level of Flood Protection (ULOP) Finding of Adequate Progress in the Mossdale Tract Area.
- B. 2018 Annual Adequate Progress Report Update for Urban Level of Protection, dated June 28, 2018.
- C. SJAFCA Letter of the 2018 Annual Adequate Progress Report Update for Urban Level of Protection, dated June 28, 2018

**CITY MANAGER'S REPORT
JULY 9, 2018 CITY COUNCIL REGULAR MEETING
VALIDATE THE JUNE 20, 2016 FINDING OF ADEQUATE PROGRESS**

APPROVALS:



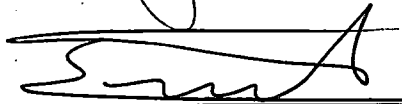
Glenn Gebhardt
City Engineer

6/20/18
Date



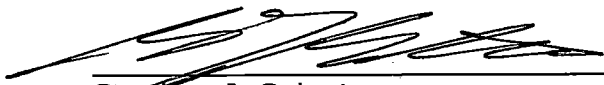
Cari James
Finance Director

7/2/18
Date



Salvador Navarrete
City Attorney

6-20-18
Date



Stephen J. Salvatore
City Manager

7-3-18
Date

RESOLUTION NO. 18-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP, ACTING AS THE LAND USE AGENCY, VALIDATING THE JUNE 20, 2016, URBAN LEVEL OF FLOOD PROTECTION (ULOP) FINDING OF ADEQUATE PROGRESS IN THE MOSSDALE TRACT AREA (FORMALLY REFERRED AS RECLAMATION DISTRICT 17)

WHEREAS, Senate Bill 5 (SB5), and related companion bills, created a new requirement for certain land use decisions made by cities and counties in the California Central Valley; and

WHEREAS, prior to approving discretionary land use decisions for non-residential projects, and prior to approving ministerial land use decisions (building permits) for new residential buildings, land use agencies are required to make findings related to the provision of of 200-year or Urban Level of Flood Protection (ULOP); and

WHEREAS, on June 20, 2016 and on June 5, 2017, City Council approved an Adequate Progressing Finding Report (APR) toward provision of 200-year ULOP in RD 17 Levee area; and

WHEREAS, this allowed the City of Lathrop to continue to issue, within RD 17, discretionary permits to commercial and industrial uses, and ministerial permits (building permits) for new residential homes for a period of 10 years' subject to ongoing validation of that finding; and

WHEREAS, effective January 1, 2018, the Joint Exercise of Powers Agreement (JEPA) establishing San Joaquin Area Flood Control Agency (SJAFCA) was amended to include the Cities of Lathrop and Manteca and remove San Joaquin County Flood Control and Water Conservation District (SJCFCWCD); and

WHEREAS, with the recent modification of SJAFCA membership, SJAFCA has taken over the role of Local Flood Management Agency (LFMA) for the Mossdale Tract Area and this report is now being submitted to support all land use agencies within the Mossdale Tract Area; and

WHEREAS, based on the approval by SJAFCA of the 2018 Annual Adequate Progress Report Update (Exhibit A of Attachment A) for a 200-Year Urban Level of Flood Protection in the Reclamation District 17 basin (hereinafter referred to as the Mossdale Tract Area) by the Year 2025, staff requests that the City Council adopt a resolution validating prior findings of Adequate Progress made by the City on June 20, 2016.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop, acting as the land use agency, hereby validates and reaffirms the June 20, 2016, finding of Adequate Progress toward providing a 200-year Urban Level of Flood Protection in Reclamation District 17 by the year 2025, included as Attachment B to the July 9, 2018 staff report ("Adequate Progress Finding"); and

BE IT FURTHER RESOLVED, based upon the hereby referenced and incorporated substantial evidence in the record that the City Council of the City of Lathrop hereby validates and affirms that the Adequate Progress Finding adopted, pursuant to SB 5 and its companion legislation, shall serve as the Adequate Progress Finding for the City of Lathrop's approval of any and all discretionary permits and approvals issued pursuant to State Planning and Zoning Law, the California Subdivision Map Act, and Development Agreement Law to any commercial and industrial uses, and any and all ministerial permits (building permits) for new residential homes for a period of 10 years' subject to ongoing validation of that finding, as applied to urban development in Reclamation District 17 which urban development is approved in accordance with local and State laws; and

BE IT FURTHER RESOLVED, based upon the hereby referenced and incorporated substantial evidence in the record, hereby and above referenced reports and all documents comprising the record of proceedings, affected land use decisions for development in Mossdale Tract Area will have 200-year flood protection by 2025.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 9th day of July 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

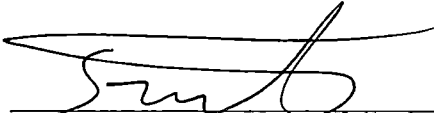
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



PUBLIC FINANCE
& MANAGEMENT
RESOLVED

LARSEN WURZEL
& Associates, Inc.

2450 Venture Oaks Way, Suite 240
Sacramento, CA 95833

Mossdale Tract Program:
**2018 Annual
Adequate Progress
Report Update**

FOR URBAN LEVEL OF PROTECTION

FINAL REPORT

Prepared for: The San Joaquin Area Flood Control Agency (SJAFCOA)
June 28, 2018

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Appendix A:	San Joaquin Area Flood Control Agency Amended and Restated Joint Exercise of Powers Agreement
Appendix B:	Interim Development Impact Ordinances (Cities of Lathrop & Manteca) & Development Impact Fee Program Summary and Supporting Tables
Appendix C:	RD 17 LSRP Project Supporting Tables
Appendix D:	Revised Draft Technical Memorandum - Mossdale Tract Area: Overlay Assessment Rate Analysis dated June 13, 2018
Appendix E:	EIFD Analysis Supporting Tables



LIST OF ABBREVIATIONS

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

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

Overview & Context

Larsen Wurzel & Associates, Inc. (LWA) has been engaged by the San Joaquin Flood Control Agency (SJAFCA), the Local Flood Management Agency (LFMA) for the Mossdale Tract Area (the Area), to prepare the Annual Report on Adequate Progress toward the achievement of an Urban Level of Flood Protection (ULOP) within the Mossdale Tract Area. Previously, the Cities of Lathrop and Manteca, as well as Reclamation District 17 (RD 17) comprised the LFMA and these agencies have been reporting status of Adequate Progress for the Mossdale Tract Area to the Central Valley Flood Protection Board (CVFPB). With the recent modification of SJAFCA's membership, SJAFCA has taken over the role of LFMA for the Area and this report is now being submitted to support all land use agencies within the Mossdale Tract Area.

Prior to January 2018, SJAFCA's membership consisted of the City of Stockton, San Joaquin County and the San Joaquin County Flood Control and Water Conservation District (SJCFCWCD). Effective January 1, 2018, the Joint Exercise of Powers Agreement (JEPA) establishing SJAFCA was amended to include the Cities of Lathrop and Manteca (reference **Appendix A**). This action was taken by all the members of the new SJAFCA organization as part of the plan (described further within this report¹) to achieve ULOP.

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

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

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

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

- The development of the scope, schedule, and cost to complete flood protection facilities;
- Documentation that revenues have been identified to support implementation of the flood protection facilities;
- Evidence that critical features of the flood protection facilities are under construction and progressing;

¹ Reference the **Governance Approach to Funding & Implementation** section (Page 12) of this report.

- 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 **2018 Annual Adequate Progress Report Update** is intended to satisfy the annual reporting requirements of the LFMA for reference by the Land Use Agencies in the Mossdale Tract Area in their ULOP findings.*

Mossdale Tract Area Approach to ULOP

An APR was prepared in June 2016 by the Cities of Lathrop, Manteca and RD 17 to provide information for the Cities and County located within the Mossdale Tract Area, for their reference in support of their respective ULOP findings for land use decisions within the Mossdale Tract Area. The following describes the evidentiary conclusions from the 2016 APR, based on DWR's ULOP criteria (collectively the ULOP Criteria EVD-3²):

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

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

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

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

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

*This **2018 Annual Adequate Progress Report Update** is intended to continue to address the requirements of Government Code Section 65007 (a)(5). "The local flood management agency shall annually report to the CVFPB on the efforts in working toward completion of the flood protection system."*

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

Adequate Progress toward ULOP

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

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

The Project, as described in 2016 previously consisted of a Fix-In-Place Levee Improvement Project and an extension of the existing dryland levee in Manteca. A review of the (i) project scope, (ii) project schedule, and (iii) the cost of the completed flood protection system, all as proposed in 2016, demonstrates that they were developed to meet the appropriate standard of protection based on information known at that time. During this last year information has been shared by the State of California regarding potential changes in hydraulics and hydrology due to climate change. As discussed further below, the City of Lathrop and SJAFCA are currently advancing a Feasibility Study funded by State of California under its Urban Flood Risk Reduction (UFRR) program. As part of the UFRR study already underway, that information is being considered to determine what changes, if any, need to be made to the proposed project to ensure that it continues to meet the appropriate standard of protection. Due to the incomplete status of the UFRR study, a new determination that the project meets the appropriate standard of protection will need to be made in conjunction with the 2019 Adequate progress Report. For the purposes of this analysis, it is assumed that the Project will provide 200-year flood protection for the Mossdale Tract Area.

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

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

Since June 2016 (the time the APR was completed), a cumulative total of approximately \$7.9 million of LSRP improvements (an additional \$1.5 million since June 2017) have been completed including the construction of seepage berms during and after the storms of February 2017. In addition, the RD 17 Levee Area Public Financing Authority, a Joint Powers Authority (JPA) set up by agencies in the RD 17 Basin, issued \$20.85 million of bonds in 2017 to both refinance a prior financing from 2009 and to generate additional net new proceeds for flood control improvements of \$6.531 million. These funds have been utilized by RD 17 to continue to advance the LSRP over the last 12 months. Remaining work on the LSRP is progressing through the regulatory review process and is now scheduled to resume construction in the Spring of 2019. The projections included within this APR have been revised in light of the slower regulatory process, relative to the 2017 APR, to reflect the updated schedule for the completion of the LSRP.

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

Since June 2016, the City of Lathrop secured a commitment of \$5.0 million from DWR under the UFRR Program and has subsequently executed a funding agreement with DWR to first fund a feasibility analysis of a focused array of alternatives which address state estimates of climate change through 2040 (which is scoped to cost \$667,000) and then provide the remaining funds to advance environment review (California Environmental Quality Act [CEQA] Analysis) and preliminary design of an initial phase of the preferred alternative. As of the date of this 2018 Annual APR Update, the feasibility study portion of the scope of work is well underway and is expected to be completed in the fall of 2018. Further, as part of the re-organization of SJAFCA to become the LFMA for the Mossdale Tract Area, the City of Lathrop, SJAFCA, and DWR have agreed to transition the local sponsorship of the study from Lathrop to SJAFCA. This effort could lead to a different array of elements to a better project for the region, with the corresponding additional funding requirements for the design and implementation of the Project beyond what were identified in the 2016 Engineer's Report.

Summary of Scope, Schedule & Cost

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

1. RD 17 LSRP

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

- a. Phase 1 (Completed 2008-09)
- b. Phase 2 (Completed 2009-11)
- c. Phase 3 (Construction Commenced 2016 - Completion scheduled in 2021)

2. SJAFCA Project³

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

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

³ Throughout this report the Phase 4 Project was formerly known as the "Fix-In-Place" Project and included the extension of the RD 17 dryland levee.

c. Implement levee improvements to cure ULDC deficiencies

Schedule

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

Activity	Completion⁴
<u>Phase 3: RD 17 LSRP</u>	12/31/2021
<u>Phase 4: Project</u>	
Engineering Design	12/31/2020
Environmental Documentation	6/31/2020
Permitting	12/31/2020
Right of Way Acquisition	10/10/2022
Construction	6/1/2025

Total Program Costs

Table 1 presents the total costs for the LSRP and SJAFCA Projects. The total estimated design, permitting, and construction project costs in 2016 dollars is **\$207.1 million**. This number has been updated with this 2018 Annual APR Update to reflect increased costs related to the LSRP.

⁴ The Completion schedule for the LSRP has been updated to reflect a 2021 completion with this 2018 APR.

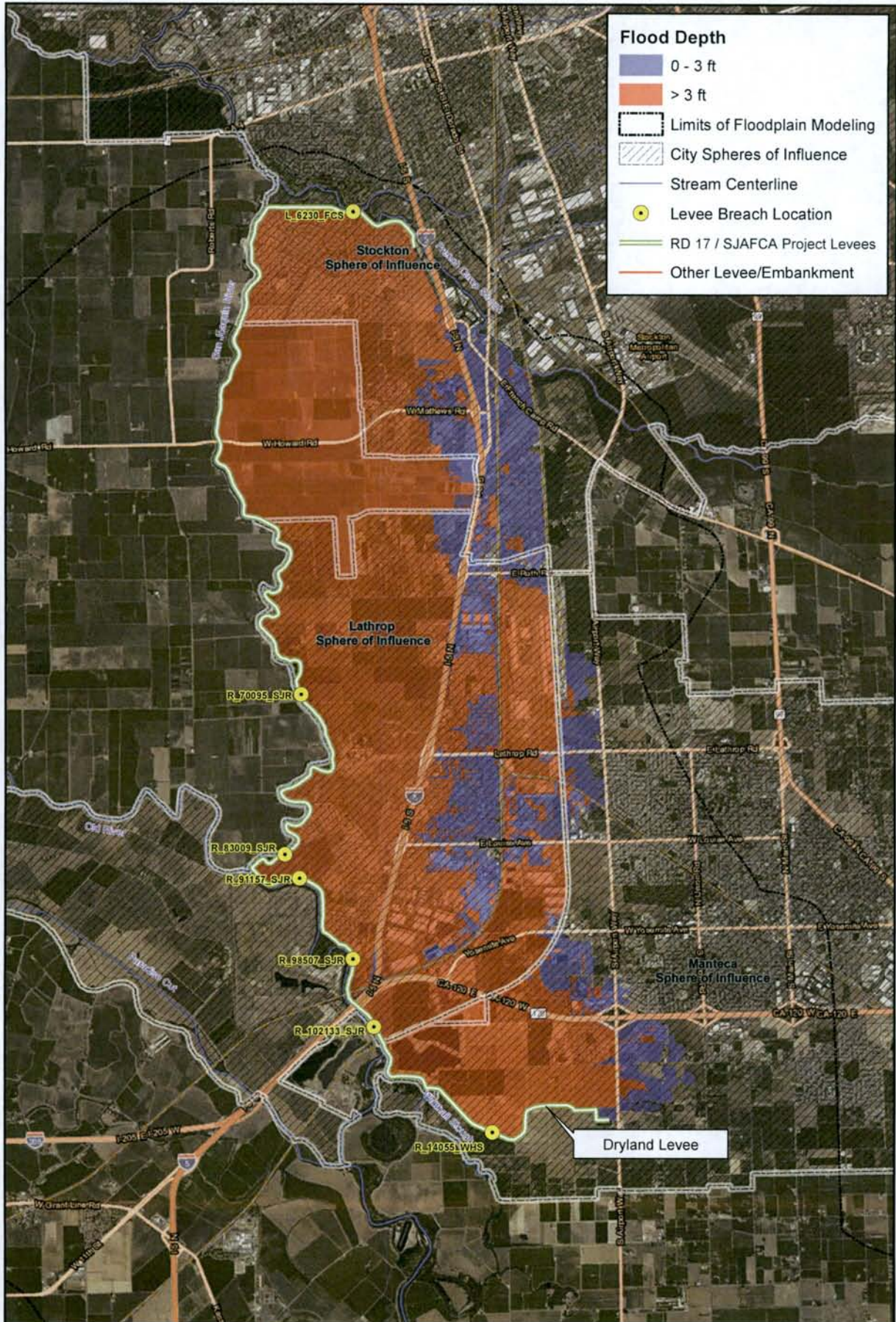
Table 1
Mossdale Tract: 2018 Adequate Progress Report
Program Cost Summary

Project Phase	Total Project Costs 2016\$
LSRP Phase 1	\$2,866,307
LSRP Phase 2	\$10,114,560
LSRP Phase 2 - Parks	\$2,557,561
LSRP Phase 3	\$54,149,689
SJAFCA Project	\$137,381,000
Total Cost	\$207,069,117

Source: Peterson Brustad, Kjeldsen Sinnock & Neudeck

Applicable Geographic Area Reliant on Adequate Progress Report

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



Flood Depth

- 0 - 3 ft
- > 3 ft
- Limits of Floodplain Modeling
- City Spheres of Influence
- Stream Centerline
- Levee Breach Location
- RD 17 / SJAFCA Project Levees
- Other Levee/Embankment

PETERSON, BRUSTAD, INC.
ENGINEERING, CONSULTING

1180 Iron Point Rd., Suite 260
Folsom, CA 95630

Phone: (916) 608-2212
Fax: (916) 608-2232

N

0 1 Miles

1 inch = 1 mile

MAY 6, 2016

SJAFCA: LOCAL FLOOD MANAGEMENT AGENCY

200-YEAR FLOODPLAIN DEPTHS FOR AREAS PROTECTED BY LEVEES

FIGURE 1

Project Funding and Financing Approach

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

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

In order to fund the Phase 4 Project, the LFMA identified the following funding sources for the design, environmental review, permitting, and construction of ULOP improvements. In summary, the near-term 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 Fix-In-Place project.
- A new Regional SJAFCA 200-Year Development Impact Fee (DIF)
 - A new DIF would be paid by property owners developing property within the 200-year floodplain. It is expected that some of the property already entitled and planned for development within the basin that will benefit from the ULOP may advance fund some of the development project's DIF obligations with the expectation that advance funding will be creditable toward the project's ultimate fee obligation via a fee crediting arrangement. A new Regional DIF is expected to be established by December 2018.
 - Prior to the establishment of a regional DIF as described above, the Cities of Lathrop and Manteca adopted Interim DIF programs that established funding obligations for any new development project within the 200-year floodplain within the respective Cities for ULOP projects. These fee programs were adopted in February 2017 and copies of the ordinances adopted by the Cities are included in **Appendix B** to this 2018 Annual APR Update. It is expected that when SJAFCA's regional development fee program is in place, it would supplant these Interim Fee Programs.
- A new Special Benefit Assessment District
 - A new special benefit Overlay Assessment district (OAD) would levy assessments or taxes on the properties (parcels) directly receiving flood damage reduction benefit from the construction and long-term O&M of the Project. With the reorganization of SJAFCA, it is now expected that SJAFCA would be the entity imposing this proposed Special Benefit Assessment. The next step is for SJAFCA to qualify a consultant to prepare the requisite Assessment Engineer's Report and administer the legislative processes required by Proposition 218 and

the underlying statutory authority for the imposition of the assessment. SJAFCA expects to select this consultant before September 2018.

- A new Enhanced Infrastructure Financing District (EIFD)
 - A new EIFD would capture a portion of the growth in general property taxes and dedicate the revenue toward the construction of the Project. This revenue, in conjunction with the new Special Benefit Assessment or Special Taxing District revenues could be pledged to the repayment of bonds, the proceeds of which could fund construction of the Project. SJAFCA expects to further evaluate the need for this funding after the completion of the UFRR Feasibility Study.

Governance Approach to Funding & Implementation

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

Implementing Entity: SJAFCA

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

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

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

A new Enhanced Infrastructure District Public Financing Authority would need to be established as a Public Financing Authority pursuant to EIFD Law in order to govern the new proposed EIFD. SJAFCA

would play a significant role as the entity that would be the recipient of the funding generated by the proposed EIFD. Pursuant to EIFD Law, San Joaquin County would initiate the process of formation by a resolution and direct the preparation of an Infrastructure Financing Plan. The Plan would describe the amount of funding to be provided by each participating taxing entity member of the future Public Financing Authority that will ultimately govern the EIFD. The Plan would need the consent of all entities agreeing to an amount of tax increment to be provided by the entity.⁵

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

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

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

- *Interim and Regional DIF Program*
 - To support the implementation of an Interim Development Impact Fee Program, LWA prepared an AB 1600 Nexus Study to serve as the legal and financial basis of collecting fees in Lathrop and Manteca. LWA's work entailed: 1) determining the amount of new and existing development that will be subject to the fee program over the anticipated program term; 2) determining the costs of facilities eligible for funding through the program; 3) distribution of those costs to each of the land use categories in order to calculate the fees; 4) preparation of a nexus study to document the required findings; and 5) supporting the legislative process required prior the collection of the fee by the Cities.
 - LWA is currently preparing a new Regional DIF Nexus Study for adoption by SJAFCA. As noted above, it is expected that SJAFCA will consider adoption of the regional DIF by December 2018.

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

LWA will also support the development and adoption of collection agreements between SJAFCA and the local agencies collecting the DIF.

- *Advance Funding and Fee Crediting Program Support*

In order to secure the level of funding needed to advance the Project described in the APR, funding is needed from development interests within the Mossdale Tract Area that benefit from the Project's implementation. Development interests in the basin have been advancing this needed funding through the land use agencies (SJAFCA's) members. It is expected that SJAFCA will adopt a set of policies and procedures in order to afford crediting against the contemplated Regional DIF. Ultimately the fee credits would be redeemed upon the development's construction in the future. LWA is under contract with SJAFCA to assist with the development, implementation, and administration of an Advance Funding and Fee Credit Program.

- *Overlay Assessment District Support*

LWA will support the execution of the activities and analyses needed to support the implementation of a new OAD that, in combination with a new EIFD, will help generate the funding needed to finance the final design and construction of the Project. As noted above, it is expected that LWA will scope and develop a Request for Proposal (RFP) for an Assessment Engineer before September 2018.

- *Enhanced Infrastructure Financing District Coordination*

The last mechanism identified in the APR is an EIFD. This mechanism would allow for the use of Tax Increment Financing of the Project. The entities would form a new Public Financing Authority that includes members of the legislative bodies of the public agencies that form the EIFD, plus at least two public members. The Public Financing Authority would prepare an Infrastructure Financing District Plan (the Plan) that describes the funding for the construction of the Project and also specifies how much of the property tax increment each taxing entity receiving a share would allocate to the Project. The Plan would also describe the use of the OAD revenues and their utilization as part of a long-term debt issuance supported by the combination of OAD revenues and tax increment. LWA would support the implementation and evaluation of the EIFD and its formation. It is expected that this evaluation would take place after the completion of the UFRR Feasibility Study.

Project Funding and Financing Plan

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

Remaining Project Costs

LSRP Project

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

Phase 4 Project Costs

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

Sources & Uses

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

- The RD 17 Mossdale Tract Assessment and the associated bond issuances in combination with committed State funding from DWR's EIP will continue to fund seepage remediation work until completion in 2021. This financing plan has been updated to assume that the ultimate State cost share of the LSRP Project is 65%/35% State and 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 2019 from either cash reserves or developer advances. The total committed funding including previously

advanced funds is now assumed to be \$4.4 million⁶. All contributions from development interests are assumed to be creditable toward the contemplated development impact fee program, however, the specific terms and policies for credit and reimbursement are to be determined.

- Net revenues from RD 17's implementation of 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 would work to establish the following funding mechanisms:
 - A new OAD in place to collect revenues in FY 2019/2020.
 - A new EIFD covering the properties directly benefiting from the project. The EIFD would have a Base Year of 2019/20.
 - A new regional DIF program would be in place to collect revenues in 2018.
 - A bond authorization to securitize both new OAD and EIFD revenues would take place in FY 2022/23. The proceeds from the bond authorization would be used to fund construction costs of the Phase 4 Project.

Detailed Cash Flow Analysis and Schedule of Expenses and Revenues

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

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

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

With this 2018 Annual APR Update, the analysis associated with Government Code §65007(a)(2)(A) has been updated. As noted above, **Table 5** presents the updated schedule of revenue and expense projections in order to demonstrate progress of the Project as it relates to the requirements of Government Code §65007(a)(2)(A). Because of permitting and funding delays related to the LSRP project, the estimates, including the overall costs and timing of expenses, as well as the schedule of revenues, have been updated relative to the 2017 APR Update.

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

⁶ This amount has been updated from the June 2017 APR. The prior APR incorrectly referenced the total cost of the Pre-Project expenses versus the amount of funding committed from developers, the Cities, and their partners. This updated APR now reflects the seed funding being provided by the SJAFCA members to fund the costs of the implementation of the funding and financing program, an additional \$1.2 million.

Revenues and Bond Proceeds. Further, consistent with the revised schedule, 90% of the revenues that are scheduled to be received by this year have either been appropriated by a granting agency (in this case the State) or have been set aside by RD 17 (reference **Table 6**). State funding for the RD 17 Project was included within prior State Budget Appropriations and the entirety of RD 17's grant agreement has been appropriated. As it relates to the local share of the funding, while RD 17 is not required to adopt an appropriated budget by law⁷, 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 \$1.5 million on the LSRP since June 2017.

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.

⁷ 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: 2018 Adequate Progress Report
RD 17 LSRP Remaining Capital Cost Estimate & Cost Share

Item	Remaining Costs <i>May 2018</i>	Local [1] 35%	State [1] 65%
<u>LSRP - Project Remaining Costs</u>			
Phase 1 ROW Remaining Costs	35,000	12,250	22,750
Phase 2 ROW Remaining Costs	47,100	16,485	30,615
Phase Remaining Costs	44,121,286	5,717,470	38,403,816
Total Remaining Cost	\$44,203,386	\$5,746,205	\$38,457,181
Remaining Costs as of APR (June 2017)	\$37,443,950		
Reduction in Remaining Costs [1]	-\$6,759,436		
% of June 2017 Remaining Project Completed	(18%)		

Source: Kjeldsen Sinnock & Neudeck (Updated by LWA)

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

Table 3
Mossdale Tract: 2018 Adequate Progress Report
ULDC Project Engineer's Opinion of Probable Cost

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

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

Table 4
Mossdale Tract: 2018 Adequate Progress Report
ULOP Adequate Progress Sources & Uses Statement (through 2026)

Item	Total [1]	Notes
Project Uses		
<u>LSRP Expenditures</u>		
LSRP - Phase I	\$ 2,866,307	
LSRP - Phase II (including Parks)	\$ 12,672,121	
LSRP - Phase III	\$ 54,149,689	
Subtotal: LSRP Expenditures	\$ 69,688,117	
<u>ULOP Program Planning & Implementation</u>		
Pre-Project Expenditures (PBI/LWA/ETC)	\$ 3,229,308	
Funding Program Implementation Costs	\$ 1,638,344	
Subtotal: ULOP Program Planning & Implementation	\$ 4,867,652	
<u>SJAFCA Project Expenditures</u>		
Soft Costs	\$ 29,936,611	
Construction Costs	\$ 99,940,992	
Right-of-Way	\$ 20,957,007	
Dryland Levee Extension	\$ 20,774,042	
Subtotal: SJAFCA Project Expenditures	\$ 171,608,651	
Total Project Uses	\$ 246,164,420	
Project Sources		
State Funding for LSRP (EIP Program)	\$ 46,424,355	[2]
<i>Subtotal State Funding</i>	<i>\$ 46,424,355</i>	
<i>Local Funding Sources</i>		
<u>LSRP Funding</u>		
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues)	\$ 25,784,037	[3]
LSRP - RD 17 Mossdale Tract (Bond Revenues)	\$ 27,307,703	[4]
LSRP - RD 17 Mossdale Tract (Debt Service)	(\$ 23,376,766)	[5]
<u>SJAFCA Project Funding</u>		
Developer Advances / City Funding	\$ 4,429,308	[6]
SJAFCA Overlay Assessment - ULDC	\$ 45,723,504	[7]
Development Fee Program	\$ 19,207,058	[8]
EIFD Revenues	\$ 18,627,464	[9]
Future EIFD / Assessment Overlay Financing (Bond Proceeds)	\$ 105,800,000	[10]
Future EIFD / Assessment Overlay Financing (Debt Service Carry)	(\$ 23,676,563)	[11]
<i>Subtotal Local Funding</i>	<i>\$ 199,825,745</i>	
Total Project Sources	\$ 246,250,100	
Total Project Sources less Uses	\$ 85,680	

Source: LWA

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

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

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

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

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

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

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

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

[9] EIFD revenues collected during period of implementation.

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

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

Table 5
 Mossdale Tract: 2018 Adequate Progress Report
 ULOP Levee Program Cash Flow and Financing Analysis

Year	Reference (ULOP APR)	Total	Credit [1]	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
LSRP Beginning Balance																				
						2,777,476	2,608,239	4,869,577	4,790,676	4,374,002	9,373,138	1,705,329	6,239,726	2,211,439	(0)	(0)	3,534,280	2,547,019	6,523,619	6,482,346
LSRP Expenditures																				
LSRP - Phase I	Table C4	2,866,307		2,389,737	4,736	5,416	3,256	1,147	999	426,016	-	-	14,000	21,000	-	-	-	-	-	-
LSRP - Phase II (including Parks)	Table C4	12,572,121		4,422,373	4,105,206	485,457	1,435,354	202,861	24,374	148,246	-	-	307,875	615,750	923,625	-	-	-	-	-
LSRP - Phase III	Table C4 & Table C1	54,149,689		200,295	1,266,817	777,723	300,622	288,589	648,653	606,490	867,918	6,261,589	2,464,320	13,441,378	13,046,350	12,122,101	928,221	928,221	-	-
Total LSRP Expenditures																				
		69,688,117	7,012,406	5,376,759	1,269,596	1,739,232	492,597	674,025	1,180,753	867,918	6,261,589	2,478,320	13,770,253	13,662,100	13,045,726	928,221	928,221	-	-	-
State Sources																				
State EIP Funding (State Share)	Table C1	41,866,291		1,991,857	2,355,408	420,838	1,041,086	-	-	-	-	4,640,580	9,841,182	6,660,274	6,359,791	4,531,618	-	4,023,648	-	-
State EIP Funding (Local Credit)	Table C1	4,558,064		1,077,608	473,025	31,194	576,149	-	-	-	-	2,400,088	-	-	-	-	-	-	-	-
Local Sources																				
RD 17 Assessment Net Revenues - LSRP	Table C5	25,784,037		1,925,564	2,478,092	2,379,632	2,399,375	1,852,919	1,355,158	574,322	18,734	1,314,839	1,325,645	1,336,202	1,346,492	1,356,495	1,366,190	1,375,556	1,384,571	1,393,211
Total LSRP Revenues																				
		72,208,392		4,995,039	5,306,925	2,831,664	4,016,610	1,852,919	1,956,198	574,322	18,734	8,355,506	11,166,827	7,996,476	7,706,284	5,888,133	1,366,190	5,399,204	1,384,571	1,393,211
Preliminary Ending Balance LSRP Expenditures																				
			(7,012,406)	(381,720)	4,036,929	3,869,908	6,132,252	6,048,470	5,566,122	4,080,406	1,129,883	7,582,514	3,636,300	(3,454,185)	(5,339,442)	4,969,892	3,972,249	7,946,224	7,908,189	7,875,556
RD 17 Bond Financing - 2009																				
Assumed Draws on Proceeds / Cash on Hand Debt Service	Calculated [1] Table C1	20,776,497 (9,131,584)	7,012,406 -	2,041,119 (1,659,399)	- (1,259,453)	- (1,261,569)	- (1,262,675)	- (1,257,794)	- (1,192,120)	- (1,238,474)	-	78,710	-	4,880,452	6,763,810	-	-	-	-	-
RD 17 Bond Refunding - 2016																				
Net New Proceeds	Assumed [1] From C1	6,531,206 (14,245,182)	-	-	-	-	-	-	-	6,531,206	-	-	-	-	-	-	-	-	-	-
Combined Debt Service post refunding											(1,424,554)	(1,421,499)	(1,424,851)	(1,426,267)	(1,424,367)	(1,425,611)	(1,425,230)	(1,422,605)	(1,425,844)	(1,424,344)
Ending Balance LSRP Expenditures																				
						2,777,476	2,608,239	4,869,577	4,790,676	4,374,002	9,373,138	1,705,329	6,239,726	2,211,439	(0)	(0)	3,534,280	2,547,019	6,523,619	6,482,346
SIAFCA Project Beginning Balance																				
													119,179	2,075,901	7,124,494	12,877,914	18,303,964	(112,931)	(23,881,532)	(62,696,100)
SIAFCA Project Expenditures																				
Pre-Project Expenditures (PFI/LWA/ETC)	Table B7	3,229,308						719,212	719,212	789,704	1,001,181	-	-	-	-	-	-	-	-	-
Funding Program Implementation Costs	Assumed	1,638,344										1,092,229	546,115	-	-	-	-	-	-	-
Soft Costs	Table 7	29,936,611										-	3,236,330	3,333,419	3,433,422	5,759,541	5,635,794	4,501,552	4,026,552	-
Construction Costs	Table 7	99,940,992											-	-	-	19,055,403	24,533,831	30,323,816	26,027,942	-
Right-of-Way	Table 7	20,957,007														1,552,268	1,598,836	6,874,761	5,384,799	5,546,343
Dryland Levee Extension	Table 7	20,774,042														2,195,852	2,261,738	8,937,856	8,178,786	-
Total SIAFCA Project Expenditures																				
		176,476,304						719,212	719,212	789,704	1,001,181	1,092,229	3,782,444	3,333,419	3,433,422	28,573,074	34,030,200	49,737,783	43,718,078	5,546,343
SIAFCA Project Revenues																				
State Sources																				
State UFRF Funding (Preliminary Design Only)	N/A																			
State Funding (Future Bond)	N/A																			
Local Sources																				
SIAFCA Overlay Assessment - ULDC	Overlay Model	45,733,604											5,800,000	5,774,849	5,747,374	5,728,721	5,700,843	5,679,071	5,655,999	5,636,648
Lathrop/Manteca/Developer Advance Funding	[4]	4,429,308						719,212	719,212	789,704	1,001,181	800,000	400,000	-	-	-	-	-	-	-
Development Fee Program	Table B2 [5]	19,207,058									119,179	2,348,951	2,182,354	2,403,584	1,674,228	2,483,878	1,978,445	2,081,236	1,731,178	2,302,026
Regional EIP TR Revenues	Appendix E Table 2	18,627,464										448,883	908,407	1,437,870	1,943,580	2,582,312	3,160,910	3,783,302	4,362,339	-
Total SIAFCA Project Revenues																				
		87,987,334						719,212	719,212	789,704	1,120,360	3,048,951	8,831,037	9,086,839	8,859,473	10,156,179	10,261,599	10,923,217	11,170,479	12,301,073
Preliminary Ending Balance SIAFCA Project																				
											119,179	2,075,901	7,124,494	12,877,914	18,303,964	(112,931)	(23,881,532)	(62,696,100)	(95,243,639)	(88,489,969)

Mossdale Tract: 2018 Adequate Progress Report
 ULOP Levee Program Cash Flow and Financing Analysis

Year	Reference (ULOP APR)	Total	Credit [1]	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
LEVEE PROGRAM - STARTING BALANCE				-	2,777,476	2,608,239	4,869,577	4,790,676	4,374,002	9,373,138	1,824,508	8,315,627	9,335,933	12,877,914	18,303,964	70,221,349	40,596,388	39,889,319	2,431,347	
Net Cash Flow LSRP	[6]			-	2,777,476	1,662,237	1,261,188	(78,900)	(416,676)	4,993,136	17,667,810	4,330,397	(4,016,267)	(2,111,439)	-	3,534,280	(987,261)	3,976,599	(41,273)	(31,133)
Net Cash Flow SJAFCA Project	[6]			-							119,179	1,056,722	5,048,503	5,753,420	5,426,051	(18,416,865)	(23,768,600)	(38,814,568)	(32,547,600)	6,754,730
Program Financing																				
Bridge Financing Costs (Developer Advances / Other) Proceeds	N/A			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AD & EIFD Borrowing Proceeds		105,800,000		-	-	-	-	-	-	-	-	-	-	-	-	66,800,000	-	39,000,000	-	-
Debt Service Costs		(23,676,563)		-	-	-	-	-	-	-	-	-	-	-	-	-	(4,889,100)	(4,889,100)	(4,869,100)	(9,089,263)
LEVEE PROGRAM - ENDING BALANCE				-	2,777,476	2,608,239	4,869,577	4,790,676	4,374,002	9,373,138	1,824,508	8,315,627	9,335,933	12,877,914	18,303,964	70,221,349	40,596,388	39,889,319	2,431,347	85,680

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

Table 6
 Mossdale Tract: 2018 Adequate Progress Report
 Government Code 65007 (a) Analysis

Item	Total Revenues Scheduled to be Appropriated by June 2018 for each Identified Revenue <i>Per 2018 APR</i>	Appropriation Applicable (Y, N or N/A)	Note If Y - Details	65007 (a) Check % Appropriated if Required
Project Revenues - LSRP				
State Funding for LSRP (EIP Program)	\$ 7,967,175	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)	\$ 14,899,675	N/A	Annual RD 17 Budget	N/A [2]
LSRP - RD 17 Mossdale Tract (Bond Revenues/Cash Balance)	\$ 9,053,525	N/A	Annual RD 17 Budget	N/A [3]
LSRP - RD 17 Mossdale Tract (Debt Service)	(\$ 1,424,554)	N/A	Annual RD 17 Budget	N/A
Project Revenues - SJAFCA Project				
SJAFCA Overlay Assessment - ULDC	\$ 0	N/A	Future Source	N/A
Developer Advances / City Funding	\$ 3,229,308	N/A	Agreement / City Council Actions	N/A [4]
Development Fee Program	\$ 119,179	N/A	City Council Actions (Fee Programs)	N/A [5]
EIFD Revenues	\$ 0	N/A	Future Source	N/A
Future EIFD / Assessment Overlay Financing (Bond Proceeds)	\$ 0	N/A	Future Source	N/A
Future EIFD / Assessment Overlay Financing (Debt Service Carry)	\$ 0	N/A	Future Source	N/A

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

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

[2] Reference Table C5 for supporting information on RD 17's budgets for Fiscal Year 2016/17.

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

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

[5] As reported by the City of Lathrop.

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Table 7
Mossdale Tract: 2018 Adequate Progress Report
Expenditure Schedule for the Phase 4 Project

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

Source: KSN / PBI / LWA

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Evaluation of Identified Revenues

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

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

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

Development Fees & Advance Funding

Currently, the Cities of Lathrop and Manteca are collecting fees as a condition of development within the Project’s benefit area within their respective Cities. In the future, this fee obligation will shift to SJAFCA once a Regional DIF program is adopted. Currently, portions of the Mossdale Tract Area include planned development projects that lie within the 200-Year Floodplain, and, as a result, within the Phase 4 Project benefit area. In order to mitigate the impact of development in the floodplain, a Regional DIF will be 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 would enter (in some cases, have already entered) into agreements with landowners to advance the fee obligation and, if successful with the completion of project, utilize the advanced funding as credit toward payment of the fee. An analysis showing an allocation of the costs to planned development is documented in the “RD17 Area: Interim Urban Level of Flood Protection Levee Impact Fee Nexus Study” dated January 19, 2017. An updated analysis of the fee rates that are expected to be incorporated into a Regional DIF are presented in this study in **Appendix B**. **Appendix B** also shows the projected revenues to come from the Regional Fee Program overtime (based on the plan that the Interim Fee Program transitions to SJAFCA as a Regional DIF.)

To continue to advance the Phase 4 Project the land use agencies and developers will need to continue to provide upfront cash to fund the initial cash flow of the Project during the early formulation and planning phases. This funding is expected to support ongoing efforts until the approval of an Overlay Assessment and through December 2019. This early funding is expected to be reimbursed (in the future) or, in the case of developer funding, creditable toward the DIF Program as described above.

New Special Assessment

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

RD 17's existing Mossdale Tract Assessment currently generates in excess of \$3.2 million per year with an average residential assessment of approximately \$96 per year. In order to test the feasibility of a new OAD, a detailed analysis of the apportionment of special benefits for the Phase 4 Project was completed as part of the financial analyses associated with the Governance Analysis completed in late 2017 and has been updated as part of this 2018 Annual APR Update. The new OAD is assumed to have an expected average residential per parcel assessment of approximately \$75 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 \$5.8 million per year. **Appendix D** provides the updated analysis technical memorandum and provides a supporting analysis for the overlay assessment revenues presented in **Table 5**.

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

Enhanced Infrastructure Financing District

The local land use agencies have the ability to initiate formation of an EIFD⁸ which would allow for the use of Tax Increment Financing for the regional flood control improvements. The entities would form a new Public Financing Authority that would include members of the legislative bodies of the public agencies that form the district, plus at least two public members. The Public Financing Authority would prepare an Infrastructure Financing District Plan that describes the funding for the construction of regional flood control improvements that provide benefit to the Mossdale Tract Area. The Infrastructure Financing District Plan would also specify what taxing entities receiving a share of Property Tax Increment would be participating in the EIFD and how much of the increment each Taxing Entity would allocate to the Project as well as what other revenue sources would be used to fund the Project. In this case, the proposed OAD would be identified as an additional funding source.

EIFD Formation Procedure

In order to form the EIFD, each Taxing Entity participating must approve the Infrastructure Financing District Plan. As a note, school districts may not participate within the EIFD. In addition, a Noticed Public Hearing is required at the time the EIFD is created. The formation process does not require a vote of qualified electors to be formed, however, a vote is required in order for the EIFD to issue debt. The voter threshold for the approval of debt is 55 percent and it is expected that the vote would be by registered voters residing within the boundary of the EIFD.⁹

⁸ Specifically, the process would start with San Joaquin County.

⁹ It is assumed that there will be more than 12 registered voters residing within the boundary of the proposed EIFD.

EIFD / Special Benefit District Financing

Appendix E presents an updated analysis of the projected revenues to come from the proposed EIFD given certain stated assumptions regarding a future Infrastructure Financing Plan. In order to ensure sufficient revenues are available to finance the improvements, the Public Financing Authority created as part of the EIFD process would issue debt secured by a combination of Assessment District and Tax Increment Revenues. An updated analysis of the financing capacity of the proposed OAD and EIFD has been prepared and is also included within **Appendix E**. **Figure 2** below illustrates the revenues, proposed bond issuances, and debt service associated with the assumed financing.

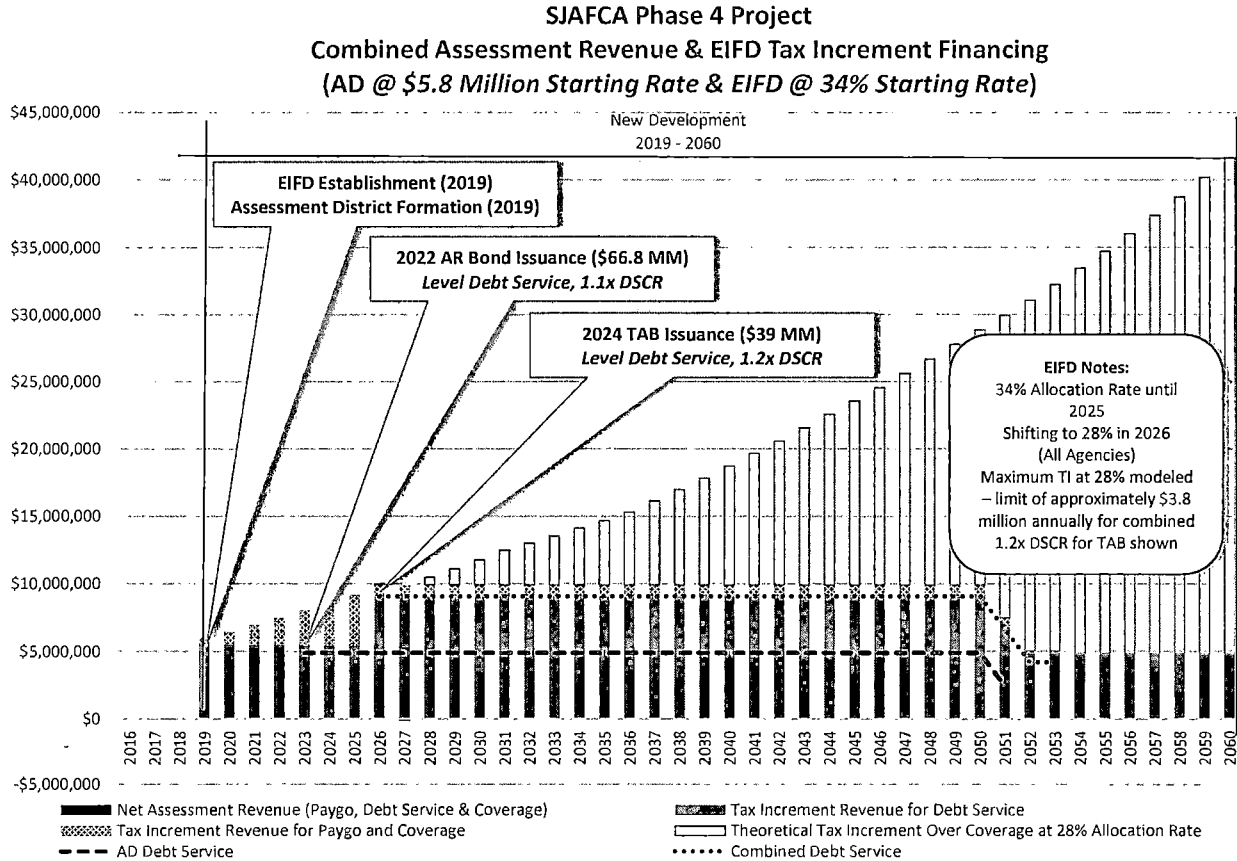
The updated Financing Plan assumes the following borrowings take place:

- A 2022 borrowing yielding \$66.8 million in proceeds (approximately \$74.85 Million Par) takes place. This borrowing would be secured by an established assessment district with several years of collection history and rate covenant of 1.1x Maximum Annual Debt Service. The current financing plan assumes a 30-year issue with 5% interest rate and level debt services. The issue is sized for one year of capitalized interest and a 50% of Maximum Annual Debt Service reserve fund.
- A 2024 borrowing yielding \$39 million in proceeds (approximately \$52.12 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 7% interest rate and level debt service. The issues sized for two years of capitalized interest and 1x Maximum Annual Debt Service Reserve Fund.

The Financing Plan presented with this 2018 Annual APR Update has refined the EIFD Revenue Analysis previously presented. As shown in **Appendix E**, the updated EIFD revenue analysis has been prepared to present an initial starting property tax revenue allocation rate of 34 percent that shifts to 28 percent in 2025/26. This results in modeled capacity of approximately \$670 million through 2060. However, the Updated Financing plan need shown in **Table E17** (and demonstrated in **Figure 2**) is approximately \$115.6 million between 2018/19 and 2051/52.

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

Figure 2: EIFD Assessment Hybrid Financing Approach



Status and Schedule for Funding & Financing Implementation

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

Activity	Start	End	Duration [1]	Status
MOU Principles		June 1, 2016	N/A	Completed
Prepare and Review ULOP Adequate Progress Report		June 1, 2016	N/A	Completed
Enter into MOU		June 30, 2016	N/A	Completed
Adopt ULOP Adequate Progress Findings		July 2, 2016	N/A	Completed
Develop Funding/Governance Evaluation Framework		March 2016	N/A	Completed
Prepare Financial & Governance Analysis Supporting Governance Entity & Financial Plan		September 2017	N/A	Completed
<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	January 2018	December 2018	12 months	Ongoing
Overlay Assessment District	June 2018	August 2019	18 months	Preliminary Analysis Completed & Implementation Scoped & Underway
IFD Adoption and EIFD Formation	September 2018	September 2019	12 months	Analysis & Evaluation Scoped, Commence when UFRR Study is Complete
<u>Implement Financing Entity / Mechanism</u>				
Amend Current RD 17 PFA / Confirm Financing Entity	2022	2022	TBD	
Issued Hybrid Financing Debt		2024	N/A	

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

**APPENDIX A:
SAN JOAQUIN AREA FLOOD CONTROL AGENCY
AMENDED AND RESTATED JOINT EXERCISE OF POWERS
AGREEMENT**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
AMENDED AND RESTATED
JOINT EXERCISE OF POWERS AGREEMENT

This Amended and Restated Agreement is made and entered into to be effective on the 1st day of January, 2018, by and among the following parties:

- a. City of Stockton, hereinafter referred to as the "Stockton";
- b. County of San Joaquin, hereinafter referred to as the "County";
- c. San Joaquin County Flood Control and Water Conservation District, hereinafter referred to as "SJCFCWCD"
- d. City of Lathrop, hereinafter referred to as "Lathrop"; and
- e. City of Manteca, hereinafter referred to as "Manteca".

RECITALS

On May 23, 1995 (as amended on November 5, 1996 and May 20, 2009), Stockton, County, and SJCFCWCD executed a Joint Exercise of Powers Agreement to create the San Joaquin Area Flood Control Agency ("Agency"). Agency has implemented certain projects within the boundaries of Stockton and unincorporated County but has not advanced projects in the Cities of Lathrop or Manteca. Lathrop and Manteca have now requested that the Joint Exercise of Powers Agreement be amended to include those cities.

The Parties to this Amended and Restated Agreement have and possess the power and authorization to acquire, construct, operate and maintain Works for the purpose of controlling and conserving waters for the protection of life and property that would or could be damaged by being inundated by still or flowing water.

However, there is a need for (i) coordinated planning for the control of waters within or flowing into the boundaries of the Parties, (ii) the protection of private and public property within said boundaries, and (iii) the creation of a single point of contact to represent the Parties' flood control interests for the region and to negotiate with State and Federal agencies on their behalf.

There is a need for a coordinated and regional effort to finance, provide, and maintain Facilities and Works necessary to ensure not less than the minimum level of flood protection, as defined by the Federal Emergency Management Agency and pursuant to State law, in developed and urbanized areas within the boundaries of the Parties.

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

There is a need to continue to pursue the priorities of the Agency prior to the Amendment and Restatement while also ensuring that the Agency adopts new priorities sought by the new Parties.

Such a regional Water Control Plan can best be achieved through the cooperative action of the Parties operating through a Joint Exercise of Powers Agency.

Each of the Parties is authorized to contract with each other for the joint exercise of any common power under Article I, Chapter 5, Division 7, Title 1 of the Government Code.

COVENANTS

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

PURPOSE AND POWERS

1. Definitions. For the purpose of this Amended and Restated Agreement, the meaning of the capitalized terms used in the Amended and Restated Agreement shall be the following:

a. "Act" means any special legislation enacted by the California Legislature which provides additional powers and authority to the Agency not currently provided by the general laws.

b. "Agency" means the "San Joaquin Area Flood Control Agency" formed pursuant to this Amended and Restated Agreement.

c. "Amended and Restated Agreement" means this Joint Exercise of Powers Agreement.

d. "Board" or "Board of Directors" means the governing body of the Agency.

e. "Budget" means the approved budget applicable to the expenses of the Agency.

f. "Directors" means the members of the governing Board of the Agency.

g. "Facility" or "Facilities" means any Works financed, acquired or constructed by the Agency.

h. "Fiscal Year" means July 1, to and including the following June 30.

i. "JPA Law" means Articles 1-4 commencing with Section 6500 of Chapter 5, Division 7, Title 1, of the California Government Code, as such may be amended.

j. "Party" or "Parties" means each of the parties that become a signatory to this Amended and Restated Agreement, acknowledging the rights and obligations of the Agency

hereunder, including any public entity executing an addendum of the Amended and Restated Agreement as hereinafter provided.

k. "Project" means any Facilities or Works constructed or reconstructed by the Agency.

l. "Special District" means a city, county, any irrigation, reclamation, levee or levee maintenance, and drainage district or any other district or public entity which is not a Party of the Agency and which has authority to construct, operate and maintain Water Control Works.

m. "Water Control" means regulating still or moving surface and/or stream water that, if left unchecked, would inundate private or public property.

n. "Work" or "Works" means dams, watercourses, drainage channels, conduits, ditches, canals, pumping plants, levees, buildings, and other structures utilized for the control and disposal of waters within the jurisdictional boundaries of the Parties or for the control and disposal of waters outside and running into the boundaries of the Agency and for which said Facilities and improvements are required either for the protection of the property therein or for the purpose of conserving any waters for beneficial use within the boundaries of the Agency.

2. Agency Created. There is hereby created a public entity to be known as the "San Joaquin Area Flood Control Agency". The Agency is formed by this Amended and Restated Agreement pursuant to the provisions of Articles 1-4, Chapter 5, Division 7, Title 1 of the Government Code of the State of California. The Agency shall be a public entity separate from the Parties hereto and shall administer this Amended and Restated Agreement.

3. Boundaries of the Agency. The geographic boundaries of the Agency shall be coextensive with those of the portions of the three cities and those portions of the unincorporated area of the County all as specified on the map depicting the Agency's geographic boundaries attached hereto as Exhibit A.

4. Purpose of the Amended and Restated Agreement; Common Power to Be Exercised. Each Party has in common the power to study, plan for, develop, finance, acquire, construct, maintain, repair, manage, operate and control Water Control Works and Facilities for the protection of the public either alone or in cooperation with the United States, the State of California, or other entities. The purpose of this Amended and Restated Agreement is to jointly exercise the foregoing common powers in the manner hereinafter set forth for the purpose of maintaining at least the level of flood protection specified under the National Flood Insurance Program and achieving such other levels of flood protection as appropriate, all within the boundaries of the Agency.

5. Additional Powers to Be Exercised. In addition to those powers common to each of the Parties, the Agency shall have those powers conferred upon it by the Act and the JPA Law.

6. Existing Water Control Works. Notwithstanding anything to the contrary, the Agency shall not undertake the acquisition, of any existing Water Control Works or Facilities within any Party's jurisdiction and shall not perform any Water Control functions currently performed by any Party without obtaining the prior written consent of the Party's governing body which consent shall not be unreasonably withheld if such consent is for the purposes of this Amended and Restated Agreement.

7. Powers. The Agency shall have the power in its own name to do any of the following:

a. To study, plan and implement ways and means to provide a reasonable program and plan of operation for the control of waters within or flowing into the boundaries of the Parties;

b. To exercise the powers conferred upon it by the Act, the JPA Law, and this Amended and Restated Agreement, necessary to the accomplishment of the purposes of this Amended and Restated Agreement;

- c. To participate in financing or re-financing any flood control Works or the flood control components of any dam, in accordance with any terms and conditions imposed by the Act and the JPA Law;
- d. To make and enter contracts necessary to the full exercise of its powers;
- e. To contract for the services of engineers, attorneys, planners, financial consultants and other staff, and to employ such other persons as it deems necessary;
- f. To acquire, construct, manage, maintain, operate and replace any Projects, Facilities, or Works;
- g. To enter into agreements with the United States of America, or the State of California, or any other governmental agency to provide a portion of the local contribution that may be required for any Projects, Facilities or Works constructed by the State or federal governments;
- h. To acquire, by the power of eminent domain or otherwise, and to hold and dispose of real and personal property necessary to the full exercise of its powers;
- i. To incur debts, liabilities or obligations subject to limitations herein set forth;
- j. To levy and collect special benefits assessments and/or special taxes, participate in other financing districts, and to issue revenue bonds as hereinafter provided;
- k. To levy and collect special capital assessments;
- l. To sue and be sued in its own name;
- m. To prescribe, revise and collect fees as a condition of development of land;

n. To apply for, accept and receive state, federal or local licenses, permits, grants, loans or other aid from any agency of the United States of America, or of the State of California necessary for the Agency's full exercise of its powers;

o. To perform all acts necessary or proper to carry out fully the purpose of this Amended and Restated Agreement and not inconsistent with the Act and the JPA Law;

p. To invest any money in the treasury pursuant to Section 6505.5 of the Act which is not required for the immediate necessities of the Agency, as the Agency determines is advisable, in the same manner and upon the same conditions as local agencies, pursuant to Section 53601 of the Government Code of the State of California;

q. To apply for letters of credit or other form of financial guarantees in order to secure the repayment of its obligations and enter into agreements in connection therewith;

r. To carry out and enforce all the provisions of this Amended and Restated Agreement;

s. To refinance indebtedness incurred by the Parties in connection with any of the purposes hereof;

t. To the extent not herein specifically provided for, to exercise any powers in the manner and according to methods provided under the laws applicable to the County.

8. Restrictions on Exercise of Powers; Obligations of Agency. The Act and the powers of the Agency shall be exercised in the manner provided in the JPA Law, and, except for those powers set forth in Article 4 of the JPA Law, shall be subject (in accordance with Section 6509 of the JPA Law) to the restrictions upon the manner of exercising such powers that are imposed upon the County in the exercise of similar powers. The debts, liabilities and obligations of the Agency shall not be the debts, liabilities and obligations of the Parties. No Party, officer, agent or employee of the Agency shall be individually or personally liable for the payment of the principal or of premium or interest on any obligations of the Agency or be subject to any personal liability or accountability by reason of any obligations of the Agency; but nothing herein contained shall

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relieve any such Party, officer, agent or employee from the performance of any official duty provided by law or by the instruments authorizing the issuance of any obligations of the Agency.

ORGANIZATION

9. Membership. The Parties of the Agency shall be each public entity which has executed, or hereafter shall execute, this Amended and Restated Agreement, or any addenda, amendment or supplement thereto and which has not, pursuant to the provisions hereof, withdrawn therefrom.

10. Names. The names and particular capacities of the initial Directors shall be reflected on Exhibit B after being so appointed by the Parties. Exhibit B shall be amended or supplemented from time to time to reflect the then current Directors. A change in Exhibit B shall not be deemed an amendment to this Amended and Restated Agreement.

11. Governing Body of the Agency.

a. The business of the Agency shall be conducted by a Board of Directors consisting of nine (9) persons. All voting power of the Agency shall reside in the Board of Directors. The Board shall be comprised as follows: One (1) member of the SJCFWCWD; one (1) member of the Board of Supervisors of the County; two (2) members of the City Council of Stockton; two (2) members of the City Council of Lathrop; two (2) members of the City Council of Manteca; and one (1) member of the public, appointed by a simple majority of the other Board members for a term as specified in bylaws to be adopted by the Directors, who shall reside or work within the boundaries of the Agency as reflected in Exhibit A.

b. An alternate for each Director from a city or the County or the SJCFWCWD shall be appointed by the governing body of the respective Party from among the elected or appointed members of the governing board. The names of all alternates shall be on file with the Board. The alternates shall assume all rights of the Director and shall have the authority to act in the absence of a Director or in the event that a Director has a conflict of interest which precludes participation by the Director in any decision making process of the Agency.

c. Each Director and alternate shall hold office from the first meeting of the Board after his appointment by the governing body he represents until his successor is appointed. The terms of each Director and alternate shall be four (4) years, except that the term of a Director or alternate who is a member of the SJCFWCWD, the Board of Supervisors of the County, or of the City Council of one of the cities shall immediately terminate in the event that the Director or alternate loses his status as a member of the SJCFWCWD, Board of Supervisors or a city council. In such event, the governing body of the SJCFWCWD, County or the city, as the case may be, shall appoint a successor from among its members to hold office for the remainder of the four (4) year term.

d. A Director may receive such compensation from the Agency for the Director's services as may from time to time be established by the Board. A Director may be reimbursed for expenses incurred by such Director in the conduct of the Agency's business subject to any applicable policy of the Agency.

12. Principal Office. The principal office of the Agency shall be established by the Board. The Board is hereby granted full power and authority to change said principal office from one location to another in the boundaries of the Agency. Any change shall be noted by the secretary under this section, but shall not be considered an amendment to this Amended and Restated Agreement.

13. Meetings. The Board shall meet at the Agency's principal office or at such other place as may be designated by the Board. The time and place of regular meetings of the Board shall be determined by resolution adopted by the Board; a copy of such resolution shall be furnished to each Party hereto. Regular, adjourned and special meetings shall be called and held in the manner as provided in Chapter 9, Division 2, Title 5 of the Government Code of the State of California (commencing at Section 54950).

14. Powers and Limitations Thereon. All the power and authority of the Agency shall be exercised by the Board, subject however, to the provisions of this Amended and Restated Agreement, the Act, the JPA Law, and the rights reserved by the Parties as herein set forth.

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15. Minutes. The secretary of the Agency shall cause to be kept minutes of regular, adjourned and special meetings of the Board, and shall cause a copy of the minutes to be forwarded to each Director and to each of the Parties hereto.

16. Rules. The Board may adopt from time to time such bylaws and rules and regulations for the conduct of its affairs as may be necessary or advisable for the purposes of this Amended and Restated Agreement.

17. Vote or Assent of Parties. The vote, assent, or approval of the Parties in any matter requiring such vote, assent or approval hereunder, shall be evidenced by a certified copy of the resolution of the governing Board of such Party filed with the Agency.

18. Officers. There shall be selected from the membership of the Board, a Chair and Vice Chair. The Chair and Vice Chair shall hold office for a period of one year commencing with the first Board meeting of each and every calendar year that falls after the appointment of Board members by the County, the SJCFWCDC, and the three cities. The Board shall have the power to establish by resolution a different commencement date for the term of office of the Chair and Vice Chair. The Board shall also have the power to appoint such additional officers as it deems necessary and appropriate. It is understood by the Parties that the leadership of the Board should rotate on an annual basis, with the Chair position being held by the County, then Stockton, then Lathrop, then Manteca, with the rotation then repeated.

The Treasurer of the County shall be the Treasurer of the Agency. The Treasurer shall be the depository, shall have the custody of all the money of the Agency from whatever source, and shall have the duties and obligations of the Treasurer as set forth in Sections 6505 and 6505.5 of the Act. The Treasurer shall be responsible for receiving quarterly reports and verifying the balance of this report with respect to the balance as maintained by the records of the Auditor.

19. The Auditor of the County shall be the Auditor of the Agency. The Auditor shall have the duties and obligations of the Auditor as set forth in Section 6505 and 6505.5 of the Act. The Auditor shall assure strict accountability of all receipts and disbursements of the Agency and shall make arrangements with a certified public accountant or firm of certified public accountants for the annual audit of accounts and records of the Agency.

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The public officer or officers or persons who have charge of any funds or securities of the Agency shall be bonded and the amount of their bond shall be fixed by resolution. All of the privileges and immunities from liability, exemptions from laws, ordinances and rules, all pension, relief, disability, worker's compensation and other benefits which apply to the activity of officers, agents, or employees of any of the Parties when performing their respective functions shall apply to them to the same degree and extent while engaged in the performance of any of the functions and other duties under this Amended and Restated Agreement. None of the officers, agents, or employees appointed by the Board shall be deemed by reason of their employment by the Board to be employed by any of the Parties or by reason of their employment by the Board to be subject to any of the requirements of such Parties.

20. Executive Director. The Acting Executive Director of the Agency in place prior to the execution of this Amended and Restated Agreement by the five Parties shall remain as the Acting Executive Director who shall continue to serve at the pleasure of the Board of Directors. The Board of Directors shall appoint any successors who shall also serve at the pleasure of the Board. The Executive Director shall be responsible to the Board for the proper and efficient administration of the Agency as is or hereafter may be placed in his charge, or under his or her jurisdiction or control, pursuant to the provisions of this Amended and Restated Agreement, or of any ordinance, resolution or order of the Board. In addition to other powers and duties herein provided, the Executive Director shall have the power:

- a. Under policy direction of the Board to plan, organize and direct all Agency Water Control activities;
- b. To appoint and to remove all Agency employees, all of whom shall serve at the pleasure of the Executive Director, except as is otherwise provided by law or by sections 7(e) and 19 of this Amended and Restated Agreement;
- c. To authorize expenditures within the designations and limitations of the approved Budget;

d. To make recommendations to and requests of the Board concerning all of the matters and things which are to be performed, done or carried out by said Board;

e. To call meetings of the Board.

PLANNING

21. Planning Policy. In keeping with the purpose of this Amended and Restated Agreement, the Parties hereby authorize and direct the Board to undertake and/or participate in such studies and planning as necessary to provide for the control of waters of or within the boundaries of the Agency. The specific objective thereof shall be to obtain regional solutions to the Water Control problems. To achieve this objective, the studies and planning may include, but are not limited to, proposals for the construction of an upstream storage or detention dam, the rehabilitation or elevation or construction of levees, and assumption and/or maintenance of Water Control Works of any of the Parties of the Agency. The studies and planning shall also concentrate on the financing methods for such proposals, as well as the allocation of costs among the Parties such that there is a proportionate relationship between the costs paid and the benefits received. Consideration shall be given to the value to the Agency of acquiring and/or operating Facilities presently owned by the Parties and the allocation of the maintenance and operating costs to the Parties.

PROJECTS

22. Projects. The Agency's Projects are intended to consist of developing, designing, acquiring, and constructing Projects, Works, and Facilities as well as funding (including local cost shares of federal projects) of the same, required to attain the minimum levels of flood protection as well as the resolution of Water Control problems within the boundaries of the Agency. The Agency may undertake the construction, rehabilitation or funding of all or any portion of the Projects on its own or in conjunction and cooperation with the United States, the State of California, or other public entity. Participation in financing and refinancing the construction of a flood control dam shall be in accordance

with the terms and conditions imposed by applicable law. Construction, rehabilitation or funding of Project Facilities may be all at one time or in sequence.

BUDGETS AND PAYMENTS

23. Budget. Prior to the commencement of each Fiscal Year, the Board shall adopt a Budget for the Agency for the ensuing Fiscal Year. The Parties understand that it may be necessary to amend the 2017-18 budget to reflect the expanded scope of work for the Agency as a result of this Amended and Restated Agreement.

24. Contributions for Operating Expenses.

a. For Projects that the Agency undertakes within the RD 17 Basin, the Parties agree that the Agency shall fund such Projects using the available funds that the Agency has budgeted for the Projects in accordance with Section 24.

b. It is understood by the Parties that the Agency does not have any assets on hand at the time of the expansion of the Agency to permanently allocate to any projects within the RD 17 Basin. Notwithstanding the foregoing, the Parties understand that the Agency will undertake certain planning and administrative work necessary to expand its services within the RD 17 Basin for an initial period prior to the Board's adoption of the amended 2017-2018 budget. The Parties agree to fund their proportionate share in an amount or in amounts to be agreed to by the Parties and deposited in an interest-bearing account to fund the Agency's initial work to assume the responsibilities to expand its Work within RD 17 until such time as the Board adopts the amended 2017-2018 budget under Section 24.

c. It is understood that the Agency shall allocate overhead costs across all projects of the Agency using generally applicable accounting principles. The allocation of overhead costs shall not be finalized and applied by the Agency until the Agency has given the Parties a reasonable period of time to review and comment on the proposed allocation and consulted on the allocation with the Parties.

d. It is understood that the Board may arrange for the payment of the expenses of the Agency through some other source, including but not limited to state or federal grants or loans; provided, however, that the Agency may not assess a Party directly for the costs of the operation and maintenance of Projects, Works and Facilities, for the payment of administrative expenses or for the satisfaction of any liabilities imposed against the Agency without such Party's consent.

e. The Board may raise additional funds for the operating expenses of the Agency from time to time by levying and collecting special benefit assessments in accordance with the provisions of section 24 and 25 of this Amended and Restated Agreement.

f. In accordance with Government Code Section 6512.1, repayment or return to the Parties of all or part of any contributions made by the Parties may be directed by the Board at such time, and upon such terms as may be consistent with the Act, the JPA Law, and/or any revenue bond issue. The Agency shall hold title to all funds, property and Works acquired by it during the term of this Amended and Restated Agreement.

25. Operation and Maintenance Assessments. The Agency is hereby empowered to levy and collect assessments and reassessments, and raise funds for the operation and maintenance of Works and Facilities, for the payment of the Agency's administrative costs, and for the satisfaction of any liabilities imposed against the Agency arising from Projects, Works and Facilities pursuant to applicable law. The Board may order the creation of a separate assessment roll to pay the allowable expenses of any single Project or any group or system of Projects. In the event that a roll for a single Project is created, an assessment for satisfaction of any liabilities imposed against the Agency arising from said single Project shall be levied against such roll.

26. State and Federal Grants and Loans. It is understood and acknowledged that some Projects may qualify for grant or loan funding from the State of California or the federal government. The Board shall have the power, in its discretion, to contract for such funding of eligible Projects. Funds received by the Agency from such sources may be used to pay for, reimburse or otherwise finance such eligible Projects.

27. Reimbursement of Funds. Funds received by the Agency from any federal, state or local agency to pay for budgeted expenditures for which the Agency has received all or a portion of said funds from its Parties shall be proportionately paid to said Parties to reimburse the Parties for the funds advanced to the Agency for the acquisition, construction, operation and maintenance of the Facilities or Works for which such funds have been received.

FINANCIAL PROVISIONS

28. General Financial Provisions. The Agency may, in any given year, levy assessments, reassessments, fees and charges, or special taxes and issue bonds to finance Projects in accordance with the provisions of any applicable law, including the Act and the JPA Law. The Agency may also enter into such funding or financing arrangements with the Parties and other partner agencies as may allow the Agency to fund its Projects.

29. Revenue Bonds. The Board shall have the power and authority to issue revenue bonds for the purposes and in accordance with the procedures and requirements set forth in the JPA Law.

30. Special Capital Assessments. As an alternative or in addition to any other power available to the Agency, the Agency may, in any year, levy and collect assessments and sell bonds for any Project in accordance with the provisions of applicable law, including the Act.

31. Development Fees. The Agency may, by resolution, prescribe, revise and collect fees as a condition of development of land in accordance with the provisions of applicable law, including the Act.

MAINTENANCE AND OPERATION OF FACILITIES

32. Maintenance and Operation of Facilities. The Board shall determine prior to the acquisition or construction of any Project, whether or not the Agency shall maintain and/or operate such Facilities. If the Agency is to maintain and/or operate such Facilities, it shall do so in an efficient and economical manner and in a manner not detrimental to the other Parties.

It is the intent of the Parties that any Project may be maintained and operated in the name of the Agency although, as herein provided, a majority of the Directors shall make all determinations of the Agency in connection therewith. If it is determined that one or more of the Parties shall maintain and/or operate said Facilities, said Parties shall, by written agreement with the Agency, consent thereto prior to the acquisition or construction thereof.

ACCOUNTING AND AUDITS

33. Accounts and Reports. To the extent not covered by the duties assigned to a trustee chosen by the Agency, the Auditor shall establish and maintain such funds and accounts as may be required by good accounting practice or by any provision of any trust agreement entered into with respect to the proceeds of any bonds issued by the Agency. The books and records of the Agency in the hands of a trustee or the Treasurer shall be open to inspection at all reasonable times by representatives of the Parties. The Treasurer, within 120 days after the close of each Fiscal Year, shall give a complete written report of all financial activities for such Fiscal Year to the Parties to the extent such activities are not covered by the report of such trustee. The trustee appointed under any trust agreement shall establish suitable funds, furnish financial reports and provide suitable accounting procedures to carry out the provisions of said trust agreement. Said trustee may be given such duties in said trust agreement as may be desirable to carry out this Amended and Restated Agreement.

Subject to the applicable provisions of any trust agreement or indenture which the Agency may enter into, which may provide for a trustee to receive, have custody of, and disburse Agency funds, the Treasurer of the Agency shall receive, have the custody of, and disburse Agency funds on warrants drawn by the Auditor as nearly as possible in accordance with generally accepted accounting practices, shall make the disbursements required by this Amended and Restated Agreement, or to carry out any of the provisions or purposes of this Amended and Restated Agreement.

34. Audit. The records and the accounts of the Agency shall be audited annually by the County Auditor and copies of such audit reports shall be filed with the State Controller and each Party within six months of the end of the Fiscal Year under examination.

PROPERTY RIGHTS

35. Agency Facilities. All Facilities constructed or acquired by the Agency shall be held in the name of the Agency for the benefit of the Agency in accordance with the terms of this Amended and Restated Agreement.

36. Liabilities. The debts, liabilities and obligations of the Agency shall be the debts, liabilities or obligations of the Agency alone and not of the Parties to this Amended and Restated Agreement. Further, to the extent that the previous sentence is not consistent with the controlling law, a Party shall not have any share of a debt, liability or obligation which accrues to the Agency resulting from actions taken prior to a Party joining the Agency.

LIABILITY OF BOARD

37. Except as otherwise provided in this Amended and Restated Agreement, the funds of the Agency shall be used to defend, indemnify and hold harmless the Agency and any Director, officer or employee for their actions taken within the scope of the authority of the Agency. Nothing herein shall limit the right of the Agency to purchase insurance to provide such coverage as is hereinabove set forth.

RESCISSION, TERMINATION, WITHDRAWAL, ASSIGNMENT

38. Term. The Agency shall continue until this Amended and Restated Agreement is rescinded or terminated as herein provided.

39. Rescission or Termination. This Amended and Restated Agreement may be rescinded and the Agency terminated by unanimous written consent of the Parties; provided that no such termination or rescission shall occur so long as the Agency has any obligations (including, but not limited to, outstanding revenue bonds). Nothing in this Amended and Restated Agreement

shall prevent the Parties from entering into other joint exercise of power agreements regarding regional Water Control problems.

40. Disposition of Property Upon Termination. Upon termination of this Amended and Restated Agreement, any surplus funds on hand shall be returned to the then Parties in proportion to the contributions made. The Board shall first offer any Works, Facilities, rights and interests of the Agency for sale to the Parties for good and adequate consideration. If no such sale is consummated, the Board shall consider offering such Works, Facilities, rights and interests of the Agency for sale to any governmental agency, or other entity for good and adequate consideration. The net proceeds from any sale shall be distributed among the Parties in proportion to the contributions made. If no such sale is consummated, then the Works, Facilities, rights and interests of the Agency shall be allocated to the Parties in the same manner as the allocation of the net proceeds from a sale, unless otherwise agreed to by all of the Parties.

41. Withdrawal.

a. Subject to section 39 of this Amended and Restated Agreement, a Party may withdraw from the Agency provided that such Party (1) provides written notification of its intent to withdraw to the other Parties within thirty (30) days of its withdrawal from the Agency, and (2) the withdrawing Party honors any unmet obligations under the Amended and Restated Agreement prior to formally terminating the Amended and Restated Agreement.

b. In the event the withdrawing Party has any rights in any Facilities or obligations to the Agency, said Party cannot sell, lease or transfer said rights or be relieved of its obligations, except its obligation to pay its share of operation and maintenance costs directly related to the use of the Facilities, without the execution of a written agreement executed by the withdrawing Party and all Parties affected by such withdrawal. The Agency may not sell, lease, transfer or use any rights of a Party who has withdrawn without first obtaining the written consent of the withdrawn Member.

c. No refund or repayment of the initial commitment of funds shall be made to a Party ceasing to be a Party to this Amended and Restated Agreement whether pursuant to this

San Joaquin Area Flood Control Agency
Joint Exercise of Powers Agreement
Original dated 5/23/95
Amended 11/5/96 and 5/20/09 (section 19) and 1/1/18

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section or any other section of this Amended and Restated Agreement. The refund or repayment of any other contribution shall be made in accordance with the terms and conditions upon which the contribution was made.

42. Admission of New Parties. It is recognized that public entities, other than the original Parties, may wish to participate in the Agency. Additional public entities may become Parties of the Agency upon such terms and conditions as provided by the Board with the unanimous consent of each existing Party of the Agency, evidenced by the execution of a written addendum to this Amended and Restated Agreement signed by all of the Parties, including the additional Party.

43. Amendments. This Amended and Restated Agreement may be further amended only by the unanimous vote of all Parties.

44. Assignment; Binding on Successors. Except as otherwise provided in this Amended and Restated Agreement, 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 Amended and Restated Agreement shall be null and void. 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.

45. Notice. Any notice or instrument required to be given or delivered by depositing the same in any United States Post Office, registered or certified, postage prepaid, addressed to the addressee of the Parties, shall be deemed to have been received by the Party to whom the same is addressed at the expiration of 72 hours after deposit of the same in the United States Post Office for transmission by registered or certified mail as aforesaid.

46. Severability. Should any part, term or provision of this Amended and Restated 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.

47. Successors. This Amended and Restated Agreement shall be binding upon and shall inure to the benefit of the successors of the Parties hereto, respectively.

48. Rescission of MOU and Authorizing Resolutions. Upon execution of this Amended and Restated Agreement by the Parties and upon consent by Reclamation District 17, the Memorandum of Understanding dated May 16, 2016 ("MOU") and the resolutions adopted by the Parties ratifying the MOU shall be superseded by this Amended and Restated Agreement, and the MOU and the resolutions shall be rescinded.

49. Interpretation. For purposes of this Amended and Restated 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 Amended and Restated Agreement to be executed on the day and year first above-written.

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



Robert V. Elliott 4/23/2018
By: ROBERT V. ELLIOTT
Title: Chair Board of Supervisors

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

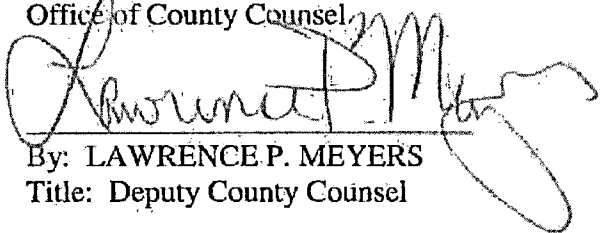
Mimi Duzenski
By: MIMI DUZENSKI
Title: Board Clerk

San Joaquin Area Flood Control Agency
Joint Exercise of Powers Agreement
Original dated 5/23/95
Amended 11/5/96 and 5/20/09 (section 19) and 1/1/18

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APPROVED AS TO FORM:

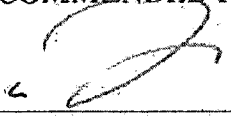
Office of County Counsel



By: LAWRENCE P. MEYERS

Title: Deputy County Counsel

RECOMMENDED FOR APPROVAL:



By: KRIS BALAJI, PMP, P.E.

Title: Director of Public Works

**SAN JOAQUIN COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**



By: ROBERT V. ELLIOTT

Title: Chair Board of Supervisors

ATTEST:

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



By: MIMI DUZENSKI

Title: Board Clerk

CITY OF STOCKTON, a municipal Corporation

7

By: KURT O. WILSON
Title: City Manager

ATTEST:
Clerk of the City of Stockton

Bret Hunter

By: BRET HUNTER
Title: City Clerk



APPROVED AS TO FORM:

John Luebberke

By: JOHN LUEBBERKE
Title: City Attorney

CITY OF LATHROP, a municipal Corporation

Stephen J. Salvatore

By: STEPHEN J. SALVATORE
Title: City Manager

ATTEST:
Clerk of the City of Lathrop

Teresa Vargas

By: TERESA VARGAS
Title: City Clerk

APPROVED AS TO FORM:
City Attorney

Salvador Navarrete

By: SALVADOR NAVARRETE
Title: City Attorney

San Joaquin Area Flood Control Agency
Joint Exercise of Powers Agreement
Original dated 5/23/95
Amended 11/5/96 and 5/20/09 (section 19) and 1/1/18

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CITY OF MANTECA, a municipal Corporation



By: Stephen F. DeBrum
Title: Mayor

ATTEST:
Clerk of the City of Manteca



By: LISA BLACKMON
Title: City Clerk

APPROVED AS TO FORM:



By: JOHN BRINTON
Title: City Attorney

EXHIBIT A

San Joaquin Area Flood Control Agency
Joint Exercise of Powers Agreement
Original dated 5/23/95
Amended 11/5/96 and 5/20/09 (section 19) and 1/1/18
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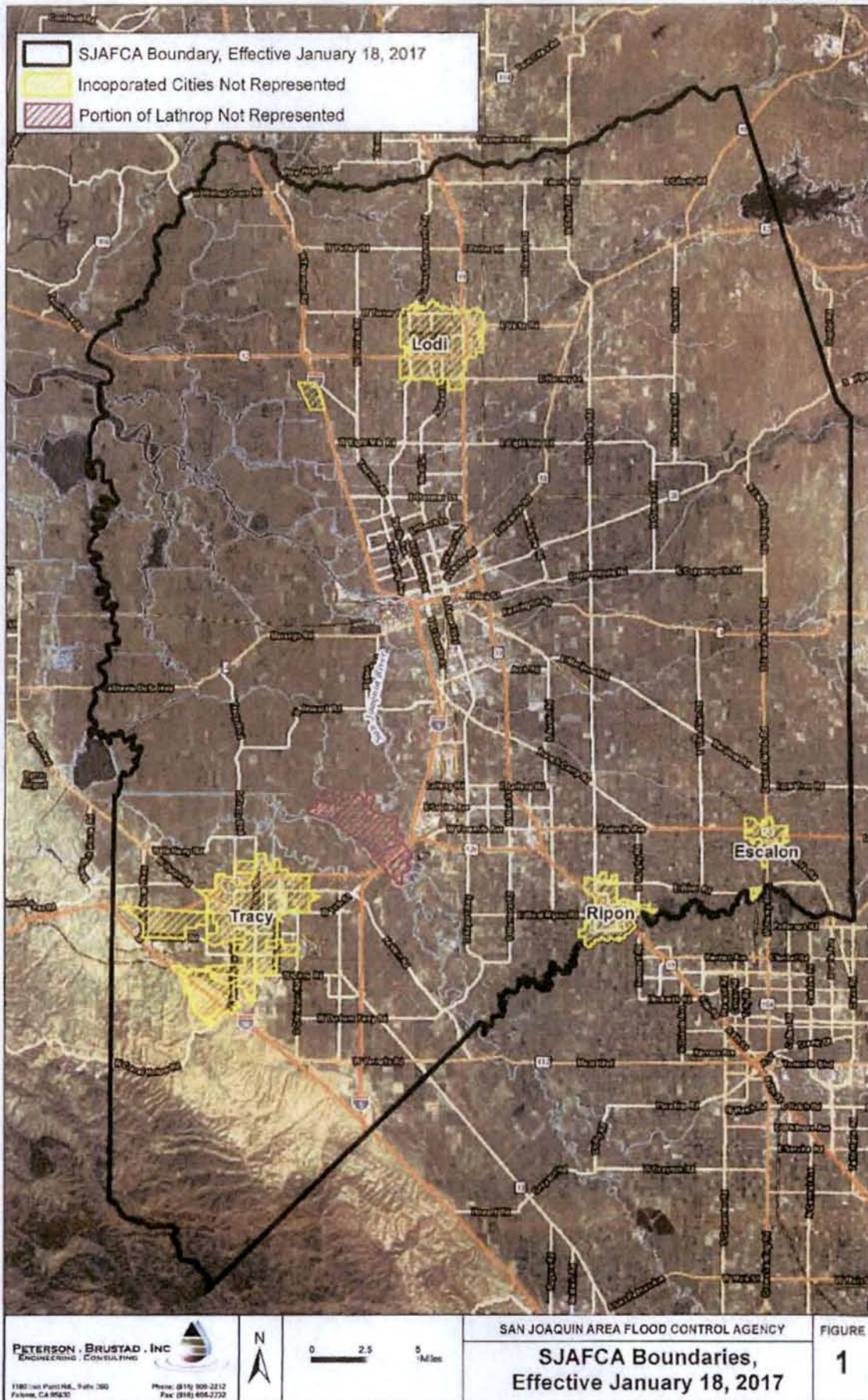


EXHIBIT B

San Joaquin Area Flood Control Agency
Joint Exercise of Powers Agreement
Original dated 5/23/95
Amended 11/5/96 and 5/20/09 (section 19) and 1/1/18
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San Joaquin Area Flood Control Agency

22 E. Weber Ave, STE 301
Stockton, CA 95202-2317



Roger Churchwell, Acting Executive Director	SJAFCA	Roger.Churchwell@stocktonca.gov
Scott Shapiro, Legal Counsel Secretary: Bridget Cougar - 916.520.5414 BCougar@DowneyBrand.com	SJAFCA	SShapiro@downeybrand.com
Kathy Miller Legislative Aide: Susan Filios – 209.468-3113 SFilios@sigov.org	County	KMiller@sigov.org
Tom Patti Legislative Aide: Betty Wilson – 209.468.3113 BLWilson@sigov.org	County	TPatti@sigov.org
Jesús Andrade Assistant: Florence Low – 209.937.8279 Florence.Low@stocktonca.gov	Stockton	Jesus.Andrade@stocktonca.gov
Elbert Holman Assistant: Florence Low – 209.937.8279 Florence.Low@stocktonca.gov	Stockton	Elbert.Holman@stocktonca.gov
Mike Morowit	Manteca	MMorowit@mantecagov.com
Gary Singh	Manteca	GSingh@mantecagov.com
Mark Elliott, Vice Mayor – 209.941.7218	Lathrop	MElliott@ci.lathrop.ca.us
Steve Dresser, Councilmember -209.941.7216	Lathrop	SDresser@ci.lathrop.ca.us
Alternate Directors:		
<ul style="list-style-type: none"> Miguel Villapudua Legislative Aide: Chris Rouppet CRouppet@sigov.org 	County	
<ul style="list-style-type: none"> Susan Lofthus Assistant: Florence Low Florence.Low@stocktonca.gov 	Stockton	

**APPENDIX B:
INTERIM DEVELOPMENT LEVEE IMPACT FEE
ORDINANCES (CITIES OF LATHROP & MANTECA) &
DEVELOPMENT IMPACT FEE PROGRAM SUMMARY AND
SUPPORTING TABLES**

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

Ord 17-374	City of Lathrop Ordinance.....	B1
Ord 02017-5	City of Manteca Ordinance	B9
Table B1	Development Fee Summary	B16
Table B2	Total Development Impact Fee Revenue Estimate	B17
Table B3	Development Impact Fee Revenue Estimate - Single Family	B18
Table B4	Development Impact Fee Revenue Estimate – Multifamily	B19
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Table B6	Development Impact Fee Revenue Estimate – Industrial	B21
Table B7	Creditable Pre-Project Expenditures	B22

ORDINANCE NO. 17-374

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP
AMENDING LATHROP MUNICIPAL CODE, TITLE 3, "REVENUE AND
FINANCE", AND ADDING A NEW CHAPTER TO 3.23, "INTERIM URBAN
LEVEL OF FLOOD PROTECTION LEVEE IMPACT FEE"**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Residential Land Uses

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

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

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

Nonresidential Land Uses (Commercial and Industrial)

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

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

Residential Land Uses

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

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

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

Nonresidential Land Uses

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

Section 3.23.070. EXEMPTIONS AND EXCLUSIONS.

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

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

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

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

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

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

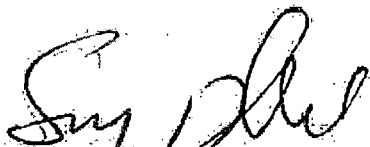
THIS ORDINANCE was regularly introduced at a special meeting of the City Council of the City of Lathrop on the 23rd day of January 2017, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the 6th day of February 2017, by the following vote, to wit:

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

NOES: None

ABSENT: None

ABSTAIN: None



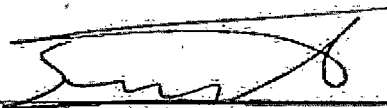
Sonny Dhaliwal, Mayor

ATTEST:



Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

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

AYES: Akinjo, Dresser, Elliott, Salcedo and Dhaliwal

NOES: None

ABSENT: None

ABSTAIN: None

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

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


CITY CLERK

ORDINANCE O2017-5

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City of Manteca, a municipal corporation

MAYOR: Steve DeBrum
STEPHEN F. DEBRUM

ATTEST: Lisa Blackmon
LISA BLACKMON, CITY CLERK

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

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

AYES: Morowit, Silverman, Singh, DeBrum

NOES: None

ABSENT: Moorhead

ABSTAIN: None

ATTEST: Lisa Blackmon
LISA BLACKMON
City Clerk

EXHIBIT "A"

AMENDING MANTECA MUNICIPAL CODE, TITLE 13 PUBLIC SERVICES, BY THE ADDITION OF A NEW CHAPTER 13.50 TO READ AS FOLLOWS:

Chapter 13.50: INTERIM URBAN LEVEL OF FLOOD PROTECTION LEVEE IMPACT FEE.

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

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

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

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

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

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

Residential Land Uses

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

EXHIBIT "A"

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

- For all other Single Family residential projects that have impacts to RD 17 facilities the Project Acreage is determined as follows:

- For parcels up to 0.15 acres, the Project Acreage is the actual acreage of the parcel.

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

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

Nonresidential Land Uses (Commercial and Industrial)

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

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

Residential Land Uses

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

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

EXHIBIT "A"

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

Nonresidential Land Uses

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

Section 13.50.060. EXEMPTIONS AND EXCLUSIONS.

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

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

EXHIBIT "A"

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

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

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

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

Table B1
Mossdale Tract: 2018 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Fee Summary

Land Use	Fee Rate Summary				
	Cost Share Per Acre	Administrative Fee	Fee Rate Per Acre	Units / 1,000 Building Sq Ft Per Acre	Fee Rate per Unit / 1,000 Building Sq Ft
Reference	[1]	3%			[2]
Single-Family	\$18,146	\$544	\$18,691	6.13	\$3,049
Multifamily	\$16,524	\$496	\$17,019	19.19	\$887
Commercial	\$17,185	\$516	\$17,701	12.76	\$1,387
Industrial	\$14,299	\$429	\$14,728	13.76	\$1,071

[1] Updated estimate of Revised Regional Development Impact Fee Rates.

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

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Table B2
Mossdale Tract: 2018 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Total Development Impact Fee Revenue Estimate

Revenue by Land Use					
Year	Single Family	Multifamily	Commercial	Industrial	Total Fee Revenue
	<i>Table B3</i>	<i>Table B4</i>	<i>Table B5</i>	<i>Table B6</i>	
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2018	\$ 1,200,720	\$ 75,656	\$ 200,541	\$ 772,034	\$ 2,248,951
2019	\$ 1,134,123	\$ 75,656	\$ 200,541	\$ 772,034	\$ 2,182,354
2020	\$ 1,332,220	\$ 98,789	\$ 200,541	\$ 772,034	\$ 2,403,584
2021	\$ 929,739	\$ 268,190	\$ 214,845	\$ 261,454	\$ 1,674,228
2022	\$ 1,018,393	\$ 334,827	\$ 869,204	\$ 261,454	\$ 2,483,878
2023	\$ 1,284,356	\$ 152,354	\$ 280,281	\$ 261,454	\$ 1,978,445
2024	\$ 1,284,356	\$ 136,682	\$ 346,034	\$ 316,164	\$ 2,083,236
2025	\$ 992,351	\$ 76,629	\$ 346,034	\$ 316,164	\$ 1,731,178
2026	\$ 841,514	\$ 125,261	\$ 1,017,724	\$ 317,526	\$ 2,302,026
2027	\$ 841,514	\$ 125,261	\$ 1,056,150	\$ 317,526	\$ 2,340,452
2028	\$ 841,514	\$ 1,446	\$ 1,056,150	\$ 317,526	\$ 2,216,637
2029	\$ 841,514	\$ 1,446	\$ 1,056,150	\$ 317,526	\$ 2,216,637
2030	\$ 1,144,258	\$ 1,446	\$ 1,056,150	\$ 326,349	\$ 2,528,202
2031	\$ 339,061	\$ 1,446	\$ 431,980	\$ 405,806	\$ 1,178,293
2032	\$ 339,061	\$ 67,481	\$ 497,734	\$ 405,806	\$ 1,310,082
2033	\$ 318,754	\$ 67,481	\$ 497,734	\$ 405,806	\$ 1,289,775
2034	\$ 14,154	\$ 67,481	\$ 497,734	\$ 405,806	\$ 985,175
2035	\$ 770,372	\$ 67,481	\$ 458,129	\$ 405,806	\$ 1,701,788
2036	\$ 1,131,878	\$ 67,481	\$ 612,537	\$ 811,613	\$ 2,623,509
2037	\$ 1,131,878	\$ 67,481	\$ 628,589	\$ 811,613	\$ 2,639,561
2038	\$ 1,131,878	\$ 14,653	\$ 632,837	\$ 811,613	\$ 2,590,980
2039	\$ 1,131,878	\$ 1,446	\$ 632,837	\$ 811,613	\$ 2,577,773
2040	\$ 1,131,878	\$ 1,446	\$ 632,837	\$ 811,613	\$ 2,577,773
2041	\$ 1,586,649	\$ 39,192	\$ 322,594	\$ 13,513	\$ 1,961,948
2042	\$ 1,586,649	\$ 39,192	\$ 264,411	\$ 13,513	\$ 1,903,765
2043	\$ 1,586,649	\$ 39,192	\$ 264,411	\$ 13,513	\$ 1,903,765
2044	\$ 1,388,220	\$ 39,192	\$ 204,069	\$ 13,513	\$ 1,644,994
2045	\$ 1,225,869	\$ 39,192	\$ 178,358	\$ 13,513	\$ 1,456,932
2046	\$ 1,225,869	\$ 39,192	\$ 178,358	\$ 13,513	\$ 1,456,932
2047	\$ 1,225,869	\$ 39,192	\$ 178,358	\$ 13,513	\$ 1,456,932
2048	\$ 1,139,652	\$ 39,192	\$ 178,358	\$ 13,513	\$ 1,370,715
2049	\$ 680,995	\$ 39,192	\$ 178,358	\$ 13,513	\$ 912,058
2050	\$ 469,651	\$ 39,192	\$ 178,358	\$ 13,513	\$ 700,714
2051	\$ 469,651	\$ 39,192	\$ 178,358	\$ 13,513	\$ 700,714
2052	\$ 469,651	\$ 39,192	\$ 178,358	\$ 13,513	\$ 700,714
2053	\$ 469,651	\$ 39,192	\$ 178,358	\$ 13,513	\$ 700,714
2054	\$ 469,651	\$ 39,192	\$ 178,358	\$ 13,513	\$ 700,714
2055	\$ 469,651	\$ 39,192	\$ 178,358	\$ 13,513	\$ 700,714
2056	\$ 469,651	\$ 39,192	\$ 178,358	\$ 13,513	\$ 700,714
2057	\$ 469,651	\$ 39,192	\$ 176,380	\$ 13,513	\$ 698,736
2058	\$ 469,651	\$ 39,192	\$ 139,932	\$ 13,513	\$ 662,288
2059	\$ 469,651	\$ 39,192	\$ 139,932	\$ 13,513	\$ 662,288
2060	\$ 469,651	\$ 39,192	\$ 139,932	\$ 13,513	\$ 662,288
Total	\$ 37,939,947	\$ 2,681,362	\$ 17,215,254	\$ 11,686,592	\$ 69,523,155

Table B3
Mossdale Tract: 2018 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Single Family

Year	Single Family Acres By Jurisdiction					Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp	County		
				Table E16			
Table E13	Table E7	Table E10	Table E16	Table B1			
					Fee Rate/Acre	\$ 18,146	
2016	0.0	0.0	0.0	0.0	0.0	\$ 0	
2017	0.0	0.0	0.0	0.0	0.0	\$ 0	
2018	28.5	23.0	0.0	14.7	66.2	\$ 1,200,720	
2019	28.5	23.0	0.0	11.0	62.5	\$ 1,134,123	
2020	28.5	33.1	11.9	0.0	73.4	\$ 1,332,220	
2021	22.3	17.1	11.9	0.0	51.2	\$ 929,739	
2022	22.3	22.0	11.9	0.0	56.1	\$ 1,018,393	
2023	22.3	36.7	11.9	0.0	70.8	\$ 1,284,356	
2024	22.3	36.7	11.9	0.0	70.8	\$ 1,284,356	
2025	22.3	25.3	7.1	0.0	54.7	\$ 992,351	
2026	26.8	19.5	0.0	0.0	46.4	\$ 841,514	
2027	26.8	19.5	0.0	0.0	46.4	\$ 841,514	
2028	26.8	19.5	0.0	0.0	46.4	\$ 841,514	
2029	26.8	19.5	0.0	0.0	46.4	\$ 841,514	
2030	26.8	36.2	0.0	0.0	63.1	\$ 1,144,258	
2031	0.8	17.9	0.0	0.0	18.7	\$ 339,061	
2032	0.8	17.9	0.0	0.0	18.7	\$ 339,061	
2033	0.8	16.8	0.0	0.0	17.6	\$ 318,754	
2034	0.8	0.0	0.0	0.0	0.8	\$ 14,154	
2035	0.8	41.7	0.0	0.0	42.5	\$ 770,372	
2036	0.8	61.6	0.0	0.0	62.4	\$ 1,131,878	
2037	0.8	61.6	0.0	0.0	62.4	\$ 1,131,878	
2038	0.8	61.6	0.0	0.0	62.4	\$ 1,131,878	
2039	0.8	61.6	0.0	0.0	62.4	\$ 1,131,878	
2040	0.8	61.6	0.0	0.0	62.4	\$ 1,131,878	
2041	25.9	61.6	0.0	0.0	87.4	\$ 1,586,649	
2042	25.9	61.6	0.0	0.0	87.4	\$ 1,586,649	
2043	25.9	61.6	0.0	0.0	87.4	\$ 1,586,649	
2044	25.9	50.6	0.0	0.0	76.5	\$ 1,388,220	
2045	25.9	41.7	0.0	0.0	67.6	\$ 1,225,869	
2046	25.9	41.7	0.0	0.0	67.6	\$ 1,225,869	
2047	25.9	41.7	0.0	0.0	67.6	\$ 1,225,869	
2048	25.9	36.9	0.0	0.0	62.8	\$ 1,139,652	
2049	25.9	11.6	0.0	0.0	37.5	\$ 680,995	
2050	25.9	0.0	0.0	0.0	25.9	\$ 469,651	
2051	25.9	0.0	0.0	0.0	25.9	\$ 469,651	
2052	25.9	0.0	0.0	0.0	25.9	\$ 469,651	
2053	25.9	0.0	0.0	0.0	25.9	\$ 469,651	
2054	25.9	0.0	0.0	0.0	25.9	\$ 469,651	
2055	25.9	0.0	0.0	0.0	25.9	\$ 469,651	
2056	25.9	0.0	0.0	0.0	25.9	\$ 469,651	
2057	25.9	0.0	0.0	0.0	25.9	\$ 469,651	
2058	25.9	0.0	0.0	0.0	25.9	\$ 469,651	
2059	25.9	0.0	0.0	0.0	25.9	\$ 469,651	
2060	25.9	0.0	0.0	0.0	25.9	\$ 469,651	
Total	856.5	1,142.2	66.4	25.7	2,090.8	\$37,939,947	

Table B4
Mossdale Tract: 2018 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Multifamily

Year	Multifamily Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table E13</i>	<i>Table E7</i>	<i>Table E10</i>	<i>Table E16</i>		<i>Table B1</i>
					<i>Fee Rate/Acre</i>	\$ 16,524
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	4.6	0.0	0.0	0.0	4.6	\$ 75,656
2019	4.6	0.0	0.0	0.0	4.6	\$ 75,656
2020	4.6	1.4	0.0	0.0	6.0	\$ 98,789
2021	4.6	4.0	7.6	0.0	16.2	\$ 268,190
2022	4.6	8.0	7.6	0.0	20.3	\$ 334,827
2023	4.6	4.6	0.0	0.0	9.2	\$ 152,354
2024	4.6	3.6	0.0	0.0	8.3	\$ 136,682
2025	4.6	0.0	0.0	0.0	4.6	\$ 76,629
2026	0.1	0.0	7.5	0.0	7.6	\$ 125,261
2027	0.1	0.0	7.5	0.0	7.6	\$ 125,261
2028	0.1	0.0	0.0	0.0	0.1	\$ 1,446
2029	0.1	0.0	0.0	0.0	0.1	\$ 1,446
2030	0.1	0.0	0.0	0.0	0.1	\$ 1,446
2031	0.1	0.0	0.0	0.0	0.1	\$ 1,446
2032	0.1	0.0	4.0	0.0	4.1	\$ 67,481
2033	0.1	0.0	4.0	0.0	4.1	\$ 67,481
2034	0.1	0.0	4.0	0.0	4.1	\$ 67,481
2035	0.1	0.0	4.0	0.0	4.1	\$ 67,481
2036	0.1	0.0	4.0	0.0	4.1	\$ 67,481
2037	0.1	0.0	4.0	0.0	4.1	\$ 67,481
2038	0.1	0.0	0.8	0.0	0.9	\$ 14,653
2039	0.1	0.0	0.0	0.0	0.1	\$ 1,446
2040	0.1	0.0	0.0	0.0	0.1	\$ 1,446
2041	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2042	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2043	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2044	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2045	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2046	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2047	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2048	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2049	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2050	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2051	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2052	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2053	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2054	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2055	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2056	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2057	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2058	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2059	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2060	2.4	0.0	0.0	0.0	2.4	\$ 39,192
Total	85.7	21.6	55.0	0.0	162.3	\$2,681,362

Table B5
Mossdale Tract: 2018 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		
	Table E13	Table E7	Table E10	Table E16		Fee Rate/Acre	Table B1
							\$ 17,185
2016	0.0	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	11.7	0.0	0.0	0.0	0.0	11.7	\$ 200,541
2019	11.7	0.0	0.0	0.0	0.0	11.7	\$ 200,541
2020	11.7	0.0	0.0	0.0	0.0	11.7	\$ 200,541
2021	12.5	0.0	0.0	0.0	0.0	12.5	\$ 214,845
2022	12.5	0.0	38.1	0.0	0.0	50.6	\$ 869,204
2023	12.5	0.0	3.8	3.8	0.0	16.3	\$ 280,281
2024	12.5	3.8	3.8	3.8	0.0	20.1	\$ 346,034
2025	12.5	3.8	3.8	3.8	0.0	20.1	\$ 346,034
2026	51.6	3.8	3.8	3.8	0.0	59.2	\$ 1,017,724
2027	51.6	3.8	6.0	6.0	0.0	61.5	\$ 1,056,150
2028	51.6	3.8	6.0	6.0	0.0	61.5	\$ 1,056,150
2029	51.6	3.8	6.0	6.0	0.0	61.5	\$ 1,056,150
2030	51.6	3.8	6.0	6.0	0.0	61.5	\$ 1,056,150
2031	15.3	3.8	6.0	6.0	0.0	25.1	\$ 431,980
2032	15.3	7.7	6.0	6.0	0.0	29.0	\$ 497,734
2033	15.3	7.7	6.0	6.0	0.0	29.0	\$ 497,734
2034	15.3	7.7	6.0	6.0	0.0	29.0	\$ 497,734
2035	15.3	5.3	6.0	6.0	0.0	26.7	\$ 458,129
2036	25.8	3.8	6.0	6.0	0.0	35.6	\$ 612,537
2037	25.8	4.8	6.0	6.0	0.0	36.6	\$ 628,589
2038	25.8	5.0	6.0	6.0	0.0	36.8	\$ 632,837
2039	25.8	5.0	6.0	6.0	0.0	36.8	\$ 632,837
2040	25.8	5.0	6.0	6.0	0.0	36.8	\$ 632,837
2041	8.1	5.0	5.6	0.0	0.0	18.8	\$ 322,594
2042	8.1	5.0	2.2	0.0	0.0	15.4	\$ 264,411
2043	8.1	5.0	2.2	0.0	0.0	15.4	\$ 264,411
2044	8.1	1.5	2.2	0.0	0.0	11.9	\$ 204,069
2045	8.1	0.0	2.2	0.0	0.0	10.4	\$ 178,358
2046	8.1	0.0	2.2	0.0	0.0	10.4	\$ 178,358
2047	8.1	0.0	2.2	0.0	0.0	10.4	\$ 178,358
2048	8.1	0.0	2.2	0.0	0.0	10.4	\$ 178,358
2049	8.1	0.0	2.2	0.0	0.0	10.4	\$ 178,358
2050	8.1	0.0	2.2	0.0	0.0	10.4	\$ 178,358
2051	8.1	0.0	2.2	0.0	0.0	10.4	\$ 178,358
2052	8.1	0.0	2.2	0.0	0.0	10.4	\$ 178,358
2053	8.1	0.0	2.2	0.0	0.0	10.4	\$ 178,358
2054	8.1	0.0	2.2	0.0	0.0	10.4	\$ 178,358
2055	8.1	0.0	2.2	0.0	0.0	10.4	\$ 178,358
2056	8.1	0.0	2.2	0.0	0.0	10.4	\$ 178,358
2057	8.1	0.0	2.1	0.0	0.0	10.3	\$ 176,380
2058	8.1	0.0	0.0	0.0	0.0	8.1	\$ 139,932
2059	8.1	0.0	0.0	0.0	0.0	8.1	\$ 139,932
2060	8.1	0.0	0.0	0.0	0.0	8.1	\$ 139,932
Total	723.5	99.0	179.2	0.0	0.0	1,001.7	\$17,215,254

Table B6
Mossdale Tract: 2018 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Industrial

Year	Industrial Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table E13</i>	<i>Table E7</i>	<i>Table E10</i>	<i>Table E16</i>		
						<i>Table B1</i> \$ 14,299
					Fee Rate/Acre	
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	54.0	0.0	0.0	0.0	54.0	\$ 772,034
2019	54.0	0.0	0.0	0.0	54.0	\$ 772,034
2020	54.0	0.0	0.0	0.0	54.0	\$ 772,034
2021	18.3	0.0	0.0	0.0	18.3	\$ 261,454
2022	18.3	0.0	0.0	0.0	18.3	\$ 261,454
2023	18.3	0.0	0.0	0.0	18.3	\$ 261,454
2024	18.3	3.8	0.0	0.0	22.1	\$ 316,164
2025	18.3	3.8	0.0	0.0	22.1	\$ 316,164
2026	18.4	3.8	0.0	0.0	22.2	\$ 317,526
2027	18.4	3.8	0.0	0.0	22.2	\$ 317,526
2028	18.4	3.8	0.0	0.0	22.2	\$ 317,526
2029	18.4	3.8	0.0	0.0	22.2	\$ 317,526
2030	18.4	4.4	0.0	0.0	22.8	\$ 326,349
2031	28.4	0.0	0.0	0.0	28.4	\$ 405,806
2032	28.4	0.0	0.0	0.0	28.4	\$ 405,806
2033	28.4	0.0	0.0	0.0	28.4	\$ 405,806
2034	28.4	0.0	0.0	0.0	28.4	\$ 405,806
2035	28.4	0.0	0.0	0.0	28.4	\$ 405,806
2036	56.8	0.0	0.0	0.0	56.8	\$ 811,613
2037	56.8	0.0	0.0	0.0	56.8	\$ 811,613
2038	56.8	0.0	0.0	0.0	56.8	\$ 811,613
2039	56.8	0.0	0.0	0.0	56.8	\$ 811,613
2040	56.8	0.0	0.0	0.0	56.8	\$ 811,613
2041	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2042	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2043	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2044	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2045	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2046	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2047	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2048	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2049	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2050	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2051	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2052	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2053	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2054	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2055	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2056	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2057	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2058	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2059	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2060	0.9	0.0	0.0	0.0	0.9	\$ 13,513
Total	789.9	27.4	0.0	0.0	817.3	\$11,686,592

Table B7
Mossdale Tract: 2018 Adequate Progress Report
Creditable Pre-Project Expenditures

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

Source: City of Lathrop, LWA

APPENDIX C: RD 17 LSRP PROJECT SUPPORTING TABLES

Table C1 Remaining Expenditure Schedule for Phase 3 LSRP C1

Table C2 EIP Funding Agreement Credit..... C2

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

Table C4 Expenses Reported to DWR..... C4

Table C5 Historic RD 17 Financial Statements..... C5

Table C1
 Mossdale Tract: 2018 Adequate Progress Report
 Remaining Expenditure Schedule for LSRP (All Phases)

Month & Year	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019
Remaining Costs	266,981	266,981	266,981	266,981	266,981	266,981	266,981	214,359	214,359	214,359	214,359	\$1,870,593	\$1,870,593	\$1,870,593	\$1,870,593
Total Expenses	266,981	266,981	266,981	266,981	266,981	266,981	266,981	214,359	214,359	214,359	214,359	1,870,593	1,870,593	1,870,593	1,870,593

Month & Year	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020
Remaining Costs	1,817,080	1,817,080	1,711,307	84,976	84,976	84,976	84,976	84,976	1,912,298	1,912,298	1,912,298	1,895,060	1,895,060	1,895,060	1,815,143
Total Expenses	1,817,080	1,817,080	1,711,307	84,976	84,976	84,976	84,976	84,976	1,912,298	1,912,298	1,912,298	1,895,060	1,895,060	1,895,060	1,815,143

Month & Year	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022
Remaining Costs	84,976	84,976	84,976	84,976	84,976	1,880,179	1,880,179	1,880,179	1,850,997	1,668,676	1,709,770	1,709,770	126,071	77,352	77,352
Total Expenses	84,976	84,976	84,976	84,976	84,976	1,880,179	1,880,179	1,880,179	1,850,997	1,668,676	1,709,770	1,709,770	126,071	77,352	77,352

Month & Year	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023
Remaining Costs	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352
Total Expenses	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352

Month & Year	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	TOTAL
Remaining Costs	77,352	77,352	77,352	77,352	77,352	77,352	77,352	44,203,386
Total Expenses	77,352	77,352	77,352	77,352	77,352	77,352	77,352	44,203,386

Table C2
Mossdale Tract: 2018 Adequate Progress Report
EIP Funding Agreement Credit

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

Source: KSN

C2

Table C3
Mossdale Tract: 2018 Adequate Progress Report
State Payments Received to Date & State Share Remaining

Received Date	Total	State Share	Credit Applied
4/15/2010	2,182,950.00	1,389,150.00	793,800.00
6/8/2010	886,525.00	602,717.00	283,808.00
12/19/2011	2,828,433.00	2,355,408.00	473,025.00
5/30/2012	452,031.61	420,837.61	31,194.00
11/13/2013	1,617,235.00	1,041,086.00	576,149.00
<i>Subtotal</i>	<i>7,967,174.61</i>	<i>5,809,198.61</i>	<i>2,157,976.00</i>
State Share Remaining	38,457,180.79	36,057,092.85	2,400,087.95
Total	\$ 46,424,355.40	\$ 41,866,291.46	\$ 4,558,063.95

Source: KSN

3

Table C4
Mossdale Tract: 2018 Adequate Progress Report
Expenses Reported to DWR

Project Quarter	Year	Fiscal Quarter	LSRP - Phase I Expenses	LSRP - Phase II Expenses	LSRP - Phase III Expenses
Quarter 1	2010	Q1	\$0	\$866,617	\$143,410
Quarter 2	2010	Q2	\$0	\$1,973,380	\$478,498
Quarter 3	2010	Q3	\$2,019	\$944,450	\$250,587
Quarter 4	2010	Q4	\$2,717	\$320,758	\$394,322
Quarter 5	2011	Q1	\$1,756	\$58,861	\$483,449
Quarter 6	2011	Q2	\$0	\$319,945	\$105,736
Quarter 7	2011	Q3	\$1,413	\$79,657	\$89,536
Quarter 8	2011	Q4	\$2,247	\$27,994	\$99,003
Quarter 9	2012	Q1	\$0	\$119,734	\$129,487
Quarter 10	2012	Q2	\$1,311	\$379,956	\$70,233
Quarter 11	2012	Q3	\$1,444	\$552,568	\$41,375
Quarter 12	2012	Q4	\$502	\$383,096	\$59,527
Quarter 13	2013	Q1	\$0	\$83,459	\$97,808
Quarter 14	2013	Q2	\$638	\$107,580	\$38,624
Quarter 15	2013	Q3	\$509	\$7,251	\$71,068
Quarter 16	2013	Q4	\$0	\$4,571	\$81,088
Quarter 17	2014	Q1	\$0	\$369	\$98,262
Quarter 18	2014	Q2	\$0	\$7,184	\$272,519
Quarter 19	2014	Q3	\$0	\$9,230	\$66,138
Quarter 20	2014	Q4	\$999	\$7,591	\$211,733
Quarter 21	2015	Q1	\$7,933	\$8,519	\$135,074
Quarter 22	2015	Q2	\$7,142	\$18,661	\$101,491
Quarter 23	2015	Q3	\$540	\$7,997	\$144,609
Costs to March 31, 2016			\$410,402	\$113,069	\$539,040
Cost to May 2017					\$6,428,868
Costs to May 2018					\$1,535,811
Total			\$441,570	\$6,402,498	\$12,167,297

Source: KSN, LWA

Table C5
 Mossdale Tract: 2018 Adequate Progress
 Historic RD 17 Financial Statements

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

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

Table CS
 Mossdale Tract: 2018 Adequate Progress
 Historic RD 17 Financial Statements

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

Source: RD 17 Audited Financial Statements through Fiscal Year

Table C5
 Mossdale Tract: 2018 Adequate Progress
 Historic RD 17 Financial Statements

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

Source: RD 17 Audited Financial Statements through Fiscal Year

Table C5
 Mossdale Tract: 2018 Adequate Progress
 Historic RD 17 Financial Statements

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

Source: RD 17 Audited Financial Statements through Fiscal Year

Table C5
 Mossdale Tract: 2018 Adequate Progress
 Historic RD 17 Financial Statements

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

Sources: RD 17 Audited Financial Statements through Fiscal Year

Table C5
 Mossdale Tract: 2018 Adequate Progress
 Historic RD 17 Financial Statements

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

Source: RD 17 Audited Financial Statements through Fiscal Year

C10

**APPENDIX D:
REVISED DRAFT TECHNICAL MEMORANDUM -
MOSSDALE TRACT AREA: OVERLAY ASSESSMENT RATE
ANALYSIS DATED JUNE 13, 2018**

Revised Draft Technical Memorandum

Mossdale Tract Area: Overlay Assessment Rate Analysis

June 13, 2018

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

Prepared by: Megan Jonsson

Reviewed by: Seth Wurzel, CGFM

Summary

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

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

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

Methodology

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

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

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

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

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

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

Overlay Assessment Cash Flow

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

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

The goal of modeling the OA is to provide a cash flow of potential assessment revenues over time. To do this, the marginal change in assessment revenues was calculated as developable vacant properties are developed. **Table B-3** provides the calculation of the marginal change in assessment rates per acre for Vacant Commercial, Vacant Industrial, and Vacant Residential lands as they are developed. These rates were then applied to the acreages in **Appendix A, Table A-2** to demonstrate the marginal change in assessment over time by Land Use Jurisdiction by Land Use Category in **Appendix B, Table B-2**. **Table B-1** models the OA cash flow in conjunction with the development projections as defined by the DAP absorption schedule. **Table 4** summarizes of the annual OA revenues by year. The OA revenues are effectively reduced by approximately \$729,000 over the 43-year modeling period.

Implementation Concerns

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

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



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Table 1

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

Current Assessment

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

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

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

**Overlay Assessment with
 Vacant Multiplier: 2x**

Land Use	Overlay Assessment Acreage [1] <small>A (Table A-1)</small>	2016-17 Average Assessment Per Acre <small>B (Table 1)</small>	Equivalency Factor [2] <small>C = B / \$19.50</small>	Multiplier [3] <small>D</small>	Adjusted Acreage <small>E = A * C * D</small>	Proportionate Total Overlay Assessment <small>F = E * Assessment Rate Per Adjusted Acre [4]</small>
Agricultural	8,347	\$19.50	1.0	1.0	8,347	\$157,465
Commercial	3,656	\$409.50	21.0	1.0	76,781	\$1,448,465
Easements	651	\$390.00	20.0	1.0	13,014	\$245,508
Industrial	1,767	\$390.00	20.0	1.0	35,347	\$666,809
Parks	319	\$19.50	1.0	1.0	319	\$6,019
Residential	2,360	\$390.00	20.0	1.0	47,200	\$890,421
Rural Residential	1,057	\$49.99	2.6	1.0	2,711	\$51,135
Vacant	66	\$19.50	1.0	1.0	66	\$1,239
Vacant Commercial	1,002	\$307.13	15.75	2.0	31,555	\$595,287
Vacant Industrial	817	\$292.50	15.0	2.0	24,519	\$462,548
Vacant Residential	2,253	\$292.50	15.0	2.0	67,591	\$1,275,102
Total	22,295	\$189.53			307,450	\$5,800,000

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

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

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

[4] Assessment Rate Per Adjusted Acre (\$18.86) is calculated as the total Adjusted Acreage (307,450) divided by the Target Assessment Rate (\$5,800,000).

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

**Overlay Assessment with
 Vacant Multiplier: 2x**

Land Use	Overlay Assessment Acreage A (Table 2)	Overlay Parcel Count B	Proportionate Overlay Assessment C (Table 2)	Average Overlay Assessment Per Acre D = C / A	Equivalency Factor E = D / \$18.86	Average Overlay Assessment Per Parcel F = C / B	Pct. of Total Overlay Assessment G = C / \$5,800,000	Aggregate Pct. of Overlay Assessment H = SUM(G)
Agricultural	8,347	257	\$157,465	\$18.86	1.0	\$612.71	2.7%	
Commercial	3,656	515	\$1,448,465	\$396.16	21.0	\$2,812.55	25.0%	
Easements	651	131	\$245,508	\$377.30	20.0	\$1,874.11	4.2%	
Industrial	1,767	257	\$666,809	\$377.30	20.0	\$2,594.59	11.5%	
Parks	319	35	\$6,019	\$18.86	1.0	\$171.96	0.1%	59.8%
Residential	2,360	12,478	\$890,421	\$377.30	20.0	\$71.36	15.4%	
Rural Residential	1,057	526	\$51,135	\$48.36	2.6	\$97.22	0.9%	
Vacant	66	107	\$1,239	\$18.86	1.0	\$11.58	0.0%	
Vacant Commercial	1,002	187	\$595,287	\$594.25	31.50	\$3,183.35	10.3%	
Vacant Industrial	817	90	\$462,548	\$565.95	30.0	\$5,139.42	8.0%	40.2%
Vacant Residential	2,253	594	\$1,275,102	\$565.95	30.0	\$2,146.64	22.0%	
Total	22,295	15,177	\$5,800,000	\$260.14		\$382.16	100.0%	

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

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

Year	Annual Assessment Amount	Year	Annual Assessment Amount
2018	\$0	2040	\$5,308,983
2019	\$5,800,000	2041	\$5,279,197
2020	\$5,774,849	2042	\$5,258,358
2021	\$5,747,374	2043	\$5,238,190
2022	\$5,728,721	2044	\$5,218,022
2023	\$5,700,843	2045	\$5,200,612
2024	\$5,679,071	2046	\$5,185,186
2025	\$5,655,999	2047	\$5,169,761
2026	\$5,636,648	2048	\$5,154,335
2027	\$5,610,549	2049	\$5,139,806
2028	\$5,584,007	2050	\$5,130,045
2029	\$5,558,879	2051	\$5,122,480
2030	\$5,533,752	2052	\$5,114,916
2031	\$5,505,360	2053	\$5,107,352
2032	\$5,491,485	2054	\$5,099,788
2033	\$5,476,099	2055	\$5,092,224
2034	\$5,460,924	2056	\$5,084,660
2035	\$5,448,915	2057	\$5,077,096
2036	\$5,429,501	2058	\$5,069,555
2037	\$5,399,196	2059	\$5,062,434
2038	\$5,368,705	2060	\$5,055,312
2039	\$5,338,769		

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

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

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

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

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

Table A-2
RD 17 Area 1 Overlay Assessment Rate Analysis
Development Absorption Projection in Acres by Land Use Jurisdiction by Land Use Category

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

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

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

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

Development Area / Project	OA Rate Land Use Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
City of Stockton																								
<i>Weston Ranch</i>																								
Single-Family	Residential			11.9	11.9	11.9	11.9	11.9	7.1															
Multi-Family	Residential				7.6	7.6				7.5	7.5						4.0	4.0	4.0	4.0	4.0	4.0	0.8	
Commercial	Commercial				38.1	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	
<i>Subtotal City of Stockton Acres</i>		0.0	0.0	11.9	19.5	52.6	15.7	15.7	10.9	11.3	11.3	3.8	3.8	3.8	3.8	7.8	7.8	7.8	7.8	7.8	7.8	4.6	3.8	
San Joaquin County																								
<i>Future Stockton Annex</i>																								
Single-Family	Residential																							
Multi-Family	Residential																							
Commercial	Commercial										2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	
Industrial	Industrial																							
<i>Subtotal Future Stockton Annex Acres</i>		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	
<i>Future Manteca Annex</i>																								
Single-Family	Residential																			20.0	20.0	20.0	20.0	20.0
<i>Subtotal Future Manteca Annex Acres</i>		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.0	20.0	20.0	20.0	
Oakwood Shores																								
Single-Family	Residential	14.7	11.0																					
<i>Subtotal Oakwood Shores Acres</i>		14.7	11.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
<i>Subtotal San Joaquin County Acres</i>		14.7	11.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	22.2	22.2	22.2	22.2	
Total RD 17 Area Acres		136.4	132.7	145.1	98.3	145.2	114.6	121.3	101.6	135.4	137.6	130.1	130.1	147.4	72.3	80.1	79.0	62.2	101.6	158.9	159.8	156.8	156.0	

Table A-2
 2017 Area - Overlay Assessment Rate Analysis
 Development Absorption Projection in Acres by Land Use Jurisdiction by Land Use Code

Development Area / Project	2030	2041	2042	2043	2044	2045	2046	2047	2048	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	Total
City of Lathrop																					
Central Lathrop																					
High Density Residential	0.1	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.1	0.1	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	23.4
Variable Density Residential	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	22.4
Residential/Other Use	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	40.7
Office Density Residential (10%)	3.9	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	50.5
Office Commercial (25% Retail / 75% Non-Retail)	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	110.7
Neighborhood Commercial (50% Retail / 50% Non-Retail)	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	12.8
P-59 Neighborhood Commercial (50% Retail / 100% Non-Retail)	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	11.1
Specialty Commercial (100% Retail / 0% Non-Retail)	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	6.0
Parks																					0.0
Public Landscaping																					0.0
Public Landscaping																					0.0
Subtotal Central Lathrop Acres	7.8	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	998.6
Massanut Landings																					
Low Density Residential																					24.3
Medium Density Residential																					3.9
High Density Residential																					6.0
Community Park																					0.0
Neighborhood Park																					0.0
Schools																					0.0
Public Landscaping																					0.0
Subtotal Massanut Landings Acres	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	24.2
Massanut Landings South																					
Low Density Residential																					6.9
Medium Density Residential																					3.0
High Density Residential																					151.0
Commercial																					0.0
Parks																					0.0
Public Landscaping																					0.0
Subtotal Massanut Landings South Acres	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	168.9
South Lathrop																					
Low Density Residential	0.0	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	131.6
Subtotal Massanut Landings Other Acres	0.0	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	131.6
South Lathrop																					
Light Industrial / R&D Use	0.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	21.2
Office Commercial (25% Retail / 75% Non-Retail)	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	4.4
Office Commercial (50% Retail / 50% Non-Retail)	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	4.4
Open Space																					0.0
Public Landscaping																					0.0
Subtotal South Lathrop Acres	0.0	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	21.1
Lathrop Gateway																					
Light Industrial / R&D Use	16.8																				16.8
Office Commercial (25% Retail / 75% Non-Retail)	7.0																				69.9
Open Space																					0.0
Public Landscaping																					0.0
Subtotal Lathrop Gateway Acres	30.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	307.7

Table A.2
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projection In Acres by Land Use Jurisdiction by Land Use Catep

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

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

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

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

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

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

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

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

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

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

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annual Assessment Revenue [1]	\$5,800,000	\$5,774,849	\$5,747,374	\$5,728,721	\$5,700,843	\$5,679,071	\$5,655,999	\$5,636,648	\$5,610,549	\$5,584,007	\$5,558,879
Planned Development Acres [2]											
Commercial	12	12	13	51	16	20	20	59	61	61	61
Industrial	54	54	18	18	18	22	22	22	22	22	22
Residential	67	79	67	76	80	79	59	54	54	46	46
Subtotal Planned Development Acres	133	145	98	145	115	121	102	135	138	130	130
Marginal Change in Assessment Revenue [3]											
Commercial	-\$2,311.58	-\$2,311.58	-\$2,476.46	-\$10,019.07	-\$3,230.72	-\$3,988.64	-\$3,988.64	-\$11,731.03	-\$12,173.96	-\$12,173.96	-\$12,173.96
Industrial	-\$10,185.53	-\$10,185.53	-\$3,449.40	-\$3,449.40	-\$3,449.40	-\$4,171.19	-\$4,171.19	-\$4,189.16	-\$4,189.16	-\$4,189.16	-\$4,189.16
Residential	-\$12,654.03	-\$14,977.54	-\$12,727.39	-\$14,409.82	-\$15,091.49	-\$14,912.55	-\$11,191.28	-\$10,178.42	-\$10,178.42	-\$8,764.84	-\$8,764.84
Subtotal Marginal Change in Assessment Revenue	-\$25,151.14	-\$27,474.65	-\$18,653.25	-\$27,878.29	-\$21,771.60	-\$23,072.39	-\$19,351.11	-\$26,098.61	-\$26,541.53	-\$25,127.95	-\$25,127.95
Net Change in Assessment Revenue [4]	\$5,774,849	\$5,747,374	\$5,728,721	\$5,700,843	\$5,679,071	\$5,655,999	\$5,636,648	\$5,610,549	\$5,584,007	\$5,558,879	\$5,533,752

Notes

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

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

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Annual Assessment Revenue [1]	\$5,533,752	\$5,505,360	\$5,491,485	\$5,476,099	\$5,460,924	\$5,448,915	\$5,429,501	\$5,399,196	\$5,368,705	\$5,338,769	\$5,308,983	\$5,279,197
Planned Development Acres [2]												
Commercial	61	25	29	29	29	27	36	37	37	37	37	19
Industrial	23	28	28	28	28	28	57	57	57	57	57	1
Residential	63	19	23	22	5	47	66	66	63	62	62	90
Subtotal Planned Development Acres	147	72	80	79	62	102	159	160	157	156	156	110
Marginal Change in Assessment Revenue [3]												
Commercial	-\$12,173.96	-\$4,979.32	-\$5,737.24	-\$5,737.24	-\$5,737.24	-\$5,280.73	-\$7,060.55	-\$7,245.58	-\$7,294.53	-\$7,294.53	-\$7,294.53	-\$3,718.46
Industrial	-\$4,305.56	-\$5,353.85	-\$5,353.85	-\$5,353.85	-\$5,353.85	-\$5,353.85	-\$10,707.70	-\$10,707.70	-\$10,707.70	-\$10,707.70	-\$10,707.70	-\$178.27
Residential	-\$11,912.14	-\$3,541.36	-\$4,295.27	-\$4,084.17	-\$917.56	-\$8,779.16	-\$12,537.35	-\$12,537.35	-\$11,934.22	-\$11,783.44	-\$11,783.44	-\$16,942.16
Subtotal Marginal Change in Assessment Revenue	-\$28,391.65	-\$13,874.53	-\$15,386.37	-\$15,175.26	-\$12,008.66	-\$19,413.74	-\$30,305.61	-\$30,490.63	-\$29,936.46	-\$29,785.68	-\$29,785.68	-\$20,838.89
Net Change in Assessment Revenue [4]	\$5,505,360	\$5,491,485	\$5,476,099	\$5,460,924	\$5,448,915	\$5,429,501	\$5,399,196	\$5,368,705	\$5,338,769	\$5,308,983	\$5,279,197	\$5,258,358

Notes

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

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

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Annual Assessment Revenue [1]	\$5,258,358	\$5,238,190	\$5,218,022	\$5,200,612	\$5,185,186	\$5,169,761	\$5,154,335	\$5,139,806	\$5,130,045	\$5,122,480	\$5,114,916	\$5,107,352
Planned Development Acres [2]												
Commercial	15	15	12	10	10	10	10	10	10	10	10	10
Industrial	1	1	1	1	1	1	1	1	1	1	1	1
Residential	90	90	79	70	70	70	65	40	28	28	28	28
Subtotal Planned Development Acres	106	106	92	81	81	81	76	51	40	40	40	40
Marginal Change in Assessment Revenue [3]												
Commercial	-\$3,047.79	-\$3,047.79	-\$2,352.24	-\$2,055.89	-\$2,055.89	-\$2,055.89	-\$2,055.89	-\$2,055.89	-\$2,055.89	-\$2,055.89	-\$2,055.89	-\$2,055.89
Industrial	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27
Residential	-\$16,942.16	-\$16,942.16	-\$14,879.30	-\$13,191.51	-\$13,191.51	-\$13,191.51	-\$12,295.20	-\$7,527.03	-\$5,329.92	-\$5,329.92	-\$5,329.92	-\$5,329.92
Subtotal Marginal Change in Assessment Revenue	-\$20,168.22	-\$20,168.22	-\$17,409.82	-\$15,425.67	-\$15,425.67	-\$15,425.67	-\$14,529.36	-\$9,761.19	-\$7,564.08	-\$7,564.08	-\$7,564.08	-\$7,564.08
Net Change in Assessment Revenue [4]	\$5,238,190	\$5,218,022	\$5,200,612	\$5,185,186	\$5,169,761	\$5,154,335	\$5,139,806	\$5,130,045	\$5,122,480	\$5,114,916	\$5,107,352	\$5,099,788

Notes

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

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

	2054	2055	2056	2057	2058	2059	2060
Annual Assessment Revenue [1]	\$5,099,788	\$5,092,224	\$5,084,660	\$5,077,096	\$5,069,555	\$5,062,434	\$5,055,312
Planned Development Acres [2]							
Commercial	10	10	10	10	8	8	8
Industrial	1	1	1	1	1	1	1
Residential	28	28	28	28	28	28	28
Subtotal Planned Development Acres	40	40	40	39	37	37	37
Marginal Change in Assessment Revenue [3]							
Commercial	-\$2,055.89	-\$2,055.89	-\$2,055.89	-\$2,033.08	-\$1,612.96	-\$1,612.96	-\$1,612.96
Industrial	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27
Residential	-\$5,329.92	-\$5,329.92	-\$5,329.92	-\$5,329.92	-\$5,329.92	-\$5,329.92	-\$5,329.92
Subtotal Marginal Change in Assessment Revenue	-\$7,564.08	-\$7,564.08	-\$7,564.08	-\$7,541.27	-\$7,121.15	-\$7,121.15	-\$7,121.15
Net Change in Assessment Revenue [4]	\$5,092,224	\$5,084,660	\$5,077,096	\$5,069,555	\$5,062,434	\$5,055,312	\$5,048,191

Notes

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

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
City of Lathrop																	
Central Lathrop																	
High Density Residential	Residential				-646.12	-646.12	-646.12	-646.12	-646.12								
Variable Density Residential	Residential	-4,716.22	-4,716.22	-4,716.22	-3,423.97	-3,423.97	-3,423.97	-3,423.97	-3,423.97	-4,287.04	-4,287.04	-4,287.04	-4,287.04	-4,287.04			
Residential/Mixed Use	Residential																
Variable Density Residential Flex	Residential																
Commercial	Commercial																
Parks	N/A																
Schools	N/A																
Public Landscaping	N/A																
Subtotal Central Lathrop Marginal Change in Assessment		(\$4,716.22)	(\$4,716.22)	(\$4,716.22)	(\$4,070.10)	(\$4,070.10)	(\$4,070.10)	(\$4,070.10)	(\$4,070.10)	(\$4,287.04)	(\$4,287.04)	(\$4,287.04)	(\$4,287.04)	(\$4,287.04)	\$0.00	\$0.00	
Mossdale Landing																	
Low Density Residential	Residential				-270.67	-270.67	-270.67	-270.67	-270.67	-270.67	-270.67	-270.67	-270.67	-270.67			
Medium Density Residential	Residential																
High Density Residential	Residential	-243.67	-243.67	-243.67													
Commercial	Commercial				-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	
Community Park	N/A																
Neighborhood Park	N/A																
Schools	N/A																
Public Landscaping	N/A																
Subtotal Mossdale Landing Marginal Change in Assessment		(\$243.67)	(\$243.67)	(\$243.67)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	\$0.00	\$0.00
Mossdale Landing East																	
Low Density Residential	Residential	-434.46	-434.46	-434.46													
Medium Density Residential	Residential																
High Density Residential	Residential	-212.23	-212.23	-212.23	-212.23	-212.23	-212.23	-212.23	-212.23								
Commercial	Commercial	-66.03	-66.03	-66.03	-792.36	-792.36	-792.36	-792.36	-792.36	-4,358.00	-4,358.00	-4,358.00	-4,358.00	-4,358.00	-4,358.00	-4,358.00	
Parks	N/A																
Public Landscaping	N/A																
Subtotal Mossdale Landing East Marginal Change in Assessment		(\$712.72)	(\$712.72)	(\$712.72)	(\$1,004.59)	(\$1,004.59)	(\$1,004.59)	(\$1,004.59)	(\$1,004.59)	(\$4,358.00)	(\$4,358.00)	(\$4,358.00)	(\$4,358.00)	(\$4,358.00)	(\$4,358.00)	\$0.00	\$0.00
Mossdale Landing South																	
Low Density Residential	Residential				-356.90	-356.90	-356.90	-356.90	-356.90	-356.90	-356.90	-356.90	-356.90	-356.90			
High Density Residential	Residential	-380.34	-380.34	-380.34													
Commercial	Commercial				-198.09	-198.09	-198.09	-198.09	-198.09	-2,773.27	-2,773.27	-2,773.27	-2,773.27	-2,773.27	-2,773.27	-2,773.27	
Parks	N/A																
Public Landscaping	N/A																
Subtotal Mossdale Landing South Marginal Change in Assessment		(\$380.34)	(\$380.34)	(\$380.34)	(\$554.99)	(\$554.99)	(\$554.99)	(\$554.99)	(\$554.99)	(\$3,130.17)	(\$3,130.17)	(\$3,130.17)	(\$3,130.17)	(\$3,130.17)	(\$3,130.17)	\$0.00	\$0.00
Mossdale Landing Other																	
Low Density Residential	Residential																
Subtotal Mossdale Landing Other Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
South Lathrop																	
Light Industrial / R&D Flex	Industrial	-8,613.46	-8,613.46	-8,613.46	-2,506.15	-2,506.15	-2,506.15	-2,506.15	-2,506.15								
Office Commercial	Commercial																
Open Space	N/A																
Public Landscaping	N/A																
Subtotal South Lathrop Marginal Change in Assessment		(\$8,613.46)	(\$8,613.46)	(\$8,613.46)	(\$2,506.15)	(\$2,506.15)	(\$2,506.15)	(\$2,506.15)	(\$2,506.15)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Lathrop Gateway																
Light Industrial / R&D Flex	Industrial									-1,580.88	-1,580.88	-1,580.88	-1,580.88	-1,580.88	-1,580.88	-1,580.88
Office Commercial	Commercial									-691.83	-691.83	-691.83	-691.83	-691.83	-691.83	-691.83
Open Space	N/A															
Public Landscaping	N/A															
Subtotal Lathrop Gateway Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,272.71)	(\$2,272.71)	(\$2,272.71)	(\$2,272.71)	(\$2,272.71)	(\$2,272.71)	(\$2,272.71)
Cross Roads																
Industrial	Industrial															
Commercial	Commercial															
Subtotal Cross Roads Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Historic/East Lathrop																
Low Density Residential	Residential	-50.31	-50.31	-50.31	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28
Medium Density Residential	Residential	-169.78	-169.78	-169.78	-101.87	-101.87	-101.87	-101.87	-101.87	-101.87	-101.87	-101.87	-101.87	-101.87	-101.87	-101.87
High Density Residential	Residential	-27.51	-27.51	-27.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51
Commercial	Commercial	-990.45	-990.45	-990.45	-594.27	-594.27	-594.27	-594.27	-594.27	-792.36	-792.36	-792.36	-792.36	-792.36	-792.36	-792.36
Industrial	Industrial	-1,572.07	-1,572.07	-1,572.07	-943.24	-943.24	-943.24	-943.24	-943.24	-1,886.49	-1,886.49	-1,886.49	-1,886.49	-1,886.49	-1,886.49	-1,886.49
Parks	N/A															
Schools	N/A															
Subtotal Historic/East Lathrop Marginal Change in Assessment		(\$2,810.13)	(\$2,810.13)	(\$2,810.13)	(\$1,701.17)	(\$1,701.17)	(\$1,701.17)	(\$1,701.17)	(\$1,701.17)	(\$2,842.50)	(\$2,842.50)	(\$2,842.50)	(\$2,842.50)	(\$2,842.50)	(\$2,842.50)	(\$2,842.50)
Subtotal City of Lathrop Marginal Change in Assessment		(\$17,476.54)	(\$17,476.54)	(\$17,476.54)	(\$10,226.53)	(\$10,226.53)	(\$10,226.53)	(\$10,226.53)	(\$10,226.53)	(\$17,279.95)	(\$17,279.95)	(\$17,279.95)	(\$17,279.95)	(\$17,279.95)	(\$17,279.95)	(\$17,279.95)
City of Manteca																
Terra Ranch																
Single-Family	Residential	-4,342.48	-4,342.48	-2,822.61												
Multifamily	Residential			-264.11	-754.59	-754.59	-113.19									
Subtotal Terra Ranch Marginal Change in Assessment		(\$4,342.48)	(\$4,342.48)	(\$3,086.72)	(\$754.59)	(\$754.59)	(\$113.19)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cerri																
Single-Family	Residential				-921.64	-3,685.57	-3,685.57	-3,685.57	-3,685.57	-3,685.57	-3,685.57	-3,685.57	-3,685.57	-3,685.57	-3,456.16	
Subtotal Cerri Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	(\$921.64)	(\$3,685.57)	(\$3,685.57)	(\$3,685.57)	(\$3,685.57)	(\$3,685.57)	(\$3,685.57)	(\$3,685.57)	(\$3,685.57)	(\$3,685.57)	(\$3,456.16)	\$0.00
Future Development																
Multifamily	Residential				-751.36	-751.36	-685.61									
Commercial	Commercial				-757.92	-757.92	-757.92	-757.92	-757.92	-757.92	-757.92	-757.92	-757.92	-757.92	-757.92	-757.92
Industrial	Industrial				-721.80	-721.80	-721.80	-721.80	-721.80	-721.80	-721.80	-721.80	-721.80	-721.80	-838.19	
Subtotal Future Development Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	(\$751.36)	(\$751.36)	(\$2,165.33)	(\$1,479.72)	(\$1,479.72)	(\$1,479.72)	(\$1,479.72)	(\$1,479.72)	(\$1,479.72)	(\$1,479.72)	(\$1,596.12)	(\$757.92)
Denali																
Single-Family	Residential														-3,377.71	-3,377.71
Commercial	Commercial														-757.92	-757.92
Subtotal Denali Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,377.71)	(\$3,377.71)
The Trails of Manteca																
Single-Family	Residential															
Subtotal The Trails of Manteca Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Oakwood Trails																
Single-Family	Residential															
Commercial	Commercial															
Subtotal Oakwood Trails Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Oleander																
Single-Family	Residential			-3,419.26												
Subtotal Oleander Marginal Change in Assessment		\$0.00	\$0.00	(\$3,419.26)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sundance																
Single-Family	Residential			-3,229.78	-3,229.78	-3,229.78	-3,229.78	-3,229.78	-1,090.05							
Subtotal Sundance Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	(\$3,229.78)	(\$3,229.78)	(\$3,229.78)	(\$3,229.78)	(\$1,090.05)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal City of Manteca Marginal Change in Assessment		(\$4,342.48)	(\$4,342.48)	(\$6,505.98)	(\$3,984.38)	(\$5,657.39)	(\$7,780.90)	(\$8,081.69)	(\$6,256.34)	(\$5,166.29)	(\$5,166.29)	(\$5,166.29)	(\$5,166.29)	(\$8,429.99)	(\$4,135.63)	(\$4,893.56)
City of Stockton																
Weston Ranch																
Single-Family	Residential			-2,237.03	-2,237.03	-2,237.03	-2,237.03	-2,237.03	-1,341.10							
Multifamily	Residential			-1,432.43	-1,441.85					-1,413.58	-1,413.58					-753.91
Commercial	Commercial				-7,542.62	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26
Subtotal City of Stockton Marginal Change in Assessment		\$0.00	\$0.00	(\$2,237.03)	(\$3,669.46)	(\$11,221.50)	(\$2,991.30)	(\$2,991.30)	(\$2,095.36)	(\$2,167.84)	(\$2,167.84)	(\$754.26)	(\$754.26)	(\$754.26)	(\$754.26)	(\$1,508.17)
San Joaquin County																
Future Stockton Annex																
Single-Family	Residential															
Multifamily	Residential															
Commercial	Commercial										-442.93	-442.93	-442.93	-442.93	-442.93	-442.93
Industrial	Industrial															
Subtotal Future Stockton Annex Marginal Change in Assess.		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)
Future Manteca Annex																
Single-Family	Residential															
Subtotal Future Manteca Annex Marginal Change in Assess		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Oakwood Shores																
Single-Family	Residential	-2,769.36	-2,077.02													
Subtotal Oakwood Shores Marginal Change in Assessment		(\$2,769.36)	(\$2,077.02)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal San Joaquin County Marginal Change in Assessment		(\$2,769.36)	(\$2,077.02)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)
Total RD 17 Area: Marginal Change in Assessment		(\$24,588.39)	(\$23,896.05)	(\$26,219.56)	(\$17,880.37)	(\$27,105.41)	(\$20,998.73)	(\$22,199.51)	(\$18,578.24)	(\$24,614.09)	(\$25,057.01)	(\$23,643.43)	(\$23,643.43)	(\$26,907.13)	(\$12,334.52)	(\$13,846.35)

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

Indicates an update from the May 5, 2017 version.

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
City of Lathrop																
Central Lathrop																
High Density Residential	Residential									-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54
Variable Density Residential	Residential									-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73
Residential/Mixed Use	Residential									-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78
Variable Density Residential Flex	Residential									-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64
Commercial	Commercial									-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25
Parks	N/A															
Schools	N/A															
Public Landscaping	N/A															
Subtotal Central Lathrop Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)
Mossdale Landing																
Low Density Residential	Residential															
Medium Density Residential	Residential															
High Density Residential	Residential															
Commercial	Commercial															
Community Park	N/A															
Neighborhood Park	N/A															
Schools	N/A															
Public Landscaping	N/A															
Subtotal Mossdale Landing Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mossdale Landing East																
Low Density Residential	Residential															
Medium Density Residential	Residential															
High Density Residential	Residential															
Commercial	Commercial															
Parks	N/A															
Public Landscaping	N/A															
Subtotal Mossdale Landing East Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mossdale Landing South																
Medium Density Residential	Residential															
High Density Residential	Residential															
Commercial	Commercial															
Parks	N/A															
Public Landscaping	N/A															
Subtotal Mossdale Landing South Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mossdale Landing Other																
Low Density Residential	Residential									-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31
Subtotal Mossdale Landing Other Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)
South Lathrop																
Light Industrial / R&D Flex	Industrial									-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27
Office Commercial	Commercial									-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58
Open Space	N/A															
Public Landscaping	N/A															
Subtotal South Lathrop Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)

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

Development Area / Project		Overlay Assessment Rate Land Use Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Lathrop Gateway																	
Light Industrial / R&D Flex	Industrial		-1,580.88	-1,580.88	-1,580.88	-3,161.75	-3,161.75	-3,161.75	-3,161.75	-3,161.75	-	-	-	-	-	-	-
Office Commercial	Commercial		-691.83	-691.83	-691.83	-1,383.66	-1,383.66	-1,383.66	-1,383.66	-1,383.66	-	-	-	-	-	-	-
Open Space	N/A		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Lathrop Gateway Marginal Change in Assessment			(\$2,272.71)	(\$2,272.71)	(\$2,272.71)	(\$4,545.42)	(\$4,545.42)	(\$4,545.42)	(\$4,545.42)	(\$4,545.42)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cross Roads																	
Industrial	Industrial		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Cross Roads Marginal Change in Assessment			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Historic/East Lathrop																	
Low Density Residential	Residential		-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32
Medium Density Residential	Residential		-101.87	-101.87	-101.87	-109.42	-109.42	-109.42	-109.42	-109.42	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47
High Density Residential	Residential		-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13
Commercial	Commercial		-792.36	-792.36	-792.36	-792.36	-792.36	-792.36	-792.36	-792.36	-	-	-	-	-	-	-
Industrial	Industrial		-3,772.97	-3,772.97	-3,772.97	-7,545.95	-7,545.95	-7,545.95	-7,545.95	-7,545.95	-	-	-	-	-	-	-
Parks	N/A		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Historic/East Lathrop Marginal Change in Assessment			(\$4,728.99)	(\$4,728.99)	(\$4,728.99)	(\$8,509.51)	(\$8,509.51)	(\$8,509.51)	(\$8,509.51)	(\$8,509.51)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)
Subtotal City of Lathrop Marginal Change in Assessment			(\$7,001.70)	(\$7,001.70)	(\$7,001.70)	(\$13,054.93)	(\$13,054.93)	(\$13,054.93)	(\$13,054.93)	(\$13,054.93)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)
City of Manteca																	
Terra Ranch																	
Single-Family	Residential		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Terra Ranch Marginal Change in Assessment			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cerri																	
Single-Family	Residential		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Cerri Marginal Change in Assessment			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Future Development																	
Multifamily	Residential		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial		-757.92	-757.92	-757.92	-757.92	-942.95	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Future Development Marginal Change in Assessment			(\$757.92)	(\$757.92)	(\$757.92)	(\$757.92)	(\$942.95)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Denali																	
Single-Family	Residential		-3,166.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial		-757.92	-757.92	-301.41	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Denali Marginal Change in Assessment			(\$3,924.53)	(\$757.92)	(\$301.41)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
The Trails of Manteca																	
Single-Family	Residential		-	-	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66
Subtotal The Trails of Manteca Marginal Change in Assessment			\$0.00	\$0.00	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)
Oakwood Trails																	
Single-Family	Residential		-	-	-	-3,750.65	-3,750.65	-3,750.65	-3,750.65	-3,750.65	-3,750.65	-3,750.65	-3,750.65	-3,750.65	-1,687.79	-	-
Commercial	Commercial		-	-	-	-	-	-991.90	-991.90	-991.90	-991.90	-991.90	-991.90	-991.90	-298.35	-	-
Subtotal Oakwood Trails Marginal Change in Assessment			\$0.00	\$0.00	\$0.00	(\$3,750.65)	(\$3,750.65)	(\$4,742.55)	(\$4,742.55)	(\$4,742.55)	(\$4,742.55)	(\$4,742.55)	(\$4,742.55)	(\$4,742.55)	(\$1,986.14)	\$0.00	\$0.00

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Oleander																
Single-Family	Residential															
Subtotal Oleander Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sundance																
Single-Family	Residential															
Subtotal Sundance Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal City of Manteca Marginal Change in Assessment		(\$4,682.45)	(\$1,515.85)	(\$5,146.99)	(\$8,536.23)	(\$8,781.26)	(\$8,830.21)	(\$8,830.21)	(\$8,830.21)	(\$8,830.21)	(\$8,830.21)	(\$8,830.21)	(\$6,071.81)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)
City of Stockton																
Weston Ranch																
Single-Family	Residential															
Multifamily	Residential	-753.91	-753.91	-753.91	-753.91	-753.91	-150.78									
Commercial	Commercial	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26
Subtotal City of Stockton Marginal Change in Assessment		(\$1,508.17)	(\$1,508.17)	(\$1,508.17)	(\$1,508.17)	(\$1,508.17)	(\$905.04)	(\$754.26)	(\$754.26)	(\$670.66)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
San Joaquin County																
Future Stockton Annex																
Single-Family	Residential															
Multifamily	Residential															
Commercial	Commercial	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93
Industrial	Industrial															
Subtotal Future Stockton Annex Marginal Change in Assess.		(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)
Future Manteca Annex																
Single-Family	Residential			-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93
Subtotal Future Manteca Annex Marginal Change in Assess		\$0.00	\$0.00	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)
Oakwood Shores																
Single-Family	Residential															
Subtotal Oakwood Shores Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal San Joaquin County Marginal Change in Assessment		(\$442.93)	(\$442.93)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)
Total RD 17 Area: Marginal Change in Assessment		(\$13,635.25)	(\$10,468.64)	(\$17,873.72)	(\$27,376.19)	(\$27,561.22)	(\$27,007.05)	(\$26,856.26)	(\$26,856.26)	(\$19,347.75)	(\$18,677.09)	(\$18,677.09)	(\$15,918.68)	(\$13,934.53)	(\$13,934.53)	(\$13,934.53)

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

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	Total
City of Lathrop															
Central Lathrop															
High Density Residential	Residential	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	(\$4,421.45)
Variable Density Residential	Residential	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	(\$114,698.43)
Residential/Mixed Use	Residential	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	(\$7,675.65)
Variable Density Residential Flex	Residential	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	(\$10,092.71)
Commercial	Commercial	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	(\$1,564.92)
Parks	N/A														\$0.00
Schools	N/A														\$0.00
Public Landscaping	N/A														\$0.00
Subtotal Central Lathrop Marginal Change in Assessment		(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$138,453.15)
Mossdale Landing															
Low Density Residential	Residential														(\$2,706.70)
Medium Density Residential	Residential														\$0.00
High Density Residential	Residential														(\$731.01)
Commercial	Commercial														(\$1,188.55)
Community Park	N/A														\$0.00
Neighborhood Park	N/A														\$0.00
Schools	N/A														\$0.00
Public Landscaping	N/A														\$0.00
Subtotal Mossdale Landing Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,626.26)
Mossdale Landing East															
Low Density Residential	Residential														(\$1,303.39)
Medium Density Residential	Residential														\$0.00
High Density Residential	Residential														(\$1,697.84)
Commercial	Commercial														(\$25,949.90)
Parks	N/A														\$0.00
Public Landscaping	N/A														\$0.00
Subtotal Mossdale Landing East Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$28,951.13)
Mossdale Landing South															
Medium Density Residential	Residential														(\$5,569.03)
High Density Residential	Residential														(\$1,141.02)
Commercial	Commercial														(\$14,856.81)
Parks	N/A														\$0.00
Public Landscaping	N/A														\$0.00
Subtotal Mossdale Landing South Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$19,566.86)
Mossdale Landing Other															
Low Density Residential	Residential	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	(\$24,826.17)
Subtotal Mossdale Landing Other Marginal Change in Assessment		(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$24,826.17)
South Lathrop															
Light Industrial / R&D Flex	Industrial	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	(\$41,936.61)
Office Commercial	Commercial	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	(\$871.60)
Open Space	N/A														\$0.00
Public Landscaping	N/A														\$0.00
Subtotal South Lathrop Marginal Change in Assessment		(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$42,808.21)

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	Total
Lathrop Gateway															
Light Industrial / R&D Flex	Industrial														(\$31,617.53)
Office Commercial	Commercial														(\$13,836.65)
Open Space	N/A														\$0.00
Public Landscaping	N/A														\$0.00
Subtotal Lathrop Gateway Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$45,454.17)
Cross Roads															
Industrial Commercial	Industrial Commercial														\$0.00
Subtotal Cross Roads Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Historic/East Lathrop															
Low Density Residential	Residential	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	(\$1,282.81)
Medium Density Residential	Residential	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	(\$3,093.84)
High Density Residential	Residential	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	(\$495.20)
Commercial	Commercial														(\$17,828.18)
Industrial	Industrial														(\$75,459.49)
Parks	N/A														\$0.00
Schools	N/A														\$0.00
Subtotal Historic/East Lathrop Marginal Change in Assessment		(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$98,159.52)
Subtotal City of Lathrop Marginal Change in Assessment		(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$402,845.48)
City of Manteca															
Terra Ranch															
Single-Family	Residential														(\$11,507.57)
Multifamily	Residential														(\$1,886.40)
Subtotal Terra Ranch Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$13,394.06)
Cerril															
Single-Family	Residential														(\$30,183.80)
Subtotal Cerril Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$30,183.80)
Future Development															
Multifamily	Residential														(\$2,188.33)
Commercial	Commercial														(\$10,795.95)
Industrial	Industrial														(\$5,168.98)
Subtotal Future Development Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$18,153.25)
Denali															
Single-Family	Residential														(\$13,299.74)
Commercial	Commercial														(\$2,575.18)
Subtotal Denali Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$15,874.92)
The Trails of Manteca															
Single-Family	Residential	-4,087.66	-2,197.12												(\$59,424.35)
Subtotal The Trails of Manteca Marginal Change in Assessment		(\$4,087.66)	(\$2,197.12)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$59,424.35)
Oakwood Trails															
Single-Family	Residential														(\$31,692.99)
Commercial	Commercial														(\$6,247.79)
Subtotal Oakwood Trails Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$37,940.77)

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

Development Area / Project	Overlay Assessment Rate Land Use Category	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	Total
Oleander															
Single-Family	Residential														(\$3,419.26)
Subtotal Oleander Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,419.26)
Sundance															
Single-Family	Residential														(\$14,009.19)
Subtotal Sundance Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$14,009.19)
Subtotal City of Manteca Marginal Change in Assessment		(\$4,087.66)	(\$2,197.12)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$192,399.59)
City of Stockton															
Weston Ranch															
Single-Family	Residential														(\$12,526.28)
Multi-Family	Residential														(\$10,375.68)
Commercial	Commercial														(\$21,789.99)
Subtotal City of Stockton Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$44,691.95)
San Joaquin County															
Future Stockton Annex															
Single-Family	Residential														\$0.00
Multi-Family	Residential														\$0.00
Commercial	Commercial	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-420.12				(\$13,707.89)
Industrial	Industrial														\$0.00
Subtotal Future Stockton Annex Marginal Change in Assess		(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$420.12)	\$0.00	\$0.00	\$0.00	(\$13,707.89)
Future Manteca Annex															
Single-Family	Residential	-2,877.62													(\$51,938.77)
Subtotal Future Manteca Annex Marginal Change in Assess		(\$2,877.62)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$51,938.77)
Oakwood Shores															
Single-Family	Residential														(\$4,846.39)
Subtotal Oakwood Shores Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,846.39)
Subtotal San Joaquin County Marginal Change in Assessment		(\$3,320.55)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$420.12)	\$0.00	\$0.00	\$0.00	(\$70,493.04)
Total RD 17 Area: Marginal Change in Assessment		(\$13,038.22)	(\$8,270.06)	(\$6,072.94)	(\$6,072.94)	(\$6,072.94)	(\$6,072.94)	(\$6,072.94)	(\$6,072.94)	(\$6,072.94)	(\$6,050.13)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$710,430.06)

Indicates an update from the May 5, 2017 version.

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

Overlay Assessment Land Use Category	Assessment Rate Per Developable Acre B (Table 3)	Assessment Rate Per Developed Acre C (Table 3)	Marginal Assessment Rate Change Per Acre D = C - B
Vacant Commercial	\$594.25	\$396.16	(\$198.09)
Vacant Industrial	\$565.95	\$377.30	(\$188.65)
Vacant Residential	\$565.95	\$377.30	(\$188.65)
Total	\$1,726.15	\$1,150.76	(\$575.39)

APPENDIX E: EIFD ANALYSIS SUPPORTING TABLES

<i>EPS Table Set</i>	RD 17 Area Finance Plan Implementation EIFD Revenue Analysis prepared by Economic & Planning Systems, Inc.....	E1
Table E17	Hybrid Financing Revenues and Debt Service	E45

DRAFT Discussion Tables

RD 17 Area Finance Plan Implementation

EIFD Revenue Analysis

The Economics of Land Use



Prepared by:

Economic & Planning Systems, Inc. (EPS)

September 21, 2017

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

*Oakland
Sacramento
Denver
Los Angeles*

EPS #162095

www.epsys.com

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

Item	Cumulative Revenue (Fiscal Years 2017-18 through 2060-61)				Total
	Lathrop	Manteca [1]	Stockton	Unincorporated San Joaquin County	
EIFD Revenue	\$383,064,173	\$166,793,790	\$105,771,135	\$14,025,284	\$669,654,382
EIFD Revenue from City	\$160,348,861	\$66,231,381	\$45,657,407	\$0	\$272,237,650
Percentage of Gross Property Tax Revenue	23%	24%	18%	NA	28%
EIFD Revenue from County	\$222,715,312	\$100,562,409	\$60,113,727	\$14,025,284	\$397,416,732
Percentage of Gross Property Tax Revenue	23%	25%	19%	14%	28%
Net Property Tax Revenue [2]	\$5,229,497,822	\$1,886,070,811	\$1,481,755,300	\$465,955,634	\$9,063,279,567
Property Tax Revenue to City [2]	\$550,800,879	\$204,183,069	\$207,280,529	\$0	\$962,264,478
Property Tax Revenue to County [2]	\$757,410,913	\$305,207,948	\$264,040,711	\$85,051,947	\$1,411,711,518

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.

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

Fiscal Year Ending	Annual EIFD Revenue (Fiscal Years 2017-18 through 2060-61)				Total
	Lathrop [1]	Manteca [1]	Stockton [1]	Unincorporated San Joaquin County	
2017	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0
2019	\$287,842	\$103,755	\$45,694	\$11,393	\$448,683
2020	\$590,709	\$201,812	\$92,758	\$23,128	\$908,407
2021	\$909,245	\$315,027	\$178,383	\$35,215	\$1,437,870
2022	\$1,176,803	\$411,156	\$307,957	\$47,664	\$1,943,580
2023	\$1,457,351	\$544,637	\$519,838	\$60,487	\$2,582,312
2024	\$1,751,427	\$706,262	\$629,527	\$73,695	\$3,160,910
2025	\$2,059,593	\$892,453	\$743,958	\$87,299	\$3,783,302
2026	\$2,382,427	\$1,032,591	\$846,070	\$101,310	\$4,362,399
2027	\$2,362,189	\$955,966	\$800,257	\$95,318	\$4,213,729
2028	\$2,782,776	\$1,066,667	\$915,211	\$107,560	\$4,872,213
2029	\$3,224,624	\$1,182,684	\$994,968	\$120,125	\$5,522,401
2030	\$3,688,630	\$1,304,236	\$1,077,557	\$133,068	\$6,203,491
2031	\$4,175,725	\$1,481,341	\$1,163,078	\$146,399	\$6,966,543
2032	\$4,457,943	\$1,609,819	\$1,251,631	\$160,130	\$7,479,523
2033	\$4,751,487	\$1,759,547	\$1,367,480	\$174,273	\$8,052,787
2034	\$5,056,783	\$1,912,788	\$1,488,025	\$188,840	\$8,646,435
2035	\$5,374,272	\$2,018,250	\$1,613,442	\$203,844	\$9,209,808
2036	\$5,704,410	\$2,211,506	\$1,743,917	\$219,298	\$9,879,131
2037	\$6,134,608	\$2,469,360	\$1,879,638	\$234,961	\$10,717,568
2038	\$6,583,636	\$2,741,509	\$2,020,805	\$251,094	\$11,597,043
2039	\$7,052,235	\$3,022,885	\$2,144,544	\$267,710	\$12,487,375
2040	\$7,541,177	\$3,317,209	\$2,266,818	\$284,825	\$13,410,029
2041	\$8,051,260	\$3,625,003	\$2,393,370	\$302,453	\$14,372,085
2042	\$8,538,950	\$3,946,811	\$2,523,132	\$320,611	\$15,329,503
2043	\$9,046,806	\$4,283,198	\$2,647,373	\$339,313	\$16,316,690
2044	\$9,575,601	\$4,634,747	\$2,775,669	\$358,576	\$17,344,593
2045	\$10,126,133	\$4,943,426	\$2,908,152	\$378,416	\$18,356,126
2046	\$10,699,229	\$5,221,762	\$3,044,956	\$398,853	\$19,364,800
2047	\$11,295,750	\$5,510,881	\$3,186,222	\$419,902	\$20,412,755
2048	\$11,916,584	\$5,811,179	\$3,332,095	\$441,583	\$21,501,442
2049	\$12,562,654	\$6,115,134	\$3,482,724	\$463,914	\$22,624,426
2050	\$13,234,914	\$6,363,179	\$3,638,263	\$486,915	\$23,723,271
2051	\$13,934,355	\$6,569,605	\$3,798,871	\$510,606	\$24,813,436
2052	\$14,662,002	\$6,782,223	\$3,964,712	\$535,008	\$25,943,945
2053	\$15,418,919	\$7,001,220	\$4,135,955	\$560,142	\$27,116,236
2054	\$16,206,207	\$7,226,787	\$4,312,776	\$586,029	\$28,331,799
2055	\$17,025,006	\$7,459,121	\$4,495,355	\$612,694	\$29,592,176
2056	\$17,876,499	\$7,698,425	\$4,683,878	\$640,159	\$30,898,961
2057	\$18,761,910	\$7,944,908	\$4,878,538	\$668,447	\$32,253,804
2058	\$19,682,509	\$8,198,786	\$5,078,658	\$697,584	\$33,657,537
2059	\$20,639,610	\$8,460,280	\$5,268,647	\$727,595	\$35,096,132
2060	\$21,634,574	\$8,729,619	\$5,464,337	\$758,507	\$36,587,036
2061	\$22,668,811	\$9,007,037	\$5,665,897	\$790,346	\$38,132,091
Total	\$383,064,173	\$166,793,790	\$105,771,135	\$14,025,284	\$669,654,382

EIFD rev

Source: EPS.

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

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

Jurisdiction / Item	Formula	2020	2025	2030	2040	2050	Bulldozer (2060)
<i>EIFD Allocation [1]</i>		34%	34%	28%	28%	28%	28%
Lathrop							
EIFD Allocation							
Estimated EIFD Allocation (Real \$)	a	\$230,685	\$827,986	\$1,523,850	\$3,153,511	\$5,555,910	\$9,100,226
Discount Factor	b	1.13	1.30	1.51	2.03	2.73	3.67
Estimated EIFD Allocation (Current 2016\$)	c = a/b	\$204,960	\$634,582	\$1,007,445	\$1,551,318	\$2,033,713	\$2,478,645
Net Fiscal Impact							
Net Fiscal Surplus/(Deficit) (2016\$)	d	(\$119,000)	(\$367,000)	\$333,000	\$1,499,000	\$591,000	(\$316,000)
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]	e = d - c	(\$323,960)	(\$1,001,582)	(\$674,445)	(\$52,318)	(\$1,442,713)	(\$2,794,645)
Manteca							
EIFD Allocation							
Estimated EIFD Allocation (Real \$)	f	\$68,851	\$356,260	\$529,964	\$1,330,002	\$2,512,161	\$3,450,877
Discount Factor	g	1.13	1.30	1.51	2.03	2.73	3.67
Estimated EIFD Allocation (Current 2016\$)	h = f/g	\$61,173	\$273,044	\$350,369	\$654,273	\$919,564	\$939,921
Net Fiscal Impact							
Net Fiscal Surplus/(Deficit) (2016\$)	i	(\$91,000)	(\$254,000)	\$153,000	\$1,209,000	\$1,114,000	\$1,114,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]	j = i - h	(\$152,173)	(\$527,044)	(\$197,369)	\$554,727	\$194,436	\$174,079
Stockton							
EIFD Allocation							
Estimated EIFD Allocation (Real \$)	k	\$41,822	\$335,429	\$480,244	\$989,458	\$1,562,911	\$2,323,606
Discount Factor	l	1.13	1.30	1.51	2.03	2.73	3.67
Estimated EIFD Allocation (Current 2016\$)	m = k / l	\$37,158	\$257,078	\$317,498	\$486,748	\$572,095	\$632,885
Net Fiscal Impact							
Net Fiscal Surplus/(Deficit) (2016\$)	n	(\$7,000)	\$580,000	\$984,000	\$1,932,000	\$2,517,000	\$2,889,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]	o = n - m	(\$44,158)	\$322,922	\$666,502	\$1,445,252	\$1,944,905	\$2,256,115
San Joaquin County							
EIFD Allocation							
Estimated EIFD Allocation (Real \$)	p	\$567,049	\$2,263,627	\$3,669,433	\$7,937,059	\$14,092,288	\$21,712,327
Discount Factor	q	1.13	1.30	1.51	2.03	2.73	3.67
Estimated EIFD Allocation (Current 2016\$)	r = p/q	\$503,816	\$1,734,882	\$2,425,927	\$3,904,507	\$5,158,410	\$5,913,825
Net Fiscal Impact							
Net Fiscal Surplus/(Deficit) (2016\$)	s	\$1,124,000	\$3,313,000	\$7,176,000	\$11,520,000	\$13,944,000	\$15,452,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]	t = s - r	\$620,184	\$1,578,118	\$4,750,073	\$7,615,493	\$8,785,590	\$9,538,175

Source: EPS.

fiscal

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

[2] The EIFD contribution is estimated based on the incremental growth of existing and new development, while the fiscal impact analysis evaluates the incremental impacts from new development only. Thus, netting out the EIFD contribution from the net fiscal impacts to each jurisdiction overestimates the reduction in property tax revenues related to new development. However, for Lathrop and Manteca and the County, the EIFD contribution predominantly comprises revenue from the incremental growth of new development; in Stockton, about 50 percent of the EIFD contribution comprises revenue from the incremental growth of new development. This table is intended to illustrate general impacts. Further analyses will be required to determine the exact net fiscal impacts less the EIFD contribution related to new development only.

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

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

assumps

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

[1] This Analysis assumed an EIFD will be formed in fiscal year 2018-19.

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

Refer to Table E-4, Table E-5, and Table E-3 for additional details pertaining to the calculation of property tax allocations for annexation areas.

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

Lathrop

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

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 6	Table 7		Table 6	Table 7				
2017	\$3,047,137	\$0	\$3,047,137	\$4,074,625	\$0	\$4,074,625	\$0	\$0	\$0
2018	\$3,138,551	\$0	\$3,138,551	\$4,196,864	\$0	\$4,196,864	\$0	\$0	\$0
2019	\$3,338,590	\$18,244	\$3,356,834	\$4,464,356	\$72,976	\$4,537,332	\$112,449	\$175,393	\$287,842
2020	\$3,548,767	\$37,583	\$3,586,350	\$4,745,405	\$150,331	\$4,895,736	\$230,685	\$360,025	\$590,709
2021	\$3,769,511	\$58,065	\$3,827,576	\$5,040,583	\$232,261	\$5,272,844	\$354,953	\$554,293	\$909,245
2022	\$3,975,597	\$65,608	\$4,041,205	\$5,316,161	\$262,431	\$5,578,592	\$465,004	\$711,799	\$1,176,803
2023	\$4,191,616	\$73,550	\$4,265,167	\$5,605,021	\$294,201	\$5,899,223	\$580,378	\$876,973	\$1,457,351
2024	\$4,417,979	\$81,911	\$4,499,889	\$5,907,713	\$327,642	\$6,235,355	\$701,296	\$1,050,132	\$1,751,427
2025	\$4,655,111	\$90,706	\$4,745,817	\$6,224,805	\$362,825	\$6,587,630	\$827,986	\$1,231,607	\$2,059,593
2026	\$4,903,455	\$99,956	\$5,003,411	\$6,556,891	\$399,823	\$6,956,714	\$960,686	\$1,421,741	\$2,382,427
2027	\$5,497,199	\$112,314	\$5,609,513	\$7,350,845	\$449,256	\$7,800,101	\$960,930	\$1,401,259	\$2,362,189
2028	\$5,952,729	\$115,683	\$6,068,412	\$7,959,978	\$462,734	\$8,422,712	\$1,139,391	\$1,643,385	\$2,782,776
2029	\$6,431,434	\$119,154	\$6,550,588	\$8,600,101	\$476,616	\$9,076,717	\$1,326,903	\$1,897,720	\$3,224,624
2030	\$6,934,294	\$122,729	\$7,057,023	\$9,272,525	\$490,914	\$9,763,439	\$1,523,850	\$2,164,779	\$3,688,630
2031	\$7,462,329	\$126,410	\$7,588,739	\$9,978,612	\$505,642	\$10,484,254	\$1,730,629	\$2,445,096	\$4,175,725
2032	\$7,764,717	\$130,203	\$7,894,920	\$10,382,955	\$520,811	\$10,903,776	\$1,849,699	\$2,608,244	\$4,457,943
2033	\$8,079,323	\$134,109	\$8,213,432	\$10,803,656	\$536,435	\$11,340,091	\$1,973,565	\$2,777,922	\$4,751,487
2034	\$8,406,609	\$138,132	\$8,544,741	\$11,241,301	\$552,528	\$11,793,830	\$2,102,407	\$2,954,375	\$5,056,783
2035	\$8,747,051	\$142,276	\$8,889,327	\$11,696,539	\$569,104	\$12,265,644	\$2,236,413	\$3,137,859	\$5,374,272
2036	\$9,101,144	\$146,544	\$9,247,688	\$12,170,033	\$586,177	\$12,756,210	\$2,375,776	\$3,328,635	\$5,704,410
2037	\$9,565,051	\$150,941	\$9,715,991	\$12,790,368	\$603,763	\$13,394,130	\$2,557,894	\$3,576,715	\$6,134,608
2038	\$10,049,392	\$155,469	\$10,204,861	\$13,438,028	\$621,876	\$14,059,903	\$2,748,009	\$3,835,626	\$6,583,636
2039	\$10,554,976	\$160,133	\$10,715,109	\$14,114,094	\$640,532	\$14,754,625	\$2,946,439	\$4,105,796	\$7,052,235
2040	\$11,082,641	\$164,937	\$11,247,578	\$14,819,687	\$659,748	\$15,479,434	\$3,153,511	\$4,387,666	\$7,541,177
2041	\$11,633,258	\$169,885	\$11,803,143	\$15,555,970	\$679,540	\$16,235,511	\$3,369,564	\$4,681,896	\$8,051,260
2042	\$12,155,276	\$176,685	\$12,331,961	\$16,254,012	\$706,741	\$16,960,753	\$3,575,215	\$4,963,734	\$8,538,950
2043	\$12,698,936	\$183,740	\$12,882,676	\$16,980,993	\$734,962	\$17,715,955	\$3,789,382	\$5,257,424	\$9,046,806
2044	\$13,265,066	\$191,060	\$13,456,127	\$17,738,022	\$764,240	\$18,502,262	\$4,012,391	\$5,563,210	\$9,575,601
2045	\$13,854,527	\$198,653	\$14,053,180	\$18,526,247	\$794,614	\$19,320,861	\$4,244,578	\$5,881,554	\$10,126,133
2046	\$14,468,207	\$206,530	\$14,674,738	\$19,346,859	\$826,122	\$20,172,981	\$4,486,295	\$6,212,935	\$10,699,229
2047	\$15,107,030	\$214,701	\$15,321,732	\$20,201,092	\$858,805	\$21,059,898	\$4,737,904	\$6,557,846	\$11,295,750
2048	\$15,771,952	\$223,177	\$15,995,129	\$21,090,225	\$892,706	\$21,982,931	\$4,999,780	\$6,916,804	\$11,916,584
2049	\$16,463,964	\$231,967	\$16,695,931	\$22,015,582	\$927,869	\$22,943,450	\$5,272,315	\$7,290,339	\$12,562,654
2050	\$17,184,093	\$241,084	\$17,425,177	\$22,978,537	\$964,337	\$23,942,874	\$5,555,910	\$7,679,004	\$13,234,914
2051	\$17,933,403	\$250,540	\$18,183,942	\$23,980,512	\$1,002,158	\$24,982,671	\$5,850,986	\$8,083,369	\$13,934,355
2052	\$18,712,997	\$260,345	\$18,973,342	\$25,022,983	\$1,041,381	\$26,064,365	\$6,157,974	\$8,504,028	\$14,662,002
2053	\$19,524,017	\$270,514	\$19,794,531	\$26,107,478	\$1,082,055	\$27,189,533	\$6,477,325	\$8,941,594	\$15,418,919
2054	\$20,367,647	\$281,058	\$20,648,705	\$27,235,579	\$1,124,233	\$28,359,812	\$6,809,505	\$9,396,702	\$16,206,207
2055	\$21,245,115	\$291,992	\$21,537,107	\$28,408,927	\$1,167,967	\$29,576,894	\$7,154,994	\$9,870,012	\$17,025,006
2056	\$22,157,691	\$303,328	\$22,461,019	\$29,629,222	\$1,213,314	\$30,842,535	\$7,514,293	\$10,362,206	\$17,876,499
2057	\$23,106,691	\$315,082	\$23,421,774	\$30,898,224	\$1,260,330	\$32,158,553	\$7,887,920	\$10,873,990	\$18,761,910
2058	\$24,093,481	\$327,269	\$24,420,750	\$32,217,757	\$1,309,075	\$33,526,832	\$8,276,411	\$11,406,099	\$19,682,509
2059	\$25,119,473	\$339,903	\$25,459,376	\$33,589,711	\$1,359,610	\$34,949,322	\$8,680,321	\$11,959,289	\$20,639,610
2060	\$26,186,131	\$353,000	\$26,539,131	\$35,016,045	\$1,412,000	\$36,428,045	\$9,100,226	\$12,534,348	\$21,634,574
2061	\$27,294,972	\$366,577	\$27,661,550	\$36,498,785	\$1,466,309	\$37,965,094	\$9,536,722	\$13,132,089	\$22,668,811
TOTAL	\$542,959,131	\$7,841,749	\$550,800,879	\$726,043,918	\$31,366,995	\$757,410,913	\$160,348,861	\$222,715,312	\$383,064,173

Source: EPS.

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

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

Lathrop
Existing City

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						Total EIFD
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	
Formula	a	b=a*1.0%	c=b*13.20%	d	e=c-d	f=b*17.65%	g	h=f-g	i=d+g
2017	\$2,308,244,724	\$23,082,447	\$3,047,137	\$0	\$3,047,137	\$4,074,625	\$0	\$4,074,625	\$0
2018	\$2,377,492,066	\$23,774,921	\$3,138,551	\$0	\$3,138,551	\$4,196,864	\$0	\$4,196,864	\$0
2019	\$2,607,096,558	\$26,070,866	\$3,441,641	\$103,051	\$3,338,590	\$4,602,155	\$137,799	\$4,464,356	\$240,850
2020	\$2,848,316,976	\$28,483,170	\$3,760,091	\$211,324	\$3,548,767	\$5,027,987	\$262,582	\$4,745,405	\$489,906
2021	\$3,101,674,842	\$31,016,748	\$4,094,552	\$325,040	\$3,769,511	\$5,475,226	\$434,643	\$5,040,583	\$759,684
2022	\$3,338,209,332	\$33,382,093	\$4,406,803	\$431,206	\$3,975,597	\$5,892,769	\$576,608	\$5,316,161	\$1,007,613
2023	\$3,586,144,384	\$35,861,444	\$4,734,105	\$542,488	\$4,191,616	\$6,330,436	\$725,414	\$5,605,021	\$1,267,903
2024	\$3,845,951,151	\$38,459,512	\$5,077,078	\$659,099	\$4,417,979	\$6,789,059	\$861,346	\$5,907,713	\$1,540,446
2025	\$4,118,118,794	\$41,181,188	\$5,436,369	\$781,258	\$4,655,111	\$7,269,503	\$1,044,697	\$6,224,805	\$1,825,955
2026	\$4,403,155,139	\$44,031,551	\$5,812,848	\$909,193	\$4,903,655	\$7,772,862	\$1,215,771	\$6,558,891	\$2,124,965
2027	\$4,699,028,672	\$46,990,287	\$6,214,452	\$917,252	\$5,497,199	\$8,577,393	\$1,226,546	\$7,350,645	\$2,143,800
2028	\$5,338,291,776	\$53,382,918	\$7,047,132	\$1,094,403	\$5,952,729	\$9,423,411	\$1,463,433	\$7,959,978	\$2,557,636
2029	\$5,841,937,541	\$58,419,375	\$7,711,999	\$1,280,566	\$6,431,434	\$10,312,471	\$1,712,370	\$8,600,101	\$2,992,936
2030	\$6,370,997,589	\$63,709,976	\$8,410,417	\$1,476,122	\$6,934,294	\$11,246,393	\$1,973,868	\$9,272,525	\$3,445,991
2031	\$6,926,543,497	\$69,265,435	\$9,143,798	\$1,681,469	\$7,462,329	\$12,227,070	\$2,246,458	\$9,976,612	\$3,929,927
2032	\$7,244,686,373	\$72,446,864	\$9,563,782	\$1,799,065	\$7,764,717	\$12,768,671	\$2,405,706	\$10,362,965	\$4,204,771
2033	\$7,576,683,932	\$75,766,839	\$10,000,735	\$1,921,412	\$8,079,323	\$13,372,964	\$2,569,308	\$10,803,656	\$4,489,720
2034	\$7,920,021,127	\$79,200,211	\$10,455,298	\$2,048,689	\$8,406,609	\$13,980,804	\$2,739,503	\$11,241,301	\$4,788,193
2035	\$8,278,200,438	\$82,782,004	\$10,928,134	\$2,181,083	\$8,747,051	\$14,613,080	\$2,916,540	\$11,698,539	\$5,097,624
2036	\$8,650,742,489	\$86,507,425	\$11,419,930	\$2,318,786	\$9,101,144	\$15,270,709	\$3,100,677	\$12,170,033	\$5,419,463
2037	\$9,138,819,285	\$91,388,193	\$12,064,245	\$2,499,194	\$9,565,051	\$16,132,286	\$3,341,918	\$12,790,368	\$5,841,113
2038	\$9,648,394,979	\$96,483,950	\$12,736,941	\$2,687,549	\$10,049,392	\$17,031,614	\$3,593,786	\$13,438,028	\$6,281,335
2039	\$10,180,320,299	\$101,803,203	\$13,439,141	\$2,884,165	\$10,554,976	\$17,970,794	\$3,856,700	\$14,114,094	\$6,740,866
2040	\$10,735,477,582	\$107,354,776	\$14,172,010	\$3,089,369	\$11,082,641	\$18,950,784	\$4,131,098	\$14,819,687	\$7,220,466
2041	\$11,314,782,014	\$113,147,820	\$14,936,755	\$3,303,497	\$11,633,258	\$19,973,401	\$4,417,430	\$15,555,970	\$7,720,928
2042	\$11,963,997,559	\$118,639,976	\$15,661,780	\$3,536,504	\$12,125,276	\$20,942,903	\$4,688,891	\$16,254,012	\$8,195,395
2043	\$12,435,982,733	\$124,359,827	\$16,416,863	\$3,777,928	\$12,638,936	\$21,952,598	\$4,971,606	\$16,980,993	\$8,689,533
2044	\$13,031,609,420	\$130,316,094	\$17,203,156	\$3,938,389	\$13,264,767	\$23,004,027	\$5,266,006	\$17,738,021	\$9,204,095
2045	\$13,651,781,324	\$136,517,813	\$18,021,851	\$4,167,324	\$13,854,527	\$24,098,785	\$5,572,538	\$18,526,247	\$9,739,862
2046	\$14,297,435,093	\$142,974,351	\$18,874,185	\$4,405,978	\$14,468,207	\$25,238,524	\$5,891,665	\$19,346,559	\$10,297,642
2047	\$14,969,541,485	\$149,695,415	\$19,761,439	\$4,654,409	\$15,107,030	\$26,424,959	\$6,223,867	\$20,201,092	\$10,878,275
2048	\$15,669,106,570	\$156,691,065	\$20,684,942	\$4,912,990	\$15,771,952	\$27,659,865	\$6,569,640	\$21,090,225	\$11,482,630
2049	\$16,397,172,972	\$163,971,730	\$21,646,070	\$5,182,105	\$16,463,964	\$28,945,083	\$6,929,501	\$22,015,582	\$12,111,607
2050	\$17,154,821,162	\$171,548,212	\$22,646,248	\$5,462,155	\$17,184,093	\$30,282,520	\$7,303,984	\$22,978,537	\$12,766,139
2051	\$17,943,170,768	\$179,431,708	\$23,686,956	\$5,753,554	\$17,933,403	\$31,674,153	\$7,693,641	\$23,980,512	\$13,447,195
2052	\$18,763,382,052	\$187,633,821	\$24,769,725	\$6,056,729	\$18,712,997	\$33,122,030	\$8,099,046	\$25,022,963	\$14,155,775
2053	\$19,616,657,138	\$196,166,571	\$25,896,142	\$6,372,126	\$19,524,017	\$34,628,272	\$8,520,794	\$26,107,478	\$14,892,920
2054	\$20,504,241,686	\$205,042,417	\$27,067,851	\$6,700,204	\$20,367,647	\$36,195,079	\$8,959,500	\$27,235,579	\$15,659,705
2055	\$21,427,426,316	\$214,274,263	\$28,286,557	\$7,041,442	\$21,245,115	\$37,824,730	\$9,415,802	\$28,408,927	\$16,457,244
2056	\$22,387,548,205	\$223,875,482	\$29,554,023	\$7,395,352	\$22,158,671	\$39,519,583	\$9,890,351	\$29,629,222	\$17,286,694
2057	\$23,385,992,725	\$233,859,927	\$30,872,079	\$7,765,388	\$23,106,691	\$41,282,086	\$10,383,862	\$30,898,224	\$18,149,250
2058	\$24,424,195,122	\$244,241,951	\$32,242,621	\$8,149,140	\$24,093,481	\$43,114,771	\$10,897,014	\$32,217,757	\$19,046,153
2059	\$25,503,642,269	\$255,036,423	\$33,667,809	\$8,548,136	\$25,119,673	\$45,020,263	\$11,430,552	\$33,589,711	\$19,876,688
2060	\$26,625,874,470	\$266,258,745	\$35,149,079	\$8,962,948	\$26,186,131	\$47,001,282	\$11,985,237	\$35,016,045	\$20,846,185
2061	\$27,792,487,324	\$277,924,873	\$36,689,136	\$9,394,164	\$27,294,972	\$49,060,643	\$12,561,858	\$36,498,785	\$21,956,022

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

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

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

Lathrop
Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						Total EIFD
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	
<i>Formula</i>	<i>a</i>	<i>b=a*1.0%</i>	<i>c=b*5.14%</i>	<i>d</i>	<i>e=c-d</i>	<i>f=b*20.55%</i>	<i>g</i>	<i>h=f-g</i>	<i>d+g</i>
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$53,805,455	\$538,055	\$27,642	\$9,398	\$18,244	\$110,570	\$37,594	\$72,976	\$46,992
2020	\$110,839,238	\$1,108,392	\$56,943	\$19,361	\$37,583	\$227,774	\$77,443	\$150,331	\$96,804
2021	\$171,246,622	\$1,712,466	\$87,978	\$29,912	\$58,065	\$351,911	\$119,550	\$232,261	\$149,562
2022	\$193,490,790	\$1,934,908	\$99,406	\$33,798	\$65,608	\$397,522	\$135,192	\$262,431	\$168,989
2023	\$216,915,486	\$2,169,155	\$111,440	\$37,890	\$73,550	\$445,760	\$151,558	\$294,201	\$189,448
2024	\$241,571,521	\$2,415,715	\$124,107	\$42,196	\$81,911	\$496,428	\$168,785	\$327,642	\$210,982
2025	\$267,511,696	\$2,675,117	\$137,434	\$46,727	\$90,706	\$549,735	\$186,910	\$362,825	\$233,637
2026	\$294,790,866	\$2,947,909	\$151,448	\$51,452	\$99,996	\$605,793	\$205,970	\$399,823	\$257,462
2027	\$303,634,592	\$3,036,346	\$155,992	\$53,678	\$102,314	\$623,967	\$214,711	\$409,256	\$275,462
2028	\$312,743,629	\$3,127,436	\$160,671	\$54,988	\$105,683	\$642,686	\$219,952	\$422,734	\$282,940
2029	\$322,125,938	\$3,221,259	\$165,492	\$56,338	\$109,154	\$661,966	\$225,351	\$436,615	\$290,368
2030	\$331,769,716	\$3,317,697	\$170,456	\$57,728	\$112,729	\$681,825	\$230,911	\$450,914	\$298,639
2031	\$341,743,408	\$3,417,434	\$175,570	\$59,160	\$116,410	\$702,290	\$236,638	\$465,652	\$304,827
2032	\$351,955,710	\$3,519,557	\$180,837	\$60,634	\$120,203	\$723,348	\$242,538	\$481,110	\$311,677
2033	\$362,555,581	\$3,625,556	\$186,262	\$62,153	\$124,109	\$745,049	\$248,614	\$496,435	\$318,052
2034	\$373,432,249	\$3,734,322	\$191,850	\$63,718	\$128,132	\$767,401	\$254,972	\$511,463	\$324,380
2035	\$384,695,216	\$3,846,952	\$197,606	\$65,330	\$132,276	\$790,423	\$261,518	\$526,905	\$330,575
2036	\$396,347,273	\$3,963,472	\$203,534	\$66,989	\$136,545	\$814,135	\$268,265	\$542,870	\$336,885
2037	\$408,059,501	\$4,080,595	\$209,640	\$68,699	\$140,941	\$838,559	\$274,797	\$558,762	\$343,062
2038	\$420,301,286	\$4,203,013	\$215,929	\$70,460	\$145,469	\$863,716	\$281,514	\$574,248	\$349,282
2039	\$432,910,325	\$4,329,103	\$222,407	\$72,274	\$150,133	\$889,528	\$288,519	\$589,709	\$355,433
2040	\$445,897,634	\$4,458,976	\$229,079	\$74,142	\$154,937	\$916,316	\$295,769	\$605,547	\$361,602
2041	\$459,274,563	\$4,592,746	\$235,951	\$76,066	\$159,885	\$943,806	\$303,266	\$621,540	\$367,797
2042	\$477,658,423	\$4,776,584	\$245,396	\$78,111	\$176,885	\$981,585	\$311,664	\$639,921	\$374,106
2043	\$496,731,967	\$4,967,320	\$255,195	\$80,301	\$183,740	\$1,020,781	\$320,205	\$658,576	\$380,521
2044	\$516,520,032	\$5,165,200	\$265,361	\$82,617	\$191,060	\$1,061,445	\$329,205	\$677,341	\$386,952
2045	\$537,048,321	\$5,370,483	\$275,908	\$85,054	\$198,653	\$1,103,630	\$338,728	\$696,603	\$393,475
2046	\$558,343,440	\$5,583,434	\$286,848	\$87,617	\$206,530	\$1,147,392	\$348,265	\$716,128	\$400,000
2047	\$580,432,922	\$5,804,329	\$298,196	\$90,295	\$214,701	\$1,192,785	\$357,914	\$735,871	\$406,625
2048	\$603,345,264	\$6,033,453	\$309,969	\$93,099	\$223,177	\$1,239,870	\$367,664	\$755,206	\$413,169
2049	\$627,109,957	\$6,271,100	\$322,177	\$96,029	\$231,967	\$1,288,706	\$377,514	\$774,692	\$419,723
2050	\$651,757,521	\$6,517,575	\$334,839	\$99,085	\$241,084	\$1,339,357	\$387,463	\$794,129	\$426,277
2051	\$677,319,540	\$6,773,195	\$347,972	\$102,265	\$250,540	\$1,391,887	\$397,514	\$813,373	\$432,822
2052	\$703,828,698	\$7,038,287	\$361,591	\$105,474	\$260,345	\$1,446,363	\$407,664	\$832,699	\$439,377
2053	\$731,318,818	\$7,313,188	\$375,714	\$108,809	\$270,514	\$1,502,855	\$417,814	\$852,041	\$445,932
2054	\$759,824,899	\$7,598,249	\$390,359	\$112,269	\$281,058	\$1,561,435	\$428,064	\$871,377	\$452,487
2055	\$789,363,159	\$7,893,632	\$405,544	\$115,852	\$291,992	\$1,622,177	\$438,414	\$890,763	\$459,042
2056	\$820,031,071	\$8,200,311	\$421,289	\$120,474	\$303,328	\$1,685,158	\$448,863	\$910,285	\$465,597
2057	\$851,807,413	\$8,518,074	\$437,614	\$125,139	\$315,082	\$1,750,458	\$459,412	\$930,046	\$472,152
2058	\$884,752,308	\$8,847,523	\$454,540	\$130,854	\$327,286	\$1,818,159	\$470,061	\$949,988	\$478,707
2059	\$918,907,270	\$9,189,073	\$472,087	\$137,609	\$339,903	\$1,888,348	\$480,810	\$970,178	\$485,262
2060	\$954,315,253	\$9,543,153	\$490,278	\$144,494	\$353,000	\$1,961,111	\$491,759	\$990,419	\$491,817
2061	\$991,020,898	\$9,910,207	\$509,135	\$152,427	\$366,577	\$2,036,540	\$502,908	\$1,010,511	\$498,372

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

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

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

Manteca

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 9	Table 10		Table 9	Table 10				
2017	\$753,559	\$0	\$753,559	\$1,041,446	\$0	\$1,041,446	\$0	\$0	\$0
2018	\$776,165	\$0	\$776,165	\$1,072,689	\$0	\$1,072,689	\$0	\$0	\$0
2019	\$827,661	\$15,749	\$843,409	\$1,143,858	\$62,994	\$1,206,852	\$34,641	\$69,114	\$103,755
2020	\$881,785	\$28,032	\$909,817	\$1,218,659	\$112,130	\$1,330,789	\$68,851	\$132,961	\$201,812
2021	\$972,281	\$28,873	\$1,001,155	\$1,343,729	\$115,494	\$1,459,223	\$115,904	\$199,123	\$315,027
2022	\$1,048,801	\$29,740	\$1,078,541	\$1,449,482	\$118,958	\$1,568,441	\$155,769	\$255,387	\$411,156
2023	\$1,155,705	\$30,632	\$1,186,337	\$1,597,227	\$122,527	\$1,719,754	\$211,300	\$333,337	\$544,637
2024	\$1,286,488	\$31,551	\$1,317,039	\$1,776,592	\$126,203	\$1,902,795	\$278,632	\$427,630	\$706,262
2025	\$1,435,232	\$32,497	\$1,467,729	\$1,983,544	\$129,989	\$2,113,533	\$356,260	\$536,192	\$892,453
2026	\$1,547,388	\$33,472	\$1,580,860	\$2,138,548	\$133,889	\$2,272,436	\$414,540	\$618,052	\$1,032,591
2027	\$1,729,192	\$37,611	\$1,766,803	\$2,389,808	\$150,442	\$2,540,250	\$385,248	\$570,718	\$955,966
2028	\$1,846,326	\$38,739	\$1,885,065	\$2,551,692	\$154,955	\$2,706,647	\$431,239	\$635,428	\$1,066,667
2029	\$1,969,128	\$39,901	\$2,009,029	\$2,721,408	\$159,604	\$2,881,012	\$479,447	\$703,237	\$1,182,684
2030	\$2,097,832	\$41,098	\$2,138,930	\$2,899,282	\$164,392	\$3,063,674	\$529,964	\$774,272	\$1,304,236
2031	\$2,286,431	\$42,331	\$2,328,762	\$3,159,932	\$169,324	\$3,329,256	\$603,787	\$877,554	\$1,481,341
2032	\$2,422,458	\$43,601	\$2,466,059	\$3,347,927	\$174,404	\$3,522,331	\$657,181	\$952,638	\$1,609,819
2033	\$2,561,344	\$44,909	\$2,626,253	\$3,567,514	\$179,636	\$3,747,150	\$719,479	\$1,040,068	\$1,759,547
2034	\$2,743,942	\$46,256	\$2,790,198	\$3,792,230	\$185,025	\$3,977,255	\$783,235	\$1,129,553	\$1,912,788
2035	\$2,854,876	\$47,644	\$2,902,520	\$3,945,545	\$190,576	\$4,136,120	\$826,916	\$1,191,334	\$2,018,250
2036	\$3,024,435	\$66,253	\$3,090,688	\$4,179,881	\$265,014	\$4,444,895	\$900,092	\$1,311,413	\$2,211,506
2037	\$3,261,477	\$85,421	\$3,346,898	\$4,507,483	\$341,685	\$4,849,168	\$999,730	\$1,468,631	\$2,468,360
2038	\$3,514,902	\$105,164	\$3,620,066	\$4,857,725	\$420,657	\$5,278,382	\$1,105,962	\$1,635,547	\$2,741,509
2039	\$3,775,966	\$125,499	\$3,901,465	\$5,218,525	\$501,997	\$5,720,523	\$1,215,394	\$1,807,491	\$3,022,885
2040	\$4,049,726	\$146,445	\$4,196,170	\$5,596,872	\$585,778	\$6,182,650	\$1,330,002	\$1,987,207	\$3,317,209
2041	\$4,336,708	\$168,018	\$4,504,726	\$5,993,492	\$672,073	\$6,665,565	\$1,449,996	\$2,175,007	\$3,625,003
2042	\$4,637,461	\$190,239	\$4,827,700	\$6,409,143	\$760,956	\$7,170,099	\$1,575,597	\$2,371,215	\$3,946,811
2043	\$4,952,551	\$213,126	\$5,165,677	\$6,844,609	\$852,505	\$7,697,115	\$1,707,032	\$2,576,165	\$4,283,198
2044	\$5,282,568	\$236,700	\$5,519,268	\$7,300,706	\$946,801	\$8,247,507	\$1,844,540	\$2,790,207	\$4,634,747
2045	\$5,564,822	\$260,982	\$5,825,804	\$7,690,791	\$1,043,926	\$8,734,717	\$1,963,748	\$2,979,678	\$4,943,426
2046	\$5,812,792	\$285,991	\$6,098,783	\$8,033,494	\$1,143,965	\$9,177,459	\$2,069,907	\$3,151,855	\$5,221,762
2047	\$6,070,827	\$311,751	\$6,382,578	\$8,390,108	\$1,247,005	\$9,637,113	\$2,180,272	\$3,330,609	\$5,510,881
2048	\$6,339,308	\$338,284	\$6,677,592	\$8,761,159	\$1,353,136	\$10,114,295	\$2,294,999	\$3,516,180	\$5,811,179
2049	\$6,618,630	\$361,532	\$6,980,162	\$9,147,193	\$1,446,130	\$10,593,322	\$2,412,665	\$3,702,468	\$6,115,134
2050	\$6,863,630	\$372,378	\$7,236,008	\$9,485,792	\$1,489,514	\$10,975,306	\$2,512,161	\$3,851,018	\$6,363,179
2051	\$7,063,019	\$383,550	\$7,446,569	\$9,761,355	\$1,534,199	\$11,295,554	\$2,594,046	\$3,975,559	\$6,569,605
2052	\$7,268,390	\$395,056	\$7,663,446	\$10,045,185	\$1,580,225	\$11,625,410	\$2,678,387	\$4,103,836	\$6,782,223
2053	\$7,479,922	\$406,908	\$7,886,830	\$10,337,530	\$1,627,632	\$11,965,162	\$2,765,258	\$4,235,962	\$7,001,220
2054	\$7,697,800	\$419,115	\$8,116,915	\$10,638,646	\$1,676,461	\$12,315,106	\$2,854,736	\$4,372,051	\$7,226,787
2055	\$7,922,214	\$431,689	\$8,353,903	\$10,948,794	\$1,726,755	\$12,675,549	\$2,946,898	\$4,512,223	\$7,459,121
2056	\$8,153,361	\$444,639	\$8,598,000	\$11,268,284	\$1,778,657	\$13,046,941	\$3,041,825	\$4,656,601	\$7,698,425
2057	\$8,391,442	\$457,979	\$8,849,420	\$11,597,284	\$1,831,914	\$13,429,199	\$3,139,599	\$4,805,309	\$7,944,908
2058	\$8,636,665	\$471,718	\$9,108,383	\$11,936,192	\$1,886,872	\$13,823,064	\$3,240,307	\$4,958,479	\$8,198,786
2059	\$8,889,245	\$485,869	\$9,375,115	\$12,285,267	\$1,943,478	\$14,228,745	\$3,344,036	\$5,116,244	\$8,460,280
2060	\$9,149,403	\$500,446	\$9,649,848	\$12,644,815	\$2,001,782	\$14,646,597	\$3,450,877	\$5,278,742	\$8,729,619
2061	\$9,417,365	\$515,459	\$9,932,824	\$13,015,149	\$2,061,836	\$15,076,984	\$3,560,923	\$5,446,115	\$9,007,037
TOTAL	\$195,390,220	\$8,782,849	\$204,183,069	\$270,036,552	\$35,171,396	\$305,207,948	\$66,231,381	\$100,562,409	\$166,793,790

Source: EPS.

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

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

Manteca
Existing City

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue		Net City and County Property Tax Revenue					Total EIFD
		City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County		
<i>Formula</i>	<i>a</i>	<i>b=a*1.0%</i>	<i>c=b*14.33%</i>	<i>d</i>	<i>e=c-d</i>	<i>f=b*19.81%</i>	<i>g</i>	<i>h=f-g</i>	<i>d+g</i>
2017	\$525,776,893	\$5,257,769	\$753,559	\$0	\$753,559	\$1,041,446	\$0	\$1,041,446	\$0
2018	\$541,550,200	\$5,415,502	\$776,165	\$0	\$776,165	\$1,072,689	\$0	\$1,072,689	\$0
2019	\$595,989,106	\$5,959,891	\$854,189	\$26,528	\$827,661	\$1,180,521	\$36,663	\$1,143,858	\$63,191
2020	\$653,206,951	\$6,532,070	\$936,195	\$54,410	\$881,785	\$1,293,856	\$75,197	\$1,218,659	\$129,607
2021	\$748,876,300	\$7,488,763	\$1,073,311	\$101,030	\$972,281	\$1,483,356	\$139,627	\$1,343,729	\$240,656
2022	\$829,770,002	\$8,297,700	\$1,189,250	\$140,449	\$1,048,801	\$1,643,588	\$194,106	\$1,449,482	\$334,554
2023	\$942,784,162	\$9,427,842	\$1,351,225	\$195,520	\$1,155,705	\$1,867,444	\$270,216	\$1,597,227	\$465,737
2024	\$1,079,985,316	\$10,799,853	\$1,547,866	\$262,378	\$1,285,488	\$2,139,208	\$362,616	\$1,776,592	\$624,995
2025	\$1,238,289,154	\$12,382,892	\$1,774,752	\$339,519	\$1,435,232	\$2,452,773	\$469,228	\$1,963,544	\$808,748
2026	\$1,356,855,675	\$13,568,557	\$1,944,685	\$397,297	\$1,547,388	\$2,687,626	\$549,079	\$2,138,548	\$946,375
2027	\$1,465,093,144	\$14,650,931	\$2,099,814	\$370,622	\$1,729,192	\$2,902,020	\$512,213	\$2,389,808	\$882,834
2028	\$1,578,603,690	\$15,786,037	\$2,262,500	\$416,174	\$1,846,326	\$3,126,859	\$575,168	\$2,551,692	\$991,341
2029	\$1,697,606,285	\$16,976,063	\$2,433,058	\$463,930	\$1,969,128	\$3,362,577	\$641,168	\$2,721,408	\$1,105,098
2030	\$1,822,328,293	\$18,223,283	\$2,611,813	\$513,981	\$2,097,832	\$3,609,623	\$710,341	\$2,899,282	\$1,224,323
2031	\$2,005,092,340	\$20,050,923	\$2,873,756	\$587,325	\$2,286,431	\$3,971,638	\$811,706	\$3,169,932	\$1,399,031
2032	\$2,136,911,611	\$21,369,116	\$3,062,683	\$640,225	\$2,422,458	\$4,232,742	\$884,815	\$3,347,927	\$1,525,040
2033	\$2,290,892,520	\$22,908,825	\$3,283,359	\$702,014	\$2,581,344	\$4,537,724	\$970,210	\$3,567,514	\$1,672,224
2034	\$2,448,449,556	\$24,484,496	\$3,509,188	\$765,246	\$2,743,942	\$4,849,829	\$1,057,599	\$3,792,230	\$1,822,845
2035	\$2,555,951,704	\$25,559,517	\$3,663,263	\$808,387	\$2,854,876	\$5,062,766	\$1,117,222	\$3,945,545	\$1,925,609
2036	\$2,720,264,876	\$27,202,649	\$3,898,762	\$874,327	\$3,024,435	\$5,388,234	\$1,208,352	\$4,179,881	\$2,062,679
2037	\$2,949,973,944	\$29,499,739	\$4,227,987	\$966,510	\$3,261,477	\$5,843,236	\$1,335,753	\$4,507,483	\$2,302,263
2038	\$3,195,598,668	\$31,955,697	\$4,579,965	\$1,065,064	\$3,514,902	\$6,329,694	\$1,471,959	\$4,875,725	\$2,537,023
2039	\$3,448,545,907	\$34,485,459	\$4,942,555	\$1,166,589	\$3,775,966	\$6,830,795	\$1,612,270	\$5,218,525	\$2,776,859
2040	\$3,713,836,378	\$37,138,364	\$5,322,777	\$1,273,051	\$4,049,726	\$7,356,278	\$1,759,404	\$5,596,872	\$3,032,455
2041	\$3,991,940,587	\$39,919,406	\$5,721,364	\$1,384,656	\$4,336,708	\$7,907,138	\$1,913,646	\$5,993,492	\$3,296,301
2042	\$4,283,388,594	\$42,833,886	\$6,139,076	\$1,501,615	\$4,637,461	\$8,484,431	\$2,075,288	\$6,409,143	\$3,576,902
2043	\$4,598,730,736	\$45,987,307	\$6,576,701	\$1,624,150	\$4,952,551	\$9,089,245	\$2,244,636	\$6,844,609	\$3,868,765
2044	\$4,908,538,357	\$49,085,384	\$7,035,058	\$1,752,490	\$5,282,568	\$9,722,712	\$2,422,006	\$7,300,706	\$4,174,496
2045	\$5,182,060,111	\$51,820,601	\$7,427,077	\$1,882,255	\$5,564,822	\$10,264,497	\$2,573,706	\$7,690,791	\$4,435,962
2046	\$5,422,358,272	\$54,223,583	\$7,771,480	\$1,958,688	\$5,812,792	\$10,740,474	\$2,706,990	\$8,033,494	\$4,665,668
2047	\$5,672,410,470	\$56,724,105	\$8,129,862	\$2,059,035	\$6,070,827	\$11,235,771	\$2,845,663	\$8,390,108	\$4,904,698
2048	\$5,932,585,676	\$59,325,857	\$8,502,752	\$2,163,444	\$6,339,308	\$11,751,120	\$2,989,961	\$8,761,159	\$5,153,405
2049	\$6,203,266,226	\$62,032,662	\$8,890,689	\$2,272,070	\$6,618,630	\$12,287,277	\$3,140,085	\$9,147,193	\$5,412,154
2050	\$6,440,686,899	\$64,406,869	\$9,230,977	\$2,387,347	\$6,863,630	\$12,757,554	\$3,271,762	\$9,485,792	\$5,639,110
2051	\$6,633,907,506	\$66,339,075	\$9,507,907	\$2,444,888	\$7,063,019	\$13,140,281	\$3,378,926	\$9,761,355	\$5,823,813
2052	\$6,832,924,731	\$68,329,247	\$9,793,144	\$2,524,754	\$7,268,390	\$13,534,489	\$3,489,304	\$10,045,185	\$6,014,058
2053	\$7,037,912,473	\$70,379,125	\$10,086,938	\$2,607,016	\$7,479,922	\$13,940,524	\$3,602,894	\$10,337,530	\$6,210,010
2054	\$7,249,049,848	\$72,490,498	\$10,389,546	\$2,691,747	\$7,697,800	\$14,358,740	\$3,720,094	\$10,638,646	\$6,411,841
2055	\$7,466,521,343	\$74,665,213	\$10,701,233	\$2,779,019	\$7,922,214	\$14,789,502	\$3,840,707	\$10,948,794	\$6,619,726
2056	\$7,690,516,983	\$76,905,170	\$11,022,270	\$2,868,909	\$8,153,361	\$15,233,187	\$3,964,939	\$11,268,248	\$6,833,949
2057	\$7,921,232,493	\$79,212,325	\$11,362,938	\$2,961,498	\$8,391,442	\$15,690,182	\$4,092,898	\$11,597,284	\$7,054,394
2058	\$8,158,869,467	\$81,588,695	\$11,693,526	\$3,056,861	\$8,636,665	\$16,160,888	\$4,224,696	\$11,936,192	\$7,281,557
2059	\$8,403,635,552	\$84,036,356	\$12,044,332	\$3,155,087	\$8,889,245	\$16,645,715	\$4,360,447	\$12,285,467	\$7,515,534
2060	\$8,655,744,618	\$86,557,446	\$12,405,662	\$3,256,259	\$9,149,403	\$17,145,086	\$4,500,271	\$12,644,815	\$7,756,530
2061	\$8,915,416,957	\$89,154,170	\$12,777,832	\$3,360,467	\$9,417,365	\$17,659,439	\$4,644,290	\$13,015,149	\$8,004,756

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

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

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Manteca
Annexation Area

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

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*6.63%	d	e=c-d	f=b*26.51%	g	h=f-g	i=g
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$36,000,000	\$360,000	\$23,861	\$8,113	\$15,749	\$95,446	\$32,452	\$62,994	\$40,564
2020	\$64,080,000	\$640,800	\$42,473	\$14,441	\$28,032	\$169,893	\$57,764	\$112,130	\$72,205
2021	\$66,002,400	\$660,024	\$43,748	\$14,874	\$28,873	\$174,990	\$59,497	\$115,494	\$74,371
2022	\$67,982,472	\$679,825	\$45,060	\$15,320	\$29,740	\$180,240	\$61,282	\$118,958	\$76,602
2023	\$70,021,946	\$700,219	\$46,412	\$15,780	\$30,632	\$185,647	\$63,120	\$122,527	\$78,900
2024	\$72,122,605	\$721,226	\$47,804	\$16,253	\$31,551	\$191,217	\$65,014	\$126,203	\$81,267
2025	\$74,286,283	\$742,863	\$49,238	\$16,741	\$32,497	\$196,953	\$66,964	\$129,989	\$83,705
2026	\$76,514,871	\$765,149	\$50,715	\$17,243	\$33,472	\$202,862	\$68,973	\$133,889	\$86,216
2027	\$78,810,317	\$788,103	\$52,237	\$17,756	\$34,481	\$208,948	\$71,045	\$137,903	\$88,797
2028	\$81,174,627	\$811,746	\$53,804	\$18,283	\$35,521	\$215,166	\$73,181	\$142,015	\$91,336
2029	\$83,609,866	\$836,099	\$55,416	\$18,833	\$36,583	\$221,572	\$75,374	\$146,228	\$93,931
2030	\$86,118,162	\$861,182	\$57,081	\$19,405	\$37,676	\$228,166	\$77,624	\$150,542	\$96,588
2031	\$88,701,706	\$887,017	\$58,793	\$20,000	\$38,793	\$234,949	\$79,939	\$154,910	\$99,359
2032	\$91,362,758	\$913,628	\$60,557	\$20,617	\$39,940	\$241,924	\$82,309	\$159,385	\$102,246
2033	\$94,103,640	\$941,036	\$62,374	\$21,257	\$41,117	\$249,094	\$84,734	\$163,911	\$105,245
2034	\$96,926,750	\$969,267	\$64,245	\$21,922	\$42,323	\$256,469	\$87,215	\$168,504	\$108,356
2035	\$99,834,552	\$998,346	\$66,172	\$22,613	\$43,559	\$264,058	\$89,744	\$173,164	\$111,580
2036	\$138,829,589	\$1,388,296	\$92,019	\$30,676	\$61,343	\$368,075	\$126,061	\$242,014	\$135,953
2037	\$178,994,476	\$1,789,945	\$118,641	\$39,521	\$79,120	\$474,563	\$161,878	\$312,685	\$181,767
2038	\$220,364,311	\$2,203,643	\$146,061	\$50,397	\$95,664	\$584,246	\$204,589	\$389,657	\$235,068
2039	\$262,975,240	\$2,629,752	\$174,305	\$60,805	\$113,500	\$697,219	\$246,221	\$471,998	\$285,777
2040	\$306,864,497	\$3,068,645	\$203,395	\$71,951	\$131,444	\$813,581	\$287,803	\$554,778	\$346,975
2041	\$352,070,432	\$3,520,704	\$233,359	\$83,340	\$150,019	\$933,434	\$329,362	\$654,072	\$405,710
2042	\$398,632,545	\$3,986,325	\$264,221	\$95,982	\$168,239	\$1,056,883	\$376,927	\$759,956	\$466,029
2043	\$446,591,521	\$4,465,915	\$296,009	\$110,009	\$186,000	\$1,184,035	\$424,505	\$859,530	\$525,025
2044	\$495,989,267	\$4,959,893	\$328,750	\$125,500	\$203,250	\$1,315,002	\$473,201	\$986,801	\$593,601
2045	\$546,868,945	\$5,468,689	\$362,474	\$141,493	\$220,981	\$1,449,898	\$521,971	\$1,067,927	\$666,956
2046	\$599,275,013	\$5,992,750	\$397,210	\$159,119	\$238,091	\$1,588,840	\$571,875	\$1,156,965	\$728,980
2047	\$653,253,264	\$6,532,533	\$432,988	\$178,237	\$254,751	\$1,731,951	\$621,946	\$1,260,005	\$808,059
2048	\$708,850,862	\$7,088,509	\$469,839	\$198,815	\$271,024	\$1,879,356	\$670,220	\$1,371,136	\$879,136
2049	\$757,566,387	\$7,575,664	\$502,128	\$210,596	\$291,532	\$2,008,514	\$718,384	\$1,492,130	\$950,754
2050	\$780,293,379	\$7,802,934	\$517,192	\$223,814	\$293,378	\$2,058,769	\$739,255	\$1,529,514	\$988,269
2051	\$803,702,180	\$8,037,022	\$532,708	\$238,158	\$304,550	\$2,130,832	\$761,633	\$1,568,199	\$1,017,564
2052	\$827,813,246	\$8,278,132	\$548,689	\$253,633	\$305,056	\$2,194,757	\$785,532	\$1,605,225	\$1,046,693
2053	\$852,647,643	\$8,526,476	\$565,150	\$269,242	\$305,908	\$2,260,600	\$810,968	\$1,641,632	\$1,076,664
2054	\$878,227,073	\$8,782,271	\$582,104	\$286,089	\$305,015	\$2,328,418	\$837,957	\$1,678,461	\$1,107,508
2055	\$904,573,885	\$9,045,739	\$599,568	\$304,879	\$304,689	\$2,398,271	\$865,516	\$1,715,945	\$1,138,429
2056	\$931,711,101	\$9,317,111	\$617,555	\$324,115	\$303,440	\$2,470,219	\$894,161	\$1,754,054	\$1,170,893
2057	\$959,662,434	\$9,596,624	\$636,081	\$344,803	\$301,278	\$2,544,325	\$923,114	\$1,793,211	\$1,203,097
2058	\$988,452,307	\$9,884,523	\$655,164	\$366,046	\$301,118	\$2,620,555	\$952,483	\$1,832,768	\$1,235,285
2059	\$1,018,105,877	\$10,181,059	\$674,819	\$387,869	\$301,950	\$2,699,275	\$981,917	\$1,872,358	\$1,267,447
2060	\$1,048,649,053	\$10,486,491	\$695,063	\$410,318	\$304,745	\$2,780,253	\$1,012,471	\$1,911,782	\$1,299,336
2061	\$1,080,108,524	\$10,801,085	\$715,915	\$434,456	\$301,459	\$2,863,660	\$1,043,825	\$1,957,835	\$1,331,061

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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
RD 17 Area Finance Plan Implementation
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				
2017	\$1,960,962	\$0	\$1,960,962	\$2,388,317	\$0	\$2,388,317	\$0	\$0	\$0
2018	\$2,019,790	\$0	\$2,019,790	\$2,459,967	\$0	\$2,459,967	\$0	\$0	\$0
2019	\$2,059,782	\$0	\$2,059,782	\$2,508,674	\$0	\$2,508,674	\$20,602	\$25,092	\$45,694
2020	\$2,100,974	\$0	\$2,100,974	\$2,558,843	\$0	\$2,558,843	\$41,822	\$50,936	\$92,758
2021	\$2,175,915	\$0	\$2,175,915	\$2,650,116	\$0	\$2,650,116	\$80,428	\$97,955	\$178,383
2022	\$2,289,320	\$0	\$2,289,320	\$2,788,236	\$0	\$2,788,236	\$138,849	\$169,108	\$307,957
2023	\$2,474,762	\$0	\$2,474,762	\$3,014,092	\$0	\$3,014,092	\$234,379	\$285,458	\$519,838
2024	\$2,570,764	\$0	\$2,570,764	\$3,131,015	\$0	\$3,131,015	\$283,835	\$345,692	\$629,527
2025	\$2,670,917	\$0	\$2,670,917	\$3,252,995	\$0	\$3,252,995	\$335,429	\$408,529	\$743,958
2026	\$2,760,287	\$0	\$2,760,287	\$3,361,842	\$0	\$3,361,842	\$381,468	\$464,602	\$846,070
2027	\$2,947,593	\$0	\$2,947,593	\$3,589,967	\$0	\$3,589,967	\$360,812	\$439,445	\$800,257
2028	\$3,072,744	\$3,604	\$3,076,348	\$3,742,393	\$14,415	\$3,756,809	\$410,884	\$504,327	\$915,211
2029	\$3,156,601	\$7,424	\$3,164,025	\$3,844,525	\$29,696	\$3,874,221	\$444,980	\$549,988	\$994,968
2030	\$3,243,233	\$11,470	\$3,254,703	\$3,950,036	\$45,880	\$3,995,916	\$480,244	\$597,314	\$1,077,557
2031	\$3,332,731	\$15,752	\$3,348,483	\$4,059,038	\$63,009	\$4,122,047	\$516,714	\$646,364	\$1,163,078
2032	\$3,425,188	\$20,281	\$3,445,469	\$4,171,845	\$81,124	\$4,252,969	\$554,431	\$697,201	\$1,251,631
2033	\$3,548,711	\$25,067	\$3,573,778	\$4,322,088	\$100,269	\$4,422,357	\$604,329	\$763,152	\$1,367,480
2034	\$3,677,072	\$30,122	\$3,707,194	\$4,478,423	\$120,490	\$4,598,912	\$656,213	\$831,812	\$1,488,025
2035	\$3,810,449	\$35,458	\$3,845,908	\$4,640,867	\$141,833	\$4,782,701	\$710,157	\$903,285	\$1,613,442
2036	\$3,949,029	\$41,087	\$3,990,117	\$4,809,648	\$164,349	\$4,973,998	\$766,238	\$977,679	\$1,743,917
2037	\$4,093,003	\$47,022	\$4,140,025	\$4,984,999	\$188,089	\$5,173,088	\$824,536	\$1,055,103	\$1,879,638
2038	\$4,242,571	\$53,276	\$4,295,847	\$5,167,162	\$213,105	\$5,380,267	\$886,193	\$1,135,672	\$2,020,865
2039	\$4,371,183	\$59,863	\$4,431,046	\$5,323,802	\$239,452	\$5,563,255	\$937,710	\$1,206,834	\$2,144,544
2040	\$4,497,313	\$66,797	\$4,564,110	\$5,477,420	\$267,189	\$5,744,609	\$989,458	\$1,277,361	\$2,266,818
2041	\$4,627,585	\$74,093	\$4,701,679	\$5,636,083	\$296,374	\$5,932,457	\$1,042,957	\$1,350,413	\$2,393,370
2042	\$4,760,729	\$81,767	\$4,842,497	\$5,798,244	\$327,070	\$6,125,314	\$1,097,719	\$1,425,413	\$2,523,132
2043	\$4,886,585	\$89,835	\$4,976,420	\$5,951,527	\$359,341	\$6,310,868	\$1,149,800	\$1,497,573	\$2,647,373
2044	\$5,016,216	\$98,313	\$5,114,530	\$6,109,409	\$393,253	\$6,502,663	\$1,203,510	\$1,572,160	\$2,775,669
2045	\$5,149,737	\$107,219	\$5,256,956	\$6,272,028	\$428,878	\$6,700,906	\$1,258,898	\$1,649,254	\$2,908,152
2046	\$5,287,263	\$116,571	\$5,403,834	\$6,439,525	\$466,285	\$6,905,810	\$1,316,017	\$1,728,939	\$3,044,956
2047	\$5,428,914	\$126,388	\$5,555,302	\$6,612,047	\$505,551	\$7,117,599	\$1,374,921	\$1,811,301	\$3,186,222
2048	\$5,574,815	\$136,888	\$5,711,704	\$6,789,745	\$546,754	\$7,336,499	\$1,435,666	\$1,896,429	\$3,332,095
2049	\$5,725,094	\$147,493	\$5,872,587	\$6,972,773	\$589,973	\$7,562,747	\$1,498,310	\$1,984,414	\$3,482,724
2050	\$5,879,880	\$158,824	\$6,038,704	\$7,161,293	\$635,294	\$7,796,587	\$1,562,911	\$2,075,352	\$3,638,263
2051	\$6,039,310	\$170,701	\$6,210,011	\$7,355,468	\$682,803	\$8,038,271	\$1,629,530	\$2,169,340	\$3,798,871
2052	\$6,203,523	\$183,148	\$6,386,671	\$7,555,488	\$732,591	\$8,288,079	\$1,698,231	\$2,266,480	\$3,964,712
2053	\$6,372,663	\$196,188	\$6,568,851	\$7,761,469	\$784,751	\$8,546,220	\$1,769,079	\$2,366,876	\$4,135,955
2054	\$6,546,876	\$209,845	\$6,756,722	\$7,973,649	\$839,382	\$8,813,031	\$1,842,140	\$2,470,636	\$4,312,776
2055	\$6,726,317	\$224,146	\$6,950,463	\$8,192,195	\$896,584	\$9,088,779	\$1,917,484	\$2,577,871	\$4,495,355
2056	\$6,911,140	\$239,116	\$7,150,256	\$8,417,297	\$956,463	\$9,373,760	\$1,995,181	\$2,688,697	\$4,683,878
2057	\$7,101,508	\$254,782	\$7,356,290	\$8,649,152	\$1,019,128	\$9,668,280	\$2,075,305	\$2,803,233	\$4,878,538
2058	\$7,297,587	\$270,723	\$7,568,309	\$8,887,963	\$1,082,890	\$9,970,853	\$2,157,757	\$2,920,900	\$5,078,658
2059	\$7,499,548	\$278,844	\$7,778,392	\$9,133,938	\$1,115,377	\$10,249,315	\$2,239,456	\$3,029,191	\$5,268,647
2060	\$7,707,568	\$287,210	\$7,994,778	\$9,387,292	\$1,148,838	\$10,536,131	\$2,323,606	\$3,140,730	\$5,464,337
2061	\$7,921,829	\$295,826	\$8,217,655	\$9,648,248	\$1,183,304	\$10,831,551	\$2,410,281	\$3,255,616	\$5,665,897
TOTAL	\$203,115,583	\$4,164,946	\$207,280,529	\$247,380,927	\$16,659,784	\$264,040,711	\$45,857,407	\$60,113,727	\$105,771,135

Source: EPS.

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

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

Stockton
Existing City

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*16.83%	d	e=c-d	f=b*20.50%	g	h=f-g	i=g
2017	\$1,164,851,051	\$11,648,511	\$1,960,962	\$0	\$1,960,962	\$2,388,317	\$0	\$2,388,317	\$0
2018	\$1,199,796,583	\$11,997,966	\$2,019,790	\$0	\$2,019,790	\$2,459,967	\$0	\$2,459,967	\$0
2019	\$1,235,790,480	\$12,357,905	\$2,080,384	\$20,602	\$2,059,782	\$2,533,766	\$25,092	\$2,508,674	\$45,694
2020	\$1,272,864,194	\$12,728,642	\$2,142,796	\$41,822	\$2,100,974	\$2,609,779	\$50,936	\$2,558,843	\$92,758
2021	\$1,340,313,349	\$13,403,133	\$2,256,343	\$80,428	\$2,175,915	\$2,748,071	\$97,955	\$2,650,116	\$178,383
2022	\$1,442,381,614	\$14,423,816	\$2,428,169	\$138,849	\$2,289,320	\$2,957,344	\$169,108	\$2,788,236	\$307,957
2023	\$1,609,285,238	\$16,092,852	\$2,709,142	\$234,379	\$2,474,762	\$3,299,550	\$285,458	\$3,014,092	\$519,838
2024	\$1,695,689,885	\$16,956,899	\$2,854,599	\$283,835	\$2,570,764	\$3,476,707	\$345,692	\$3,131,015	\$629,527
2025	\$1,785,830,454	\$17,858,305	\$3,006,346	\$335,429	\$2,670,917	\$3,661,524	\$408,529	\$3,252,995	\$743,958
2026	\$1,866,266,733	\$18,662,667	\$3,141,756	\$381,468	\$2,760,287	\$3,826,444	\$464,602	\$3,361,842	\$846,070
2027	\$1,965,260,059	\$19,652,601	\$3,308,405	\$360,812	\$2,947,593	\$4,029,412	\$439,445	\$3,589,967	\$800,257
2028	\$2,068,513,345	\$20,685,133	\$3,482,227	\$409,482	\$3,072,744	\$4,241,114	\$498,721	\$3,742,393	\$908,203
2029	\$2,137,697,549	\$21,376,975	\$3,598,694	\$442,093	\$3,156,601	\$4,382,964	\$538,439	\$3,844,525	\$980,532
2030	\$2,209,171,144	\$22,091,711	\$3,719,016	\$475,783	\$3,243,233	\$4,529,508	\$579,471	\$3,950,036	\$1,055,255
2031	\$2,283,009,227	\$22,830,092	\$3,843,318	\$510,588	\$3,332,731	\$4,680,900	\$621,861	\$4,059,038	\$1,132,449
2032	\$2,359,289,341	\$23,592,893	\$3,971,732	\$546,544	\$3,425,188	\$4,837,298	\$665,653	\$4,171,645	\$1,212,196
2033	\$2,461,199,326	\$24,611,993	\$4,143,291	\$594,580	\$3,548,711	\$5,046,246	\$724,158	\$4,322,088	\$1,318,738
2034	\$2,567,100,550	\$25,671,006	\$4,321,570	\$644,498	\$3,677,072	\$5,263,378	\$784,955	\$4,478,423	\$1,429,453
2035	\$2,677,140,768	\$26,771,408	\$4,506,817	\$696,367	\$3,810,449	\$5,488,995	\$848,128	\$4,640,867	\$1,544,495
2036	\$2,791,473,009	\$27,914,730	\$4,699,289	\$750,260	\$3,949,029	\$5,723,413	\$913,765	\$4,809,648	\$1,664,024
2037	\$2,910,255,757	\$29,102,558	\$4,899,253	\$806,249	\$4,093,003	\$5,966,956	\$981,957	\$4,984,999	\$1,788,206
2038	\$3,033,653,144	\$30,336,531	\$5,106,985	\$864,415	\$4,242,571	\$6,219,960	\$1,052,798	\$5,167,162	\$1,917,213
2039	\$3,139,761,633	\$31,397,616	\$5,285,613	\$914,430	\$4,371,183	\$6,437,516	\$1,113,714	\$5,323,802	\$2,028,144
2040	\$3,243,822,415	\$32,438,224	\$5,460,794	\$963,481	\$4,497,313	\$6,650,874	\$1,173,454	\$5,477,420	\$2,136,935
2041	\$3,351,301,058	\$33,513,011	\$5,641,728	\$1,014,142	\$4,627,585	\$6,871,240	\$1,235,156	\$5,636,083	\$2,249,299
2042	\$3,461,148,673	\$34,611,487	\$5,826,650	\$1,065,921	\$4,760,729	\$7,096,463	\$1,298,219	\$5,798,244	\$2,364,139
2043	\$3,564,983,133	\$35,649,831	\$6,001,450	\$1,114,865	\$4,886,585	\$7,309,356	\$1,357,829	\$5,951,527	\$2,472,694
2044	\$3,671,932,627	\$36,719,326	\$6,181,493	\$1,165,277	\$5,016,216	\$7,528,637	\$1,419,228	\$6,109,409	\$2,584,504
2045	\$3,782,090,606	\$37,820,906	\$6,366,938	\$1,217,201	\$5,149,737	\$7,754,496	\$1,482,468	\$6,272,028	\$2,699,669
2046	\$3,895,553,324	\$38,955,533	\$6,557,946	\$1,270,684	\$5,287,263	\$7,987,131	\$1,547,606	\$6,439,525	\$2,816,920
2047	\$4,012,419,924	\$40,124,199	\$6,754,685	\$1,325,770	\$5,428,914	\$8,226,745	\$1,614,698	\$6,612,047	\$2,940,468
2048	\$4,132,792,521	\$41,327,925	\$6,957,325	\$1,382,510	\$5,574,815	\$8,473,547	\$1,683,803	\$6,789,745	\$3,066,312
2049	\$4,256,776,297	\$42,567,763	\$7,166,045	\$1,440,951	\$5,725,094	\$8,727,754	\$1,754,980	\$6,972,773	\$3,195,932
2050	\$4,384,479,586	\$43,844,796	\$7,381,026	\$1,501,146	\$5,879,880	\$8,989,566	\$1,828,293	\$7,161,293	\$3,329,439
2051	\$4,516,013,974	\$45,160,140	\$7,602,457	\$1,563,147	\$6,039,310	\$9,259,274	\$1,903,806	\$7,355,468	\$3,466,953
2052	\$4,651,494,393	\$46,514,944	\$7,830,531	\$1,627,007	\$6,203,523	\$9,537,052	\$1,981,584	\$7,555,468	\$3,608,591
2053	\$4,791,039,225	\$47,910,392	\$8,065,447	\$1,692,784	\$6,372,663	\$9,823,164	\$2,061,695	\$7,761,469	\$3,754,479
2054	\$4,934,770,401	\$49,347,704	\$8,307,410	\$1,760,533	\$6,546,876	\$10,117,859	\$2,144,210	\$7,973,649	\$3,904,743
2055	\$5,082,813,513	\$50,828,135	\$8,556,632	\$1,830,316	\$6,726,317	\$10,421,394	\$2,229,200	\$8,192,195	\$4,059,515
2056	\$5,235,297,919	\$52,352,979	\$8,813,331	\$1,902,191	\$6,911,140	\$10,734,036	\$2,316,739	\$8,417,297	\$4,218,931
2057	\$5,392,356,856	\$53,923,569	\$9,077,731	\$1,976,223	\$7,101,508	\$11,056,057	\$2,406,905	\$8,649,152	\$4,383,129
2058	\$5,554,127,562	\$55,541,276	\$9,350,063	\$2,052,476	\$7,297,587	\$11,387,739	\$2,499,776	\$8,887,963	\$4,552,253
2059	\$5,720,751,389	\$57,207,514	\$9,630,565	\$2,131,017	\$7,499,548	\$11,729,371	\$2,595,433	\$9,133,938	\$4,726,450
2060	\$5,892,373,931	\$58,923,739	\$9,919,482	\$2,211,914	\$7,707,568	\$12,081,252	\$2,693,960	\$9,387,292	\$4,905,874
2061	\$6,069,145,148	\$60,691,451	\$10,217,065	\$2,295,237	\$7,921,829	\$12,443,690	\$2,795,442	\$9,648,248	\$5,090,680

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

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

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

Stockton
Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Net City and County Property Tax Revenue							
		Gross Property Tax Revenue	City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
<i>Formula</i>	<i>a</i>	<i>b=a*1.0%</i>	<i>c=b*7.23%</i>	<i>d</i>	<i>e=c-d</i>	<i>f=b*28.93%</i>	<i>g</i>	<i>h=f-g</i>	<i>e+h</i>
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$6,921,169	\$69,212	\$5,005	\$1,402	\$3,604	\$20,021	\$5,606	\$14,415	\$7,008
2029	\$14,257,609	\$142,576	\$10,311	\$2,887	\$7,424	\$41,244	\$11,548	\$29,696	\$14,435
2030	\$22,028,006	\$220,280	\$15,931	\$4,461	\$11,470	\$63,722	\$17,842	\$45,880	\$22,303
2031	\$30,251,794	\$302,518	\$21,878	\$6,126	\$15,752	\$87,512	\$24,503	\$63,009	\$30,629
2032	\$38,949,185	\$389,492	\$28,168	\$7,887	\$20,281	\$112,672	\$31,548	\$81,124	\$39,435
2033	\$48,141,193	\$481,412	\$34,816	\$9,748	\$25,067	\$139,262	\$38,993	\$100,269	\$48,742
2034	\$57,849,667	\$578,497	\$41,837	\$11,714	\$30,122	\$167,347	\$46,857	\$120,490	\$58,571
2035	\$68,097,322	\$680,973	\$49,248	\$13,789	\$35,458	\$196,991	\$55,157	\$141,833	\$68,947
2036	\$78,907,772	\$789,078	\$57,066	\$15,978	\$41,087	\$228,263	\$63,914	\$164,349	\$79,892
2037	\$90,305,562	\$903,056	\$65,309	\$18,286	\$47,022	\$261,235	\$73,146	\$188,089	\$91,432
2038	\$102,316,201	\$1,023,162	\$73,995	\$20,719	\$53,276	\$295,979	\$82,874	\$213,105	\$103,593
2039	\$114,966,205	\$1,149,662	\$83,143	\$23,280	\$59,863	\$332,572	\$93,120	\$239,452	\$116,400
2040	\$128,283,123	\$1,282,831	\$92,774	\$25,977	\$66,797	\$371,095	\$103,907	\$267,189	\$129,883
2041	\$142,295,587	\$1,422,956	\$102,908	\$28,814	\$74,093	\$411,630	\$115,257	\$296,374	\$144,071
2042	\$157,033,345	\$1,570,333	\$113,566	\$31,798	\$81,767	\$454,264	\$127,194	\$327,070	\$158,992
2043	\$172,527,301	\$1,725,273	\$124,771	\$34,936	\$89,835	\$499,084	\$139,744	\$359,341	\$174,679
2044	\$188,809,565	\$1,888,096	\$136,546	\$38,233	\$98,313	\$546,185	\$152,932	\$393,253	\$191,165
2045	\$205,913,491	\$2,059,135	\$148,916	\$41,696	\$107,219	\$595,663	\$166,786	\$428,878	\$208,482
2046	\$223,873,723	\$2,238,737	\$161,905	\$45,333	\$116,571	\$647,618	\$181,333	\$466,285	\$226,666
2047	\$242,726,247	\$2,427,262	\$175,539	\$49,151	\$126,388	\$702,155	\$196,603	\$505,551	\$245,754
2048	\$262,508,436	\$2,625,084	\$189,845	\$53,157	\$136,688	\$759,380	\$212,626	\$546,754	\$266,793
2049	\$283,259,103	\$2,832,591	\$204,852	\$57,359	\$147,493	\$819,407	\$229,434	\$589,973	\$286,783
2050	\$305,018,552	\$3,050,186	\$220,588	\$61,765	\$158,824	\$882,353	\$247,059	\$635,294	\$308,823
2051	\$327,828,635	\$3,278,286	\$237,084	\$66,384	\$170,701	\$948,337	\$265,534	\$682,803	\$331,918
2052	\$351,732,807	\$3,517,328	\$254,372	\$71,224	\$183,148	\$1,017,487	\$284,896	\$732,591	\$356,120
2053	\$376,776,183	\$3,767,762	\$272,483	\$76,295	\$196,188	\$1,089,932	\$305,181	\$784,751	\$381,476
2054	\$403,005,602	\$4,030,056	\$291,452	\$81,607	\$209,845	\$1,165,808	\$326,426	\$839,382	\$408,033
2055	\$430,469,687	\$4,304,697	\$311,314	\$87,168	\$224,146	\$1,245,256	\$348,672	\$896,584	\$435,840
2056	\$459,218,912	\$4,592,189	\$332,105	\$92,989	\$239,116	\$1,328,421	\$371,958	\$956,463	\$464,947
2057	\$489,305,669	\$4,893,057	\$353,864	\$99,082	\$254,782	\$1,415,456	\$396,328	\$1,019,128	\$495,409
2058	\$519,919,307	\$5,199,193	\$376,004	\$105,281	\$270,723	\$1,504,014	\$421,124	\$1,082,890	\$526,405
2059	\$535,516,887	\$5,355,169	\$387,284	\$108,439	\$278,844	\$1,549,135	\$433,758	\$1,115,377	\$542,197
2060	\$551,582,393	\$5,515,824	\$398,902	\$111,693	\$287,210	\$1,595,609	\$446,770	\$1,148,838	\$558,463
2061	\$568,129,865	\$5,681,294	\$410,869	\$115,043	\$295,826	\$1,643,477	\$460,174	\$1,183,304	\$575,217

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

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

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

Unincorporated San Joaquin
County

Fiscal Year Ending	Net County Property Tax Revenue	EIFD Revenue
	<i>Table 15</i>	<i>Table 15</i>
2017	\$1,084,429	\$0
2018	\$1,116,962	\$0
2019	\$1,139,078	\$11,393
2020	\$1,161,857	\$23,128
2021	\$1,185,320	\$35,215
2022	\$1,209,486	\$47,664
2023	\$1,234,378	\$60,487
2024	\$1,260,016	\$73,695
2025	\$1,286,424	\$87,299
2026	\$1,313,623	\$101,310
2027	\$1,362,064	\$95,318
2028	\$1,388,362	\$107,560
2029	\$1,420,674	\$120,125
2030	\$1,453,955	\$133,068
2031	\$1,488,235	\$146,399
2032	\$1,523,543	\$160,130
2033	\$1,559,910	\$174,273
2034	\$1,597,369	\$188,840
2035	\$1,635,951	\$203,844
2036	\$1,645,298	\$219,298
2037	\$1,685,573	\$234,961
2038	\$1,727,056	\$251,094
2039	\$1,769,784	\$267,710
2040	\$1,813,794	\$284,825
2041	\$1,859,124	\$302,453
2042	\$1,905,815	\$320,611
2043	\$1,953,905	\$339,313
2044	\$2,003,439	\$358,576
2045	\$2,054,458	\$378,416
2046	\$2,107,008	\$398,853
2047	\$2,161,135	\$419,902
2048	\$2,216,885	\$441,583
2049	\$2,274,308	\$463,914
2050	\$2,333,454	\$486,915
2051	\$2,394,374	\$510,606
2052	\$2,457,121	\$535,008
2053	\$2,521,751	\$560,142
2054	\$2,588,320	\$586,029
2055	\$2,656,886	\$612,694
2056	\$2,727,509	\$640,159
2057	\$2,800,251	\$668,447
2058	\$2,875,175	\$697,584
2059	\$2,952,346	\$727,595
2060	\$3,031,833	\$758,507
2061	\$3,113,704	\$790,346
TOTAL	\$85,051,947	\$14,025,284

Source: EPS.

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

Unincorporated
San Joaquin County

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
<i>Formula</i>	<i>a</i>	<i>b=a*1.0%</i>	<i>c=b*0.00%</i>	<i>d</i>	<i>a*c-d</i>	<i>b*b*21.26%</i>	<i>g</i>	<i>h=f*g</i>	<i>d+g</i>
2017	\$510,001,908	\$5,100,019	\$0	\$0	\$0	\$1,084,429	\$0	\$1,084,429	\$0
2018	\$525,301,965	\$5,253,020	\$0	\$0	\$0	\$1,116,962	\$0	\$1,116,962	\$0
2019	\$541,061,024	\$5,410,610	\$0	\$0	\$0	\$1,150,471	\$11,393	\$1,139,078	\$11,393
2020	\$557,292,855	\$5,572,929	\$0	\$0	\$0	\$1,184,985	\$23,128	\$1,161,857	\$23,128
2021	\$574,011,641	\$5,740,116	\$0	\$0	\$0	\$1,220,534	\$35,215	\$1,185,320	\$35,215
2022	\$591,231,990	\$5,912,320	\$0	\$0	\$0	\$1,257,150	\$47,664	\$1,209,486	\$47,664
2023	\$608,968,949	\$6,089,689	\$0	\$0	\$0	\$1,294,865	\$60,487	\$1,234,378	\$60,487
2024	\$627,238,018	\$6,272,380	\$0	\$0	\$0	\$1,333,711	\$73,695	\$1,260,016	\$73,695
2025	\$646,055,169	\$6,460,552	\$0	\$0	\$0	\$1,373,722	\$87,299	\$1,286,424	\$87,299
2026	\$665,436,813	\$6,654,368	\$0	\$0	\$0	\$1,414,934	\$101,310	\$1,313,623	\$101,310
2027	\$685,399,918	\$6,853,999	\$0	\$0	\$0	\$1,457,382	\$95,318	\$1,362,064	\$95,318
2028	\$703,525,096	\$7,035,251	\$0	\$0	\$0	\$1,495,922	\$107,560	\$1,388,362	\$107,560
2029	\$724,630,849	\$7,246,308	\$0	\$0	\$0	\$1,540,799	\$120,125	\$1,420,674	\$120,125
2030	\$746,369,775	\$7,463,698	\$0	\$0	\$0	\$1,587,023	\$133,068	\$1,453,955	\$133,068
2031	\$768,760,888	\$7,687,609	\$0	\$0	\$0	\$1,634,634	\$146,399	\$1,488,235	\$146,399
2032	\$791,823,694	\$7,918,237	\$0	\$0	\$0	\$1,683,673	\$160,130	\$1,523,543	\$160,130
2033	\$815,578,405	\$8,155,784	\$0	\$0	\$0	\$1,734,183	\$174,273	\$1,559,910	\$174,273
2034	\$840,045,757	\$8,400,458	\$0	\$0	\$0	\$1,786,209	\$188,840	\$1,597,369	\$188,840
2035	\$865,247,130	\$8,652,471	\$0	\$0	\$0	\$1,839,795	\$203,844	\$1,635,951	\$203,844
2036	\$876,910,865	\$8,769,109	\$0	\$0	\$0	\$1,864,566	\$219,298	\$1,645,298	\$219,298
2037	\$903,218,191	\$9,032,182	\$0	\$0	\$0	\$1,920,534	\$234,961	\$1,685,573	\$234,961
2038	\$930,314,737	\$9,303,147	\$0	\$0	\$0	\$1,978,150	\$251,094	\$1,727,056	\$251,094
2039	\$958,224,179	\$9,582,242	\$0	\$0	\$0	\$2,037,494	\$267,710	\$1,769,784	\$267,710
2040	\$986,970,904	\$9,869,709	\$0	\$0	\$0	\$2,098,619	\$284,825	\$1,813,794	\$284,825
2041	\$1,016,580,031	\$10,165,800	\$0	\$0	\$0	\$2,161,578	\$302,453	\$1,859,124	\$302,453
2042	\$1,047,077,432	\$10,470,774	\$0	\$0	\$0	\$2,226,425	\$320,611	\$1,905,815	\$320,611
2043	\$1,078,489,755	\$10,784,898	\$0	\$0	\$0	\$2,293,218	\$339,313	\$1,953,905	\$339,313
2044	\$1,110,844,448	\$11,108,444	\$0	\$0	\$0	\$2,362,014	\$359,576	\$2,003,439	\$359,576
2045	\$1,144,169,781	\$11,441,698	\$0	\$0	\$0	\$2,432,875	\$378,416	\$2,054,458	\$378,416
2046	\$1,178,494,875	\$11,784,949	\$0	\$0	\$0	\$2,505,861	\$398,853	\$2,107,008	\$398,853
2047	\$1,213,849,721	\$12,138,497	\$0	\$0	\$0	\$2,581,037	\$419,902	\$2,161,135	\$419,902
2048	\$1,250,265,212	\$12,502,652	\$0	\$0	\$0	\$2,658,468	\$441,583	\$2,216,885	\$441,583
2049	\$1,287,773,169	\$12,877,732	\$0	\$0	\$0	\$2,738,222	\$463,914	\$2,274,308	\$463,914
2050	\$1,326,406,364	\$13,264,064	\$0	\$0	\$0	\$2,820,369	\$486,915	\$2,333,454	\$486,915
2051	\$1,366,198,555	\$13,661,986	\$0	\$0	\$0	\$2,904,980	\$510,606	\$2,394,374	\$510,606
2052	\$1,407,184,511	\$14,071,845	\$0	\$0	\$0	\$2,992,129	\$535,008	\$2,457,121	\$535,008
2053	\$1,449,400,047	\$14,494,000	\$0	\$0	\$0	\$3,081,893	\$560,142	\$2,521,751	\$560,142
2054	\$1,492,882,048	\$14,928,820	\$0	\$0	\$0	\$3,174,350	\$586,029	\$2,588,320	\$586,029
2055	\$1,537,668,510	\$15,376,685	\$0	\$0	\$0	\$3,269,580	\$612,694	\$2,656,886	\$612,694
2056	\$1,583,798,555	\$15,837,986	\$0	\$0	\$0	\$3,367,668	\$640,159	\$2,727,509	\$640,159
2057	\$1,631,312,522	\$16,313,125	\$0	\$0	\$0	\$3,468,698	\$668,447	\$2,800,251	\$668,447
2058	\$1,680,251,897	\$16,802,519	\$0	\$0	\$0	\$3,572,759	\$697,584	\$2,875,175	\$697,584
2059	\$1,730,659,454	\$17,306,595	\$0	\$0	\$0	\$3,679,941	\$727,595	\$2,952,346	\$727,595
2060	\$1,782,579,238	\$17,825,792	\$0	\$0	\$0	\$3,790,340	\$758,507	\$3,031,833	\$758,507
2061	\$1,836,056,615	\$18,360,566	\$0	\$0	\$0	\$3,904,050	\$790,346	\$3,113,704	\$790,346

pt of

Source: San Joaquin County; LWA; EPS.

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



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- Appendix A: City of Lathrop
- Appendix B: City of Manteca
- Appendix C: City of Stockton
- Appendix D: Unincorporated San Joaquin County
- Appendix E: Supporting Tables for EIFD Revenue
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APPENDIX A:
City of Lathrop



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Lathrop

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

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2018	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD	County [1]	County EIFD	Total EIFD		
							f	g	h	i	j		
2017	\$2,308,244,724	\$69,247,342	\$0	\$2,377,492,066	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$2,377,492,066	\$71,324,762	\$212,075,185	\$2,660,892,013	\$283,399,947	\$2,833,999	\$330,732	\$112,449	\$515,861	\$175,393	\$287,642	\$287,642	\$287,642
2019	\$2,660,892,013	\$79,826,760	\$218,437,441	\$2,959,158,214	\$581,684,148	\$5,816,641	\$678,484	\$230,685	\$1,058,897	\$360,025	\$909,709	\$909,709	\$909,709
2020	\$2,959,158,214	\$88,774,686	\$224,990,564	\$3,272,921,464	\$896,428,398	\$8,964,294	\$1,043,978	\$364,953	\$1,630,273	\$554,293	\$909,245	\$909,245	\$909,245
2021	\$3,272,921,464	\$98,187,644	\$160,591,014	\$3,531,700,122	\$1,164,208,056	\$11,542,081	\$1,367,658	\$465,004	\$2,093,527	\$711,799	\$1,176,803	\$1,176,803	\$1,176,803
2022	\$3,531,700,122	\$105,951,004	\$165,408,744	\$3,803,059,870	\$1,425,567,804	\$14,255,678	\$1,706,994	\$580,378	\$2,579,331	\$876,973	\$1,457,351	\$1,457,351	\$1,457,351
2023	\$3,803,059,870	\$114,091,796	\$170,371,007	\$4,087,522,673	\$1,710,030,607	\$17,100,306	\$2,062,634	\$701,296	\$3,088,623	\$1,050,132	\$1,751,427	\$1,751,427	\$1,751,427
2024	\$4,087,522,673	\$122,625,680	\$175,482,137	\$4,385,630,490	\$2,008,138,424	\$20,081,384	\$2,435,252	\$827,986	\$3,622,373	\$1,231,607	\$2,362,427	\$2,362,427	\$2,362,427
2025	\$4,385,630,490	\$131,568,915	\$180,746,601	\$4,697,946,005	\$2,320,453,399	\$23,204,539	\$2,825,546	\$960,686	\$4,181,592	\$1,421,741	\$2,362,427	\$2,362,427	\$2,362,427
2026	\$4,697,946,005	\$140,938,980	\$323,778,878	\$5,162,663,263	\$2,785,171,198	\$27,851,712	\$3,431,893	\$960,930	\$5,004,495	\$1,401,259	\$2,362,427	\$2,362,427	\$2,362,427
2027	\$5,162,663,263	\$154,879,898	\$333,492,244	\$5,651,035,406	\$3,273,543,340	\$32,735,433	\$4,069,252	\$1,139,391	\$5,869,233	\$1,643,985	\$2,362,427	\$2,362,427	\$2,362,427
2028	\$5,651,035,406	\$169,531,062	\$343,497,012	\$6,164,063,479	\$3,786,571,414	\$37,865,714	\$4,738,940	\$1,326,903	\$6,777,573	\$1,897,720	\$2,362,427	\$2,362,427	\$2,362,427
2029	\$6,164,063,479	\$184,921,904	\$353,901,922	\$6,702,787,306	\$4,325,295,240	\$43,252,952	\$5,442,322	\$1,523,850	\$7,731,355	\$2,164,779	\$2,362,427	\$2,362,427	\$2,362,427
2030	\$6,702,787,306	\$201,083,619	\$364,415,980	\$7,268,286,905	\$4,890,794,839	\$48,907,948	\$6,180,818	\$1,730,629	\$8,732,486	\$2,445,096	\$2,362,427	\$2,362,427	\$2,362,427
2031	\$7,268,286,905	\$218,048,607	\$110,346,571	\$7,596,682,083	\$5,219,190,017	\$52,191,900	\$6,606,068	\$1,849,699	\$9,315,155	\$2,608,244	\$2,362,427	\$2,362,427	\$2,362,427
2032	\$7,596,682,083	\$227,900,462	\$113,656,968	\$7,938,239,513	\$5,560,747,448	\$55,607,474	\$7,048,447	\$1,973,565	\$9,921,149	\$2,777,922	\$2,362,427	\$2,362,427	\$2,362,427
2033	\$7,938,239,513	\$238,147,185	\$117,066,677	\$8,293,453,376	\$5,915,961,310	\$59,156,613	\$7,508,597	\$2,102,407	\$10,551,341	\$2,954,375	\$2,362,427	\$2,362,427	\$2,362,427
2034	\$8,293,453,376	\$248,803,601	\$120,578,877	\$8,662,835,654	\$6,285,343,589	\$62,853,436	\$7,987,189	\$2,238,413	\$11,206,638	\$3,137,859	\$2,362,427	\$2,362,427	\$2,362,427
2035	\$8,662,835,654	\$259,885,070	\$124,186,038	\$9,046,916,766	\$6,669,424,996	\$66,894,247	\$8,484,913	\$2,375,776	\$11,887,980	\$3,328,635	\$2,362,427	\$2,362,427	\$2,362,427
2036	\$9,046,916,766	\$271,407,503	\$228,554,501	\$9,546,878,766	\$7,169,386,700	\$71,693,867	\$9,135,334	\$2,557,894	\$12,773,981	\$3,576,715	\$2,362,427	\$2,362,427	\$2,362,427
2037	\$9,546,878,766	\$286,406,363	\$235,411,136	\$10,068,696,265	\$7,691,204,199	\$76,912,042	\$9,814,320	\$2,748,009	\$13,698,666	\$3,835,628	\$2,362,427	\$2,362,427	\$2,362,427
2038	\$10,068,696,265	\$302,060,888	\$242,473,470	\$10,613,230,623	\$8,235,738,598	\$82,357,386	\$10,522,997	\$2,946,439	\$14,663,557	\$4,105,796	\$2,362,427	\$2,362,427	\$2,362,427
2039	\$10,613,230,623	\$318,396,919	\$249,747,674	\$11,181,375,216	\$8,803,884,151	\$88,038,832	\$11,262,538	\$3,153,511	\$15,670,237	\$4,387,666	\$2,362,427	\$2,362,427	\$2,362,427
2040	\$11,181,375,216	\$335,441,256	\$257,240,105	\$11,774,056,577	\$9,396,584,512	\$93,965,645	\$12,034,156	\$3,369,564	\$16,720,342	\$4,681,698	\$2,362,427	\$2,362,427	\$2,362,427
2041	\$11,774,056,577	\$353,221,697	\$214,377,708	\$12,341,655,982	\$9,964,163,917	\$99,641,639	\$12,768,625	\$3,575,215	\$17,727,523	\$4,963,734	\$2,362,427	\$2,362,427	\$2,362,427
2042	\$12,341,655,982	\$370,249,679	\$220,809,039	\$12,932,714,701	\$10,555,222,635	\$105,552,226	\$13,533,508	\$3,789,382	\$18,778,515	\$5,257,424	\$2,362,427	\$2,362,427	\$2,362,427
2043	\$12,932,714,701	\$387,981,441	\$227,433,310	\$13,548,128,452	\$11,170,637,386	\$111,706,374	\$14,329,966	\$4,012,381	\$19,868,808	\$5,563,210	\$2,362,427	\$2,362,427	\$2,362,427
2044	\$13,548,128,452	\$406,443,884	\$234,266,309	\$14,188,828,645	\$11,811,337,579	\$118,113,376	\$15,169,208	\$4,244,578	\$21,005,551	\$5,881,554	\$2,362,427	\$2,362,427	\$2,362,427
2045	\$14,188,828,645	\$425,664,889	\$241,283,999	\$14,855,778,533	\$12,478,286,467	\$124,782,865	\$16,022,482	\$4,486,295	\$22,189,052	\$6,212,935	\$2,362,427	\$2,362,427	\$2,362,427
2046	\$14,855,778,533	\$445,673,356	\$248,522,519	\$15,549,974,407	\$13,172,482,342	\$131,724,823	\$16,921,085	\$4,737,904	\$23,420,880	\$6,567,846	\$2,362,427	\$2,362,427	\$2,362,427
2047	\$15,549,974,407	\$466,499,232	\$255,978,194	\$16,272,451,834	\$13,894,958,768	\$138,949,598	\$17,856,359	\$4,989,780	\$24,702,871	\$6,916,804	\$2,362,427	\$2,362,427	\$2,362,427
2048	\$16,272,451,834	\$488,173,555	\$263,857,540	\$17,024,282,929	\$14,646,790,863	\$146,467,909	\$18,828,695	\$5,272,315	\$26,036,925	\$7,290,339	\$2,362,427	\$2,362,427	\$2,362,427
2049	\$17,024,282,929	\$510,728,488	\$271,567,266	\$17,806,578,683	\$15,429,086,617	\$154,290,866	\$19,842,537	\$5,555,910	\$27,425,013	\$7,679,004	\$2,362,427	\$2,362,427	\$2,362,427
2050	\$17,806,578,683	\$534,197,360	\$279,714,284	\$18,620,490,327	\$16,242,998,262	\$162,428,983	\$20,896,377	\$5,850,886	\$28,869,176	\$8,063,369	\$2,362,427	\$2,362,427	\$2,362,427
2051	\$18,620,490,327	\$558,614,710	\$288,105,713	\$19,467,210,750	\$17,089,718,684	\$170,897,187	\$21,992,765	\$6,157,974	\$30,371,529	\$8,504,028	\$2,362,427	\$2,362,427	\$2,362,427
2052	\$19,467,210,750	\$584,016,322	\$296,748,884	\$20,347,975,956	\$17,970,483,891	\$179,704,839	\$23,133,305	\$6,477,325	\$31,934,263	\$8,941,594	\$2,362,427	\$2,362,427	\$2,362,427
2053	\$20,347,975,956	\$610,438,279	\$305,651,351	\$21,264,066,586	\$18,886,574,520	\$188,865,745	\$24,319,859	\$6,809,505	\$33,559,850	\$9,396,702	\$2,362,427	\$2,362,427	\$2,362,427
2054	\$21,264,066,586	\$637,921,998	\$314,820,891	\$22,216,809,474	\$19,839,317,409	\$198,393,174	\$25,553,550	\$7,154,994	\$35,250,042	\$9,870,012	\$2,362,427	\$2,362,427	\$2,362,427
2055	\$22,216,809,474	\$666,504,284	\$324,285,518	\$23,207,578,276	\$20,830,087,211	\$208,300,872	\$26,836,762	\$7,514,293	\$37,007,877	\$10,362,206	\$2,362,427	\$2,362,427	\$2,362,427
2056	\$23,207,578,276	\$696,227,378	\$333,993,483	\$24,237,800,138	\$21,860,308,072	\$218,603,081	\$28,171,143	\$7,897,920	\$38,835,680	\$10,873,990	\$2,362,427	\$2,362,427	\$2,362,427
2057	\$24,237,800,138	\$727,134,004	\$344,013,288	\$25,308,947,430	\$22,931,455,364	\$229,314,554	\$29,558,610	\$8,276,411	\$40,736,066	\$11,406,099	\$2,362,427	\$2,362,427	\$2,362,427
2058	\$25,308,947,430	\$759,268,423	\$354,333,687	\$26,426,549,539	\$24,045,057,474	\$240,450,575	\$31,001,146	\$8,680,321	\$42,711,747	\$11,959,289	\$2,362,427	\$2,362,427	\$2,362,427
2059	\$26,426,549,539	\$792,676,486	\$364,683,697	\$27,560,189,723	\$25,202,697,657	\$252,026,977	\$32,500,806	\$9,100,226	\$44,765,529	\$12,534,348	\$2,362,427	\$2,362,427	\$2,362,427
2060	\$27,560,189,723	\$827,405,692	\$375,912,608	\$28,783,508,022	\$26,406,015,957	\$264,060,160	\$34,059,721	\$9,536,722	\$46,900,319	\$13,132,089	\$2,362,427	\$2,362,427	\$2,362,427
2061	\$28,783,508,022	\$863,905,241	\$0	\$29,647,013,263	\$27,289,521,197	\$272,695,212	\$35,175,669	\$9,849,187	\$48,433,235	\$13,561,306	\$2,362,427	\$2,362,427	\$2,362,427

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

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

Table A-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop Existing City Boundaries (Real \$)

Lathrop
Existing City

Fiscal Year	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2018	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation	City EIFD	County [1]	County EIFD Allocation	County EIFD	Total EIFD
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*13.20%	h	i=g*h	j=f*17.65%	k	l=j/k	m=i+l
2017	\$2,309,244,724	\$69,247,342	\$0	\$2,377,492,066	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2018	\$2,377,492,066	\$71,324,762	\$168,269,730	\$2,607,086,558	\$229,594,492	\$2,295,945	\$303,090	34%	\$103,051	\$405,291	34%	\$137,799	\$240,850
2019	\$2,607,086,558	\$78,212,597	\$163,017,822	\$2,848,316,976	\$470,824,911	\$4,708,249	\$621,541	34%	\$211,324	\$831,123	34%	\$282,582	\$493,906
2020	\$2,848,316,976	\$85,449,509	\$167,908,357	\$3,101,674,842	\$724,182,776	\$7,241,828	\$956,001	34%	\$325,040	\$1,278,362	34%	\$434,643	\$759,684
2021	\$3,101,674,842	\$93,050,245	\$143,484,245	\$3,338,209,332	\$960,717,266	\$9,607,173	\$1,268,252	34%	\$431,206	\$1,695,905	34%	\$576,608	\$1,007,813
2022	\$3,338,209,332	\$100,146,280	\$147,788,772	\$3,586,144,384	\$1,208,652,319	\$12,086,523	\$1,595,554	34%	\$542,488	\$2,133,572	34%	\$725,414	\$1,267,903
2023	\$3,586,144,384	\$107,584,332	\$152,222,435	\$3,845,951,151	\$1,468,459,085	\$14,684,591	\$1,938,527	34%	\$659,099	\$2,592,195	34%	\$881,346	\$1,540,446
2024	\$3,845,951,151	\$115,378,535	\$156,789,108	\$4,118,118,794	\$1,740,626,728	\$17,406,267	\$2,297,818	34%	\$781,258	\$3,072,639	34%	\$1,044,697	\$1,825,955
2025	\$4,118,118,794	\$123,543,564	\$161,492,782	\$4,403,155,139	\$2,025,663,074	\$20,256,631	\$2,674,098	34%	\$909,193	\$3,575,798	34%	\$1,215,771	\$2,124,965
2026	\$4,403,155,139	\$132,094,654	\$323,778,878	\$4,859,028,672	\$2,481,536,606	\$24,815,366	\$3,275,901	28%	\$917,252	\$4,360,528	28%	\$1,226,548	\$2,143,800
2027	\$4,859,028,672	\$145,770,860	\$333,492,244	\$5,338,291,776	\$2,960,799,710	\$29,607,997	\$3,908,581	28%	\$1,094,403	\$5,226,547	28%	\$1,463,433	\$2,557,836
2028	\$5,338,291,776	\$160,148,753	\$343,497,012	\$5,841,937,541	\$3,464,445,475	\$34,644,455	\$4,573,449	28%	\$1,280,566	\$6,115,607	28%	\$1,712,370	\$2,992,936
2029	\$5,841,937,541	\$175,258,126	\$353,801,922	\$6,370,997,589	\$3,993,505,524	\$39,935,055	\$5,271,866	28%	\$1,476,122	\$7,049,529	28%	\$1,973,868	\$3,449,991
2030	\$6,370,997,589	\$191,129,928	\$364,415,980	\$6,926,543,497	\$4,549,051,431	\$45,490,514	\$6,005,248	28%	\$1,681,469	\$8,030,206	28%	\$2,248,458	\$3,929,927
2031	\$6,926,543,497	\$207,796,305	\$110,346,571	\$7,244,686,373	\$4,867,194,307	\$48,671,943	\$6,425,231	28%	\$1,799,065	\$8,591,807	28%	\$2,405,706	\$4,204,771
2032	\$7,244,686,373	\$217,340,591	\$113,656,968	\$7,575,683,932	\$5,198,191,866	\$51,981,919	\$6,862,184	28%	\$1,921,412	\$9,176,100	28%	\$2,569,308	\$4,490,720
2033	\$7,575,683,932	\$227,270,518	\$117,066,677	\$7,920,021,127	\$5,542,529,061	\$55,425,291	\$7,316,747	28%	\$2,048,689	\$9,783,940	28%	\$2,739,503	\$4,788,193
2034	\$7,920,021,127	\$237,600,634	\$120,578,677	\$8,278,200,438	\$5,900,708,372	\$59,007,084	\$7,789,583	28%	\$2,181,083	\$10,416,216	28%	\$2,916,540	\$5,097,624
2035	\$8,278,200,438	\$248,346,013	\$124,196,038	\$8,650,742,489	\$6,273,250,423	\$62,732,504	\$8,281,380	28%	\$2,318,786	\$11,073,845	28%	\$3,100,677	\$5,419,463
2036	\$8,650,742,489	\$259,522,275	\$228,554,501	\$9,138,819,265	\$6,761,327,199	\$67,613,272	\$9,925,695	28%	\$2,499,194	\$11,935,422	28%	\$3,341,918	\$5,841,113
2037	\$9,138,819,265	\$274,164,578	\$235,411,136	\$9,648,394,979	\$7,270,902,913	\$72,709,029	\$9,598,391	28%	\$2,687,549	\$12,834,950	28%	\$3,593,786	\$6,281,335
2038	\$9,648,394,979	\$289,451,849	\$242,473,470	\$10,180,320,299	\$7,802,828,233	\$78,028,282	\$10,300,550	28%	\$2,884,165	\$13,773,930	28%	\$3,856,700	\$6,740,866
2039	\$10,180,320,299	\$305,409,609	\$249,747,674	\$10,735,477,562	\$8,357,985,516	\$83,579,855	\$11,033,459	28%	\$3,089,369	\$14,753,920	28%	\$4,131,098	\$7,220,466
2040	\$10,735,477,562	\$322,064,327	\$257,240,105	\$11,314,782,014	\$8,937,289,948	\$89,372,899	\$11,798,204	28%	\$3,303,497	\$15,776,537	28%	\$4,417,430	\$7,720,928
2041	\$11,314,782,014	\$339,443,460	\$209,772,085	\$11,863,997,559	\$9,486,505,494	\$94,865,055	\$12,523,229	28%	\$3,506,504	\$16,746,038	28%	\$4,688,891	\$8,195,395
2042	\$11,863,997,559	\$355,919,927	\$216,065,247	\$12,435,982,733	\$10,058,490,668	\$100,584,907	\$13,278,313	28%	\$3,717,928	\$17,755,734	28%	\$4,971,606	\$8,689,533
2043	\$12,435,982,733	\$373,079,482	\$222,547,205	\$13,031,609,420	\$10,654,117,355	\$106,541,174	\$14,064,605	28%	\$3,938,089	\$18,807,163	28%	\$5,266,006	\$9,204,095
2044	\$13,031,609,420	\$390,948,283	\$229,223,621	\$13,651,781,324	\$11,274,289,258	\$112,742,893	\$14,883,300	28%	\$4,167,324	\$19,901,921	28%	\$5,572,538	\$9,739,862
2045	\$13,651,781,324	\$409,553,440	\$236,100,330	\$14,297,435,093	\$11,919,943,027	\$119,199,430	\$15,735,634	28%	\$4,405,978	\$21,041,660	28%	\$5,891,665	\$10,297,642
2046	\$14,297,435,093	\$428,923,053	\$243,183,339	\$14,969,541,485	\$12,592,049,420	\$125,920,494	\$16,622,888	28%	\$4,654,409	\$22,228,095	28%	\$6,223,867	\$10,878,275
2047	\$14,969,541,485	\$449,086,245	\$250,478,840	\$15,669,106,570	\$13,291,614,504	\$132,916,145	\$17,546,391	28%	\$4,912,990	\$23,463,001	28%	\$6,569,640	\$11,482,630
2048	\$15,669,106,570	\$470,073,197	\$257,993,205	\$16,397,172,972	\$14,019,680,905	\$140,196,809	\$18,507,519	28%	\$5,182,105	\$24,748,219	28%	\$6,929,501	\$12,111,607
2049	\$16,397,172,972	\$491,915,189	\$265,733,001	\$17,154,821,162	\$14,777,329,095	\$147,773,291	\$19,507,698	28%	\$5,462,155	\$26,085,655	28%	\$7,303,984	\$12,766,139
2050	\$17,154,821,162	\$514,644,635	\$273,704,991	\$17,943,170,788	\$15,565,678,722	\$155,656,787	\$20,548,405	28%	\$5,753,554	\$27,477,289	28%	\$7,693,641	\$13,447,195
2051	\$17,943,170,788	\$538,295,124	\$281,916,141	\$18,763,382,052	\$16,385,989,985	\$163,858,900	\$21,631,175	28%	\$6,056,729	\$28,925,166	28%	\$8,099,046	\$14,155,775
2052	\$18,763,382,052	\$562,901,462	\$290,373,625	\$19,616,657,138	\$17,239,165,073	\$172,391,651	\$22,757,592	28%	\$6,372,126	\$30,431,408	28%	\$8,520,794	\$14,892,920
2053	\$19,616,657,138	\$588,499,714	\$299,084,834	\$20,504,241,686	\$18,126,749,621	\$181,267,496	\$23,929,301	28%	\$6,700,204	\$31,998,215	28%	\$8,959,500	\$15,659,705
2054	\$20,504,241,686	\$615,127,251	\$308,057,379	\$21,427,426,316	\$19,049,934,250	\$190,499,342	\$25,148,006	28%	\$7,041,442	\$33,627,866	28%	\$9,415,802	\$16,457,244
2055	\$21,427,426,316	\$642,822,789	\$317,299,100	\$22,387,548,205	\$20,010,056,140	\$200,100,561	\$26,415,472	28%	\$7,396,332	\$35,322,719	28%	\$9,890,361	\$17,286,694
2056	\$22,387,548,205	\$671,626,446	\$326,818,073	\$23,385,992,725	\$21,008,900,659	\$210,085,007	\$27,733,529	28%	\$7,765,388	\$37,085,222	28%	\$10,383,862	\$18,149,250
2057	\$23,385,992,725	\$701,579,782	\$336,622,615	\$24,424,195,122	\$22,046,703,056	\$220,467,031	\$29,104,070	28%	\$8,149,140	\$38,917,907	28%	\$10,897,014	\$19,046,153
2058	\$24,424,195,122	\$732,725,854	\$346,721,294	\$25,503,642,269	\$23,126,150,203	\$231,261,502	\$30,529,059	28%	\$8,548,136	\$40,823,399	28%	\$11,430,552	\$19,978,688
2059	\$25,503,642,269	\$765,109,268	\$357,122,933	\$26,625,874,470	\$24,248,382,404	\$242,483,824	\$32,010,528	28%	\$8,962,948	\$42,804,418	28%	\$11,985,237	\$20,948,185
2060	\$26,625,874,470	\$798,776,234	\$367,836,621	\$27,792,487,324	\$25,414,995,259	\$254,149,953	\$33,550,585	28%	\$9,394,164	\$44,863,779	28%	\$12,561,858	\$22,956,022
2061	\$27,792,487,324	\$833,774,620	\$0	\$28,626,261,944	\$26,248,769,678	\$262,467,699	\$34,651,260	28%	\$9,702,353	\$46,335,599	28%	\$12,973,968	\$24,676,320

lath ex

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

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

[2] See Table A-4 for new AV added to roll from 2017-18 on. It is assumed that new AV is added to roll in year after development occurs.

In 2016-17 and 2017-18 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.

Table A-3
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop Annexation Area (Real \$)

Lathrop Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2018	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation	City EIFD	County [1]	County EIFD Allocation	County EIFD	Total EIFD
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*5.14%	h	i=g*7%	j=f*20.55%	k	l=j*k	m=i+l
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2018	\$0	\$0	\$53,805,455	\$53,805,455	\$53,805,455	\$538,055	\$27,642	34%	\$9,398	\$110,570	34%	\$37,594	\$46,992
2019	\$53,805,455	\$1,614,164	\$55,419,619	\$55,419,619	\$110,839,238	\$1,108,392	\$56,943	34%	\$19,361	\$227,774	34%	\$77,443	\$96,804
2020	\$110,839,238	\$3,325,177	\$57,082,207	\$117,124,622	\$171,246,622	\$1,712,466	\$87,978	34%	\$29,912	\$351,911	34%	\$119,550	\$149,562
2021	\$171,246,622	\$5,137,399	\$117,106,769	\$193,490,790	\$241,571,521	\$2,415,715	\$124,107	34%	\$42,196	\$496,428	34%	\$168,765	\$210,962
2022	\$193,490,790	\$5,804,724	\$117,619,972	\$216,915,486	\$267,511,696	\$2,675,117	\$137,434	34%	\$46,727	\$549,735	34%	\$186,910	\$233,637
2023	\$216,915,486	\$6,507,465	\$18,148,571	\$241,571,521	\$294,790,866	\$2,947,909	\$151,448	34%	\$51,492	\$605,793	34%	\$205,970	\$257,462
2024	\$241,571,521	\$7,247,146	\$18,693,028	\$267,511,696	\$303,634,592	\$3,036,346	\$155,992	28%	\$43,678	\$623,967	28%	\$174,711	\$218,388
2025	\$267,511,696	\$8,025,351	\$19,253,819	\$312,743,629	\$312,743,629	\$3,127,436	\$160,671	28%	\$44,988	\$642,666	28%	\$179,952	\$224,940
2026	\$294,790,866	\$8,843,726	\$0	\$303,634,592	\$322,125,938	\$3,221,259	\$165,492	28%	\$46,338	\$661,966	28%	\$185,351	\$231,688
2027	\$303,634,592	\$9,109,038	\$0	\$312,743,629	\$331,789,716	\$3,317,897	\$170,456	28%	\$47,728	\$681,825	28%	\$190,911	\$238,639
2028	\$312,743,629	\$9,382,309	\$0	\$322,125,938	\$341,743,408	\$3,417,434	\$175,570	28%	\$49,160	\$702,280	28%	\$196,638	\$245,798
2029	\$322,125,938	\$9,663,778	\$0	\$331,789,716	\$351,995,710	\$3,519,957	\$180,837	28%	\$50,634	\$723,349	28%	\$202,538	\$253,172
2030	\$331,789,716	\$9,953,691	\$0	\$341,743,408	\$362,555,581	\$3,625,556	\$186,262	28%	\$52,153	\$745,049	28%	\$208,614	\$260,767
2031	\$341,743,408	\$10,252,302	\$0	\$351,995,710	\$373,432,249	\$3,734,322	\$191,850	28%	\$53,718	\$767,401	28%	\$214,872	\$268,590
2032	\$351,995,710	\$10,559,871	\$0	\$362,555,581	\$384,635,216	\$3,846,352	\$197,606	28%	\$55,330	\$790,423	28%	\$221,318	\$276,648
2033	\$362,555,581	\$10,876,657	\$0	\$373,432,249	\$396,174,273	\$3,961,743	\$203,534	28%	\$56,989	\$814,135	28%	\$227,958	\$284,947
2034	\$373,432,249	\$11,202,967	\$0	\$384,635,216	\$408,059,501	\$4,080,595	\$209,640	28%	\$58,699	\$838,559	28%	\$234,797	\$293,496
2035	\$384,635,216	\$11,539,056	\$0	\$396,174,273	\$420,301,286	\$4,203,013	\$215,929	28%	\$60,460	\$863,716	28%	\$241,840	\$302,301
2036	\$396,174,273	\$11,885,228	\$0	\$408,059,501	\$432,910,325	\$4,329,103	\$222,407	28%	\$62,274	\$889,628	28%	\$249,096	\$311,370
2037	\$408,059,501	\$12,241,129	\$0	\$420,301,286	\$445,897,634	\$4,458,976	\$229,079	28%	\$64,142	\$916,316	28%	\$256,569	\$320,711
2038	\$420,301,286	\$12,609,039	\$0	\$432,910,325	\$459,274,563	\$4,592,746	\$235,951	28%	\$66,066	\$943,806	28%	\$264,266	\$330,332
2039	\$432,910,325	\$12,987,310	\$4,605,623	\$459,274,563	\$477,658,423	\$4,776,584	\$242,396	28%	\$68,711	\$981,585	28%	\$274,844	\$343,555
2040	\$445,897,634	\$13,376,929	\$4,743,791	\$477,658,423	\$496,731,967	\$4,967,320	\$255,195	28%	\$71,455	\$1,020,781	28%	\$285,819	\$357,273
2041	\$459,274,563	\$13,778,237	\$4,886,105	\$496,731,967	\$516,520,032	\$5,165,200	\$265,361	28%	\$74,301	\$1,061,445	28%	\$297,205	\$371,506
2042	\$477,658,423	\$14,329,753	\$5,032,688	\$516,520,032	\$537,048,321	\$5,370,483	\$275,908	28%	\$77,254	\$1,103,630	28%	\$309,016	\$386,271
2043	\$496,731,967	\$14,901,959	\$5,183,669	\$537,048,321	\$558,343,440	\$5,583,434	\$286,848	28%	\$80,317	\$1,147,392	28%	\$321,270	\$401,587
2044	\$516,520,032	\$15,495,601	\$5,339,179	\$558,343,440	\$580,432,922	\$5,804,329	\$298,196	28%	\$83,495	\$1,192,785	28%	\$333,980	\$417,475
2045	\$537,048,321	\$16,111,450	\$5,499,354	\$580,432,922	\$603,345,264	\$6,033,453	\$309,968	28%	\$86,791	\$1,239,870	28%	\$347,164	\$433,955
2046	\$558,343,440	\$16,750,303	\$5,664,335	\$603,345,264	\$627,109,957	\$6,271,100	\$322,177	28%	\$90,209	\$1,288,706	28%	\$360,838	\$451,047
2047	\$580,432,922	\$17,412,988	\$5,834,265	\$627,109,957	\$651,757,521	\$6,517,575	\$334,839	28%	\$93,755	\$1,339,357	28%	\$375,020	\$468,775
2048	\$603,345,264	\$18,100,358	\$6,009,293	\$651,757,521	\$677,319,540	\$6,773,195	\$347,972	28%	\$97,432	\$1,391,887	28%	\$389,728	\$487,160
2049	\$627,109,957	\$18,813,299	\$6,189,572	\$677,319,540	\$703,828,698	\$7,038,287	\$361,591	28%	\$101,245	\$1,446,363	28%	\$404,982	\$506,227
2050	\$651,757,521	\$19,552,726	\$6,376,259	\$703,828,698	\$731,318,818	\$7,313,188	\$375,714	28%	\$105,200	\$1,502,855	28%	\$420,799	\$525,999
2051	\$677,319,540	\$20,319,586	\$6,566,517	\$731,318,818	\$759,824,899	\$7,598,249	\$390,359	28%	\$109,300	\$1,561,435	28%	\$437,202	\$546,502
2052	\$703,828,698	\$21,114,861	\$6,763,512	\$759,824,899	\$789,383,159	\$7,893,832	\$405,544	28%	\$113,552	\$1,622,177	28%	\$454,209	\$567,762
2053	\$731,318,818	\$21,939,565	\$6,966,418	\$789,383,159	\$820,031,071	\$8,200,311	\$421,289	28%	\$117,961	\$1,685,158	28%	\$471,844	\$589,805
2054	\$759,824,899	\$22,794,747	\$7,175,410	\$820,031,071	\$851,807,413	\$8,518,074	\$437,614	28%	\$122,532	\$1,750,458	28%	\$490,128	\$612,680
2055	\$789,383,159	\$23,681,495	\$7,390,673	\$851,807,413	\$884,752,308	\$8,847,523	\$454,540	28%	\$127,271	\$1,818,159	28%	\$509,085	\$636,356
2056	\$820,031,071	\$24,600,932	\$7,612,393	\$884,752,308	\$918,907,270	\$9,189,073	\$472,087	28%	\$132,184	\$1,888,348	28%	\$528,737	\$660,922
2057	\$851,807,413	\$25,554,222	\$7,840,765	\$918,907,270	\$954,315,253	\$9,543,153	\$490,278	28%	\$137,278	\$1,961,111	28%	\$549,111	\$686,389
2058	\$884,752,308	\$26,542,569	\$8,075,987	\$954,315,253	\$991,020,698	\$9,910,207	\$509,135	28%	\$142,558	\$2,036,540	28%	\$570,231	\$712,789
2059	\$918,907,270	\$27,567,218	\$0	\$991,020,698	\$1,020,751,319	\$10,207,513	\$528,409	28%	\$148,835	\$2,097,635	28%	\$587,338	\$734,173
2060	\$954,315,253	\$28,629,458	\$0	\$1,020,751,319	\$1,020,751,319	\$10,207,513	\$528,409	28%	\$148,835	\$2,097,635	28%	\$587,338	\$734,173
2061	\$991,020,698	\$29,730,621	\$0	\$1,020,751,319	\$1,020,751,319	\$10,207,513	\$528,409	28%	\$148,835	\$2,097,635	28%	\$587,338	\$734,173

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

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

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

Lathrop
Existing City

Fiscal Year Ending	Assessed Value of New Development [1]													Total (2016\$)	Escalation Factor [2]	Total with Annual Sales Price Increase
	Low Density Residential	Medium Density Residential	Variable Density Residential	Variable Density Residential Flex	High Density Residential	Residential / Mixed Use	Subtotal Residential	Retail	Service Commercial	Office	Industrial	Light Industrial / R&D Flex	Subtotal Nonres.			
	AV per Dwelling Unit							AV per Bldg. Sq. Ft.								
	\$450,000	\$425,000	\$400,000	\$380,000	\$360,000	\$340,000	\$200	\$200	\$150	\$85	\$85					
2018	\$6,300,000	\$3,825,000	\$85,000,000	\$0	\$16,380,000	\$0	\$111,505,000	\$4,443,120	\$17,772,480	\$6,207,300	\$9,256,500	\$0	\$37,679,400	\$149,184,400	1.051	\$158,269,730
2019	\$6,300,000	\$3,825,000	\$85,000,000	\$0	\$16,380,000	\$0	\$111,505,000	\$4,443,120	\$17,772,480	\$6,207,300	\$9,256,500	\$0	\$37,679,400	\$149,184,400	1.093	\$163,017,822
2020	\$6,300,000	\$3,825,000	\$85,000,000	\$0	\$16,380,000	\$0	\$111,505,000	\$4,443,120	\$17,772,480	\$6,207,300	\$9,256,500	\$0	\$37,679,400	\$149,184,400	1.126	\$167,908,357
2021	\$3,510,000	\$8,245,000	\$61,710,000	\$0	\$13,356,000	\$0	\$86,821,000	\$5,514,696	\$22,058,784	\$3,822,390	\$5,553,900	\$0	\$36,949,770	\$123,770,770	1.159	\$143,484,245
2022	\$3,510,000	\$8,245,000	\$61,710,000	\$0	\$13,356,000	\$0	\$86,821,000	\$5,514,696	\$22,058,784	\$3,822,390	\$5,553,900	\$0	\$36,949,770	\$123,770,770	1.194	\$147,786,772
2023	\$3,510,000	\$8,245,000	\$61,710,000	\$0	\$13,356,000	\$0	\$86,821,000	\$5,514,696	\$22,058,784	\$3,822,390	\$5,553,900	\$0	\$36,949,770	\$123,770,770	1.230	\$152,224,435
2024	\$3,510,000	\$8,245,000	\$61,710,000	\$0	\$13,356,000	\$0	\$86,821,000	\$5,514,696	\$22,058,784	\$3,822,390	\$5,553,900	\$0	\$36,949,770	\$123,770,770	1.267	\$156,789,108
2025	\$3,510,000	\$8,245,000	\$61,710,000	\$0	\$13,356,000	\$0	\$86,821,000	\$5,514,696	\$22,058,784	\$3,822,390	\$5,553,900	\$0	\$36,949,770	\$123,770,770	1.305	\$161,492,782
2026	\$3,510,000	\$8,245,000	\$77,265,000	\$0	\$252,000	\$0	\$89,272,000	\$24,093,472	\$96,373,888	\$10,766,399	\$11,107,800	\$9,308,336	\$16,164,893	\$240,921,893	1.344	\$323,778,878
2027	\$3,510,000	\$8,245,000	\$77,265,000	\$0	\$252,000	\$0	\$89,272,000	\$24,093,472	\$96,373,888	\$10,766,399	\$11,107,800	\$9,308,336	\$16,164,893	\$240,921,893	1.384	\$333,492,244
2028	\$3,510,000	\$8,245,000	\$77,265,000	\$0	\$252,000	\$0	\$89,272,000	\$24,093,472	\$96,373,888	\$10,766,399	\$11,107,800	\$9,308,336	\$16,164,893	\$240,921,893	1.426	\$343,497,012
2029	\$3,510,000	\$8,245,000	\$77,265,000	\$0	\$252,000	\$0	\$89,272,000	\$24,093,472	\$96,373,888	\$10,766,399	\$11,107,800	\$9,308,336	\$16,164,893	\$240,921,893	1.469	\$353,801,922
2030	\$3,510,000	\$8,245,000	\$77,265,000	\$0	\$252,000	\$0	\$89,272,000	\$24,093,472	\$96,373,888	\$10,766,399	\$11,107,800	\$9,308,336	\$16,164,893	\$240,921,893	1.513	\$364,416,980
2031	\$540,000	\$2,295,000	\$0	\$0	\$252,000	\$0	\$3,087,000	\$5,035,100	\$20,140,402	\$11,040,827	\$22,215,600	\$9,308,336	\$67,740,265	\$70,827,265	1.558	\$110,546,571
2032	\$540,000	\$2,295,000	\$0	\$0	\$252,000	\$0	\$3,087,000	\$5,035,100	\$20,140,402	\$11,040,827	\$22,215,600	\$9,308,336	\$67,740,265	\$70,827,265	1.605	\$113,656,968
2033	\$540,000	\$2,295,000	\$0	\$0	\$252,000	\$0	\$3,087,000	\$5,035,100	\$20,140,402	\$11,040,827	\$22,215,600	\$9,308,336	\$67,740,265	\$70,827,265	1.653	\$117,086,877
2034	\$540,000	\$2,295,000	\$0	\$0	\$252,000	\$0	\$3,087,000	\$5,035,100	\$20,140,402	\$11,040,827	\$22,215,600	\$9,308,336	\$67,740,265	\$70,827,265	1.702	\$120,578,617
2035	\$540,000	\$2,295,000	\$0	\$0	\$252,000	\$0	\$3,087,000	\$5,035,100	\$20,140,402	\$11,040,827	\$22,215,600	\$9,308,336	\$67,740,265	\$70,827,265	1.754	\$124,196,038
2036	\$540,000	\$2,465,000	\$0	\$0	\$252,000	\$0	\$3,257,000	\$7,780,687	\$31,122,749	\$21,336,777	\$44,431,200	\$18,616,673	\$123,288,088	\$126,545,088	1.808	\$229,554,501
2037	\$540,000	\$2,465,000	\$0	\$0	\$252,000	\$0	\$3,257,000	\$7,780,687	\$31,122,749	\$21,336,777	\$44,431,200	\$18,616,673	\$123,288,088	\$126,545,088	1.860	\$235,411,136
2038	\$540,000	\$2,465,000	\$0	\$0	\$252,000	\$0	\$3,267,000	\$7,790,687	\$31,122,749	\$21,336,777	\$44,431,200	\$18,616,673	\$123,288,088	\$126,545,088	1.916	\$242,473,470
2039	\$540,000	\$2,465,000	\$0	\$0	\$252,000	\$0	\$3,257,000	\$7,790,687	\$31,122,749	\$21,336,777	\$44,431,200	\$18,616,673	\$123,288,088	\$126,545,088	1.974	\$249,747,674
2040	\$540,000	\$2,465,000	\$0	\$0	\$252,000	\$0	\$3,257,000	\$7,790,687	\$31,122,749	\$21,336,777	\$44,431,200	\$18,616,673	\$123,288,088	\$126,545,088	2.033	\$267,246,105
2041	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.094	\$209,772,085
2042	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.157	\$216,065,247
2043	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.221	\$222,547,205
2044	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.288	\$229,223,621
2045	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.357	\$236,100,310
2046	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.427	\$243,183,339
2047	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.500	\$250,487,840
2048	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.575	\$257,993,205
2049	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.652	\$265,733,001
2050	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.732	\$273,704,391
2051	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.814	\$281,916,141
2052	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.898	\$290,373,626
2053	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.985	\$299,084,834
2054	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	3.075	\$308,057,379
2055	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	3.167	\$317,299,100
2056	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	3.262	\$326,816,073
2057	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	3.360	\$336,622,615
2058	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	3.461	\$346,721,934
2059	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	3.565	\$357,123,821
2060	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	3.671	\$367,932,621

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

av 08th cv

[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.

Table A-5
RD 17 Area Finance Plan Implementation
EFD Revenue Analysis
Assessed Value of New Development - Lathrop Annexation Areas (2015 and Real \$)

Lathrop Annexation Area

Fiscal Year Ending	Low Density Residential	Medium Density Residential	Variable Residential	Variable Residential			High Density Residential	Residential / Mixed Use	Subtotal Residential	Retail	Service Commercial	AV per Bldg Sq Ft				Subtotal Nonres.	Total (2015)	Exclusion Factor [2]	Total with Annual Sales Price Increase
				Density Residential Flex	Density Residential	Variable Residential						Industrial	Light Industrial / R&D Flex	Office	Industrial				
Assumption	\$ 350,000	\$ 425,000	\$ 425,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 200	\$ 50	\$ 150	\$ 85	\$ 85	\$ 50,716,802	\$ 50,716,802	\$ 50,716,802	1.061	\$52,806,455	
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,716,802	\$50,716,802	\$50,716,802	1.053	\$55,418,619	
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,716,802	\$50,716,802	\$50,716,802	1.025	\$57,082,207	
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,716,802	\$50,716,802	\$50,716,802	1.126	\$71,938,207	
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,756,449	\$14,756,449	\$14,756,449	1.184	\$87,193,972	
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,756,449	\$14,756,449	\$14,756,449	1.230	\$103,448,671	
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,756,449	\$14,756,449	\$14,756,449	1.267	\$108,933,028	
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,756,449	\$14,756,449	\$14,756,449	1.205	\$119,253,819	
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.364	\$0	
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.394	\$0	
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.426	\$0	
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.469	\$0	
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.513	\$0	
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.658	\$0	
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.653	\$0	
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.702	\$0	
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.754	\$0	
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.805	\$0	
2038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.860	\$0	
2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.974	\$0	
2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.033	\$0	
2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	2.084	\$4,605,623	
2043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	2.157	\$4,443,791	
2044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	2.289	\$5,032,688	
2046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	2.367	\$5,183,689	
2047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	2.427	\$5,239,179	
2048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	2.502	\$5,699,354	
2049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	2.575	\$5,564,335	
2050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	2.698	\$6,376,235	
2051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	2.814	\$6,009,233	
2052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	2.898	\$6,586,517	
2053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	2.985	\$6,506,517	
2054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	3.167	\$6,666,418	
2055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	3.262	\$6,566,418	
2057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	3.360	\$7,780,410	
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	3.285	\$7,182,333	
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,687	\$2,189,871	\$2,189,871	3.071	\$6,973,587	

Source: San Joaquin County; City of Lathrop; LWA; EFS.
 [1] Calculated as annual projected dwelling units/dg sq ft, multiplied by AV per dwelling unit/dg sq ft. See Table A-6 for development projections.
 [2] Based on a 3 percent annual growth factor.

Lathrop

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

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

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

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

Lathrop

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

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

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APPENDIX B: City of Manteca



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Manteca

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

Table with columns: Fiscal Year Ending, Beginning Assessed Value [1], Existing AV Growth, New AV Added to Roll [2], Ending AV, Cumulative Growth in AV starting in 2018, Gross Tax Increment, Net Tax Increment (City EIFD, County EIFD, Total EIFD). Rows range from 2017 to 2061.

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

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

Table B-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca Existing City Boundaries (Real \$)

Manteca
Existing City

Table with columns: Fiscal Year Ending, Beginning Assessed Value [1], Existing AV Growth, New AV Added to Roll [2], Ending AV, Cumulative Growth in AV starting in 2018, Gross Tax Increment, and Net Tax Increment (City [1], City EIFD Allocation, City EIFD, County [1], County EIFD Allocation, County EIFD, Total EIFD). Rows range from 2017 to 2061.

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

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

Prepared by EPS 9/21/2017

Table B-3
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca Annexation Area (Real \$)

Manteca
Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2018	Gross Tax Increment	Net Tax Increment						
							City [1]	City EIFD Allocation	City EIFD	County [1]	County EIFD Allocation	County EIFD	Total EIFD
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*6.63%	h	i=g*7%	j=f*26.51%	k	l=j*k	m=i+l
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2018	\$0	\$0	\$36,000,000	\$36,000,000	\$36,000,000	\$360,000	\$23,861	34%	\$8,113	\$85,446	34%	\$32,452	\$40,564
2019	\$36,000,000	\$1,080,000	\$27,000,000	\$64,080,000	\$64,080,000	\$640,800	\$42,473	34%	\$14,441	\$169,893	34%	\$57,764	\$72,205
2020	\$64,080,000	\$1,922,400	\$0	\$66,002,400	\$66,002,400	\$660,024	\$43,748	34%	\$14,874	\$174,990	34%	\$59,497	\$74,371
2021	\$66,002,400	\$1,980,072	\$0	\$67,982,472	\$67,982,472	\$679,825	\$45,060	34%	\$15,320	\$180,240	34%	\$61,282	\$76,502
2022	\$67,982,472	\$2,039,474	\$0	\$70,021,946	\$70,021,946	\$700,219	\$46,412	34%	\$15,780	\$185,647	34%	\$63,120	\$78,502
2023	\$70,021,946	\$2,100,658	\$0	\$72,122,605	\$72,122,605	\$721,226	\$47,804	34%	\$16,253	\$191,217	34%	\$65,014	\$81,267
2024	\$72,122,605	\$2,163,678	\$0	\$74,286,283	\$74,286,283	\$742,863	\$49,238	34%	\$16,741	\$196,953	34%	\$66,964	\$83,705
2025	\$74,286,283	\$2,228,588	\$0	\$76,514,871	\$76,514,871	\$765,149	\$50,715	34%	\$17,243	\$202,862	34%	\$68,973	\$86,216
2026	\$76,514,871	\$2,295,446	\$0	\$78,810,317	\$78,810,317	\$788,103	\$52,237	28%	\$14,626	\$208,948	28%	\$58,505	\$73,132
2027	\$78,810,317	\$2,364,310	\$0	\$81,174,627	\$81,174,627	\$811,746	\$53,804	28%	\$15,065	\$215,216	28%	\$60,260	\$75,326
2028	\$81,174,627	\$2,435,239	\$0	\$83,609,866	\$83,609,866	\$836,099	\$55,418	28%	\$15,517	\$221,672	28%	\$62,068	\$77,585
2029	\$83,609,866	\$2,508,296	\$0	\$86,118,162	\$86,118,162	\$861,182	\$57,081	28%	\$15,983	\$228,323	28%	\$63,930	\$79,913
2030	\$86,118,162	\$2,583,545	\$0	\$88,701,706	\$88,701,706	\$887,017	\$58,793	28%	\$16,462	\$235,172	28%	\$65,848	\$82,310
2031	\$88,701,706	\$2,661,051	\$0	\$91,362,758	\$91,362,758	\$913,628	\$60,557	28%	\$16,956	\$242,227	28%	\$67,824	\$84,780
2032	\$91,362,758	\$2,740,883	\$0	\$94,103,640	\$94,103,640	\$941,036	\$62,374	28%	\$17,465	\$249,494	28%	\$69,858	\$87,323
2033	\$94,103,640	\$2,823,109	\$0	\$96,926,750	\$96,926,750	\$969,267	\$64,245	28%	\$17,989	\$256,979	28%	\$71,954	\$89,943
2034	\$96,926,750	\$2,907,802	\$0	\$99,834,552	\$99,834,552	\$998,346	\$66,172	28%	\$18,528	\$264,688	28%	\$74,113	\$92,641
2035	\$99,834,552	\$2,995,037	\$36,000,000	\$138,829,589	\$138,829,589	\$1,388,296	\$92,019	28%	\$25,765	\$368,075	28%	\$103,061	\$128,826
2036	\$138,829,589	\$4,164,888	\$36,000,000	\$178,994,476	\$178,994,476	\$1,789,945	\$118,641	28%	\$33,219	\$474,563	28%	\$132,878	\$166,097
2037	\$178,994,476	\$5,369,934	\$36,000,000	\$220,364,311	\$220,364,311	\$2,203,643	\$146,061	28%	\$40,897	\$584,246	28%	\$163,589	\$204,486
2038	\$220,364,311	\$6,610,929	\$36,000,000	\$262,975,240	\$262,975,240	\$2,629,752	\$174,305	28%	\$49,805	\$697,219	28%	\$195,221	\$244,027
2039	\$262,975,240	\$7,889,257	\$36,000,000	\$306,864,497	\$306,864,497	\$3,068,645	\$203,395	28%	\$56,951	\$813,581	28%	\$227,803	\$284,753
2040	\$306,864,497	\$9,205,935	\$36,000,000	\$352,070,432	\$352,070,432	\$3,520,704	\$233,959	28%	\$65,340	\$933,434	28%	\$261,362	\$326,702
2041	\$352,070,432	\$10,562,113	\$36,000,000	\$398,632,545	\$398,632,545	\$3,986,325	\$264,221	28%	\$73,982	\$1,056,883	28%	\$295,927	\$369,909
2042	\$398,632,545	\$11,958,976	\$36,000,000	\$446,591,521	\$446,591,521	\$4,465,915	\$296,009	28%	\$82,882	\$1,184,035	28%	\$331,530	\$414,412
2043	\$446,591,521	\$13,397,746	\$36,000,000	\$495,989,267	\$495,989,267	\$4,959,893	\$328,750	28%	\$92,050	\$1,315,002	28%	\$368,201	\$460,251
2044	\$495,989,267	\$14,879,678	\$36,000,000	\$546,868,945	\$546,868,945	\$5,468,889	\$362,474	28%	\$101,493	\$1,449,898	28%	\$405,971	\$505,464
2045	\$546,868,945	\$16,406,068	\$36,000,000	\$599,275,013	\$599,275,013	\$5,992,750	\$397,210	28%	\$111,219	\$1,588,840	28%	\$444,875	\$556,094
2046	\$599,275,013	\$17,978,250	\$36,000,000	\$653,253,264	\$653,253,264	\$6,532,533	\$432,988	28%	\$121,237	\$1,731,951	28%	\$484,946	\$606,183
2047	\$653,253,264	\$19,597,598	\$36,000,000	\$708,850,862	\$708,850,862	\$7,088,509	\$469,839	28%	\$131,555	\$1,879,356	28%	\$526,220	\$657,775
2048	\$708,850,862	\$21,265,526	\$27,450,000	\$757,566,387	\$757,566,387	\$7,575,664	\$502,128	28%	\$140,596	\$2,008,514	28%	\$562,384	\$702,980
2049	\$757,566,387	\$22,726,992	\$0	\$780,293,379	\$780,293,379	\$7,802,934	\$517,192	28%	\$144,814	\$2,058,769	28%	\$579,255	\$724,699
2050	\$780,293,379	\$23,408,801	\$0	\$803,702,180	\$803,702,180	\$8,037,022	\$532,708	28%	\$149,158	\$2,130,832	28%	\$596,633	\$745,791
2051	\$803,702,180	\$24,111,065	\$0	\$827,813,246	\$827,813,246	\$8,278,132	\$548,689	28%	\$153,633	\$2,194,757	28%	\$614,532	\$768,165
2052	\$827,813,246	\$24,834,397	\$0	\$852,647,643	\$852,647,643	\$8,526,476	\$565,150	28%	\$158,242	\$2,260,600	28%	\$632,968	\$791,210
2053	\$852,647,643	\$25,579,429	\$0	\$878,227,073	\$878,227,073	\$8,782,271	\$582,104	28%	\$162,989	\$2,328,418	28%	\$651,957	\$814,946
2054	\$878,227,073	\$26,346,817	\$0	\$904,573,885	\$904,573,885	\$9,045,739	\$599,568	28%	\$167,879	\$2,398,271	28%	\$671,516	\$839,395
2055	\$904,573,885	\$27,137,217	\$0	\$931,711,101	\$931,711,101	\$9,317,111	\$617,555	28%	\$172,915	\$2,470,219	28%	\$691,661	\$864,577
2056	\$931,711,101	\$27,951,333	\$0	\$959,662,434	\$959,662,434	\$9,596,624	\$636,081	28%	\$178,103	\$2,544,325	28%	\$712,411	\$890,514
2057	\$959,662,434	\$28,789,873	\$0	\$988,452,307	\$988,452,307	\$9,884,523	\$655,164	28%	\$183,446	\$2,620,655	28%	\$733,783	\$917,229
2058	\$988,452,307	\$29,653,569	\$0	\$1,018,105,877	\$1,018,105,877	\$10,181,059	\$674,819	28%	\$188,949	\$2,699,275	28%	\$755,797	\$944,745
2059	\$1,018,105,877	\$30,543,176	\$0	\$1,048,649,053	\$1,048,649,053	\$10,486,491	\$695,063	28%	\$194,618	\$2,780,253	28%	\$778,471	\$973,088
2060	\$1,048,649,053	\$31,459,472	\$0	\$1,080,108,524	\$1,080,108,524	\$10,801,085	\$715,915	28%	\$200,456	\$2,863,660	28%	\$801,825	\$1,002,281
2061	\$1,080,108,524	\$32,403,256	\$0	\$1,112,511,780	\$1,112,511,780	\$11,125,118	\$737,393	28%	\$206,470	\$2,949,570	28%	\$825,890	\$1,032,350

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

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

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

Manteca
Existing City

Assessed Value of New Development [1]									
Fiscal Year Ending	Single Family Low Density	Multifamily	Subtotal Residential	Retail	Industrial	Subtotal Nonres.	Total (2016\$)	Escatation Factor [2]	Total with Annual Sales Price Increase
Assumption	AV per Dwelling Unit		AV per Bldg. Sq. Ft.						
	\$ 450,000	\$ 180,000	\$ 200	\$ 85					
2018	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.061	\$38,192,400
2019	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.093	\$39,338,172
2020	\$62,550,000	\$5,040,000	\$67,590,000	\$0	\$0	\$0	\$67,590,000	1.126	\$76,073,140
2021	\$36,000,000	\$14,400,000	\$50,400,000	\$0	\$0	\$0	\$50,400,000	1.159	\$58,427,413
2022	\$45,000,000	\$28,800,000	\$73,800,000	\$0	\$0	\$0	\$73,800,000	1.194	\$88,121,059
2023	\$72,000,000	\$16,560,000	\$88,560,000	\$0	\$0	\$0	\$88,560,000	1.230	\$108,917,630
2024	\$72,000,000	\$13,140,000	\$85,140,000	\$10,000,000	\$4,250,000	\$14,250,000	\$99,390,000	1.267	\$125,904,278
2025	\$48,150,000	\$0	\$48,150,000	\$10,000,000	\$4,250,000	\$14,250,000	\$62,400,000	1.305	\$81,417,847
2026	\$36,000,000	\$0	\$36,000,000	\$10,000,000	\$4,250,000	\$14,250,000	\$50,250,000	1.344	\$67,531,798
2027	\$36,000,000	\$0	\$36,000,000	\$10,000,000	\$4,250,000	\$14,250,000	\$50,250,000	1.384	\$69,557,752
2028	\$36,000,000	\$0	\$36,000,000	\$10,000,000	\$4,250,000	\$14,250,000	\$50,250,000	1.426	\$71,644,485
2029	\$36,000,000	\$0	\$36,000,000	\$10,000,000	\$4,250,000	\$14,250,000	\$50,250,000	1.469	\$73,793,819
2030	\$69,750,000	\$0	\$69,750,000	\$10,000,000	\$4,935,355	\$14,935,355	\$84,685,355	1.513	\$128,094,198
2031	\$36,000,000	\$0	\$36,000,000	\$10,000,000	\$0	\$10,000,000	\$46,000,000	1.558	\$71,666,501
2032	\$36,000,000	\$0	\$36,000,000	\$20,000,000	\$0	\$20,000,000	\$56,000,000	1.605	\$89,863,561
2033	\$33,750,000	\$0	\$33,750,000	\$20,000,000	\$0	\$20,000,000	\$53,750,000	1.653	\$86,840,560
2034	\$0	\$0	\$0	\$20,000,000	\$0	\$20,000,000	\$20,000,000	1.702	\$34,048,661
2035	\$36,000,000	\$0	\$36,000,000	\$13,975,800	\$0	\$13,975,800	\$49,975,800	1.754	\$87,634,621
2036	\$72,000,000	\$0	\$72,000,000	\$10,000,000	\$0	\$10,000,000	\$82,000,000	1.806	\$146,101,121
2037	\$72,000,000	\$0	\$72,000,000	\$12,441,200	\$0	\$12,441,200	\$84,441,200	1.860	\$157,085,506
2038	\$72,000,000	\$0	\$72,000,000	\$10,000,000	\$0	\$10,000,000	\$82,000,000	1.916	\$167,120,480
2039	\$72,000,000	\$0	\$72,000,000	\$10,000,000	\$0	\$10,000,000	\$82,000,000	1.974	\$161,834,094
2040	\$72,000,000	\$0	\$72,000,000	\$10,000,000	\$0	\$10,000,000	\$82,000,000	2.033	\$166,699,117
2041	\$72,000,000	\$0	\$72,000,000	\$10,000,000	\$0	\$10,000,000	\$82,000,000	2.094	\$171,699,790
2042	\$72,000,000	\$0	\$72,000,000	\$10,000,000	\$0	\$10,000,000	\$82,000,000	2.157	\$176,840,484
2043	\$72,000,000	\$0	\$72,000,000	\$10,000,000	\$0	\$10,000,000	\$82,000,000	2.221	\$182,145,698
2044	\$52,200,000	\$0	\$52,200,000	\$2,987,760	\$0	\$2,987,760	\$55,187,760	2.288	\$128,265,603
2045	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.357	\$84,836,358
2046	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.427	\$87,381,449
2047	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.500	\$90,002,892
2048	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.575	\$92,702,979
2049	\$19,350,000	\$0	\$19,350,000	\$0	\$0	\$0	\$19,350,000	2.652	\$51,322,687
2050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.732	\$0
2051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.814	\$0
2052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.898	\$0
2053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.985	\$0
2054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.075	\$0
2055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.167	\$0
2056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.262	\$0
2057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.360	\$0
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.461	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.565	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.671	\$0

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

av man ex

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

Table B-5
 RD 17 Area Finance Plan Implementation
 EFD Revenue Analysis
 Assessed Value of New Development - Manteca Annexation Areas (2015 and Real \$)

Manteca
 Annexation Area

Fiscal Year Ending	Assessed Value of New Development [1]			Subtotal Nonres.	Total (2015)	Escalation Factor [2]	Total with Annual Sales Price Increase
	Single Family Low Density	Multifamily Residential	Retail Industrial				
Assumption	AV per Dwelling Unit \$ 450,000	AV per Dwelling Unit \$ 180,000	AV per Bldg Sq. Ft. \$ 200	AV per Bldg Sq. Ft. \$ 65			
2018	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.081	\$36,000,000
2019	\$27,000,000	\$0	\$0	\$0	\$27,000,000	1.093	\$27,000,000
2020	\$0	\$0	\$0	\$0	\$0	1.126	\$0
2021	\$0	\$0	\$0	\$0	\$0	1.159	\$0
2022	\$0	\$0	\$0	\$0	\$0	1.194	\$0
2023	\$0	\$0	\$0	\$0	\$0	1.230	\$0
2024	\$0	\$0	\$0	\$0	\$0	1.267	\$0
2025	\$0	\$0	\$0	\$0	\$0	1.305	\$0
2026	\$0	\$0	\$0	\$0	\$0	1.344	\$0
2027	\$0	\$0	\$0	\$0	\$0	1.384	\$0
2028	\$0	\$0	\$0	\$0	\$0	1.426	\$0
2029	\$0	\$0	\$0	\$0	\$0	1.469	\$0
2030	\$0	\$0	\$0	\$0	\$0	1.513	\$0
2031	\$0	\$0	\$0	\$0	\$0	1.558	\$0
2032	\$0	\$0	\$0	\$0	\$0	1.605	\$0
2033	\$0	\$0	\$0	\$0	\$0	1.653	\$0
2034	\$0	\$0	\$0	\$0	\$0	1.702	\$0
2035	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.754	\$36,000,000
2036	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.806	\$36,000,000
2037	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.860	\$36,000,000
2038	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.916	\$36,000,000
2039	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.974	\$36,000,000
2040	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.033	\$36,000,000
2041	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.093	\$36,000,000
2042	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.157	\$36,000,000
2043	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.221	\$36,000,000
2044	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.288	\$36,000,000
2045	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.357	\$36,000,000
2046	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.427	\$36,000,000
2047	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.500	\$36,000,000
2048	\$27,450,000	\$0	\$27,450,000	\$0	\$27,450,000	2.575	\$27,450,000
2049	\$0	\$0	\$0	\$0	\$0	2.652	\$0
2050	\$0	\$0	\$0	\$0	\$0	2.732	\$0
2051	\$0	\$0	\$0	\$0	\$0	2.814	\$0
2052	\$0	\$0	\$0	\$0	\$0	2.898	\$0
2053	\$0	\$0	\$0	\$0	\$0	2.995	\$0
2054	\$0	\$0	\$0	\$0	\$0	3.075	\$0
2055	\$0	\$0	\$0	\$0	\$0	3.167	\$0
2056	\$0	\$0	\$0	\$0	\$0	3.262	\$0
2057	\$0	\$0	\$0	\$0	\$0	3.360	\$0
2058	\$0	\$0	\$0	\$0	\$0	3.461	\$0
2059	\$0	\$0	\$0	\$0	\$0	3.565	\$0
2060	\$0	\$0	\$0	\$0	\$0	3.671	\$0

Source: San Joaquin County, City of Manteca, LVMA, 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.

AV per Dwelling Unit

Manteca

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

Fiscal Year	Existing City			Annexation Area																		
	Dwelling Units		Retail	Building Square Feet		Dwelling Units		Retail	Building Square Feet													
	Low Density Residential	High Density Residential		TOTAL	Industrial	Total	Low Density Residential		High Density Residential	TOTAL	Industrial	Total										
2018	80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2019	80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2020	139	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	80	80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2022	100	180	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2023	160	92	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2024	160	73	-	50,000	-	50,000	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2025	107	-	-	50,000	-	50,000	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2026	80	-	-	50,000	-	50,000	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2027	80	-	-	50,000	-	50,000	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2028	80	-	-	50,000	-	50,000	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2029	80	-	-	50,000	-	50,000	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2030	155	-	-	50,000	-	50,000	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2031	80	-	-	50,000	-	50,000	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2032	80	-	-	100,000	-	100,000	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2033	75	-	-	100,000	-	100,000	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	100,000	-	100,000	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2035	80	-	-	69,884	-	69,884	69,884	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2036	160	-	-	50,000	-	50,000	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2037	160	-	-	62,206	-	62,206	62,206	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2038	160	-	-	50,000	-	50,000	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2039	160	-	-	50,000	-	50,000	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2040	160	-	-	50,000	-	50,000	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2041	160	-	-	50,000	-	50,000	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2042	160	-	-	50,000	-	50,000	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2043	160	-	-	50,000	-	50,000	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2044	116	-	-	14,339	-	14,339	14,339	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2045	80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2046	80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2047	80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2048	80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2049	43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	3,455	433	-	1,197,029	-	358,063	1,555,092	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Source: San Joaquin County, City of Manteca; LWA; EFS.

d/v/m

APPENDIX C:
City of Stockton



Table C-1	Projected Tax Increment to EIFD—Stockton	29
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Table C-1
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton (Real \$)

Stockton

Table with 12 columns: Fiscal Year Ending, Beginning Assessed Value [1], Existing AV Growth, New AV Added to Roll [2], Ending AV, Cumulative Growth In AV starting in 2018, Gross Tax Increment, and Net Tax Increment (City [1], City EIFD, County [1], County EIFD, Total EIFD). Rows range from 2017 to 2061.

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

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

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Table C-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton Existing City Boundaries (Real \$)

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 2018	Gross Tax Increment	Net Tax Increment					Total EIFD	
							City [1]	City EIFD Allocation	City EIFD	County [1]	County EIFD Allocation		County EIFD
							g ^a *1.83%	h	i=g*h	j=i*20.60%	k		l=j/k
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*1.83%	h	i=g*h	j=i*20.60%	k	l=j/k	m=i+l
2017	\$1,164,851,051	\$34,945,532	\$0	\$1,199,796,583	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2018	\$1,199,796,583	\$35,993,897	\$0	\$1,235,790,480	\$35,993,897	\$359,939	\$60,594	34%	\$20,602	\$73,799	34%	\$25,092	\$45,694
2019	\$1,235,790,480	\$37,073,714	\$0	\$1,272,864,194	\$73,067,612	\$730,676	\$123,005	34%	\$41,622	\$149,812	34%	\$50,936	\$92,758
2020	\$1,272,864,194	\$38,185,926	\$29,263,229	\$1,340,313,349	\$140,516,767	\$1,405,168	\$236,552	34%	\$80,428	\$289,104	34%	\$97,955	\$178,383
2021	\$1,340,313,349	\$40,209,400	\$61,858,865	\$1,442,381,614	\$242,585,032	\$2,425,850	\$408,378	34%	\$138,649	\$497,377	34%	\$169,108	\$307,957
2022	\$1,442,381,614	\$43,271,448	\$123,632,175	\$1,609,285,238	\$409,488,655	\$4,094,887	\$699,351	34%	\$234,379	\$839,593	34%	\$265,458	\$519,838
2023	\$1,609,285,238	\$48,278,557	\$38,126,090	\$1,695,689,895	\$495,893,302	\$4,958,933	\$834,809	34%	\$283,835	\$1,016,740	34%	\$345,692	\$629,527
2024	\$1,695,689,895	\$50,870,697	\$39,269,873	\$1,785,830,454	\$586,033,871	\$5,860,339	\$986,555	34%	\$335,429	\$1,201,557	34%	\$408,529	\$743,958
2025	\$1,785,830,454	\$53,574,914	\$26,861,368	\$1,866,266,733	\$662,470,150	\$6,664,702	\$1,121,965	34%	\$381,468	\$1,366,477	34%	\$464,602	\$846,070
2026	\$1,866,266,733	\$55,998,002	\$43,005,324	\$1,965,260,059	\$765,463,476	\$7,654,635	\$1,288,615	28%	\$380,612	\$1,569,445	28%	\$439,445	\$800,257
2027	\$1,965,260,059	\$58,957,802	\$44,295,464	\$2,068,513,345	\$869,716,762	\$8,697,168	\$1,462,436	28%	\$409,462	\$1,781,147	28%	\$496,721	\$908,203
2028	\$2,068,513,345	\$62,055,400	\$7,128,604	\$2,137,697,549	\$937,900,967	\$9,379,010	\$1,576,904	28%	\$442,093	\$1,922,997	28%	\$536,439	\$980,532
2029	\$2,137,697,549	\$64,130,926	\$7,342,669	\$2,209,171,144	\$1,009,374,562	\$10,093,746	\$1,699,226	28%	\$475,763	\$2,069,541	28%	\$579,471	\$1,055,255
2030	\$2,209,171,144	\$66,275,134	\$7,562,949	\$2,283,009,227	\$1,083,212,645	\$10,832,126	\$1,823,528	28%	\$510,588	\$2,220,933	28%	\$621,861	\$1,132,449
2031	\$2,283,009,227	\$68,490,277	\$7,789,837	\$2,359,289,341	\$1,159,492,759	\$11,594,928	\$1,951,941	28%	\$546,544	\$2,377,331	28%	\$665,653	\$1,212,196
2032	\$2,359,289,341	\$70,776,680	\$31,131,305	\$2,461,199,326	\$1,261,402,744	\$12,614,027	\$2,123,501	28%	\$594,580	\$2,586,279	28%	\$724,158	\$1,318,738
2033	\$2,461,199,326	\$73,833,980	\$32,065,244	\$2,567,100,550	\$1,367,303,968	\$13,673,040	\$2,301,780	28%	\$644,498	\$2,803,411	28%	\$784,955	\$1,429,453
2034	\$2,567,100,550	\$77,013,017	\$33,027,201	\$2,577,140,768	\$1,477,344,186	\$14,773,442	\$2,487,026	28%	\$696,367	\$3,029,028	28%	\$848,128	\$1,544,495
2035	\$2,677,140,768	\$80,314,223	\$34,018,017	\$2,731,473,009	\$1,591,676,426	\$15,916,764	\$2,679,498	28%	\$750,260	\$3,263,446	28%	\$913,765	\$1,664,024
2036	\$2,791,473,009	\$83,744,190	\$35,038,558	\$2,910,255,757	\$1,710,459,174	\$17,104,592	\$2,879,462	28%	\$806,249	\$3,506,989	28%	\$981,957	\$1,788,206
2037	\$2,910,255,757	\$87,307,673	\$36,089,715	\$3,033,653,144	\$1,833,866,582	\$18,338,566	\$3,087,195	28%	\$864,415	\$3,759,993	28%	\$1,052,798	\$1,917,213
2038	\$3,033,653,144	\$91,009,594	\$15,096,895	\$3,139,761,633	\$1,939,965,051	\$19,399,651	\$3,265,823	28%	\$914,430	\$3,977,549	28%	\$1,113,714	\$2,028,144
2039	\$3,139,761,633	\$94,192,849	\$9,867,933	\$3,243,822,415	\$2,044,025,832	\$20,440,258	\$3,441,003	28%	\$963,481	\$4,190,907	28%	\$1,173,454	\$2,136,935
2040	\$3,243,822,415	\$97,314,672	\$10,163,971	\$3,351,301,058	\$2,151,504,475	\$21,515,045	\$3,621,937	28%	\$1,014,142	\$4,411,273	28%	\$1,235,156	\$2,249,299
2041	\$3,351,301,058	\$100,539,032	\$9,308,563	\$3,461,148,673	\$2,261,352,090	\$22,613,521	\$3,806,860	28%	\$1,065,921	\$4,636,496	28%	\$1,298,219	\$2,364,139
2042	\$3,461,148,673	\$103,834,460	\$0	\$3,564,983,133	\$2,365,186,551	\$23,651,866	\$3,981,659	28%	\$1,114,865	\$4,849,389	28%	\$1,357,829	\$2,472,694
2043	\$3,564,983,133	\$106,949,494	\$0	\$3,671,932,627	\$2,472,136,045	\$24,721,360	\$4,161,703	28%	\$1,165,277	\$5,068,670	28%	\$1,419,228	\$2,584,504
2044	\$3,671,932,627	\$110,157,979	\$0	\$3,782,090,606	\$2,582,294,023	\$25,822,940	\$4,347,148	28%	\$1,217,201	\$5,294,529	28%	\$1,482,468	\$2,699,669
2045	\$3,782,090,606	\$113,462,718	\$0	\$3,895,553,324	\$2,695,756,741	\$26,957,557	\$4,538,156	28%	\$1,270,684	\$5,527,164	28%	\$1,547,606	\$2,818,290
2046	\$3,895,553,324	\$116,866,600	\$0	\$4,012,419,924	\$2,812,623,341	\$28,126,233	\$4,734,894	28%	\$1,325,770	\$5,766,778	28%	\$1,614,698	\$2,940,468
2047	\$4,012,419,924	\$120,372,598	\$0	\$4,132,792,521	\$2,932,995,939	\$29,329,959	\$4,937,535	28%	\$1,382,510	\$6,013,580	28%	\$1,683,803	\$3,066,312
2048	\$4,132,792,521	\$123,983,776	\$0	\$4,256,776,297	\$3,056,979,715	\$30,569,797	\$5,146,254	28%	\$1,440,951	\$6,267,787	28%	\$1,754,980	\$3,195,932
2049	\$4,256,776,297	\$127,703,289	\$0	\$4,384,479,586	\$3,184,683,003	\$31,846,830	\$5,361,236	28%	\$1,501,146	\$6,529,619	28%	\$1,828,293	\$3,329,439
2050	\$4,384,479,586	\$131,534,388	\$0	\$4,516,013,974	\$3,316,217,391	\$33,162,174	\$5,582,866	28%	\$1,563,147	\$6,799,307	28%	\$1,903,806	\$3,466,953
2051	\$4,516,013,974	\$135,480,419	\$0	\$4,651,494,393	\$3,451,697,810	\$34,516,978	\$5,810,740	28%	\$1,627,007	\$7,077,085	28%	\$1,981,584	\$3,608,591
2052	\$4,651,494,393	\$139,544,832	\$0	\$4,791,039,225	\$3,591,242,642	\$35,912,426	\$6,045,656	28%	\$1,692,784	\$7,363,197	28%	\$2,061,695	\$3,754,479
2053	\$4,791,039,225	\$143,731,177	\$0	\$4,934,770,401	\$3,734,973,819	\$37,349,738	\$6,287,620	28%	\$1,760,533	\$7,657,892	28%	\$2,144,210	\$3,904,743
2054	\$4,934,770,401	\$148,043,112	\$0	\$5,082,813,513	\$3,883,016,931	\$38,830,169	\$6,536,642	28%	\$1,830,316	\$7,961,427	28%	\$2,229,200	\$4,059,515
2055	\$5,082,813,513	\$152,484,405	\$0	\$5,235,297,919	\$4,035,501,336	\$40,355,013	\$6,793,541	28%	\$1,902,191	\$8,274,069	28%	\$2,316,739	\$4,218,931
2056	\$5,235,297,919	\$157,059,938	\$0	\$5,392,357,856	\$4,192,650,274	\$41,925,603	\$7,057,941	28%	\$1,978,223	\$8,595,090	28%	\$2,406,905	\$4,383,129
2057	\$5,392,357,856	\$161,770,706	\$0	\$5,554,127,562	\$4,354,330,979	\$43,543,310	\$7,330,273	28%	\$2,052,476	\$8,927,772	28%	\$2,499,776	\$4,552,253
2058	\$5,554,127,562	\$166,623,827	\$0	\$5,720,751,389	\$4,520,954,806	\$45,209,548	\$7,610,775	28%	\$2,131,017	\$9,269,404	28%	\$2,596,433	\$4,726,450
2059	\$5,720,751,389	\$171,622,542	\$0	\$5,892,373,931	\$4,692,577,348	\$46,925,773	\$7,899,691	28%	\$2,211,914	\$9,621,265	28%	\$2,693,960	\$4,905,874
2060	\$5,892,373,931	\$176,771,218	\$0	\$6,069,145,148	\$4,869,348,566	\$48,693,485	\$8,197,276	28%	\$2,295,237	\$9,983,723	28%	\$2,795,442	\$5,090,680
2061	\$6,069,145,148	\$182,074,354	\$0	\$6,251,219,503	\$5,051,422,920	\$50,514,229	\$8,503,788	28%	\$2,381,061	\$10,357,034	28%	\$2,899,969	\$5,281,030

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

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

Prepared by EPS 9/21/2017

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Table C-3
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton Annexation Area (Real \$)

Stockton
Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV starting in 2018	Gross Tax Increment	Net Tax Increment					Total EIFD	
							City [1]	City EIFD Allocation	City EIFD	County [1]	County EIFD Allocation		County EIFD
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*7.23%	h	i=g*7	j=f*28.93%	k	l=j*k	m=i+l
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	28%	\$0	\$0	28%	\$0	\$0
2027	\$0	\$0	\$6,921,169	\$6,921,169	\$6,921,169	\$69,212	\$5,005	28%	\$1,402	\$20,021	28%	\$5,606	\$7,008
2028	\$6,921,169	\$207,635	\$7,128,804	\$14,257,609	\$14,257,609	\$142,576	\$10,311	28%	\$2,867	\$41,244	28%	\$11,548	\$14,435
2029	\$14,257,609	\$427,728	\$7,342,669	\$22,028,006	\$22,028,006	\$220,280	\$15,931	28%	\$4,461	\$63,722	28%	\$17,842	\$22,303
2030	\$22,028,006	\$660,840	\$7,562,949	\$30,251,794	\$30,251,794	\$302,518	\$21,878	28%	\$6,126	\$87,512	28%	\$24,503	\$30,629
2031	\$30,251,794	\$907,554	\$7,789,837	\$38,949,185	\$38,949,185	\$389,492	\$28,168	28%	\$7,887	\$112,672	28%	\$31,548	\$39,435
2032	\$38,949,185	\$1,168,476	\$8,023,532	\$48,141,193	\$48,141,193	\$481,412	\$34,816	28%	\$9,748	\$139,262	28%	\$38,993	\$48,742
2033	\$48,141,193	\$1,444,236	\$8,264,238	\$57,849,667	\$57,849,667	\$578,497	\$41,837	28%	\$11,714	\$167,347	28%	\$46,857	\$58,571
2034	\$57,849,667	\$1,735,490	\$8,512,165	\$68,097,322	\$68,097,322	\$680,973	\$49,248	28%	\$13,789	\$196,991	28%	\$55,157	\$68,947
2035	\$68,097,322	\$2,042,920	\$8,767,530	\$78,907,772	\$78,907,772	\$789,078	\$57,066	28%	\$15,978	\$228,263	28%	\$63,914	\$79,892
2036	\$78,907,772	\$2,367,233	\$9,030,556	\$90,305,562	\$90,305,562	\$903,056	\$65,309	28%	\$18,286	\$261,235	28%	\$73,146	\$91,432
2037	\$90,305,562	\$2,709,167	\$9,301,473	\$102,316,201	\$102,316,201	\$1,023,162	\$73,995	28%	\$20,719	\$295,979	28%	\$82,874	\$103,593
2038	\$102,316,201	\$3,069,486	\$9,580,517	\$114,966,205	\$114,966,205	\$1,149,662	\$83,143	28%	\$23,280	\$332,572	28%	\$93,120	\$116,400
2039	\$114,966,205	\$3,448,986	\$9,867,933	\$128,283,123	\$128,283,123	\$1,282,831	\$92,774	28%	\$25,977	\$371,095	28%	\$103,907	\$129,883
2040	\$128,283,123	\$3,848,494	\$10,163,971	\$142,295,587	\$142,295,587	\$1,422,956	\$102,908	28%	\$28,814	\$411,630	28%	\$115,257	\$144,071
2041	\$142,295,587	\$4,268,868	\$10,468,890	\$157,033,345	\$157,033,345	\$1,570,333	\$113,566	28%	\$31,798	\$454,264	28%	\$127,194	\$158,992
2042	\$157,033,345	\$4,711,000	\$10,782,956	\$172,527,301	\$172,527,301	\$1,725,273	\$124,771	28%	\$34,936	\$499,084	28%	\$139,744	\$174,679
2043	\$172,527,301	\$5,175,819	\$11,106,445	\$188,809,565	\$188,809,565	\$1,888,096	\$136,546	28%	\$38,233	\$546,185	28%	\$152,932	\$191,165
2044	\$188,809,565	\$5,664,287	\$11,439,638	\$205,913,491	\$205,913,491	\$2,059,135	\$148,916	28%	\$41,696	\$595,663	28%	\$166,786	\$208,482
2045	\$205,913,491	\$6,177,405	\$11,782,828	\$223,873,723	\$223,873,723	\$2,238,737	\$161,905	28%	\$45,333	\$647,618	28%	\$181,333	\$226,666
2046	\$223,873,723	\$6,716,212	\$12,136,312	\$242,726,247	\$242,726,247	\$2,427,262	\$175,539	28%	\$49,151	\$702,155	28%	\$196,603	\$245,754
2047	\$242,726,247	\$7,281,787	\$12,500,402	\$262,508,436	\$262,508,436	\$2,625,084	\$189,845	28%	\$53,157	\$759,380	28%	\$212,626	\$265,783
2048	\$262,508,436	\$7,875,253	\$12,875,414	\$283,259,103	\$283,259,103	\$2,832,591	\$204,852	28%	\$57,359	\$819,407	28%	\$229,434	\$286,793
2049	\$283,259,103	\$8,497,773	\$13,261,676	\$305,018,552	\$305,018,552	\$3,050,186	\$220,588	28%	\$61,765	\$882,353	28%	\$247,059	\$308,823
2050	\$305,018,552	\$9,150,557	\$13,659,526	\$327,828,635	\$327,828,635	\$3,278,286	\$237,084	28%	\$66,384	\$948,337	28%	\$265,534	\$331,918
2051	\$327,828,635	\$9,834,859	\$14,069,312	\$351,732,807	\$351,732,807	\$3,517,328	\$254,372	28%	\$71,224	\$1,017,487	28%	\$284,896	\$356,120
2052	\$351,732,807	\$10,551,984	\$14,491,392	\$376,776,183	\$376,776,183	\$3,767,762	\$272,483	28%	\$76,295	\$1,089,932	28%	\$305,181	\$381,476
2053	\$376,776,183	\$11,303,285	\$14,926,133	\$403,005,602	\$403,005,602	\$4,030,056	\$291,452	28%	\$81,607	\$1,165,808	28%	\$326,426	\$408,033
2054	\$403,005,602	\$12,090,168	\$15,373,917	\$430,469,687	\$430,469,687	\$4,304,697	\$311,314	28%	\$87,168	\$1,245,256	28%	\$348,672	\$435,840
2055	\$430,469,687	\$12,914,091	\$15,835,135	\$459,218,912	\$459,218,912	\$4,592,189	\$332,105	28%	\$92,989	\$1,328,421	28%	\$371,958	\$464,947
2056	\$459,218,912	\$13,776,567	\$16,310,189	\$489,305,669	\$489,305,669	\$4,893,057	\$353,864	28%	\$99,082	\$1,415,456	28%	\$396,328	\$495,409
2057	\$489,305,669	\$14,679,170	\$16,824,468	\$519,919,307	\$519,919,307	\$5,199,193	\$376,004	28%	\$105,281	\$1,504,014	28%	\$421,124	\$526,405
2058	\$519,919,307	\$15,597,579	\$0	\$535,516,887	\$535,516,887	\$5,355,169	\$397,284	28%	\$108,439	\$1,549,135	28%	\$433,758	\$542,197
2059	\$535,516,887	\$16,065,507	\$0	\$551,582,393	\$551,582,393	\$5,515,824	\$399,902	28%	\$111,693	\$1,595,609	28%	\$446,770	\$558,463
2060	\$551,582,393	\$16,547,472	\$0	\$568,129,865	\$568,129,865	\$5,681,299	\$410,869	28%	\$115,043	\$1,643,477	28%	\$460,174	\$575,217
2061	\$568,129,865	\$17,043,896	\$0	\$585,173,761	\$585,173,761	\$5,851,738	\$423,195	28%	\$118,495	\$1,692,781	28%	\$473,979	\$592,473

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

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

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Stockton Existing City

RT 17 Area Finance Plan Implementation
 EFD Revenue Analysis
 Assessed Value of New Development - Stockton Existing City (2016 and Real \$)

Fiscal Year	Single Family	Low Density	Multifamily	Residential	Retail	Industrial	Subtotal	Total (2016\$)	Escalation Factor [2]	Total with Annual Sales Price Increase
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.081	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.093	\$0
2020	\$26,000,000	\$26,000,000	\$0	\$26,000,000	\$0	\$0	\$26,000,000	\$26,000,000	1.126	\$29,283,239
2021	\$26,000,000	\$27,360,000	\$53,360,000	\$103,720,000	\$0	\$0	\$187,340,000	\$187,340,000	1.159	\$214,558,865
2022	\$26,000,000	\$27,540,000	\$53,540,000	\$103,540,000	\$0	\$0	\$187,120,000	\$187,120,000	1.194	\$221,532,175
2023	\$26,000,000	\$0	\$26,000,000	\$52,000,000	\$0	\$0	\$104,000,000	\$104,000,000	1.230	\$126,887,873
2024	\$26,000,000	\$0	\$26,000,000	\$52,000,000	\$0	\$0	\$104,000,000	\$104,000,000	1.267	\$131,268,873
2025	\$16,987,000	\$0	\$16,987,000	\$33,974,000	\$0	\$0	\$50,961,000	\$50,961,000	1.305	\$66,661,366
2026	\$0	\$27,000,000	\$27,000,000	\$54,000,000	\$0	\$0	\$81,000,000	\$81,000,000	1.344	\$108,324,324
2027	\$0	\$27,000,000	\$27,000,000	\$54,000,000	\$0	\$0	\$81,000,000	\$81,000,000	1.384	\$111,295,484
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.426	\$7,128,804
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.469	\$7,342,669
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.513	\$7,562,949
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.558	\$7,789,837
2032	\$14,400,000	\$14,400,000	\$14,400,000	\$43,200,000	\$0	\$0	\$72,000,000	\$72,000,000	1.605	\$91,131,305
2033	\$14,400,000	\$14,400,000	\$14,400,000	\$43,200,000	\$0	\$0	\$72,000,000	\$72,000,000	1.653	\$92,065,244
2034	\$14,400,000	\$14,400,000	\$14,400,000	\$43,200,000	\$0	\$0	\$72,000,000	\$72,000,000	1.702	\$93,027,201
2035	\$14,400,000	\$14,400,000	\$14,400,000	\$43,200,000	\$0	\$0	\$72,000,000	\$72,000,000	1.754	\$94,018,201
2036	\$14,400,000	\$14,400,000	\$14,400,000	\$43,200,000	\$0	\$0	\$72,000,000	\$72,000,000	1.806	\$95,038,558
2037	\$14,400,000	\$14,400,000	\$14,400,000	\$43,200,000	\$0	\$0	\$72,000,000	\$72,000,000	1.860	\$96,089,715
2038	\$2,880,000	\$2,880,000	\$2,880,000	\$8,640,000	\$0	\$0	\$14,400,000	\$14,400,000	1.916	\$15,098,895
2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.974	\$9,867,933
2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.033	\$10,163,971
2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.094	\$9,308,883
2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.157	\$0
2043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.221	\$0
2044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.288	\$0
2045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.357	\$0
2046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.427	\$0
2047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.500	\$0
2048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.575	\$0
2049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.652	\$0
2050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.732	\$0
2051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.814	\$0
2052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.898	\$0
2053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.985	\$0
2054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.075	\$0
2055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.167	\$0
2056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.262	\$0
2057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.360	\$0
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.461	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.565	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.671	\$0

Assumption
 AV per Dwelling Unit \$ 325,000
 AV per Bldg Sq. Ft. \$ 200

Assessed Value of New Development [1]

Source: San Joaquin County, City of Stockton, LWA, EPS.
 [1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table C-6 for development projections.
 [2] Based on a 3 percent annual growth factor.

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

Stockton
Annexation Area

Assessed Value of New Development [1]									
Fiscal Year Ending	Single Family Low Density	Multifamily	Subtotal Residential	Retail	Industrial	Subtotal Nonres.	Total (2016\$)	Escalation Factor [2]	Total with Annual Sales Price Increase
Assumption	AV per Dwelling Unit		AV per Bldg. Sq. Ft.						
	\$ 325,000	\$ 180,000	\$ 200	\$ 85					
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.061	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.093	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.126	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.159	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.194	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.230	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.267	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.305	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.344	\$0
2027	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.384	\$6,921,169
2028	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.426	\$7,128,804
2029	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.469	\$7,342,669
2030	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.513	\$7,562,949
2031	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.558	\$7,789,837
2032	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.605	\$8,023,532
2033	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.653	\$8,264,238
2034	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.702	\$8,512,165
2035	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.754	\$8,767,530
2036	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.806	\$9,030,556
2037	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.860	\$9,301,473
2038	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.916	\$9,580,517
2039	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.974	\$9,867,933
2040	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.033	\$10,163,971
2041	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.094	\$10,468,890
2042	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.157	\$10,782,956
2043	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.221	\$11,106,445
2044	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.288	\$11,439,636
2045	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.357	\$11,782,828
2046	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.427	\$12,136,312
2047	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.500	\$12,500,402
2048	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.575	\$12,875,414
2049	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.652	\$13,261,676
2050	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.732	\$13,659,526
2051	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.814	\$14,069,312
2052	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.898	\$14,491,392
2053	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.985	\$14,926,133
2054	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	3.075	\$15,373,917
2055	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	3.167	\$15,835,135
2056	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	3.262	\$16,310,189
2057	\$0	\$0	\$0	\$4,742,544	\$0	\$4,742,544	\$4,742,544	3.360	\$15,934,468
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.451	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.565	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.671	\$0

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

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

Table C-6
RD 17 Area Finance Plan Implementation
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		
	Low Density Residential	High Density Residential	TOTAL	Retail	Industrial	Total	Low Density Residential	High Density Residential	TOTAL	Retail	Industrial	Total
2018	-	-	-	-	-	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-	-	-	-	-	-
2020	80	-	80	-	-	-	-	-	-	-	-	-
2021	80	152	232	-	-	-	-	-	-	-	-	-
2022	80	153	233	250,000	-	250,000	-	-	-	-	-	-
2023	80	-	80	25,000	-	25,000	-	-	-	-	-	-
2024	80	-	80	25,000	-	25,000	-	-	-	-	-	-
2025	48	-	48	25,000	-	25,000	-	-	-	-	-	-
2026	-	150	150	25,000	-	25,000	-	-	-	-	-	-
2027	-	150	150	25,000	-	25,000	-	-	-	25,000	-	25,000
2028	-	-	-	25,000	-	25,000	-	-	-	25,000	-	25,000
2029	-	-	-	25,000	-	25,000	-	-	-	25,000	-	25,000
2030	-	-	-	25,000	-	25,000	-	-	-	25,000	-	25,000
2031	-	-	-	25,000	-	25,000	-	-	-	25,000	-	25,000
2032	-	80	80	25,000	-	25,000	-	-	-	25,000	-	25,000
2033	-	80	80	25,000	-	25,000	-	-	-	25,000	-	25,000
2034	-	80	80	25,000	-	25,000	-	-	-	25,000	-	25,000
2035	-	80	80	25,000	-	25,000	-	-	-	25,000	-	25,000
2036	-	80	80	25,000	-	25,000	-	-	-	25,000	-	25,000
2037	-	80	80	25,000	-	25,000	-	-	-	25,000	-	25,000
2038	-	16	16	25,000	-	25,000	-	-	-	25,000	-	25,000
2039	-	-	-	25,000	-	25,000	-	-	-	25,000	-	25,000
2040	-	-	-	25,000	-	25,000	-	-	-	25,000	-	25,000
2041	-	-	-	22,229	-	22,229	-	-	-	25,000	-	25,000
2042	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2043	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2044	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2045	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2046	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2047	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2048	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2049	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2050	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2051	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2052	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2053	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2054	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2055	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2056	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2057	-	-	-	-	-	-	-	-	-	23,713	-	23,713
2058	-	-	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-	-	-
Total	448	1,101	1,549	722,229	-	722,229	-	-	-	773,713	-	773,713

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

APPENDIX D:
Unincorporated San Joaquin County



Table D-1	Projected Tax Increment to EIFD— Unincorporated San Joaquin County.....	35
Table D-2	Estimated Annexation Assessed Value Reduction	36

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

Unincorporated
San Joaquin County

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	Annexation AV Reduction	Ending AV	Cumulative Growth in AV starting in 2018	Gross Tax Increment	Net Tax Increment		
							County [1]	County EIFD Allocation	County EIFD
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=a*1.0%	g=f*21.26%	j	k=j*7
2017	\$510,001,908	\$15,300,057	\$0	\$525,301,965	\$0	\$0	\$0	34%	\$0
2018	\$525,301,965	\$15,759,059	\$0	\$541,061,024	\$15,759,059	\$157,591	\$33,509	34%	\$11,393
2019	\$541,061,024	\$16,231,831	\$0	\$557,292,855	\$31,990,890	\$319,909	\$68,023	34%	\$23,128
2020	\$557,292,855	\$16,718,786	\$0	\$574,011,641	\$48,709,675	\$487,097	\$103,573	34%	\$35,215
2021	\$574,011,641	\$17,220,349	\$0	\$591,231,990	\$65,930,025	\$659,300	\$140,189	34%	\$47,664
2022	\$591,231,990	\$17,736,960	\$0	\$608,968,949	\$83,666,984	\$836,670	\$177,903	34%	\$60,487
2023	\$608,968,949	\$18,269,068	\$0	\$627,238,018	\$101,936,053	\$1,019,361	\$216,749	34%	\$73,695
2024	\$627,238,018	\$18,817,141	\$0	\$646,055,159	\$120,753,193	\$1,207,532	\$256,760	34%	\$87,299
2025	\$646,055,159	\$19,381,655	\$0	\$665,436,813	\$140,134,848	\$1,401,348	\$297,972	34%	\$101,310
2026	\$665,436,813	\$19,963,104	\$0	\$685,399,918	\$160,097,952	\$1,600,980	\$340,420	28%	\$95,318
2027	\$685,399,918	\$20,561,998	(\$2,436,819)	\$703,525,096	\$180,659,950	\$1,806,599	\$384,141	28%	\$107,560
2028	\$703,525,096	\$21,105,753	\$0	\$724,630,849	\$201,765,703	\$2,017,657	\$429,019	28%	\$120,125
2029	\$724,630,849	\$21,738,925	\$0	\$746,369,775	\$223,504,628	\$2,235,046	\$475,243	28%	\$133,068
2030	\$746,369,775	\$22,391,093	\$0	\$768,760,868	\$245,895,722	\$2,458,957	\$522,854	28%	\$146,399
2031	\$768,760,868	\$23,062,826	\$0	\$791,823,694	\$268,958,548	\$2,689,585	\$571,893	28%	\$160,130
2032	\$791,823,694	\$23,754,711	\$0	\$815,578,405	\$292,713,258	\$2,927,133	\$622,403	28%	\$174,273
2033	\$815,578,405	\$24,467,352	\$0	\$840,045,757	\$317,180,611	\$3,171,806	\$674,429	28%	\$188,840
2034	\$840,045,757	\$25,201,373	\$0	\$865,247,130	\$342,381,983	\$3,423,820	\$728,015	28%	\$203,844
2035	\$865,247,130	\$25,957,414	(\$14,293,679)	\$876,910,865	\$368,339,397	\$3,683,394	\$783,209	28%	\$219,298
2036	\$876,910,865	\$26,307,326	\$0	\$903,218,191	\$394,646,723	\$3,946,467	\$839,147	28%	\$234,961
2037	\$903,218,191	\$27,096,546	\$0	\$930,314,737	\$421,743,269	\$4,217,433	\$896,763	28%	\$251,094
2038	\$930,314,737	\$27,909,442	\$0	\$958,224,179	\$449,652,711	\$4,496,527	\$956,107	28%	\$267,710
2039	\$958,224,179	\$28,746,725	\$0	\$986,970,904	\$478,389,436	\$4,783,994	\$1,017,232	28%	\$284,825
2040	\$986,970,904	\$29,609,127	\$0	\$1,016,580,031	\$508,008,563	\$5,080,086	\$1,080,190	28%	\$302,453
2041	\$1,016,580,031	\$30,497,401	\$0	\$1,047,077,432	\$538,505,964	\$5,385,060	\$1,145,038	28%	\$320,611
2042	\$1,047,077,432	\$31,412,323	\$0	\$1,078,489,755	\$569,918,287	\$5,699,183	\$1,211,831	28%	\$339,313
2043	\$1,078,489,755	\$32,354,693	\$0	\$1,110,844,448	\$602,272,980	\$6,022,730	\$1,280,627	28%	\$358,576
2044	\$1,110,844,448	\$33,325,333	\$0	\$1,144,169,781	\$635,588,313	\$6,355,983	\$1,351,487	28%	\$378,416
2045	\$1,144,169,781	\$34,325,093	\$0	\$1,178,494,875	\$669,923,407	\$6,699,234	\$1,424,474	28%	\$398,853
2046	\$1,178,494,875	\$35,354,846	\$0	\$1,213,849,721	\$705,278,253	\$7,052,783	\$1,499,650	28%	\$419,902
2047	\$1,213,849,721	\$36,415,482	\$0	\$1,250,265,212	\$741,683,745	\$7,416,937	\$1,577,081	28%	\$441,583
2048	\$1,250,265,212	\$37,507,956	\$0	\$1,287,773,169	\$779,201,701	\$7,792,017	\$1,656,835	28%	\$463,914
2049	\$1,287,773,169	\$38,633,195	\$0	\$1,326,406,364	\$817,834,896	\$8,178,349	\$1,738,981	28%	\$486,915
2050	\$1,326,406,364	\$39,792,191	\$0	\$1,366,198,555	\$857,627,087	\$8,576,271	\$1,823,592	28%	\$510,606
2051	\$1,366,198,555	\$40,985,957	\$0	\$1,407,184,511	\$898,613,044	\$8,986,130	\$1,910,742	28%	\$535,008
2052	\$1,407,184,511	\$42,215,535	\$0	\$1,449,400,047	\$940,828,579	\$9,408,286	\$2,000,506	28%	\$560,142
2053	\$1,449,400,047	\$43,482,001	\$0	\$1,492,882,048	\$984,310,580	\$9,843,106	\$2,092,962	28%	\$586,029
2054	\$1,492,882,048	\$44,786,461	\$0	\$1,537,668,510	\$1,029,097,042	\$10,290,970	\$2,188,193	28%	\$612,694
2055	\$1,537,668,510	\$46,130,055	\$0	\$1,583,798,565	\$1,075,227,097	\$10,752,271	\$2,286,280	28%	\$640,159
2056	\$1,583,798,565	\$47,513,957	\$0	\$1,631,312,522	\$1,122,741,054	\$11,227,411	\$2,387,310	28%	\$668,447
2057	\$1,631,312,522	\$48,939,376	\$0	\$1,680,251,897	\$1,171,680,430	\$11,716,804	\$2,491,371	28%	\$697,584
2058	\$1,680,251,897	\$50,407,557	\$0	\$1,730,659,454	\$1,222,087,987	\$12,220,880	\$2,598,554	28%	\$727,595
2059	\$1,730,659,454	\$51,919,784	\$0	\$1,782,579,238	\$1,274,007,770	\$12,740,078	\$2,708,952	28%	\$758,507
2060	\$1,782,579,238	\$53,477,377	\$0	\$1,836,056,615	\$1,327,485,147	\$13,274,851	\$2,822,663	28%	\$790,346
2061	\$1,836,056,615	\$55,081,698	\$0	\$1,891,138,314	\$1,382,566,846	\$13,825,668	\$2,939,784	28%	\$823,140

Source: San Joaquin County; LWA; EPS.

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

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

Unincorporated
 San Joaquin County

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

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Source: LWA; EPS.

[1] It is assumed that the full project acreage will be annexed into the City on the initial year of development for each project.

[2] Represents the loss of assessed value to the unincorporated San Joaquin County. Potential revenue from the newly developed TRAs within the City is calculated in the potential revenue from each jurisdiction.

[3] Assumes a 3 percent annual escalation factor.

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APPENDIX E:

Supporting Tables for EIFD Revenue Analysis



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

Land Use	Total Acres	FY 2016/17 Assessed Value		Total Existing Assessed Value
		Existing Land Value	Existing Land Improvement Value	
City of Lathrop				
Residential Land Uses	980	\$370,230,558	\$878,593,739	\$1,248,824,297
Residential	908	\$367,600,440	\$876,029,761	\$1,243,630,201
Rural Residential	73	\$2,630,118	\$2,563,978	\$5,194,096
Nonresidential Land Uses	2,765	\$188,205,577	\$767,676,298	\$955,881,873
Commercial	1,639	\$78,742,792	\$113,030,060	\$191,772,852
Industrial	1,126	\$109,462,785	\$654,646,236	\$764,109,021
Agricultural Land Uses	1,203	\$6,739,902	\$1,669,608	\$8,409,510
Agricultural	1,203	\$6,739,902	\$1,669,608	\$8,409,510
Vacant Land Uses	1,219	\$91,390,335	\$3,738,709	\$95,129,044
Vacant	46	\$926,502	\$2,225	\$928,727
Vacant Commercial	358	\$40,182,348	\$2,117,142	\$42,299,490
Vacant Industrial	397	\$23,375,813	\$1,334,174	\$24,709,987
Vacant Residential	418	\$26,905,672	\$285,168	\$27,190,840
Total All Land Uses	6,167	\$658,566,372	\$1,651,678,352	\$2,308,244,724
City of Manteca				
Residential Land Uses	257	\$110,286,435	\$251,689,748	\$361,976,183
Residential	220	\$109,101,838	\$250,251,012	\$359,352,850
Rural Residential	37	\$1,184,597	\$1,438,736	\$2,623,333
Nonresidential Land Uses	517	\$29,444,637	\$82,500,316	\$111,944,953
Commercial	468	\$25,198,755	\$83,335,323	\$88,534,078
Industrial	48	\$4,245,882	\$19,164,993	\$23,410,875
Agricultural Land Uses	1,057	\$6,383,314	\$1,368,597	\$7,751,911
Agricultural	1,057	\$6,383,314	\$1,368,597	\$7,751,911
Vacant Land Uses	615	\$43,910,440	\$193,406	\$44,103,846
Vacant	-	-	-	-
Vacant Commercial	248	\$14,174,986	\$123,037	\$14,298,023
Vacant Industrial	184	\$21,295,297	\$70,369	\$21,365,666
Vacant Residential	183	\$8,440,157	-	\$8,440,157
Total All Land Uses	2,446	\$190,024,826	\$335,752,067	\$525,776,893

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

Land Use	Total Acres	FY 2016/17 Assessed Value		
		Existing Land Value	Existing Land Improvement Value	Total Existing Assessed Value
City of Stockton				
Residential Land Uses	930	\$316,918,551	\$813,742,433	\$1,130,660,984
Residential	929	\$316,909,439	\$813,641,895	\$1,130,551,334
Rural Residential	1	\$9,112	\$100,538	\$109,650
Nonresidential Land Uses	205	\$10,207,346	\$16,054,558	\$26,261,904
Commercial	204	\$10,106,860	\$15,898,118	\$26,004,978
Industrial	0	\$100,486	\$156,440	\$256,926
Agricultural Uses	44	\$100,007	\$143,279	\$243,286
Agricultural	44	\$100,007	\$143,279	\$243,286
Vacant Land Uses	88	\$7,495,877	\$189,000	\$7,684,877
Vacant	34	\$58,476	-	\$58,476
Vacant Commercial	24	\$4,839,068	-	\$4,839,068
Vacant Industrial	-	-	-	-
Vacant Residential	30	\$2,598,333	\$189,000	\$2,787,333
Total All Land Uses	1,266	\$334,721,781	\$830,129,270	\$1,164,851,051
Unincorporated County				
Residential Land Uses	1,668	\$106,325,543	\$190,439,390	\$296,764,933
Residential	504	\$71,251,861	\$140,165,313	\$211,417,174
Rural Residential	1,164	\$35,073,682	\$50,274,077	\$85,347,759
Nonresidential Land Uses	2,046	\$44,370,769	\$66,368,756	\$110,739,525
Commercial	1,542	\$17,965,353	\$20,216,305	\$38,201,659
Industrial	504	\$26,385,416	\$46,152,450	\$72,537,866
Agricultural Uses	7,934	\$52,225,562	\$26,058,121	\$78,283,683
Agricultural	7,934	\$52,225,562	\$26,058,121	\$78,283,683
Vacant Land Uses	474	\$23,592,416	\$621,351	\$24,213,767
Vacant	11	\$123,494	-	\$123,494
Vacant Commercial	109	\$5,688,270	\$97,676	\$5,785,948
Vacant Industrial	253	\$10,753,716	\$378,051	\$11,131,767
Vacant Residential	101	\$7,026,936	\$145,622	\$7,172,558
Total All Land Uses	12,121	\$226,514,290	\$283,487,618	\$510,001,908

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

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Table E-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Gross Property Tax Revenue and Tax Allocation Percentages - Fiscal Year 2015-16

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

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Table E-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Gross Property Tax Revenue and Tax Allocation Percentages - Fiscal Year 2015-16

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

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**Table E-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Gross Property Tax Revenue and Tax Allocation Percentages - Fiscal Year 2015-16**

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

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

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

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

City of Lathrop

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

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Source: San Joaquin County Auditor-Controller; EPS.

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

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

[3] The newly created TRA 007-092 will be effective in FY 2017-18. Base revenue and distribution estimated herein may differ from the final values when the TRA becomes effective.

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

City of Manteca

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2016-17) [1]			Property Tax Sharing Agreement [2]	Post Annexation Average	
		TRA 102-136	TRA 102-001	TRA 102-136	TRA 102-001	Total		Base Revenue	Post-ERAF Distribution
<i>Formula</i>									
		<i>a</i>	<i>b</i>	<i>e</i>	<i>f</i>	<i>g = e + f</i>	<i>h</i>	<i>e = d * \$396,888</i>	<i>f = e / \$1,197,578</i>
Subject to Detachment									
10001	County General	20.32600%	20.29360%	\$228,594	\$14,804	\$243,398	80%	\$317,510	26.51271%
10527	Road District 5	3.97920%	3.97840%	\$44,751	\$2,902	\$47,653	-	-	0.00000%
14901	Lathrop-Manteca Rural Fire	8.83690%	8.84610%	\$99,384	\$6,453	\$105,837	-	-	0.00000%
40200	City of Manteca	0.00000%	0.00000%	-	-	-	20%	\$79,378	6.62818%
	Subtotal	33.14210%	33.11810%	\$372,728	\$24,160	\$396,888	100%	\$396,888	33.14089%
Not Subject to Detachment									
10618	County Library	1.63940%	1.63910%	\$18,437	\$1,196	\$19,633	-	\$19,633	1.63940%
12601	Manteca Unified Schools	26.94230%	26.93720%	\$303,000	\$19,651	\$322,650	-	\$322,650	26.94192%
13001	S.J. Delta Comm College	3.64750%	3.64670%	\$41,021	\$2,660	\$43,681	-	\$43,681	3.64745%
13201	County Office Of Education	1.28960%	1.31780%	\$14,501	\$961	\$15,463	-	\$15,463	1.29115%
16001	Sjc Flood Control	0.16000%	0.15990%	\$1,799	\$117	\$1,916	-	\$1,916	0.15997%
21901	Sjc Mosquito Abatement	0.71800%	0.71790%	\$8,075	\$524	\$8,598	-	\$8,598	0.71797%
24601	South San Joaquin Irrigation	5.41160%	5.41660%	\$60,861	\$3,951	\$64,813	-	\$64,813	5.41200%
41100	ERAF - Educational Revenue Augmentation Fund	27.04950%	27.04670%	\$304,205	\$19,731	\$323,936	-	\$323,936	27.04926%
	Subtotal	66.85790%	66.88190%	\$751,899	\$48,791	\$800,690	0%	\$800,690	66.85911%
Total		100.00000%	100.00000%	\$1,124,627	\$72,951	\$1,197,578	100%	\$1,197,578	100.00000%

Source: San Joaquin County Auditor-Controller, EPS.

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

[3] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Manteca dated December 2014

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City of Stockton

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

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

Source: San Joaquin County Auditor-Controller; EPS.

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

[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Stockton dated March 2005 related to annexed areas to the City.

Table E17
Mossdale Tract: 2018 Adequate Progress Report
Updated EIFD & Financing Supporting Tables
Financing Revenues and Debt Service

AD at \$5.8 Million Starting

Year	Gross Available Assessment Revenues <small>Table B-1: RD 17 Area: Overlay Assessment Rate Analysis</small>	Gross EIFD Revenues <small>Table 2: EIFD Revenue Analysis</small>	Gross Revenues for Project & Financing	Debt Service	Assessment Revenue for Debt Service	EIFD Revenue for Debt Service <small>[1]</small>	Net Assessment Revenue for PayGo / Services	Net EIFD Revenue for PayGo & Future Projects <small>[1]</small>
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	\$5,800,000	\$448,683	\$6,248,683	\$0	\$0	\$0	\$5,800,000	\$448,683
2020	\$5,774,849	\$908,407	\$6,683,256	\$0	\$0	\$0	\$5,774,849	\$908,407
2021	\$5,747,374	\$1,437,870	\$7,185,245	\$0	\$0	\$0	\$5,747,374	\$1,437,870
2022	\$5,728,721	\$1,943,580	\$7,672,301	\$0	\$0	\$0	\$5,728,721	\$1,943,580
2023	\$5,700,843	\$2,582,312	\$8,283,155	\$4,869,100	\$4,869,100	\$0	\$831,743	\$2,582,312
2024	\$5,679,071	\$3,160,910	\$8,839,981	\$4,869,100	\$4,869,100	\$0	\$809,971	\$3,160,910
2025	\$5,655,999	\$3,783,302	\$9,439,301	\$4,869,100	\$4,869,100	\$0	\$786,899	\$3,783,302
2026	\$5,636,648	\$4,362,399	\$9,999,047	\$9,069,263	\$5,386,648	\$3,682,616	\$250,000	\$679,783
2027	\$5,610,549	\$4,213,729	\$9,824,278	\$9,069,263	\$5,360,549	\$3,708,714	\$250,000	\$505,015
2028	\$5,584,007	\$4,872,213	\$10,456,221	\$9,069,263	\$5,334,007	\$3,735,256	\$250,000	\$1,136,957
2029	\$5,558,879	\$5,522,401	\$11,081,280	\$9,069,263	\$5,308,879	\$3,760,384	\$250,000	\$1,762,017
2030	\$5,533,752	\$6,203,491	\$11,737,242	\$9,069,263	\$5,283,752	\$3,785,512	\$250,000	\$2,417,979
2031	\$5,505,360	\$6,966,543	\$12,471,903	\$9,069,263	\$5,255,360	\$3,813,903	\$250,000	\$3,152,640
2032	\$5,491,485	\$7,479,523	\$12,971,009	\$9,069,263	\$5,241,485	\$3,827,778	\$250,000	\$3,651,745
2033	\$5,476,099	\$8,052,787	\$13,528,885	\$9,069,263	\$5,226,099	\$3,843,164	\$250,000	\$4,209,622
2034	\$5,460,924	\$8,646,435	\$14,107,359	\$9,069,263	\$5,210,924	\$3,858,340	\$250,000	\$4,788,096
2035	\$5,448,915	\$9,209,808	\$14,658,723	\$9,069,263	\$5,198,915	\$3,870,348	\$250,000	\$5,339,460
2036	\$5,429,501	\$9,879,131	\$15,308,632	\$9,069,263	\$5,179,501	\$3,889,762	\$250,000	\$5,989,369
2037	\$5,399,196	\$10,717,568	\$16,116,764	\$9,069,263	\$5,149,196	\$3,920,068	\$250,000	\$6,797,500
2038	\$5,368,705	\$11,597,043	\$16,965,748	\$9,069,263	\$5,118,705	\$3,950,558	\$250,000	\$7,646,485
2039	\$5,338,769	\$12,487,375	\$17,826,144	\$9,069,263	\$5,088,769	\$3,980,495	\$250,000	\$8,506,880
2040	\$5,308,983	\$13,410,029	\$18,719,012	\$9,069,263	\$5,058,983	\$4,010,280	\$250,000	\$9,399,749
2041	\$5,279,197	\$14,372,085	\$19,651,283	\$9,069,263	\$5,029,197	\$4,040,066	\$250,000	\$10,332,019
2042	\$5,258,358	\$15,329,503	\$20,587,862	\$9,069,263	\$5,008,358	\$4,060,905	\$250,000	\$11,268,598
2043	\$5,238,190	\$16,316,690	\$21,554,880	\$9,069,263	\$4,988,190	\$4,081,073	\$250,000	\$12,235,617

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Table E17
 Mossdale Tract: 2018 Adequate Progress Report
 Updated EIFD & Financing Supporting Tables
 Financing Revenues and Debt Service

AD at \$5.8 Million Starting

EIFD

Year	Gross Available Assessment Revenues <small>Table B-1: RD 17 Area: Overlay Assessment Rate Analysis</small>	Gross EIFD Revenues <small>Table 2: EIFD Revenue Analysis</small>	Gross Revenues for Project & Financing	Debt Service	Assessment Revenue for Debt Service	EIFD Revenue for Debt Service <small>[1]</small>	Net Assessment Revenue for PayGo / Services	Net EIFD Revenue for PayGo & Future Projects <small>[1]</small>
2044	\$5,218,022	\$17,344,593	\$22,562,615	\$9,069,263	\$4,968,022	\$4,101,241	\$250,000	\$13,243,351
2045	\$5,200,612	\$18,356,126	\$23,556,739	\$9,069,263	\$4,950,612	\$4,118,651	\$250,000	\$14,237,475
2046	\$5,185,186	\$19,364,800	\$24,549,986	\$9,069,263	\$4,935,186	\$4,134,077	\$250,000	\$15,230,723
2047	\$5,169,761	\$20,412,755	\$25,582,516	\$9,069,263	\$4,919,761	\$4,149,502	\$250,000	\$16,263,253
2048	\$5,154,335	\$21,501,442	\$26,655,777	\$9,069,263	\$4,904,335	\$4,164,928	\$250,000	\$17,336,513
2049	\$5,139,806	\$22,624,426	\$27,764,231	\$9,069,263	\$4,889,806	\$4,179,458	\$250,000	\$18,444,968
2050	\$5,130,045	\$23,723,271	\$28,853,315	\$9,069,263	\$4,880,045	\$4,189,219	\$250,000	\$19,534,052
2051	\$5,122,480	\$24,813,436	\$29,935,916	\$6,634,713	\$4,872,480	\$1,762,233	\$250,000	\$23,051,203
2052	\$5,114,916	\$25,943,945	\$31,058,861	\$4,200,163	\$4,200,163	\$0	\$914,753	\$25,943,945
2053	\$5,107,352	\$27,116,236	\$32,223,588	\$4,200,163	\$4,200,163	\$0	\$907,189	\$27,116,236
2054	\$5,099,788	\$28,331,799	\$33,431,587	\$0	\$0	\$0	\$5,099,788	\$28,331,799
2055	\$5,092,224	\$29,592,176	\$34,684,400	\$0	\$0	\$0	\$5,092,224	\$29,592,176
2056	\$5,084,660	\$30,898,961	\$35,983,621	\$0	\$0	\$0	\$5,084,660	\$30,898,961
2057	\$5,077,096	\$32,253,804	\$37,330,900	\$0	\$0	\$0	\$5,077,096	\$32,253,804
2058	\$5,069,555	\$33,657,537	\$38,727,091	\$0	\$0	\$0	\$5,069,555	\$33,657,537
2059	\$5,062,434	\$35,096,132	\$40,158,566	\$0	\$0	\$0	\$5,062,434	\$35,096,132
2060	\$5,055,312	\$36,587,036	\$41,642,348	\$0	\$0	\$0	\$5,055,312	\$36,587,036
Total	\$225,097,959	\$631,522,291	\$856,620,250	\$256,373,921	\$155,755,391	\$100,618,530	\$69,342,568	\$530,903,761

[1] Pay go Revenues from the EIFD are collected through 2026. The total amount of PayGo revenues needed to funding the 200-Year Project total \$14,944,848. The total debt service supported by EIFD revenues is \$100,618,530. Combined, the total EIFD revenue needed is \$115,563,378.



June 28, 2018

Ms. Leslie Gallagher, Executive Officer
Central Valley Flood Protection Board
P. O. Box 942836
Sacramento, CA 94236

**ANNUAL REPORT OF ADEQUATE PROGRESS TOWARD URBAN LEVEL OF
FLOOD PROTECTION FOR THE MOSSDALE TRACT AREA (RECLAMATION
DISTRICT NO. 17)**

Senate Bill 5 (SB5), and related companion bills, created a new requirement for certain land use decisions made by cities and counties in the California Central Valley. Prior to approving discretionary land use decisions for non-residential projects, and prior to approving ministerial land use decisions (building permits) for new residential buildings, land use agencies are required to make a finding related to the provision of an Urban Level Flood Protection (ULOP) or FEMA level of flood protection. Further, in order to ensure that these findings remain valid, the Local Flood Management Agency (LFMA) is required to annually report to the Central Valley Flood Protection Board (the Board) on the adequate progress being made toward ULOP.

For the past two years, the City of Lathrop, the City of Manteca and Reclamation District No. 17 have jointly taken the role of LFMA for the Mossdale Tract Area (Area). Consistent with prior Adequate Progress Reports for the Area and as part of the reorganization of the San Joaquin Area Flood Control Agency (SJAFCA) that took place in January 2018, the Cities of Lathrop and Manteca became part of SJAFCA with the intent that SJAFCA assume the role of LFMA. As the LFMA and with this letter, SJAFCA respectfully transmits to the Board for its review SJAFCA's Mossdale Tract Program: 2018 Annual Adequate Progress Update for ULOP Final Report dated June 28, 2018.

This report has been made publicly available and can be found on SJAFCA's website at https://www.sjafca.com/recent_documents_archive.php

Please do not hesitate to contact me at (209) 937-8866 if you have any questions regarding our progress toward achieving ULOP for the Area.



CHRIS ELIAS
EXECUTIVE DIRECTOR

Ms. Leslie Gallagher, Executive Officer
Central Valley Flood Protection Board
June 28, 2018
Page 2

CE:SW:dc

Enclosure: Mossdale Tract Program: 2018 Annual Adequate Progress Update for ULOP
Final Report, June 28, 2018

emc: Glenn Gebhardt, City Engineer, City of Lathrop
Kevin Jorgensen, City Engineer, City of Manteca

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**CITY MANAGER'S REPORT
JULY 9, 2018 CITY COUNCIL REGULAR MEETING**

ITEM: **MASTER CONSULTANT AGREEMENT AND TASK ORDER NO. 1 WITH VALI COOPER AND ASSOCIATES, INC. TO PROVIDE CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR RIVER ISLANDS DEVELOPMENT STAGE 2B IMPROVEMENTS**

RECOMMENDATION: **Adopt a Resolution Approving a Master Consultant Agreement and Task Order No. 1 with Vali Cooper & Associates, Inc. to provide Construction Management and Inspection Services for River Islands Development Stage 2B Improvements and Authorizing a Related Budget Amendment**

SUMMARY:

Staff requested a proposal from Vali Cooper and Associates, Inc. (VCA) to assist the City with Construction Management and Inspection Services for the River Islands Development Stage 2B improvements. Staff requests City Council adopt a resolution approving the Master Agreement along with Task Order No. 1 with VCA. Task Order No. 1 is to provide construction management and inspection services related to the with River Islands Development Stage 2B improvements.

BACKGROUND:

Construction management and inspection services are needed to oversee construction of 1,182 homes to be built within the River Islands Development Stage 2B improvements. The improvement plans are nearly approved and construction will begin in the near future. City staff recommends City Council approve Task Order No. 1 for construction management and inspection services with VCA to enable the project to move forward.

The cost for Task Order No. 1 is \$1,141,402 and will be fully funded by inspection fees collected from the developer. A Notice To Proceed will not be issued until staff has received the necessary funding. Staff is requesting City Council adopt a resolution approving Task Orders No. 1 with VCA to provide construction management and inspection services for the River Islands Development Stage 2B improvements and related budget amendment.

REASON FOR RECOMMENDATION:

Project furthers the City Council strategic goal of Economic Growth through residential development.

**CITY MANAGER'S REPORT
JULY 9, 2018 CITY COUNCIL REGULAR MEETING
AUTHORIZE A MASTER CONSULTANT AGREEMENT AND TASK ORDER NO.1
WITH VALI COOPER AND ASSOCIATES, INC. TO PROVIDE CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES FOR RIVER ISLANDS STAGE 2B
DEVELOPMENT**

FISCAL IMPACT:

The cost for Task Order No. 1 will be fully funded by the developer of the River Islands Development Stage 2B improvements. The contract amount is \$1,141,402 and a Notice To Proceed will not be issued until staff has received funding. The approved budget for FY 2018 - 2019 is \$484,300, staff is requesting a budget amendment in the amount of \$657,102.

Staff requests the following budget amendment for Task Order No. 1:

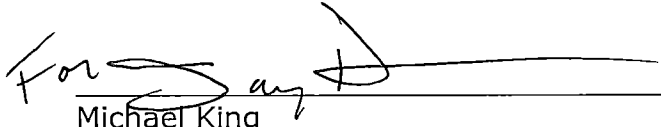
Increase Revenue	
1010-50-03-341-02-09	\$657,102
Increase Appropriations	
1010-50-03-420-01-02	\$657,102

ATTACHMENTS:

- A. Resolution Approving Master Consultant Agreement and Task Order No. 1 and with Vali Cooper and Associates, Inc., to provide Construction Management and inspection Services for River Islands Development Stage 2B Improvements.
- B. Master Agreement with Vali Cooper and Associates, Inc.
- C. Task Order No. 1 to the Master Agreement between the City of Lathrop and Vali Cooper and Associates, to provide Construction Management and Inspection Services related to River Islands Stage 2B Development.

**CITY MANAGER'S REPORT
JULY 9, 2018 CITY COUNCIL REGULAR MEETING
AUTHORIZE A MASTER CONSULTANT AGREEMENT AND TASK ORDER NO.1
WITH VALI COOPER AND ASSOCIATES, INC. TO PROVIDE CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES FOR RIVER ISLANDS STAGE 2B
DEVELOPMENT**

APPROVALS:

For 

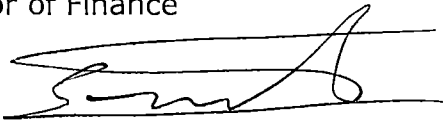
Michael King
Senior Civil Engineer

7-5-18
Date

Pr *Vanessa R. Poppo*

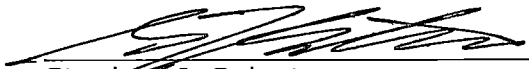
Cari James
Director of Finance

7-5-2018
Date



Salvador Navarrete
City Attorney

7-5-18
Date



Stephen J. Salvatore
City Manager

7-5-18
Date

RESOLUTION NO. 18

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING A MASTER CONSULTANT AGREEMENT AND TASK ORDER NO. 1
WITH VALI COOPER AND ASSOCIATES TO PROVIDE CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES FOR RIVER ISLANDS
DEVELOPMENT STAGE 2B IMPROVEMENT AND AUTHORIZING A RELATED
BUDGET AMENDMENT**

WHEREAS, the River Islands Development has been moving forward and now plans for River Islands Development Stage 2B improvements are being approved and the developers wanting to move forward, the City needs additional construction management and inspection services; and

WHEREAS, staff requests the City Council to approve a Master Consultant Agreement with Vali Cooper and Associates, Inc. to provide Construction Management and Inspection Services for River Islands Development Stage 2B improvements; and

WHEREAS, staff requests that the City Council approve Task Order No. 1 for Construction Management and Inspection Services for the River Islands Development Stage 2B improvements for a total not to exceed amount of \$1,141,402; and

WHEREAS, the costs required for Task Order No. 1 will be fully funded by the River Islands Development and a Notice To Proceed will not be issued until staff has received the necessary funding; and

WHEREAS, the cost for Task Order No. 1 will be fully funded by the developer of the River Islands Development Phase 2B improvements. The contract amount is \$1,141,402 and a Notice To Proceed will not be issued until staff has received funding. The approved budget for FY 2018 - 2019 is \$484,300, staff is requesting a budget amendment in the amount of \$657,102.

Staff requests the following budget amendment for Task Order No. 1:

Increase Revenue	
1010-50-03-341-02-09	\$657,102
Increase Appropriations	
1010-50-03-420-01-02	\$657,102

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop hereby approves the Master Consultant Agreement with Vali Cooper and Associates for Construction Management and Inspection Services for River Islands Development Phase 2B improvements and Task Order No. 1 in the amount of \$1,141,402 and a related budget amendment.

The foregoing resolution was passed and adopted this 9th day of July, 2018, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

CITY OF LATHROP
MASTER AGREEMENT FOR CONSTRUCTION MANAGEMENT AND
INSPECTION SERVICES WITH VALI COOPER AND ASSOCIATES, INC.

THIS AGREEMENT, dated for convenience this 9th day of **July 2018**, is by and between **Vali Cooper and Associates, Inc.** ("CONSULTANT") and the CITY OF LATHROP, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform **Construction Management and Inspection Services**, which are required by this agreement; and

WHEREAS, CITY selected the CONSULTANT pursuant to said qualifications; and

WHEREAS, CONSULTANT is willing to render such Construction Management and Inspection Services, as hereinafter defined, on the following terms and conditions; and

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Scope of Service

CONSULTANT agrees to perform **Construction Management and Inspection Services** in conformance with each approved Task Order submitted by the CONSULTANT, attached hereto as incorporated herein by this reference. CONSULTANT agrees to diligently perform these services in accordance with the standard of care applicable to CONSULTANT's profession.

(2) Compensation

CITY hereby agrees to pay CONSULTANT the amount indicated in each approved Task Order, for the **Construction Management and Inspection Services**. City agrees to pay CONSULTANT within thirty (30) days of receipt of billings containing all information required per Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in an approved Task Order Scope of Work unless CITY's authorized representative executes a written change order or authorization describing the extra work and payment terms prior to the commencement of the work.

CITY OF LATHROP – MASTER AGREEMENT FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES WITH VALI COOPER AND
ASSOCIATES, INC.

(3) Effective Date and Term

The effective date of this Agreement is **July 9, 2018** and it shall terminate no later than **June 30, 2020**, provided, however, that CITY may renew this agreement under the same terms and conditions for additional twelve (12) month periods, commencing on July 1 of each year and terminating on June 30 of each subsequent year. Each such renewal shall be automatic unless CONSULTANT is given thirty (30) Days written notice of City's intention not to renew this agreement. Additional extensions or renewals of this contract after the first three (3) years of this agreement shall be based upon the agreement of the parties at that time.

(4) Independent Contractor Status

It is expressly understood and agreed by both parties that CONSULTANT, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and not an employee of the CITY. As an independent contractor, CONSULTANT is responsible for controlling the means and methods to complete the scope of work describe in each approved Task Order to the City's satisfaction. CONSULTANT expressly warrants not to represent, at any time or in any manner, that CONSULTANT is an employee of the CITY.

(5) Billings

CONSULTANT'S bills shall include a list of all tasks, a total amount due, the amounts previously billed, and the net amount due on the invoice. Except as specifically authorized by CITY, CONSULTANT shall not bill CITY for duplicate services performed by more than one person. In no event shall CONSULTANT submit any billing for an amount in excess of the rates or the maximum amount of compensation provided in section (2) for either task or for the entire Agreement, unless modified by a properly executed change order.

(6) Advice and Status Reporting

CONSULTANT shall provide the CITY with timely reports, orally or in writing, of all significant developments arising during performance of its services hereunder, and shall furnish to CITY such information as is necessary to enable CITY to monitor the performance of this Agreement.

(7) Assignment of Personnel

CONSULTANT shall assign only competent personnel to perform services pursuant to this Agreement. If CITY asks CONSULTANT to remove a person assigned to the work called for under this Agreement, CONSULTANT agrees to do so immediately, without requiring the City to process a reason or explanation for its request.

CITY OF LATHROP – MASTER AGREEMENT FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES WITH VALI COOPER AND
ASSOCIATES, INC.

The services shall be performed by, or under the direct supervision, of CONSULTANT's Authorized Representative: **Lincoln Leaman**, CONSULTANT shall not replace its Authorized Representative without the prior written approval by the CITY.

(8) Assignment and Subcontracting

It is recognized by the parties hereto that a substantial inducement to CITY for entering into this Agreement was, and is, the professional reputation and competence of CONSULTANT. Neither this Agreement nor any interest therein may be assigned by CONSULTANT without the prior written approval of CITY'S authorized representative. CONSULTANT shall not subcontract any portion of the performance contemplated and provided for herein, other than the subcontractors noted in the proposal, without prior written approval of the CITY'S authorized representative.

(9) Insurance

On or before beginning any of the services or work called for by any term of this Agreement, CONSULTANT, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY. CONSULTANT shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONSULTANT has also been obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

- (a) Workers' Compensation. CONSULTANT shall, at CONSULTANT'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONSULTANT. Said Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than one million dollars. In the alternative, CONSULTANT may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONSULTANT, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.

CITY OF LATHROP – MASTER AGREEMENT FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES WITH VALI COOPER AND
ASSOCIATES, INC.

- (b) Commercial General and Automobile Liability Insurance. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain commercial general and automobile liability insurance for the period covered by this Agreement in an amount not less than one million dollars per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) and Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 (any auto).

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

- (i) CITY, its officers, employees, agents, and volunteers are to be covered as insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONSULTANT, including the insider's general supervision of CONSULTANT; products and completed operations of CONSULTANT; premises owned, occupied or used by CONSULTANT. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.
- (ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.
- (iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.
- (iv) Any failure of CONSULTANT to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.

CITY OF LATHROP – MASTER AGREEMENT FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES WITH VALI COOPER AND
ASSOCIATES, INC.

- (v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.
- (vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.
- (c) Professional Liability. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than One Million Dollars (\$1,000,000) per claim made and per policy aggregate covering the licensed professionals' errors and omissions, as follows:
 - (i) Any deductible or self-insured retention shall not exceed \$150,000 per claim.
 - (ii) The policy must contain a cross liability or severability of interest clause.
 - (iii) The following provisions shall apply if the professional liability coverages are written on a claims made form:
 1. The retroactive date of the policy must be shown and must be before the date of the Agreement.
 2. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
 3. If coverage is canceled or not renewed and it is not replaced with another claims made policy form with a retroactive date that precedes the date of this Agreement, CONSULTANT must provide extended reporting coverage for a minimum of five years after completion of the Agreement or the work. The CITY shall have the right to exercise at the CONSULTANT'S cost, any extended reporting provisions of the policy should the CONSULTANT cancel or not renew the coverage.
 4. A copy of the claim reporting requirements must be submitted to the CITY prior to the commencement of any work under this Agreement.

CITY OF LATHROP – MASTER AGREEMENT FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES WITH VALI COOPER AND
ASSOCIATES, INC.

- (d) Deductibles and Self-Insured Retentions. CONSULTANT shall disclose the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. During the period covered by this Agreement, upon express written authorization of the CITY's authorized representative, CONSULTANT may increase such deductibles or self-insured retentions with respect to CITY, its officers, employees, agents, and volunteers.
- (e) The CITY's authorized representative may condition approval of an increase in deductible or self-insured retention levels upon a requirement that CONSULTANT procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.
- (f) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONSULTANT shall provide written notice to CITY at CONSULTANT'S earliest possible opportunity and in no case later than five days after CONSULTANT is notified of the change in coverage.
- (g) In addition to any other remedies CITY may have if CONSULTANT fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, CITY may, at its sole option:
 - (i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
 - (ii) Order CONSULTANT to stop work under this Agreement or withhold any payment which becomes due to CONSULTANT hereunder, or both stop work and withhold any payment, until CONSULTANT demonstrates compliance with the requirements hereof;
 - (iii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONSULTANT'S breach.

CITY OF LATHROP – MASTER AGREEMENT FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES WITH VALI COOPER AND
ASSOCIATES, INC.

(10) Indemnification - CONSULTANT'S Responsibility

As to the CONSULTANT'S work hereunder, it is understood and agreed that (a) CONSULTANT has the professional skills necessary to perform the work, (b) CITY relies upon the professional skills of CONSULTANT to perform the work in a skillful and professional manner, and (c) CONSULTANT thus agrees to so perform.

Acceptance by CITY of the work performed under this Agreement does not operate as a release of said CONSULTANT from such professional responsibility for the work performed. It is further understood and agreed that CONSULTANT is apprised of the scope of the work to be performed under this Agreement and CONSULTANT agrees that said work can and shall be performed in accordance with the standard of care applicable to CONSULTANT'S profession.

CONSULTANT shall indemnify, defend, and hold CITY, its officers, employees, agents, and volunteers harmless from and against any and all liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused by the willful misconduct or negligent acts or omissions of CONSULTANT, its employees, subcontractors, or agents, or on account of the performance or character of this work, except for any such claim arising out of the negligence or willful misconduct of the CITY, its officers, employees, agents, or volunteers. It is understood that the duty of CONSULTANT to indemnify and hold harmless includes the duty to defend as set forth in Section 2782 of the California Civil Code. This agreement further clarifies that the duty to defend shall not be a duty to provide upfront defense. The duty shall be to provide reimbursement for defense costs incurred by City proportional to the extent that such cost are attributable to CONSULTANT'S negligence. Acceptance of insurance certificates and endorsements required under this Agreement does not relieve CONSULTANT from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages. Notwithstanding the foregoing, CONSULTANT'S liability shall not exceed available insurance proceeds

(11) Licenses

If a license of any kind, which term is intended to include evidence of registration, is required of CONSULTANT, its employees, agents, or subcontractors by federal or state law, CONSULTANT warrants that such license has been obtained, is valid and in good standing, and CONSULTANT shall keep it in effect at all times during the term of this Agreement, and that any applicable bond has been posted in accordance with all applicable laws and regulations.

CITY OF LATHROP – MASTER AGREEMENT FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES WITH VALI COOPER AND
ASSOCIATES, INC.

(12) Business Licenses

CONSULTANT shall obtain and maintain a CITY of Lathrop Business License until all Agreement services are rendered and accepted by the CITY.

(13) Termination

Either CITY or CONSULTANT may cancel this Agreement upon 30 days written notification to the other party. In the event of termination, the CONSULTANT shall be entitled to compensation for services performed to the effective date of termination; provided, however, that the CITY may condition payment of such compensation upon CONSULTANT'S delivery to the CITY of any or all documents, photographs, computer software, video and audio tapes, and other materials provided to CONSULTANT or prepared by or for CONSULTANT or the CITY in connection with this Agreement.

(14) Funding

CONSULTANT agrees and understands that renewal of this agreement in subsequent years is contingent upon action by the City Council consistent with the appropriations limits of Article XIII (B) of the California Constitution and that the Council may determine not to fund this agreement in subsequent years.

(15) Notices

All contracts, appointments, approvals, authorizations, claims, demands, Change Orders, consents, designations, notices, offers, requests and statements given by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if (1) personally served, (2) sent by the United States mail, postage prepaid, (3) sent by private express delivery service, or (4) in the case of a facsimile transmission, if sent to the telephone FAX number set forth below during regular business hours of the receiving party and followed with two (2) Days by delivery of a hard copy of the material sent by facsimile transmission. Personal service shall include, without limitation, service by delivery and service by facsimile transmission.

To City: City of Lathrop
 City Clerk
 390 Towne Centre
 Lathrop, CA 95330

Copy to: City of Lathrop
 Department of Public Works
 390 Towne Centre
 Lathrop, CA 95330

CITY OF LATHROP – MASTER AGREEMENT FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES WITH VALI COOPER AND
ASSOCIATES, INC.

MAIN: (209) 941-7430
FAX: (209) 941-7449

To Consultant: Vali Cooper and Associates, Inc.
1850 Gateway Boulevard, Suite 1000
Concord, CA 94520

Phone: (510) 446-8301
Fed: ID 68-0284873
Bus. Lic. 13-3045

(16) Miscellaneous

- (a) Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.
- (b) Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California.
- (c) Definitions. The definitions and terms are as defined in these specifications.
- (d) Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.
- (e) Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.
- (f) Incorporation of Documents. All documents constituting the Agreement documents described in Section 1 hereof and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.
- (g) Integration. This Agreement and any amendments hereto between the parties constitute the entire Agreement between the parties concerning the Project and Work, and there are no other prior oral or written agreements between the parties that are not incorporated in this Agreement.

CITY OF LATHROP – MASTER AGREEMENT FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES WITH VALI COOPER AND
ASSOCIATES, INC.

- (h) Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.
- (i) Provision. Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.
- (j) Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.
- (k) Status of CONSULTANT. In the exercise of rights and obligations under this Agreement, CONSULTANT acts as an independent contractor and not as an agent or employee of CITY. CONSULTANT shall not be entitled to any rights and benefits accorded or accruing to the City Council members, officers or employees of CITY, and CONSULTANT expressly waives any and all claims to such right and benefits.
- (l) Successors and Assigns. The provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.
- (m) Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.
- (n) Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.
- (o) Recovery of Costs. The prevailing party in any action brought to enforce the terms of this Agreement or arising out of this Agreement may recover its reasonable costs, including reasonable attorney's fees, incurred or expended in connection with such action against the non-prevailing party.

CITY OF LATHROP – MASTER AGREEMENT FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES WITH VALI COOPER AND
ASSOCIATES, INC.

(17) Notice to Proceed

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary bonds and insurances have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

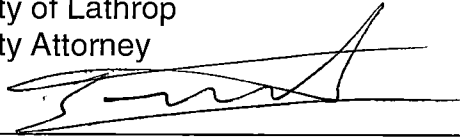
(18) Signatures

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – MASTER AGREEMENT FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES WITH VALI COOPER AND
ASSOCIATES, INC.

Approved as to Form:

City of Lathrop
City Attorney



7-5-18

Salvador Navarrete

Date

Recommended for Approval:

City of Lathrop
Senior Civil Engineer

Michael King

Date

Accepted By:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

CONSULTANT:

Vali Cooper and Associates, Inc.
1850 Gateway Boulevard, Suite 1000
Concord, CA 94520

Fed ID # 68-0284873
Business License # 13-3045

Date

(Print Name and Title)



June 28, 2018

Ken Reed
 Senior Construction Manager
 City of Lathrop
 390 Towne Centre Drive
 Lathrop, CA 95330

Subject: 2018 Master Agreement – CM & Inspection Services for River Islands Master Planned Development

Dear Mr. Reed:

Thank you for the opportunity to provide Construction Management and Inspection Services for this important project. Vali Cooper will continue to provide the same high quality Construction management and Inspection Services to meet the needs of the City. Per your request, we herein provide our hourly billing rate table that provides rate ranges for each labor classification. All current staff bill rates, and any staff added in the future, will fall within these ranges for the initial term of the agreement and in accordance with the contract.

**Table 1. VC&A Fiscal Year (2018-2019)
 Hourly Billing Rates**

Classification	Hourly Billing Rate
Principal-in-Charge	\$225 - \$250
Project Manager / Resident Engineers	\$175 - \$230
Office Engineer	\$110 - \$195
Construction Inspector (Prevailing Wage)	\$155- \$185
Construction Inspector (Non-Prevailing Wage)	\$95 - \$155
Administrative	\$60 - \$90
Technician	\$60 - \$95

Please note that we have held the rate ranges at the same level as our current contract.

LABOR COSTS

Classification	Name	Fully Loaded Bill Rate
Project/Contract Manager	Lincoln Leaman, PE	\$ 225.00
Resident Engineer	Eric Keber, PE	\$ 151.00
Assistant RE/ Lead Inspector (non-prevailing wage)	Eric Keber, PE	\$ 151.00
* Assistant RE/ Lead Inspector	Eric Keber, PE	\$ 171.00
Lead Inspector (non-prevailing wage)	Justin Wehling	\$ 151.00
* Lead Inspector (Group 1)	Justin Wehling	\$ 163.00
* Inspector (Group 2)	Richard Ashbaugh	\$ 160.00
* Inspector (Group 2)	Brandyn McCary	\$ 172.00
* Inspector (Group 2)	Ed Palma	\$ 178.00
* Inspector (Group 2)	Chris Sanford	\$ 162.00
* Inspector (Group 2)	Doug Blum	\$ 169.00
* Inspector (Group 2)	Garrett Davis	\$ 179.00
Office Engineer	Nikki Renalde	\$ 96.00
Contract Admin Support	Lee Skelton	\$ 108.00

- Rates are valid through 12/31/2018. All rates are straight-time rates.
 - Overtime and Night Work will be billed at a pro-rata adjusted rate.
- 3% annual escalation effective every January 1st, beginning 1/1/18.
- Billing rate = actual hourly rate * (1+ ICR) * (1+ Fee)
- Rates are based on DIR Prevailing Wage Determination NC-63-3-9-2017-1.
 - * Denotes employees/classifications that are subject to prevailing wage.
- For FHWA funded projects, VC&A will adjust ICR and hourly bill rates to reflect FAR OH.

OTHER DIRECT COSTS (ODCs)

Description	Unit	Rate
Company Vehicle	month / hour	\$1,200 / \$7.00
Personal Vehicle	mile	IRS Rate
Document Control Software (ProCore) - if used	month	\$100.00
Subconsultant Markup	percentage	5%



Vali Cooper & Associates, Inc.

CONSTRUCTION MANAGEMENT SERVICES

Contact Information

During the procurement process, our Contract Manager, Lincoln Leaman, PE, will be our point of contact with the City. He can be reached in our Sacramento office at (916) 925-0952, on his mobile phone at (916) 995-6572 or via email at lincoln.leaman@valicooper.com.

VC&A is keenly interested in helping the City of Lathrop successfully complete the upcoming projects safely, efficiently, and cost effectively. We will bring our well known "personal service" to the City – a proven willingness to exceed project needs and expectations, flexibility to rapidly deploy expert staff, and effective response to changing project demands – from project start-up through close-out.

Respectfully submitted,
VALI COOPER & ASSOCIATES, INC.

Lincoln Leaman, PE, QSD/P
Vice President

**CITY OF LATHROP
TASK ORDER NO. 1 PURSUANT TO THE
MASTER AGREEMENT FOR CONSTRUCTION MANAGEMENT AND
INSPECTION SERVICES WITH VALI COOPER AND ASSOCIATES, INC.
DATED JULY 9, 2018**

FOR RIVER ISLANDS DEVELOPMENT STAGE 2B IMPROVEMENTS

THIS TASK ORDER, dated for convenience this 9th day of July, 2018, is by and made and entered into by and between **Vali Cooper and Associates, Inc.** ("CONSULTANT") and the CITY OF LATHROP, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, on July 9, 2018 CONSULTANT entered into a Master Agreement ("AGREEMENT") with the CITY, by which the CONSULTANT has agreed to provide Construction Management and Inspection Services. The City Council authorized the execution of this AGREEMENT with CONSULTANT,

WHEREAS, At the request of CITY, CONSULTANT submitted the scope of work and fee estimate to perform Construction Management and Inspection Services for River Islands Development Stage 2B improvements, and copy of said task order and fee estimate attached hereto as Exhibit "A" and incorporated herein by reference.

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) **Incorporation Of Master Agreement**

This Task Order No. 1 hereby incorporates by reference all terms and conditions set forth in the Master Agreement for Consulting Services for this project, unless specifically modified by this Task Order.

(2) **Scope of Service**

CONSULTANT agrees to perform Construction Management and Inspection Services related to Central Lathrop Specific Plan Stanford Crossing Project in accordance with the scope of work and fee proposal provided in Exhibit "A". CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and to the CITY'S satisfaction.

CITY OF LATHROP – TASK ORDER NO. 1 PURSUANT TO THE MASTER AGREEMENT FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES WITH VALI COOPER AND ASSOCIATES, INC.

(3) **Time Of Performance**

CONSULTANT shall commence performance and shall complete all required services no later than the dates set forth in Exhibit “A”

(4) **Compensation**

CITY hereby agrees to pay CONSULTANT a sum not to exceed **\$1,141,402** for time and material, for the Construction Management and Inspection Services set forth in Exhibit “A”. CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 of the Master Agreement. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit “A”, unless a written change order or authorization describing the extra work and payment terms has been executed by CITY’s authorized representative prior to the commencement of the work.

(5) **Notice to Proceed**

Prior to commencing work under this agreement, CONSULTANT shall receive a written “Notice to Proceed” from CITY. A Notice to Proceed shall not be issued until all necessary bonds and insurance have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.


(6) **Signatures**

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – TASK ORDER NO. 1 PURSUANT TO THE MASTER AGREEMENT FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES WITH VALI COOPER AND ASSOCIATES, INC.

Approved as to Form:

City of Lathrop
City Attorney



7-5-18

Salvador Navarrete

Date

Recommended for Approval:

City of Lathrop
Senior Civil Engineer

Michael King

Date

Accepted By:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

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Fed ID # 68-0284873
Bus License 13-3045

Signature

Date

(Print Name and title)



June 28, 2018

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Dear Mr. Reed:

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Please note that we have held the rate ranges at the same level as our current contract.

July 3, 2018

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Vali Cooper & Associates, Inc.

CONSTRUCTION MANAGEMENT SERVICES

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VC&A is keenly interested in helping the City of Lathrop successfully complete the upcoming projects safely, efficiently, and cost effectively. We will bring our well known "personal service" to the City – a proven willingness to exceed project needs and expectations, flexibility to rapidly deploy expert staff, and effective response to changing project demands – from project start-up through close-out.

Respectfully submitted,

VALI COOPER & ASSOCIATES, INC.

Lincoln Leaman, PE, QSD/P
Vice President

**CITY MANAGER'S REPORT
JULY 9, 2018, CITY COUNCIL REGULAR MEETING**

**ITEM: APPROVE A JOINT PERMIT AGREEMENT
BETWEEN THE CITY OF LATHROP, RECLAMATION
DISTRICT 17 AND SOUTH LATHROP LAND, LLC**

**RECOMMENDATION: Adopt a Resolution Approving a Permit
Agreement between the City of Lathrop,
Reclamation District 17 and South Lathrop Land,
LLC for Construction of the South Lathrop Outfall
Structure at the San Joaquin River**

SUMMARY:

The developer of the South Lathrop Commerce Center project, South Lathrop Land LLC, is required to construct a new storm drain outfall structure to allow their storm drain system to flow to the San Joaquin River as a condition of their Development Agreement. Reclamation District 17 (RD 17) is the agency that owns and maintains the levees in the South Lathrop Specific Plan Area which provide flood protection from the San Joaquin River. In order for South Lathrop Land, LLC to construct the outfall structure, RD 17 requires the City and South Lathrop Land, LLC to enter into an agreement with RD 17 for construction, operation, and maintenance of the South Lathrop Outfall Structure.

Staff recommends that the City Council adopt a Resolution approving a Joint Permit Agreement between the City, RD 17 and South Lathrop Land, LLC for the South Lathrop outfall structure and allow the City Manager to execute an amendment to the agreement to lower the limit for liability insurance that the City would be required to provide if approved by the RD 17 Board.

BACKGROUND:

The storm drainage outfall is a regional facility consistent with the City of Lathrop's Drainage Master Plan. The purpose of the outfall is to collect surface stormwater runoff and convey it to the San Joaquin River. This facility will serve the South Lathrop Specific Plan, Lathrop Gateway Business Park Specific Plan, and proposed commercial and business development along McKinley Avenue (also referred to as the McKinley Corridor). The outfall will be located on the eastern bank of the San Joaquin River, south of the I-5 crossing of the San Joaquin River and north of the Union Pacific Railroad tracks, within the City limits. See Attachment "B" for a Project Location Map. The City will take ownership and maintain the outfall structure once it is completed and accepted by City Council.

South Lathrop Land, LLC was the first developer in the area to move forward with their project; therefore, it triggered the need to design and construct the storm drain outfall improvements in South Lathrop prior to occupancy of their first building. South

Lathrop Land, LLC is currently constructing offsite utilities while waiting for approval of the outfall structure by state and federal permitting agencies. A Permit Agreement is required by RD 17 for construction, operation, and maintenance of the outfall structure for the levee area they maintain. A copy of the proposed agreement is included as Attachment "C". The Central San Joaquin Valley Risk Management Authority (CSJVRMA) has reviewed the terms of the agreement for the City and requested the liability insurance limit be reduced from \$20 million to \$10 million. RD 17 will consider the reduction at their next board meeting on July 10, 2018.

REASON FOR RECOMMENDATION:

South Lathrop Land, LLC is required to complete construction of the South Lathrop storm drain system before the first building can be occupied in the South Lathrop Commerce Center development. An integral part of the drainage system is the outfall to the San Joaquin River. To help keep their project on schedule, staff recommends Council approve the Permit Agreement between the City, RD 17 and South Lathrop Land, LLC and authorize the City Manager to execute an amendment to the agreement if the RD 17 Board elects to lower the liability insurance requirement for the City.


FISCAL IMPACT:

There are no fiscal impacts at this time. All costs associated with the construction of the South Lathrop outfall structure will be equally split between the developers of South Lathrop Commerce Center, Lathrop Gateway Business Park, and the McKinley Corridor. South Lathrop Land, LLC will be reimbursed through Capital Facility Fees collected from Lathrop Gateway Business Park and McKinley Corridor development.

ATTACHMENTS:


- A. Resolution approving a Permit Agreement between the City of Lathrop, Reclamation District 17 and South Lathrop Land, LLC for the Construction of the South Lathrop Outfall Structure at the San Joaquin River
- B. Project Location Map
- C. Permit Agreement between Reclamation District No 17 and, jointly, the City of Lathrop and South Lathrop Land, LLC, a Delaware Limited Liability Company for the South Lathrop Outfall Structure

APPROVALS:




Jay M. Davidson
Principal Engineer

6-26-18
Date




Glenn Gebhardt
City Engineer

6/27/18
Date



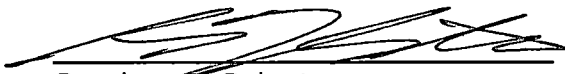
Cari James
Finance Director

7/2/18
Date



Salvador Navarrete
City Attorney

7-26-18
Date



Stephen J. Salvatore
City Manager

7.3.18
Date

RESOLUTION NO. 18-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING A PERMIT AGREEMENT BETWEEN THE CITY OF LATHROP,
RECLAMATION DISTRICT 17 AND SOUTH LATHROP LAND, LLC FOR THE
CONSTRUCTION OF THE SOUTH LATHROP OUTFALL STRUCTURE AT THE
SAN JOAQUIN RIVER**

WHEREAS, the developer of the South Lathrop Commerce Center project, South Lathrop Land LLC, is required to construct a new storm drain outfall structure and connect their storm drain system to the San Joaquin River as a condition of their Development Agreement; and

WHEREAS, Reclamation District 17 (RD 17) is the agency that owns and maintains the levees in the South Lathrop Specific Plan Area which provides flood protection from the San Joaquin River; and

WHEREAS, in order for South Lathrop Land, LLC to construct the outfall structure, RD 17 requires the City and South Lathrop Land, LLC to enter into an agreement with RD 17 for construction, operation and maintenance of the South Lathrop Outfall Structure; and

WHEREAS, the Central San Joaquin Valley Risk Management Authority (CSJVRMA) has reviewed the terms of the Permit Agreement for the City and requested the liability insurance limit be reduced from \$20 million to \$10 million; and

WHEREAS, RD 17 will consider reducing the liability insurance limit for the City at their next board meeting on July 19, 2018;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve a Permit Agreement between the City of Lathrop, Reclamation District 17 and South Lathrop Land, LLC for construction of the South Lathrop Outfall Structure at the San Joaquin River, included as Attachment "C" to the July 9, 2018 staff report; and

BE IT FURTHER RESOLVED, that the City Manager is authorized to make minor revisions to the language in the agreement in working with RD-17 and South Lathrop Land, LLC and execute an Amendment to the Agreement on behalf of the City if the RD 17 Board elects to lower the liability insurance requirement for the City.

The foregoing resolution was passed and adopted this 9TH day of July 2018, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

South Lathrop Commerce Center Outfall
Project Location Map



Recording Requested By:

RECLAMATION DISTRICT NO. 17

When Recorded Return To:

RECLAMATION DISTRICT NO. 17
 c/o NOMELLINI, GRILLI & McDANIEL
 PROFESSIONAL LAW CORPORATION
 P. O. Box 1461
 STOCKTON, CA 95201

PUBLIC ENTITY FILING FEE WAIVED PER GOVT. CODE § 6103

**SOUTH LATHROP REGIONAL OUTFALL
 PERMIT AGREEMENT**

PARTIES:

RECLAMATION DISTRICT NO. 17 (RD 17) and, jointly, the CITY OF LATHROP (hereinafter "City") and South Lathrop Land, LLC, a Delaware limited liability company (hereinafter "Developer"). The City and Developer, collectively, are hereinafter referred to "Permittee" as well.

AFFECTED PROPERTY:

Levee along right (east) bank of San Joaquin River, City of Lathrop, County of San Joaquin; Latitude 37 46'54.00"N, Longitude 121 18'4.0"W; Section 10, Township 2S, Range 6E, U.S. Geological Survey 7.5 minute quad map Lathrop, MDB&M (Figure 1).

AGREEMENT:

Permission is hereby granted by RD 17 to Permittee and its successors and assigns to construct, and for the City to maintain, a storm drainage outlet structure (South Lathrop Commerce Center Outfall) with six (6) pipelines crossing the RD 17 levee as per the documents listed on Exhibit A, attached hereto (also referred to as, the "approved project").

This permission is granted upon the following conditions, the failure of which shall cause this permit to terminate at the election of RD 17.

1. Permittee shall obtain the necessary easements and rights of way from the landowners upon whose land the approved project and improvements will be located.
2. Permittee shall upon completion of the approved project submit to RD 17 a survey signed and stamped by an appropriately qualified professional showing the profile and horizontal location of all new pipelines in the area of work (the "premises") and within 500 feet of the centerline of the RD 17 levee.

3. Permittee shall notify RD 17 Engineer, Kjeldsen, Sinnock & Neudeck, Inc., 711 North Pershing Avenue, Stockton, California 95203, (209) 946-0268, and San Joaquin County Public Works, 1810 North Hazelton Avenue, Stockton, CA 95205, (209) 468-9698, one (1) week before initiating any construction or maintenance activity in the San Joaquin River or on or near the RD 17 levees or dredger cuts and when there is no activity for a period of five (5) working days, then twenty-four (24) hours prior to resumption of operations.

4. Permittee shall retain at Permittee's sole cost and expense a California registered Geotechnical Engineer to provide oversight of all work in the waterway or on or near the RD 17 levees and any and all water seepage, soil stability problems and changes in levee crown elevation shall be immediately reported to the RD 17 Engineer. A representative of the Geotechnical Engineer with control over the work shall be onsite continuously during the course of construction of all borings, excavations and pile driving within 300 feet of the centerline of the RD 17 levees.

5. In the event the RD 17 Engineer deems the safety of the RD 17 levee is being jeopardized by the approved project, he may order all or any portion of the work stopped, in which case Permittee agrees to immediately comply with the order.

6. Permittee's approved project activities shall not interfere with access along the levee crown road.

7. Indemnification and Insurance, etc.:

Permittee agrees to fully indemnify, defend and save harmless RD 17 including its governing boards, trustees, owners, partners, officers, agents, employees and contractors, herein collectively referred to as RD 17, against any and all loss, damage, liability, claim, demand, litigation, expense, including reasonable attorney's fees, resulting from injury or harm to any person or property arising out of Permittee's approved project facilities and operations permitted hereby regardless of the active or passive negligence of RD 17 excepting only such injury or harm caused by sole negligence or willful misconduct of RD 17.

Developer shall secure the naming of RD 17 as additional insured as to claims arising out of Permittee's approved project facilities and operations on the liability policies and to the limits which shall not be less than Twenty Million Dollars (\$20,000,000.00) per occurrence as required by Permittee of its contractors only during the period of the contractor's work within 300 feet of the center line of the RD 17 levee. Additionally, Developer shall at all times during the construction period of the approved project until City Council Acceptance, maintain comprehensive general liability insurance including coverage for all damages arising out of Permittee's approved project facilities and operations with limits of a minimum of Twenty Million Dollars (\$20,000,000.00) per occurrence but not less than Permittee's actual underlying and "excess" policy limits, to insure Permittee's obligations for personal injury and property damage as provided herein. All liability insurance shall be provided by California admitted carriers with a B+ or better rating. Certificates of said insurance shall be provided to RD 17 upon issuance and all renewals of said policies. Said certificates shall provide for thirty (30) days prior notice to RD 17 of termination of the insurance.

Upon City Acceptance, Developer's insurance shall terminate, but City shall maintain comprehensive general liability insurance including coverage for all damages arising out of Permittee's facilities and operations with limits of a minimum of Twenty Million Dollars (\$20,000,000.00) per occurrence but not less than Permittee's actual underlying and "excess" policy limits, to insure Permittee's obligations for personal injury and property damage as provided herein. All liability insurance shall be provided by California admitted carriers with a B+ or better rating. Certificates of said insurance shall be provided to RD 17 upon issuance and all renewals of said policies. Said certificates shall provide for thirty (30) days prior notice to RD 17 of termination of the insurance.

Developer agrees to fully indemnify, defend and save harmless City including its governing boards, trustees, owners, partners, officers, agents, employees and contractors, herein collectively referred to as City, against any and all loss, damage, liability, claim, demand, litigation, expense, including reasonable attorney's fees, resulting from injury or harm to any person or property arising out of the construction and maintenance of the approved project facilities and operations permitted hereby prior to City Council Acceptance of the approved project facilities regardless of the active or passive negligence of City excepting only such injury or harm caused by sole negligence or willful misconduct of City.

Developer shall secure the naming of City as additional insured as to claims arising out of construction and maintenance of the approved project facilities and operations permitted hereby prior to the City's acceptance of the facilities on the liability policies and to the limits which shall not be less than Twenty Million Dollars (\$20,000,000.00) per occurrence as required by Developer of its contractors during the period of the contractor's approved project work within 300 feet of the center line of the RD 17 levee. Additionally, City shall at all times during the time this Permit remains in effect, including the construction period, maintain comprehensive general liability insurance including coverage for all damages arising out of Permittee's facilities and operations with limits of a minimum of Twenty Million Dollars (\$20,000,000.00) per occurrence but not less than City's actual underlying and "excess" policy limits, to insure City's obligations for personal injury and property damage as provided herein. All liability insurance shall be provided by California admitted carriers with a B+ or better rating. Certificates of said insurance shall be provided to RD 17 upon issuance and all renewals of said policies. Said certificates shall provide for thirty (30) days prior notice to RD 17 of termination of the insurance.

8. Assumption of Risk:

Permittee acknowledges that the premises could be flooded from many causes, including without limitation, the following:

- a. Levee overtopping and levee failure due to natural causes such as winds, tides, barometric pressure changes, rainfall, rainfall runoff, earthquakes, levee settlement and rodents.
- b. Levee overtopping and levee failure due to man-related causes including negligence of the landowner, any Reclamation District and any other governmental agency such as

inadequate or improper levee maintenance, flood fighting and/or patrol, dredging, water releases, obstructing water flows and water diversions.

- c. Failure of the drainage system due to natural or man-related causes, including negligence of owner, any reclamation district, and any governmental agency.
- d. Failure to construct, repair, maintain or operate levees, drainage or irrigation facilities or other facilities whether due to limited funding or otherwise.

City hereby expressly assumes the risk of damage to property and the related direct and indirect losses to Permittee, its contractors, employees and agents arising out of the above and hereby waives the right, including the right on the part of any insurer through subrogation, to make any claim pertaining to the same as against RD 17 and the landowners within RD 17. City agrees to hold RD 17 and the landowners within RD 17 free and harmless from and indemnify them for inverse condemnation of and for damages to property belonging to Permittee or used in connection with Permittee's operations including, without limitation, damage to equipment, improvements, site preparation, bridges, pipelines, valves and appurtenances caused by flooding due to the causes set forth above. The parties intend that this indemnity shall extend as broadly as legally permitted and shall apply regardless of whether the loss results from the negligence of RD 17 and the landowners within RD 17 except as arises from the sole and active negligence or willful misconduct of the indemnified party.

9. Permittee shall within thirty (30) days of invoice, reimburse RD 17 for its reasonable out-of-pocket engineering and legal costs incurred in reviewing, preparing and processing this permit.

10. Permittee does hereby agree that at all times during and after the construction of the proposed improvements that Permittee shall, upon written demand by RD 17 perform at Permittee's own cost and expense and within the reasonable time limits set by RD 17 all rehabilitation, maintenance or repair work reasonably ordered to be performed by RD 17 which arises as a result of Permittee's approved project. Customary levee maintenance and improvement work shall not be a requirement of this paragraph unless the work is required as a result of Permittee's approved project improvements or unless the work area is within twenty-five (25) feet of Permittee's improvements; provided, however, Permittee shall within thirty (30) days of invoice reimburse RD 17 for any increased cost of performing levee maintenance and improvement work due to the presence of Permittee's approved project.

11. Permittee shall within ninety (90) days of completion of the construction contemplated hereby supply RD 17 with approved "as-built" drawings of the approved project construction.

12. This permit shall be subject to termination by the Board of Trustees of RD 17 upon failure of Permittee to adhere to the terms and conditions provided herein for a period of thirty (30) days after written notice (or such additional time as may reasonably be required to cure such failure as long as cure is commenced within thirty (30) days) and shall automatically terminate upon non-use of the permitted facility for the permitted purpose for a period of thirty-six (36)

months. Upon any termination, City shall remove all structures including pipelines permitted hereby from the RD 17 levees in accordance with the reasonable requirements of RD 17 and the Central Valley Flood Protection Board.

13. If and in the event that in the sole discretion of the Board of Trustees of RD 17, work needs to be performed on the levee, banks, slopes or other RD 17 facilities in the immediate area of Permittee's approved project works, then and in that event City hereby gives to RD 17, its agents, employees or contractors, the right and permission to repair or remove and replace any and all works and any appurtenances thereto reasonably necessary to the performance of such work, provided that RD 17 will not excavate within twenty-five (25) feet of the approved project without first giving notification to the City and providing the City a reasonable opportunity to perform the necessary work at its own expense. City agrees that in the event the work is needed to address an emergency, the notification may be oral or by telephone, fax or e-mail; City's election to perform or not perform the work must be immediate; and if City elects to perform the work the performance must be immediate. City does hereby hold RD 17, its governing board, agents, employees and contractors, harmless from any and all liability arising out of or by reason of said proposed works, including, without limitation, any and all liability arising out of Permittee's proposed works having been approved, constructed, undertaken, damaged or removed as aforesaid. City shall within thirty (30) days from date of written demand by RD 17 reimburse RD 17 for (1) all costs and expenses incurred in the repair or removal and replacement of said works or any appurtenances thereto by RD 17 as per the above, including reasonable attorney's fees and interest and (2) for all costs and expenses incurred by RD 17 in performing levee, bank, slope, and waterway rehabilitation, maintenance or repair work which is reasonably necessary and caused by the presence of the proposed works. In the event enforcement action is required, the prevailing party shall be entitled to recover, in addition to such costs and expenses, the costs of suit together with reasonable attorney's fees to be fixed by the Court.

14. City agrees that to the extent its easements and improvements benefit from the operations of RD 17 that it will be subject to annual benefit type assessments and fees and charges. City agrees that until such time as a revised formal assessment roll is adopted for RD 17 that it will pay each year to RD 17, a payment in lieu of assessment as per the following calculation.

Each acre of the City's easement within the jurisdiction of RD 17 will be given an assumed benefit valuation or assessment valuation per acre equal to that of the typical utility easement on the currently used benefit or assessment roll. The number of acres of the City's easement times such assumed valuation times the annual RD 17 assessment rate will establish the amount to be paid by City in lieu of the RD 17 assessment. Said amount shall be paid to RD 17 annually within sixty (60) days of invoice for the same.

15. All covenants of Permittee herein shall also be deemed conditions of this permit.

16. The terms and conditions herein shall bind the heirs, assigns, executors, administrators and transferees of Permittee and shall run with the permit. Permittee agrees as a condition of any transfer to obtain from the transferee its written agreement to comply with the terms of this agreement. Permittee shall notify RD 17 of the name and address of any transferee and provide to RD 17 a copy of said transferee's agreement within ten (10) days of the transfer.

17. Unless changed by written notice to RD 17, the mailing address for all notices to Permittee shall be: City of Lathrop, Attn: City Manager, 390 Towne Centre Drive, Lathrop, CA 95330.

18. This permit shall not be valid until an original which is fully signed and acknowledged in recordable form by all named parties is returned to RD 17, in care of Nomellini, Grilli & McDaniel Professional Law Corporations, P.O. Box 1461, Stockton, California 95201, telephone (209) 465-5883, fax (209) 465-3956.

19. Permittee agrees to execute any and all additional documents reasonably necessary to secure the recordation of this agreement or a memorandum thereof in the County of San Joaquin, State of California.

20. Time is of the essence in this permit.

21. No discharge shall be made from the facilities permitted hereby if such discharge will increase peak flood flows in the San Joaquin River.

22. No excavations shall take place within 500 feet of the landside toe of the levee without the prior written approval of the Reclamation District Engineer.

23. Permittee shall by separate deed Grant to Reclamation District No. 17 fee title to all existing levee easement areas (Parcel C) and to the proposed new acquisition area (Parcel E). Parcel E includes the entire area between Parcel B and Parcel C.

24. Permittee shall by separate deed Grant to Reclamation District No. 17 an easement for levee purposes over Parcel B in the form provided by Reclamation District No. 17. Parcel references to Parcels B, C and E are to those shown on Parcel Map 17-01 dated February 2018 prepared by MacKay & Soms.

25. This permit is conditioned upon and shall not become effective until an encroachment permit for the project is granted by the Central Valley Flood Protection Board.

[SIGNATURES ON THE FOLLOWING PAGE.]

RD 17:
RECLAMATION DISTRICT NO. 17

By: _____
Dante John Nomellini Date
Secretary and Counsel

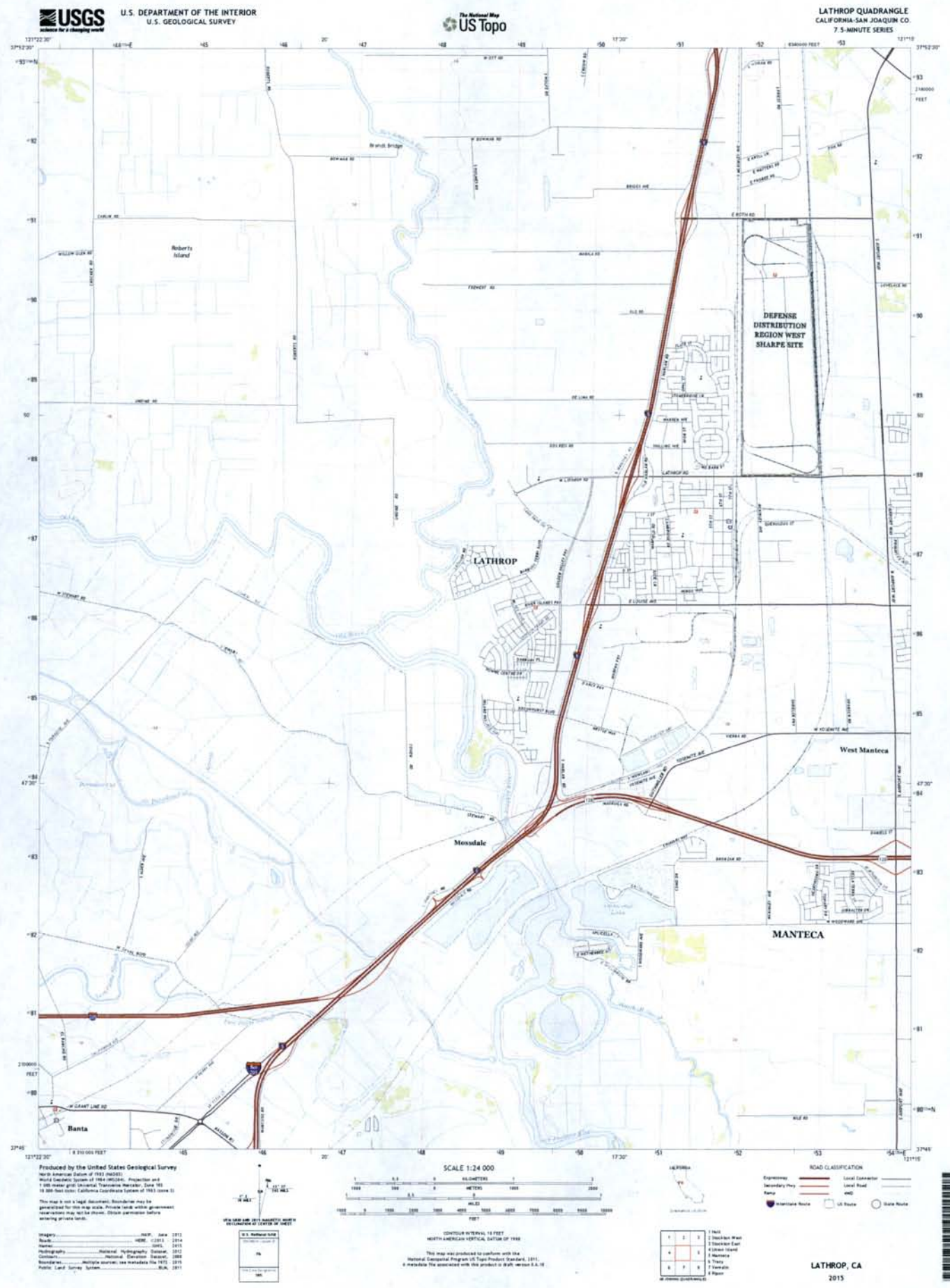
PERMITTEE:
CITY OF LATHROP

By: _____
Stephen J. Salvatore
City Manager

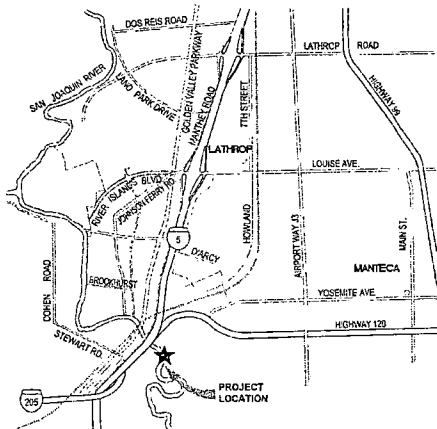
PERMITEE:
SOUTH LATHROP LAND, LLC

By: _____
Philip J. Prassas
Vice President

FIGURE "1"



SOUTH LATHROP REGIONAL OUTFALL



VICINITY MAP
N.T.S.

PROJECT CONTACTS:

CITY OF LATHROP:
300 TOWNE CENTRE DRIVE
LATHROP, CA 95330
209-841-7459
TIM MCCOY
PUBLIC WORKS DIRECTOR

DEVELOPER:
CROW HOLDINGS INDUSTRIAL
577 W. 7TH STREET SUITE 303
LOS ANGELES, CA 90014
949-486-4452
JEFFERSON HILL

RD 17 / KSN INC.:
711 N. PERSHING AVE.
STOCKTON CA 95203
209-949-0259
CHRIS NEUDECK

DESIGN ENGINEER:
PACIFIC ADVANCED CIVIL ENGINEERING
17520 NEWHOPE ST. SUITE 200
FOUNTAIN VALLEY, CA. 92708
714-461-7300
ANDREW T. KOMOR

PROJECT CIVIL ENGINEER:
MACKAY & SOWPS
5142 FRANKLIN DRIVE, SUITE B
PLEASANTON, CA 94588
925-225-0590
CHRIS RAGAN / TODD PACE

POLICE DEPARTMENT:
15597 S. SEVENTH ST.
LATHROP, CA 95330
209-859-5551

ABBREVIATIONS

CONC. C	CONCRETE CURTAIN LINED AND GRADED	IN	INCHES
CL	CENTERLINE	INT	INTEREST
CLR	CLEAR	LF	LINEAR FEET
CONT.	CONTIGUOUS	MAX	MAXIMUM
CTR	CENTER	MIN	MINIMUM
DN	DOWN	MISC	MISCELLANEOUS
DP	DUCTILE IRON PIPE	MJ	MACHINED JOINT
DRG	DRAWING	NC	NORMALLY CLOSED
E	EXISTING	NO	NORMALLY OPEN
EA	SACH	NTS	NOT TO SCALE
ELEV.	ELEVATION	NWL	NORMAL WATER LEVEL
EW	EACH-WAY	OC	ON CENTER
EXST.	EXISTING	OD	OUTSIDE DIAMETER
FG	FINISHED GROUND	PVC	POLYVINYL CHLORIDE
FL	FLOOR LINE	S	SECTION
FM	FORCE MAIN	SP	SPRING
GVY	GRAVEL	SH	SHOULDER
HDR	HIGH DENSITY POLYETHYLENE	SL	SUBBASE
HDZ	HORIZONTAL	SS	STAINLESS STEEL
H.W.S.	HIGH WATER SURFACE	STA	STATION
IS	INSIDE DIAMETER	TF	TYPICAL
IE	INVERT ELEVATION	W	WATER
		WE	WATER SURFACE ELEVATION

BASIS OF BEARINGS:

BEARINGS HEREIN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3, NAD 83, AND SPECIFICALLY N12°33'33"E BETWEEN THE FOUND 2-1/2" ALUMINUM DISC AT THE CALTRANS HPGN DEFINITION STATION 3+04.10+HS, (CCS 83, ZONE 3, EPOCH 1997.30, N22883368.44", E 8321454.35) AND THE FOUND 3" BRASS DISC AT THE USGCS TRIANGULATION STATION "MATHIEW, 1959" (CCS 83, ZONE 3, EPOCH 1997.30, N 2 144751 83", E 8 303 785 19"). DISTANCE SHOWN HEREON ARE MEASURED ON THE SURFACE OF THE GROUND. TO OBTAIN CALIFORNIA COORDINATE SYSTEM DISTANCES, MULTIPLY DISTANCES SHOWN BY 0.999929125.

BENCHMARK

THE MONUMENT DISK AT THE INTERSECTION OF D'ARCY BOULEVARD AND YOSEMITE AVENUE. ELEVATION = 17.14 (NGVD22)

SHEET INDEX

DWG. NO.	SHT NO.	TITLE
GENERAL		
1	G1.0	TITLE SHEET AND INDEX
CIVIL		
2	C1.0	SITE PLAN
3	C2.0	OUTFALL PLAN & DETAILS
4	C2.1	CIVIL DETAILS
5	C2.2	OUTFALL STRUCTURAL DETAILS
6	C2.3	CIVIL DETAILS
7	C2.4	CIVIL DETAILS



DESIGN ENGINEER (PACE)

PLANS PREPARED UNDER DIRECTION OF:

SIGNED: Andrew T. Komor DATE: 6-6-18
ANDREW T. KOMOR
RCE 04920 EXPIRES 5-30-19

GEOTECHNICAL ENGINEER

THE GEOTECHNICAL ASPECTS OF THE GRADING PLANS HAVE BEEN REVIEWED FOR SUBSTANTIAL COMPLIANCE WITH THE CONTENT OF THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT.

SIGNED: Steve Harris DATE: 6-8-18
STEVE HARRIS, GE
ENR 00000
RCE 2804

**PLAN CHECK CONSULTANT
CSG CONSULTANTS**

RECOMMENDED FOR APPROVAL:

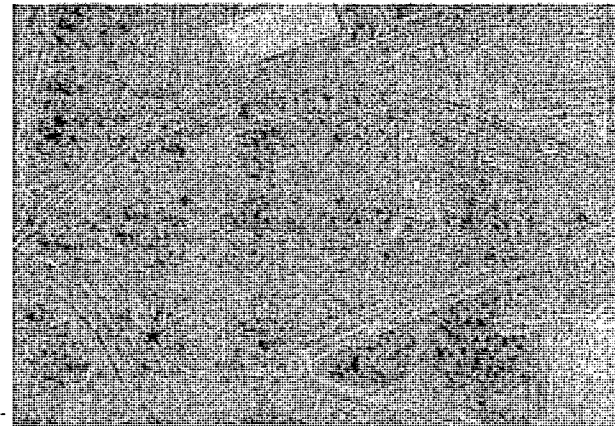
SIGNED: Mark Langer DATE: 6/20/18
MARK LANGER, P.E.
RCE NO. 14253
EXP. DATE: 7/20/19

CITY OF LATHROP

APPROVED BY: Blaine Robinson DATE: 6/18/18
CITY ENGINEER
RCE NO. 34681
EXP. DATE: 9-2019

RECLAMATION DISTRICT 17 SAN JOAQUIN COUNTY

APPROVED BY: Christopher H. Paulsen DATE: 6/18/18



PROJECT SITE PLAN
N.T.S.

NOTES:

- CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF PERMITS ISSUED BY THE REGULATORY AGENCIES AT ALL TIMES. CONTRACTOR SHALL CONTACT ALL AGENCIES WHICH WILL PERFORM INSPECTIONS PRIOR TO STARTING CONSTRUCTION.
 - A. US ARMY CORPS OF ENGINEERS
 - B. US NATIONAL MARINE FISHERIES SERVICE
 - C. CA DEPARTMENT OF FISH AND WILDLIFE
 - D. CA CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD
 - E. CA CENTRAL VALLEY FLOOD PROTECTION BOARD
- DURING CONSTRUCTION OF THE OUTFALL, TURBIDITY LEVELS IN THE RIVER SHALL BE MONITORED BY A BIOLOGICAL MONITOR. IF CONSTRUCTION ACTIVITIES RESULT IN A PERSISTENT TURBIDITY PLUME BELOW THE WORK SITE, WORK SHALL CEASE UNTIL TURBIDITY SUBSIDES. A DEBRIS CURTAIN SHALL THEN BE INSTALLED TO ENSURE THAT TURBIDITY REMAINS CONTAINED IN THE WORK AREA. WATER QUALITY IN THE RIVER AT ALL TIMES SHALL NOT EXCEED THE MAXIMUM ACCEPTABLE LIMITS. IF REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEBRIS CURTAIN PLAN TO THE CITY FOR APPROVAL.

DRAFT FOR REVIEW

SHEET
G1.0
1 OF 7 SHEETS

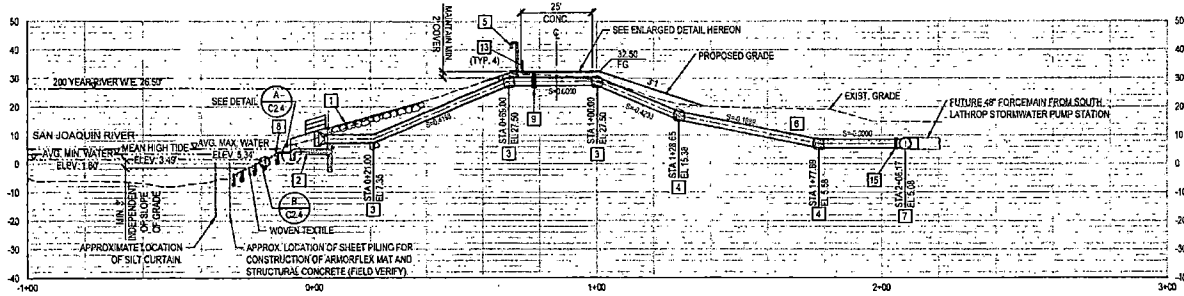
NO.	BY	DATE	REVISIONS	DATE APP.

PREPARED BY: ANDREW T. KOMOR
PROJECT NO.: 18-001
DATE: 06-06-18
SCALE: AS SHOWN
DRAWN BY: ANDREW T. KOMOR
CHECKED BY: ANDREW T. KOMOR
DATE: 06-06-18

TITLE SHEET AND INDEX

SOUTH LATHROP REGIONAL OUTFALL

EXHIBIT "A"



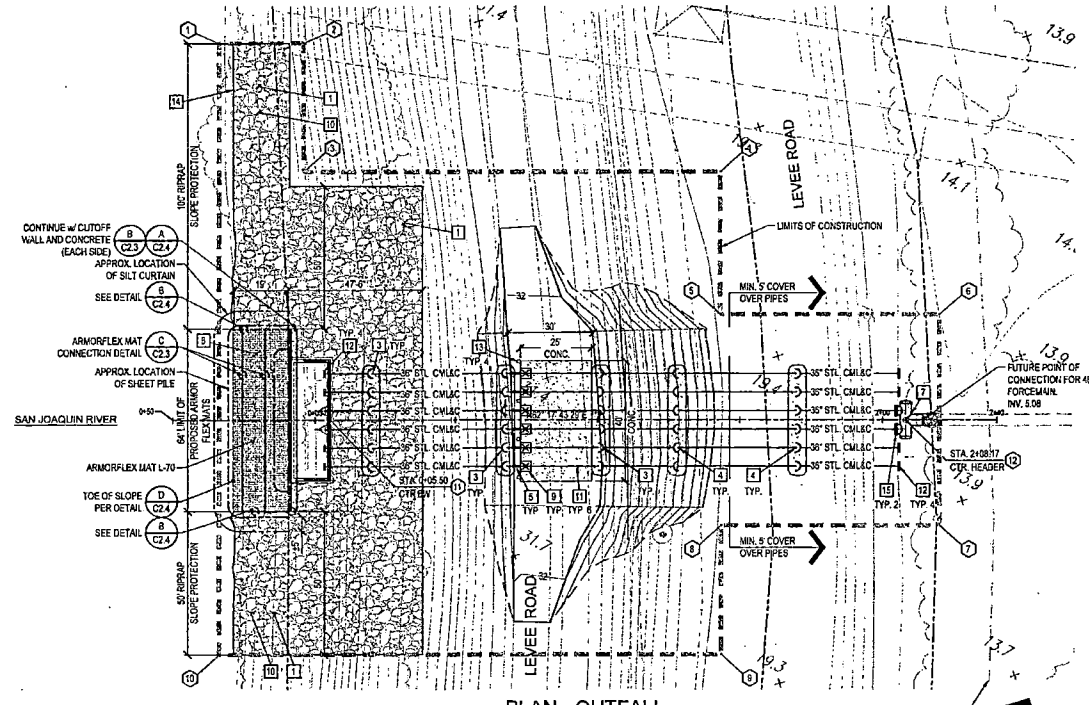
PROFILE - OUTFALL
SCALE: 1"=20'

CONSTRUCTION NOTES:

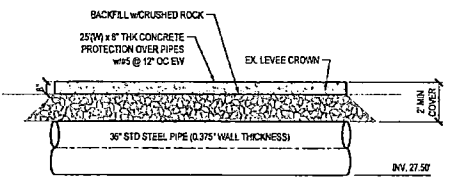
- 1) INSTALL 18" X 24" RIPRAP IN BOTH UPSTREAM AND DOWNSTREAMS OF THE OUTFALL STRUCTURE TO PROTECT SLOPE.
- 2) OUTFALL STRUCTURE PER DETAIL (C2.3)
- 3) INSTALL 36" X 22.5" VERT. STEEL BEND W/ THRUST BLOCKS PER DETAIL (D) (C2.1)
- 4) INSTALL 36" X 11.25" VERT. STEEL BEND W/ THRUST BLOCKS PER DETAIL (D) (C2.1)
- 5) INSTALL 8" SCH 30 GALV. STEEL VENT PIPE W/ INSET SCREEN WELDED TO THE TOP OF 36" STEEL PIPE VENT (C) (C2.1)
- 6) EXISTING SEEPAGE CONTROL IMPROVEMENT ZONE. CONTRACTOR TO INSTALL OUTFALL PIPES BELOW THE IMPROVEMENT AND RESTORE SEEPAGE ZONE AFTER PIPE INSTALLATION
- 7) INSTALL 48" TO 36" STEEL HEADER PER DETAIL (A) (C2.1)
- 8) INSTALL ARMORFLEX MAT L-70 PER DETAILS ON SHEETS C2.3 & C2.4
- 9) INSTALL 36" BUTTERFLY VALVE IN VALVE BOX W/ LID PER DETAIL (B) (C2.1)
- 10) INSTALL A LAYER OF 18" OR SMALLER SIZE ROCKS BELOW 5.34 FEET ELEVATION OVER THE 18" X 24" RIP RAPS TO FILL IN THE VOIDS CREATED BY LARGER RIP RAPS
- 11) INSTALL 36" STD STEEL PIPE (0.375" WALL THICKNESS). SEE LEEVEE ROAD & OUTFALL DETAIL. BELOW.
- 12) INSTALL 36" FLUNG FLANGE FOR FUTURE CONNECTION
- 13) INSTALL (4) BOLLARDS PER DETAIL (E) (C2.1)
- 14) INSTALL RIP RAP TRENCH PER DETAIL HEREON.
- 15) INSTALL 36" RESTRAINED FLANGE ADAPTER OR EQUAL.

POINT TABLE

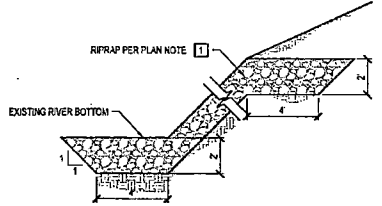
PNT. #	NORTHING	EASTING	DESCRIPTION
1	2108115.64	632994.14	LIMIT OF CONSTRUCTION
2	2108129.55	632997.62	LIMIT OF CONSTRUCTION
3	2108099.88	632997.57	LIMIT OF CONSTRUCTION
4	2108159.07	6330126.74	LIMIT OF CONSTRUCTION
5	2108113.52	6330150.01	LIMIT OF CONSTRUCTION
6	2108149.60	6330218.14	LIMIT OF CONSTRUCTION
7	2108084.23	6330252.47	LIMIT OF CONSTRUCTION
8	2108048.61	6330194.94	LIMIT OF CONSTRUCTION
9	2108068.72	6330205.47	LIMIT OF CONSTRUCTION
10	2107928.32	6330048.55	LIMIT OF CONSTRUCTION
11	2108017.17	6330045.36	CTR. BACK OF WALL
12	2108111.39	6330224.60	CTR. STL. HEADER



PLAN - OUTFALL
SCALE: 1"=20'

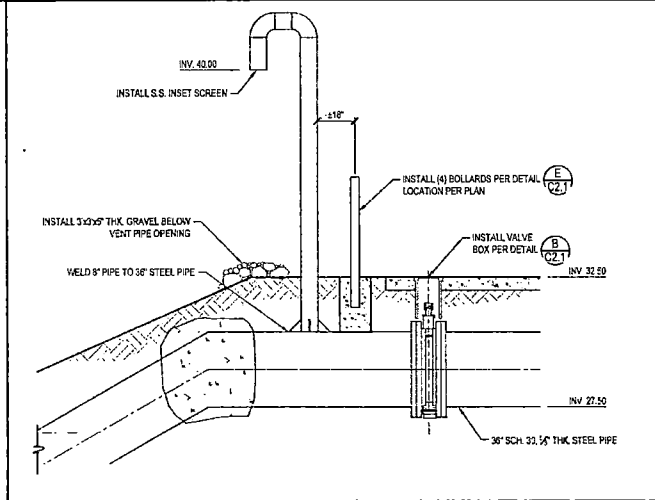
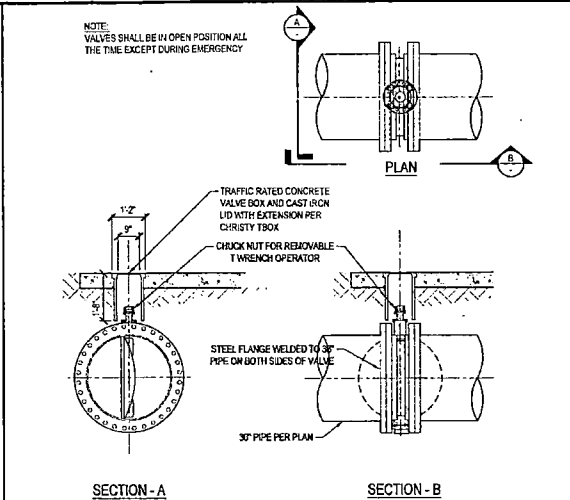
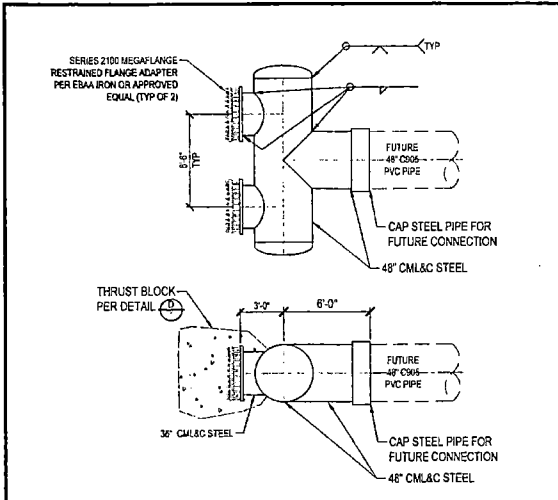


LEVEE ROAD AND OUTFALL PIPE ENLARGED DETAIL
N.T.S.



RIPRAP TRENCH DETAIL
N.T.S.

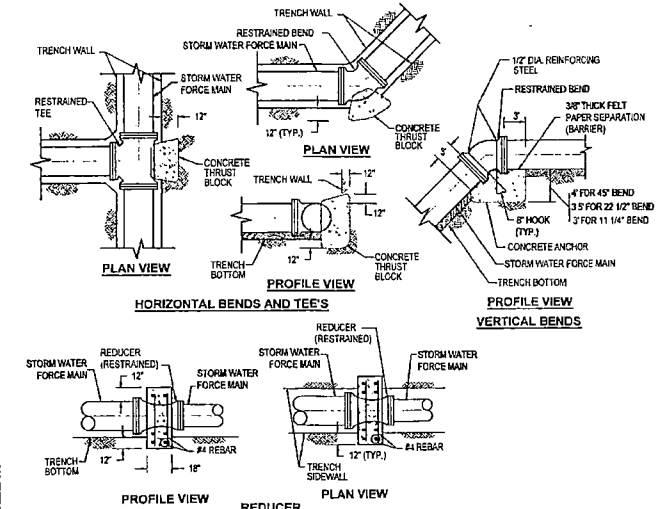
PREPARED BY: ANDREW F. KOUSH CHECKED BY: ANDREW F. KOUSH DATE: MAY 2018	DRAWN BY: ANDREW F. KOUSH DATE: MAY 2018	DATE: MAY 2018	DATE: MAY 2018	DATE: MAY 2018
SOUTH LATHROP REGIONAL OUTFALL				
LATHROP				
PACE Advanced Water Engineering 17320 Nechesse Street, Suite 100 Lathrop, WA 98646 P: (360) 443-1100 www.pacewater.com				
SHEET C1.0 2 OF 7 SHEETS JOB NO. AS80				



CUSTOM STEEL CML&C MANIFOLD NTS A

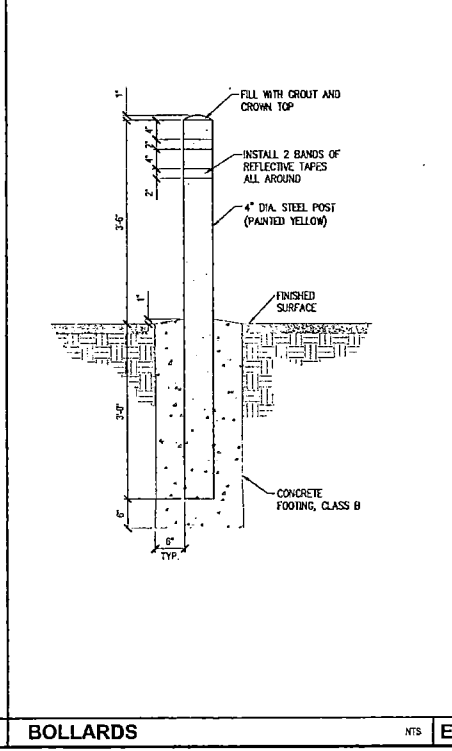
BUTTERFLY VALVE NTS B

8" AIR VENT PIPE NTS C

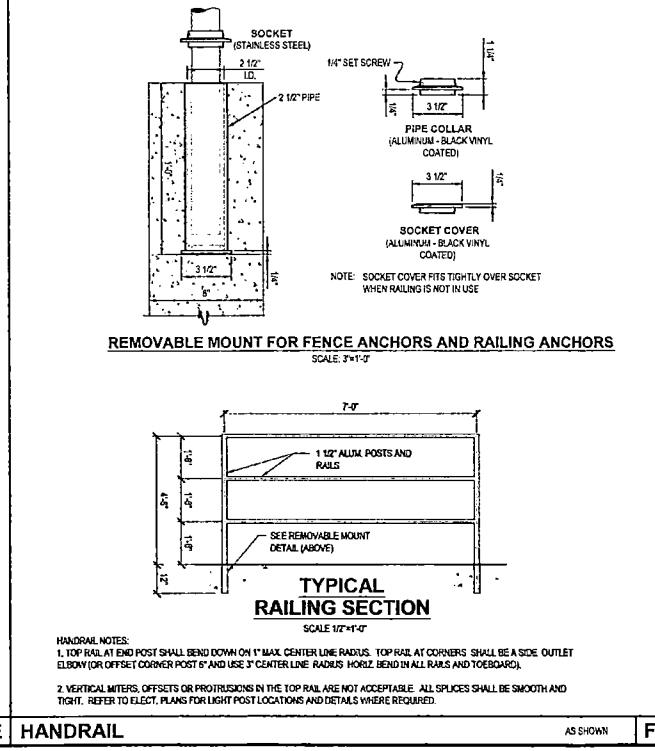


- NOTES:**
- THRUST BLOCKS / ANCHORS SHALL BEAR AGAINST UNDISTURBED SOIL, BACKFILL COMPACTED TO 100% RELATIVE COMPACTION OR CLASS 100 E 100 SLURRY.
 - THRUST BLOCKS / ANCHORS SHALL BE KEYPED NO LESS THAN 12" INTO UNDISTURBED SOIL OF TRENCH WALL / BOTTOM.
 - THRUST BLOCKS / ANCHORS CONCRETE SHALL NOT BE POURED ON ANY FITTING BOLTS OR FASTENERS.
 - MINIMUM CONCRETE COVER FOR REBAR SHALL BE 3". MINIMUM CONCRETE COVER AT HOOKS SHALL BE 4".
 - PORTIONS OF REINFORCING STEEL, NOT EMBEDDED IN CONCRETE SHALL BE COATED WITH 10 MILS OR MORE OF COLD APPLIED BITUMASTIC MATERIAL.
 - ALL FITTINGS (BENDS) SHALL BE EITHER "TRIFLEX" OR EQUAL OR MECHANICAL JOINT DUCTILE IRON FITTINGS FITTED WITH MEGALUG (OR APPROVED EQUAL) JOINT RESTRAINTS.
 - ALL MECHANICAL JOINTS SHALL BE BONDED PER EBAA IRON MEGA-BOND OR APPROVED EQUAL.
 - THESE THRUST BLOCKS ARE REQUIRED AT ALL FITTINGS AND BENDS GREATER THAN 4" AND ARE IN ADDITION TO THE RESTRAINED JOINTS CALLED FOR ON THE PLANS.
 - DESIGN IS BASED ON PIPE TESTING PRESSURE OF 225 PSI

THRUST BLOCKS NTS D



BOLLARDS NTS E



HANDRAIL AS SHOWN F

DATE APP.	
REVISIONS	
NO.	BY DATE
1	WJL 2/15/09
2	WJL 2/15/09
3	WJL 2/15/09
4	WJL 2/15/09
5	WJL 2/15/09
6	WJL 2/15/09
7	WJL 2/15/09
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26	WJL 2/15/09
27	WJL 2/15/09
28	WJL 2/15/09
29	WJL 2/15/09
30	WJL 2/15/09

DESIGNED BY: WJL
 CHECKED BY: WJL
 DATE: 02-15-09
 DRAWN BY: WJL
 DATE: 02-15-09
 SCALE: AS SHOWN
 JOB NO. 4590

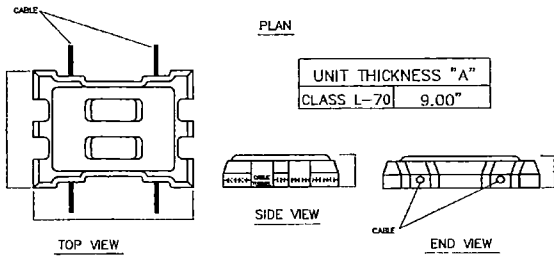
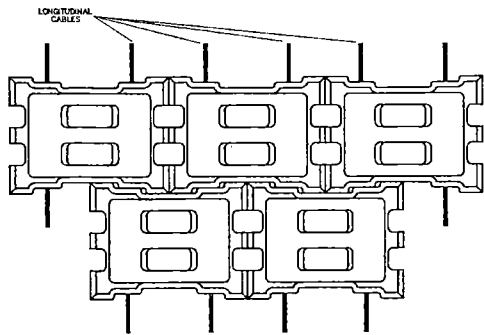
ALL DIMENSIONS ARE THE PROPERTY OF PACE AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY WRITTEN PER CONSTRUCTION.

CIVIL DETAILS

SOUTH LATHROP REGIONAL OUTFALL

PACE
 Advanced Water Engineering
 11525 1st St. N.E.
 P.O. Box 10000
 Seattle, WA 98108
 Tel: (206) 461-2000 | www.pacewater.com

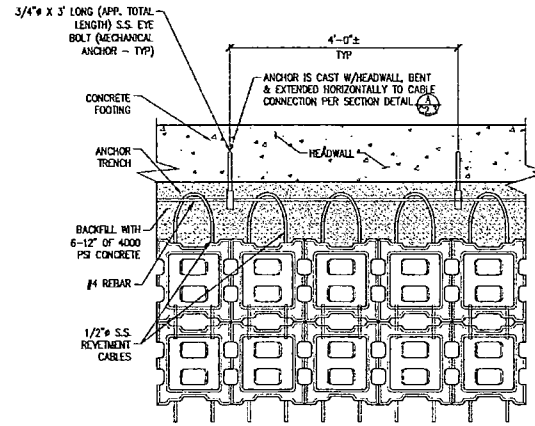
SHEET C2.1
 OF 7 SHEETS
 JOB NO. 4590



BLOCK DETAIL & STANDARD DIMENSION

N.T.S.

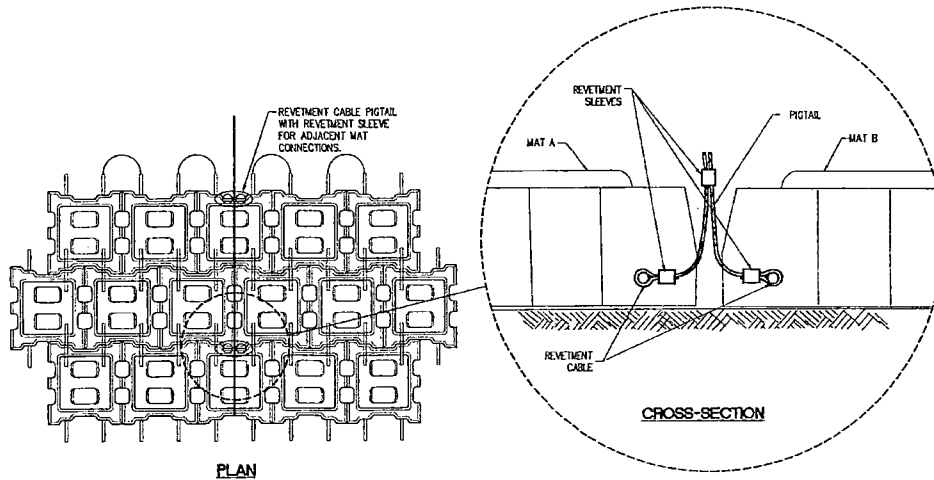
A



MAT CONNECTION DETAIL AT HEADWALL

N.T.S.

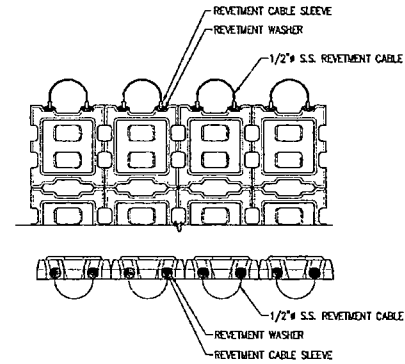
B



CONNECTION DETAIL FOR JOINT BETWEEN TWO STANDARD MATS

N.T.S.

C

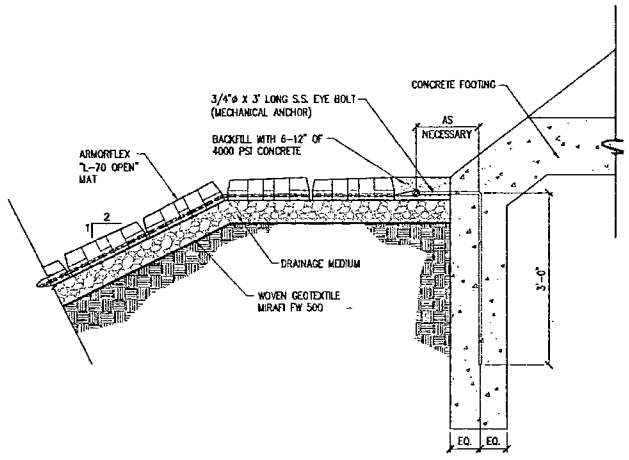


END DETAIL OF "ARMORFLEX" MATS

N.T.S.

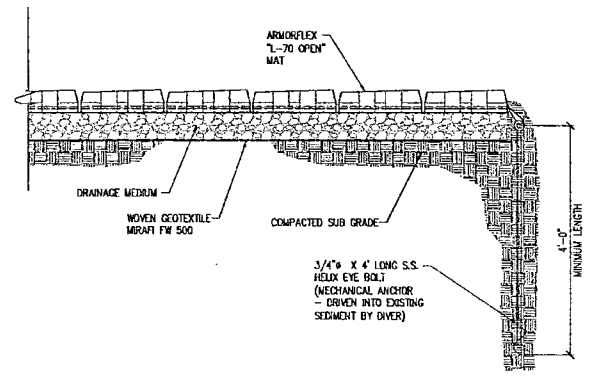
D

		NO. BY DATE REVISIONS DATE APP.
APPROVED BY: ANDREW J. ROLLOFF PROJECT NO.: 125438 SCALE: AS SHOWN DATE: 08-12-11 DRAWN: JZ CHECKED: JK	PROJECT: MARY 2018 SHEET NO.: 11	DATE: 08-12-11
CIVIL DETAILS		
THE SOUTH LATHROP REGIONAL OUTFALL LATHROP, WA		
SHEET C2.3 OF 7 SHEETS		JOB NO. A180



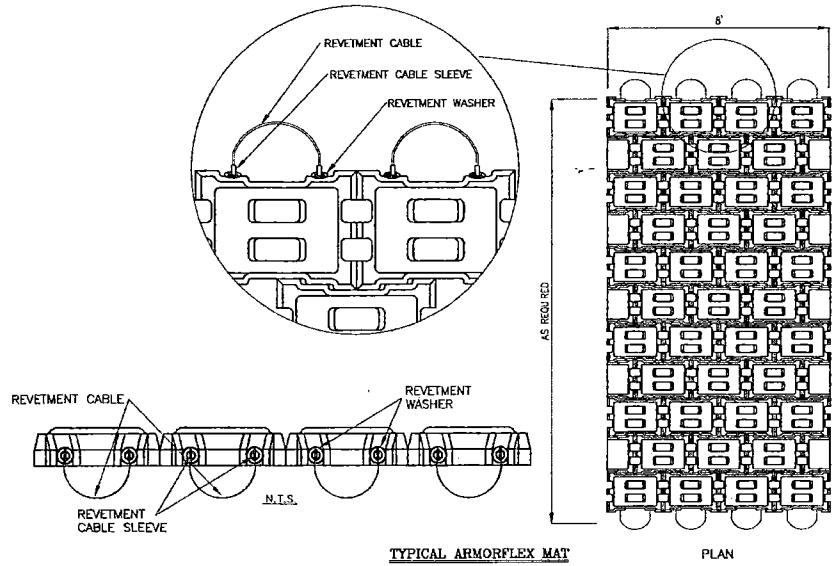
TOP OF SLOPE ANCHOR AT HEADWALL

1'-10" A



SIDE SLOPE ANCHOR

1'-10" B

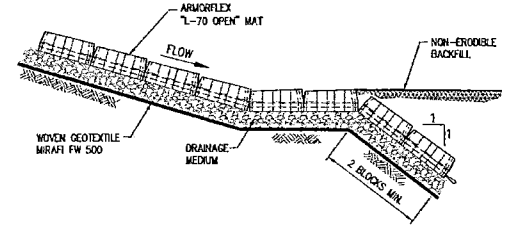


TYPICAL ARMORFLEX MAT
NOT TO SCALE

PLAN

TYPICAL ARMORFLEX MAT

N.T.S. C



TOE OF SLOPE DETAIL

N.T.S. D

		DATE: APR 2018 BY: DATE: REVISIONS:
PROJECT ENGINEER ANDREW T. ZORICK P.E. 12/31/18		PROJECT NO.: DRAWING NO.: SHEET NO.:
PROJECT: CIVIL CLIENT: SOUTH LATHROP REGIONAL LATHROP SCALE: AS SHOWN DRAWN BY: ZTS CHECKED BY: JAC		PROJECT LOCATION: SOUTH LATHROP REGIONAL LATHROP SHEET NO. 7 OF 7 SHEETS JOB NO. A880

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**CITY MANAGER'S REPORT
JULY 9, 2018, CITY COUNCIL REGULAR MEETING**

ITEM: **APPROVE A JOINT PERMIT AGREEMENT
BETWEEN THE CITY OF LATHROP, RECLAMATION
DISTRICT 17 AND SAYBROOK CLSP, LLC**

RECOMMENDATION: **Adopt a Resolution Approving a Permit
Agreement between the City of Lathrop,
Reclamation District 17 and Saybrook CLSP, LLC
for Construction of the Central Lathrop Outfall
Structure at the San Joaquin River**

SUMMARY:

The developer of the Central Lathrop Specific Plan project, Saybrook CLSP LLC (Saybrook), is required to construct a new storm drain outfall structure to allow their storm drain system to flow to the San Joaquin River as a condition of their Development Agreement. Reclamation District 17 (RD 17) is the agency that owns and maintains the levees in the Central Lathrop Specific Plan Area which provide flood protection from the San Joaquin River. In order for Saybrook to construct the outfall structure, RD 17 requires the City and Saybrook to enter into an agreement with RD 17 for construction, operation, and maintenance of the Central Lathrop Outfall Structure.

Staff recommends that the City Council adopt a Resolution approving a Joint Permit Agreement between the City, RD 17 and Saybrook for the Central Lathrop outfall structure and allow the City Manager to execute an amendment to the agreement to lower the limit for liability insurance that the City would be required to provide if approved by the RD 17 Board.

BACKGROUND:

The storm drainage outfall is a regional facility consistent with the City of Lathrop's Drainage Master Plan. The purpose of the outfall is to collect surface stormwater runoff and convey it to the San Joaquin River. This facility will serve a portion of the Central Lathrop Specific Plan and proposed commercial and business development along Golden Valley Parkway between Louise Avenue and Lathrop Road. The outfall will be located on the eastern bank of the San Joaquin River south of Spartan Way, within the City limits. See Attachment "B" for a Project Location Map. The City will take ownership and maintain the outfall structure once it is completed and accepted by City Council.

Saybrook was the first developer in the area to move forward with their project; therefore, it triggered the need to design and construct the storm drain outfall improvements in Central Lathrop prior to occupancy of their first building. However, Saybrook does have the option to provide an alternative temporary improvement

**CITY MANAGER'S REPORT
JULY 9, 2018 CITY COUNCIL REGULAR MEETING
JOINT PERMIT AGREEMENT WITH RD 17 AND SAYBROOK**

Page 2

that would allow occupancy of a portion of this project, if the Outfall Structure is financially guaranteed and there is a delay in permitting by State or Federal agencies. Saybrook has completed design of offsite utilities, and is waiting for approval of the outfall structure by state and federal permitting agencies. A Permit Agreement is required by RD 17 for construction, operation, and maintenance of the outfall structure for the levee area they maintain. A copy of the proposed agreement is included as Attachment "C". The Central San Joaquin Valley Risk Management Authority (CSJVRMA) has reviewed the terms of the agreement for the City and requested the liability insurance limit be reduced from \$20 million to \$10 million. RD 17 will consider the reduction at their next board meeting on July 10, 2018.

REASON FOR RECOMMENDATION:

Saybrook is required to complete construction of the Central Lathrop storm drain system before the first building can be occupied in the Central Lathrop development. However, Saybrook does have the option to provide an alternative temporary improvement that would allow occupancy of a portion of this project, if the Outfall Structure is financially guaranteed and there is a delay in permitting by State or Federal agencies. An integral part of the drainage system is the outfall to the San Joaquin River. To help keep their project on schedule, staff recommends Council approve the Permit Agreement between the City, RD 17 and Saybrook and authorize the City Manager to execute an amendment to the agreement if the RD 17 Board elects to lower the liability insurance requirement for the City.

FISCAL IMPACT:


There are no fiscal impacts at this time. All costs associated with the construction of the Central Lathrop outfall structure will be equally split between the property owners within the southern portion of the Central Lathrop Specific Plan Area. Saybrook will be reimbursed through Area of Benefit Fees collected from these future home builders.

ATTACHMENTS:

- A. Resolution approving a Permit Agreement between the City of Lathrop, Reclamation District 17 and Saybrook CLSP, LLC for the Construction of the Central Lathrop Outfall Structure at the San Joaquin River
- B. Project Location Map
- C. Permit Agreement between Reclamation District No 17 and, jointly, the City of Lathrop and Saybrook CLSP, LLC, a California Limited Liability Company for the Central Lathrop Outfall Structure

**CITY MANAGER'S REPORT
JULY 9, 2018 CITY COUNCIL REGULAR MEETING
JOINT PERMIT AGREEMENT WITH RD 17 AND SAYBROOK**


APPROVALS:



Jay M. Davidson
Principal Engineer

6-26-18


Date



Glenn Gebhardt
City Engineer

6-26-18


Date



Cari James
Finance Director

7/2/18

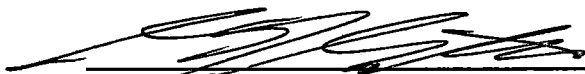
Date



Salvador Navarrete
City Attorney

6-26-18

Date



Stephen J. Salvatore
City Manager

7.5.18

Date

RESOLUTION NO. 18-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING A PERMIT AGREEMENT BETWEEN THE CITY OF LATHROP,
RECLAMATION DISTRICT 17 AND SAYBROOK CLSP, LLC FOR THE
CONSTRUCTION OF THE CENTRAL LATHROP OUTFALL STRUCTURE AT THE
SAN JOAQUIN RIVER**

WHEREAS, the developer of the Central Lathrop Specific Plan project, Saybrook CLSP LLC (Saybrook), is required to construct a new storm drain outfall structure and connect their storm drain system to the San Joaquin River as a condition of their Development Agreement; and

WHEREAS, Reclamation District 17 (RD 17) is the agency that owns and maintains the levees in the Central Lathrop Specific Plan Area which provides flood protection from the San Joaquin River; and

WHEREAS, in order for Saybrook to construct the outfall structure, RD 17 requires the City and Saybrook to enter into an agreement with RD 17 for construction, operation and maintenance of the Central Lathrop Outfall Structure; and

WHEREAS, the Central San Joaquin Valley Risk Management Authority (CSJVRMA) has reviewed the terms of the Permit Agreement for the City and requested the liability insurance limit be reduced from \$20 million to \$10 million; and

WHEREAS, RD 17 will consider reducing the liability insurance limit for the City at their next board meeting on July 19, 2018;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve a Permit Agreement between the City of Lathrop, Reclamation District 17 and Saybrook CLSP, LLC for construction of the Central Lathrop Outfall Structure at the San Joaquin River, included as Attachment "C" to the July 9, 2018 staff report; and

BE IT FURTHER RESOLVED, that the City Manager is authorized to make minor revisions to the language in the agreement in working with RD-17 and Saybrook and execute an Amendment to the Agreement on behalf of the City if the RD 17 Board elects to lower the liability insurance requirement for the City.

The foregoing resolution was passed and adopted this 9TH day of July 2018, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

ATTACHMENT "B"

Project Location Map



Recording Requested By:

RECLAMATION DISTRICT NO. 17

When Recorded Return To:

RECLAMATION DISTRICT NO. 17
 c/o NOMELLINI, GRILLI & McDANIEL
 PROFESSIONAL LAW CORPORATION
 P. O. Box 1461
 STOCKTON, CA 95201

PUBLIC ENTITY FILING FEE WAIVED PER GOVT. CODE § 6103

**CENTRAL LATHROP SPECIFIC PLAN (CLSP) STORM DRAIN
 PERMIT AGREEMENT**

PARTIES:

RECLAMATION DISTRICT NO. 17 (RD 17) and, jointly, the CITY OF LATHROP (hereinafter "City") and Saybrook CLSP, LLC, a California limited liability company (hereinafter "Developer"). The City and Developer, collectively, are hereinafter referred to "Permittee" as well.

AFFECTED PROPERTY:

Levee along right (east) bank of San Joaquin River, City of Lathrop, County of San Joaquin; Latitude 37 49'22.53"N, Longitude 121 18'54.63"W; Section 10, Township 2S, Range 6E, U.S. Geological Survey 7.5 minute quad map Lathrop, MDB&M (Figure 1).

AGREEMENT:

Permission is hereby granted by RD 17 to Permittee and its successors and assigns to construct, and for the City to maintain, a storm drainage outlet structure (Central Lathrop Specific Plan Outfall) with six (6) pipelines crossing the RD 17 levee as per the documents listed on Exhibit A, attached hereto (also referred to as, the "approved project").

This permission is granted upon the following conditions, the failure of which shall cause this permit to terminate at the election of RD 17.

1. Permittee shall obtain the necessary easements and rights of way from the landowners upon whose land the approved project and improvements will be located.
2. Permittee shall upon completion of the approved project submit to RD 17 a survey signed and stamped by an appropriately qualified professional showing the profile and horizontal location of all new pipelines in the area of work (the "premises") and within 500 feet of the centerline of the RD 17 levee.

3. Permittee shall notify RD 17 Engineer, Kjeldsen, Sinnock & Neudeck, Inc., 711 North Pershing Avenue, Stockton, California 95203, (209) 946-0268, and San Joaquin County Public Works, 1810 North Hazelton Avenue, Stockton, CA 95205, (209) 468-9698, one (1) week before initiating any construction or maintenance activity in the San Joaquin River or on or near the RD 17 levees or dredger cuts and when there is no activity for a period of five (5) working days, then twenty-four (24) hours prior to resumption of operations.

4. Permittee shall retain at Permittee's sole cost and expense a California registered Geotechnical Engineer to provide oversight of all work in the waterway or on or near the RD 17 levees and any and all water seepage, soil stability problems and changes in levee crown elevation shall be immediately reported to the RD 17 Engineer. A representative of the Geotechnical Engineer with control over the work shall be onsite continuously during the course of construction of all borings, excavations and pile driving within 300 feet of the centerline of the RD 17 levees.

5. In the event the RD 17 Engineer deems the safety of the RD 17 levee is being jeopardized by the approved project, he may order all or any portion of the work stopped, in which case Permittee agrees to immediately comply with the order.

6. Permittee's approved project activities shall not interfere with access along the levee crown road.

7. Indemnification and Insurance, etc.:

Permittee agrees to fully indemnify, defend and save harmless RD 17 including its governing boards, trustees, owners, partners, officers, agents, employees and contractors, herein collectively referred to as RD 17, against any and all loss, damage, liability, claim, demand, litigation, expense, including reasonable attorney's fees, resulting from injury or harm to any person or property arising out of Permittee's approved project facilities and operations permitted hereby regardless of the active or passive negligence of RD 17 excepting only such injury or harm caused by sole negligence or willful misconduct of RD 17.

Developer shall secure the naming of RD 17 as additional insured as to claims arising out of Permittee's approved project facilities and operations on the liability policies and to the limits which shall not be less than Twenty Million Dollars (\$20,000,000.00) per occurrence as required by Permittee of its contractors only during the period of the contractor's work within 300 feet of the center line of the RD 17 levee. Additionally, Developer shall at all times during the construction period of the approved project until City Council Acceptance, maintain comprehensive general liability insurance including coverage for all damages arising out of Permittee's approved project facilities and operations with limits of a minimum of Twenty Million Dollars (\$20,000,000.00) per occurrence but not less than Permittee's actual underlying and "excess" policy limits, to insure Permittee's obligations for personal injury and property damage as provided herein. All liability insurance shall be provided by California admitted carriers with a B+ or better rating. Certificates of said insurance shall be provided to RD 17 upon issuance and all renewals of said policies. Said certificates shall provide for thirty (30) days prior notice to RD 17 of termination of the insurance.

Upon City Acceptance, Developer's insurance shall terminate, but City shall maintain comprehensive general liability insurance including coverage for all damages arising out of Permittee's facilities and operations with limits of a minimum of Twenty Million Dollars (\$20,000,000.00) per occurrence but not less than Permittee's actual underlying and "excess" policy limits, to insure Permittee's obligations for personal injury and property damage as provided herein. All liability insurance shall be provided by California admitted carriers with a B+ or better rating. Certificates of said insurance shall be provided to RD 17 upon issuance and all renewals of said policies. Said certificates shall provide for thirty (30) days prior notice to RD 17 of termination of the insurance.

Developer agrees to fully indemnify, defend and save harmless City including its governing boards, trustees, owners, partners, officers, agents, employees and contractors, herein collectively referred to as City, against any and all loss, damage, liability, claim, demand, litigation, expense, including reasonable attorney's fees, resulting from injury or harm to any person or property arising out of the construction and maintenance of the approved project facilities and operations permitted hereby prior to City Council Acceptance of the approved project facilities regardless of the active or passive negligence of City excepting only such injury or harm caused by sole negligence or willful misconduct of City.

Developer shall secure the naming of City as additional insured as to claims arising out of construction and maintenance of the approved project facilities and operations permitted hereby prior to the City's acceptance of the facilities on the liability policies and to the limits which shall not be less than Twenty Million Dollars (\$20,000,000.00) per occurrence as required by Developer of its contractors during the period of the contractor's approved project work within 300 feet of the center line of the RD 17 levee. Additionally, City shall at all times during the time this Permit remains in effect, including the construction period, maintain comprehensive general liability insurance including coverage for all damages arising out of Permittee's facilities and operations with limits of a minimum of Twenty Million Dollars (\$20,000,000.00) per occurrence but not less than City's actual underlying and "excess" policy limits, to insure City's obligations for personal injury and property damage as provided herein. All liability insurance shall be provided by California admitted carriers with a B+ or better rating. Certificates of said insurance shall be provided to RD 17 upon issuance and all renewals of said policies. Said certificates shall provide for thirty (30) days prior notice to RD 17 of termination of the insurance.

8. Assumption of Risk:

Permittee acknowledges that the premises could be flooded from many causes, including without limitation, the following:

- a. Levee overtopping and levee failure due to natural causes such as winds, tides, barometric pressure changes, rainfall, rainfall runoff, earthquakes, levee settlement and rodents.
- b. Levee overtopping and levee failure due to man-related causes including negligence of the landowner, any Reclamation District and any other governmental agency such as

inadequate or improper levee maintenance, flood fighting and/or patrol, dredging, water releases, obstructing water flows and water diversions.

- c. Failure of the drainage system due to natural or man-related causes, including negligence of owner, any reclamation district, and any governmental agency.
- d. Failure to construct, repair, maintain or operate levees, drainage or irrigation facilities or other facilities whether due to limited funding or otherwise.

City hereby expressly assumes the risk of damage to property and the related direct and indirect losses to Permittee, its contractors, employees and agents arising out of the above and hereby waives the right, including the right on the part of any insurer through subrogation, to make any claim pertaining to the same as against RD 17 and the landowners within RD 17. City agrees to hold RD 17 and the landowners within RD 17 free and harmless from and indemnify them for inverse condemnation of and for damages to property belonging to Permittee or used in connection with Permittee's operations including, without limitation, damage to equipment, improvements, site preparation, bridges, pipelines, valves and appurtenances caused by flooding due to the causes set forth above. The parties intend that this indemnity shall extend as broadly as legally permitted and shall apply regardless of whether the loss results from the negligence of RD 17 and the landowners within RD 17 except as arises from the sole and active negligence or willful misconduct of the indemnified party.

9. Permittee shall within thirty (30) days of invoice, reimburse RD 17 for its reasonable out-of-pocket engineering and legal costs incurred in reviewing, preparing and processing this permit.

10. Permittee does hereby agree that at all times during and after the construction of the proposed improvements that Permittee shall, upon written demand by RD 17 perform at Permittee's own cost and expense and within the reasonable time limits set by RD 17 all rehabilitation, maintenance or repair work reasonably ordered to be performed by RD 17 which arises as a result of Permittee's approved project. Customary levee maintenance and improvement work shall not be a requirement of this paragraph unless the work is required as a result of Permittee's approved project improvements or unless the work area is within twenty-five (25) feet of Permittee's improvements; provided, however, Permittee shall within thirty (30) days of invoice reimburse RD 17 for any increased cost of performing levee maintenance and improvement work due to the presence of Permittee's approved project.

11. Permittee shall within ninety (90) days of completion of the construction contemplated hereby supply RD 17 with approved "as-built" drawings of the approved project construction.

12. This permit shall be subject to termination by the Board of Trustees of RD 17 upon failure of Permittee to adhere to the terms and conditions provided herein for a period of thirty (30) days after written notice (or such additional time as may reasonably be required to cure such failure as long as cure is commenced within thirty (30) days) and shall automatically terminate upon non-use of the permitted facility for the permitted purpose for a period of thirty-six (36)

months. Upon any termination, City shall remove all structures including pipelines permitted hereby from the RD 17 levees in accordance with the reasonable requirements of RD 17 and the Central Valley Flood Protection Board.

13. If and in the event that in the sole discretion of the Board of Trustees of RD 17, work needs to be performed on the levee, banks, slopes or other RD 17 facilities in the immediate area of Permittee's approved project works, then and in that event City hereby gives to RD 17, its agents, employees or contractors, the right and permission to repair or remove and replace any and all works and any appurtenances thereto reasonably necessary to the performance of such work, provided that RD 17 will not excavate within twenty-five (25) feet of the approved project without first giving notification to the City and providing the City a reasonable opportunity to perform the necessary work at its own expense. City agrees that in the event the work is needed to address an emergency, the notification may be oral or by telephone, fax or e-mail; City's election to perform or not perform the work must be immediate; and if City elects to perform the work the performance must be immediate. City does hereby hold RD 17, its governing board, agents, employees and contractors, harmless from any and all liability arising out of or by reason of said proposed works, including, without limitation, any and all liability arising out of Permittee's proposed works having been approved, constructed, undertaken, damaged or removed as aforesaid. City shall within thirty (30) days from date of written demand by RD 17 reimburse RD 17 for (1) all costs and expenses incurred in the repair or removal and replacement of said works or any appurtenances thereto by RD 17 as per the above, including reasonable attorney's fees and interest and (2) for all costs and expenses incurred by RD 17 in performing levee, bank, slope, and waterway rehabilitation, maintenance or repair work which is reasonably necessary and caused by the presence of the proposed works. In the event enforcement action is required, the prevailing party shall be entitled to recover, in addition to such costs and expenses, the costs of suit together with reasonable attorney's fees to be fixed by the Court.

14. City agrees that to the extent its easements and improvements benefit from the operations of RD 17 that it will be subject to annual benefit type assessments and fees and charges. City agrees that until such time as a revised formal assessment roll is adopted for RD 17 that it will pay each year to RD 17, a payment in lieu of assessment as per the following calculation.

Each acre of the City's easement within the jurisdiction of RD 17 will be given an assumed benefit valuation or assessment valuation per acre equal to that of the typical utility easement on the currently used benefit or assessment roll. The number of acres of the City's easement times such assumed valuation times the annual RD 17 assessment rate will establish the amount to be paid by City in lieu of the RD 17 assessment. Said amount shall be paid to RD 17 annually within sixty (60) days of invoice for the same.

15. All covenants of Permittee herein shall also be deemed conditions of this permit.

16. The terms and conditions herein shall bind the heirs, assigns, executors, administrators and transferees of Permittee and shall run with the permit. Permittee agrees as a condition of any transfer to obtain from the transferee its written agreement to comply with the terms of this agreement. Permittee shall notify RD 17 of the name and address of any transferee and provide to RD 17 a copy of said transferee's agreement within ten (10) days of the transfer.

17. Unless changed by written notice to RD 17, the mailing address for all notices to Permittee shall be: City of Lathrop, Attn: City Manager, 390 Towne Centre Drive, Lathrop, CA 95330.

18. This permit shall not be valid until an original which is fully signed and acknowledged in recordable form by all named parties is returned to RD 17, in care of Nomellini, Grilli & McDaniel Professional Law Corporations, P.O. Box 1461, Stockton, California 95201, telephone (209) 465-5883, fax (209) 465-3956.

19. Permittee agrees to execute any and all additional documents reasonably necessary to secure the recordation of this agreement or a memorandum thereof in the County of San Joaquin, State of California.

20. Time is of the essence in this permit.

21. No discharge shall be made from the facilities permitted hereby if such discharge will increase peak flood flows in the San Joaquin River.

22. No excavations shall take place within 500 feet of the landside toe of the levee without the prior written approval of the Reclamation District Engineer.

23. This permit is conditioned upon and shall not become effective until an encroachment permit for the project is granted by the Central Valley Flood Protection Board.

[SIGNATURES ON THE FOLLOWING PAGE.]

RD 17:
RECLAMATION DISTRICT NO. 17

By: _____
Dante John Nomellini Date
Secretary and Counsel

PERMITTEE:
CITY OF LATHROP

By: _____
Stephen J. Salvatore Date
City Manager

PERMITEE:
SAYBROOK CLSP, LLC
By: Saybrook Fund Investors, LLC
Its managing member

By: _____
Jeffery M. Wilson Date
Officer

FIGURE "1"

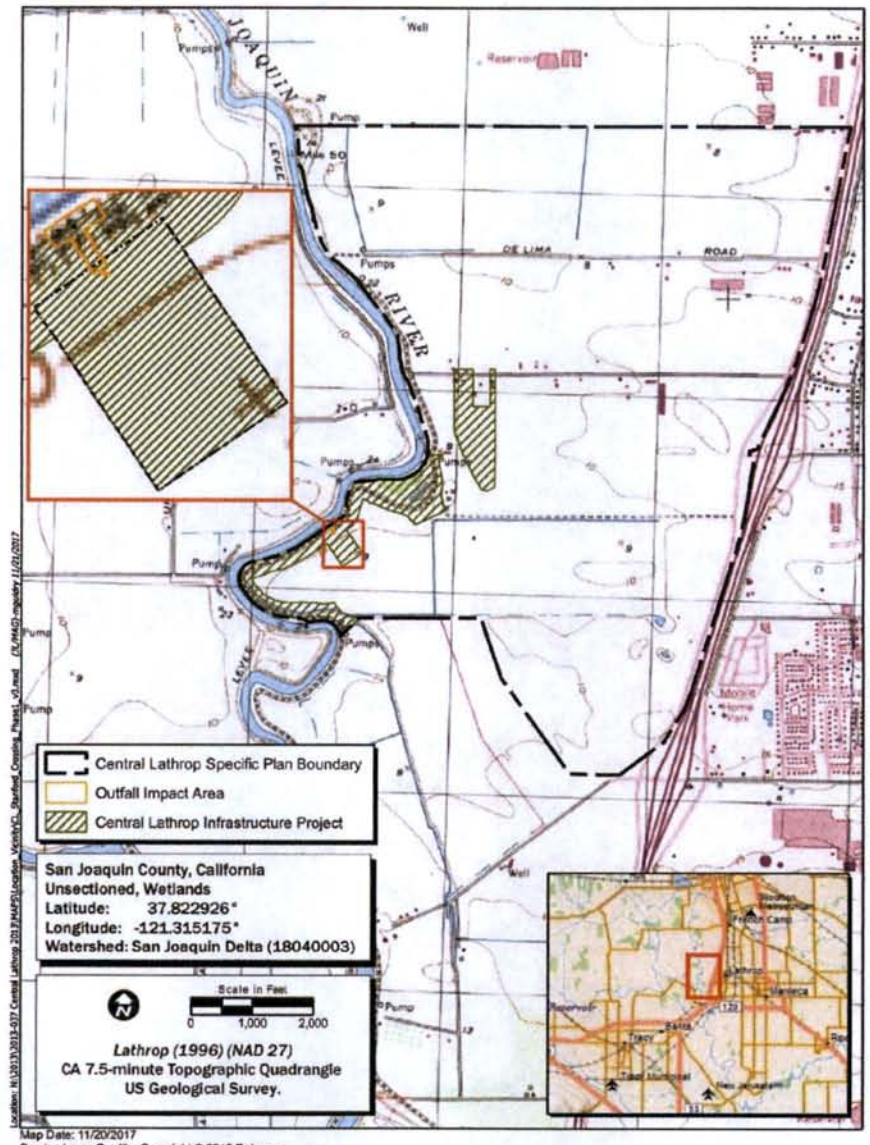
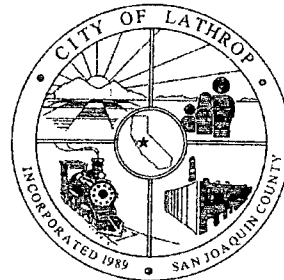
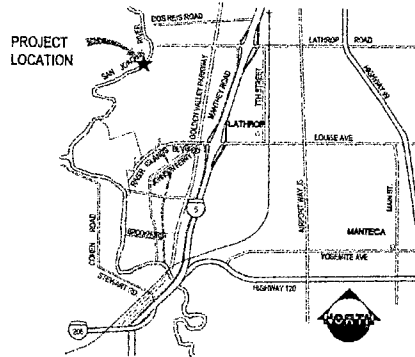


Figure 1. Project Location and Vicinity
2013-037 Central Lathrop Outfall



CENTRAL LATHROP SPECIFIC PLAN (CLSP) STORM DRAIN OUTFALL DESIGN



DESIGN ENGINEER (PACE)

PLANS PREPARED UNDER DIRECTION OF:

SIGNED: *Andrew T. Komar* DATE: 12/21/17
 ANDREW T. KOMAR
 RCE 64425 EXPIRES 6-30-19

GEOTECHNICAL ENGINEER

THE GEOTECHNICAL ASPECTS OF THE GRADING PLANS HAVE BEEN REVIEWED FOR SUBSTANTIAL CONFORMANCE WITH THE INTENT OF THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT.

SIGNED: *Steve Harris, G.E.* DATE: 1/3/19
 STEVE HARRIS, G.E. GEOTECHNICAL ENGINEER
 ENGED INC. EXP. 6-30-18
 RGE 2904

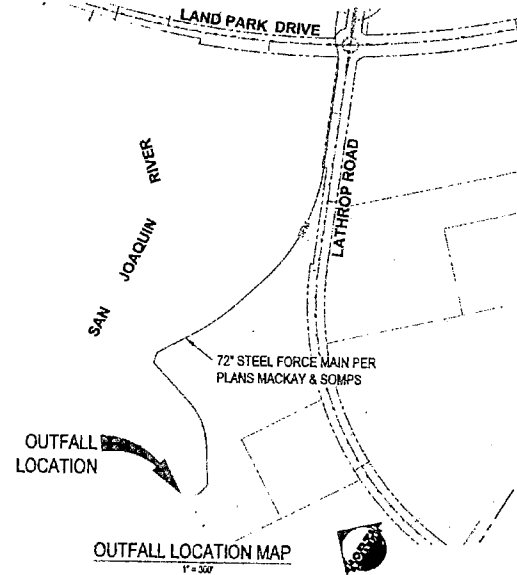
GEOTECHNICAL RECOMMENDATIONS PER GEOTECHNICAL REPORT BY ENGED, INC. DATED AUGUST 21, 2017 (REVISED SEPTEMBER 1, 2017).

CITY OF LATHROP

APPROVED BY: *Megan Libhardt* DATE: 1/8/19
 MEGAN LIBHART
 RCE NO: 34601
 CIVIL ENGINEER EXP. DATE: 9/30/19

**RECLAMATION DISTRICT 17
SAN JOAQUIN COUNTY**

APPROVED BY: *Christopher J. Johnson* DATE: 1/9/19
 CHRISTOPHER J. JOHNSON
 RCE NO: 34601
 CIVIL ENGINEER EXP. DATE: 9/30/19



CONSTRUCTION NOTES:

- CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF PERMITS ISSUED BY THE REGULATORY AGENCIES AT ALL TIMES. CONTRACTOR SHALL CONTACT ALL AGENCIES WHICH WILL PERFORM INSPECTIONS PRIOR TO STARTING CONSTRUCTION.
 - A. US ARMY CORPS OF ENGINEERS
 - B. US NATIONAL MARINE FISHERIES SERVICE
 - C. CA DEPARTMENT OF FISH AND WILDLIFE
 - D. CA CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD
 - E. CA CENTRAL VALLEY FLOOD PROTECTION BOARD
- DURING CONSTRUCTION OF THE OUTFALL, TURBIDITY LEVELS IN THE RIVER SHALL BE MONITORED BY A BIOLOGICAL MONITOR. IF CONSTRUCTION ACTIVITIES RESULT IN A FRESHWATER TURBIDITY PLUME BELOW THE WORK SITE, WORK SHALL CEASE UNTIL TURBIDITY SUBSIDES. A DEBRIS CURTAIN SHALL THEN BE INSTALLED TO ENSURE THAT TURBIDITY REMAINS CONTAINED IN THE WORK AREA. WATER QUALITY IN THE RIVER AT ALL TRACES SHALL NOT EXCEED THE MAXIMUM ACCEPTABLE LIMITS, IF REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEBRIS CURTAIN PLAN TO THE CITY FOR APPROVAL.

ABBREVIATIONS

- AD AMERICAN CONCRETE INSTITUTE
- AWP AIR RELEASE VALVE
- APR APPROXIMATE
- ACTR ACTUATING
- OM & C ELEMENT MOUNTINGS AND RELATED
- CONSTR CONSTRUCTION
- DRWG DRAWING
- E EASTING
- ELFV ELEVATION
- ELFC ELEVATION
- ELFCT ELECTRICAL
- EPS FEET PER SECOND
- HORZ HORIZONTAL
- IF INVERT ELEVATION
- MAIL MAILBOX
- MIN MINIMUM WARETE
- N NORTHING
- NOS NOT TO SCALE
- PCF POUNDS PER CUBIC FOOT
- PSD POUNDS PER SQUARE FOOT
- PSF POUNDS PER SQUARE FOOT
- S&S STAMPEDED STEEL
- STA STATION
- TYP TYPICAL
- VAE VALVE WATERWAY CURRENT
- VERT VERTICAL

PROJECT CONTACTS:

- | | |
|--|--|
| RECLAMATION DISTRICT 17
711 N. PERSHING AVE.
STOCKTON, CA 95201
209-949-2720
CHRISTOPHER JOHNSON
CIVIL ENGINEER | PROJECT OWNER
SAVORBOOK CLSP LLC
1800 AVENUE OF STARS, 3RD FLOOR
LOS ANGELES, CA 90067
310-801-3702
JEFF WILSON |
| CITY OF LATHROP
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330
209-941-1140
GLENN GISHHART
CITY ENGINEER | DESIGN ENGINEER
PACE'S ADVANCED CIVIL ENGINEERING
17520 NEWHOPE ST
FOUNTAIN VALLEY, CA 92708
714-481-7299
ANDREW T. KOMAR |
| UTILITY CONSULTANT
PRECISION PLANNING
4800 EXECUTIVE PARKWAY,
SUITE 150
SAN RAFAEL, CA 94963
526-327-1050
GEMO CERRUTI | SOils ENGINEER
ENGED INC.
17278 GOLDEN VALLEY PARKWAY
LATHROP, CA 95330
209-955-9510
STEVEN HARRIS |
| POLICE DEPARTMENT
15587 S. SEVENTH ST.
LATHROP, CA 95330
209-956-2093 | CIVIL ENGINEER
MACKAY & SOMPS
5142 FRANKLIN DR, SUITE B
PLEASANTON, CA 94588-3355
920-225-0630
CHRIS MACKAY |

SHEET INDEX

SHT. DWG.	SHT. No.	DESCRIPTION
GENERAL		
1	G1.0	TITLE SHEET
CIVIL		
2	C1.0	STORM WATER OUTFALL PLAN 4 PROFILE
3	C1.1	LEVEE ROAD GRADING IMPROVEMENTS
4	C2.0	OUTFALL PLAN 5 DETAILS
5	C2.1	CIVIL DETAILS
6	C2.2	OUTFALL STRUCTURAL DETAILS
7	C2.3	CIVIL DETAILS
8	C2.4	CIVIL DETAILS

NOTE: THIS SET OF PLANS IS FOR THE STORM WATER OUTFALL ONLY, ALL OTHER INFORMATION INCLUDING FORCE MAINS, LANDSCAPING ARE FOR REFERENCE ONLY AND ARE NOT APPROVED AS PART OF THIS SET OF PLANS

DATE: 1/9/19
REVISIONS: NO. BY DATE

PROJECT NO. 17-001-2017
 SHEET NO. G1.0 OF 8
 DATE: 1/9/19

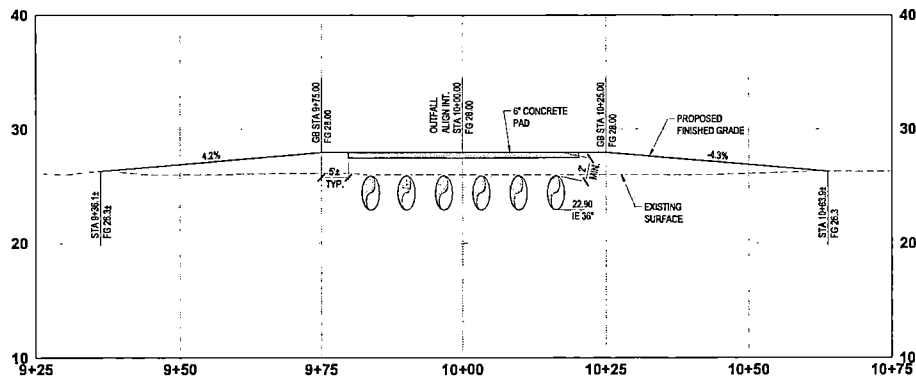
TITLE SHEET

CENTRAL LATHROP
SPECIFIC PLAN
(CLSP)

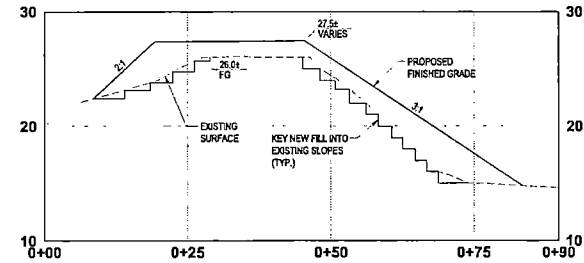
PACE
ADVANCED CIVIL ENGINEERING

SHEET
G1.0
1 OF 8 SHEET
JOB NO. 011

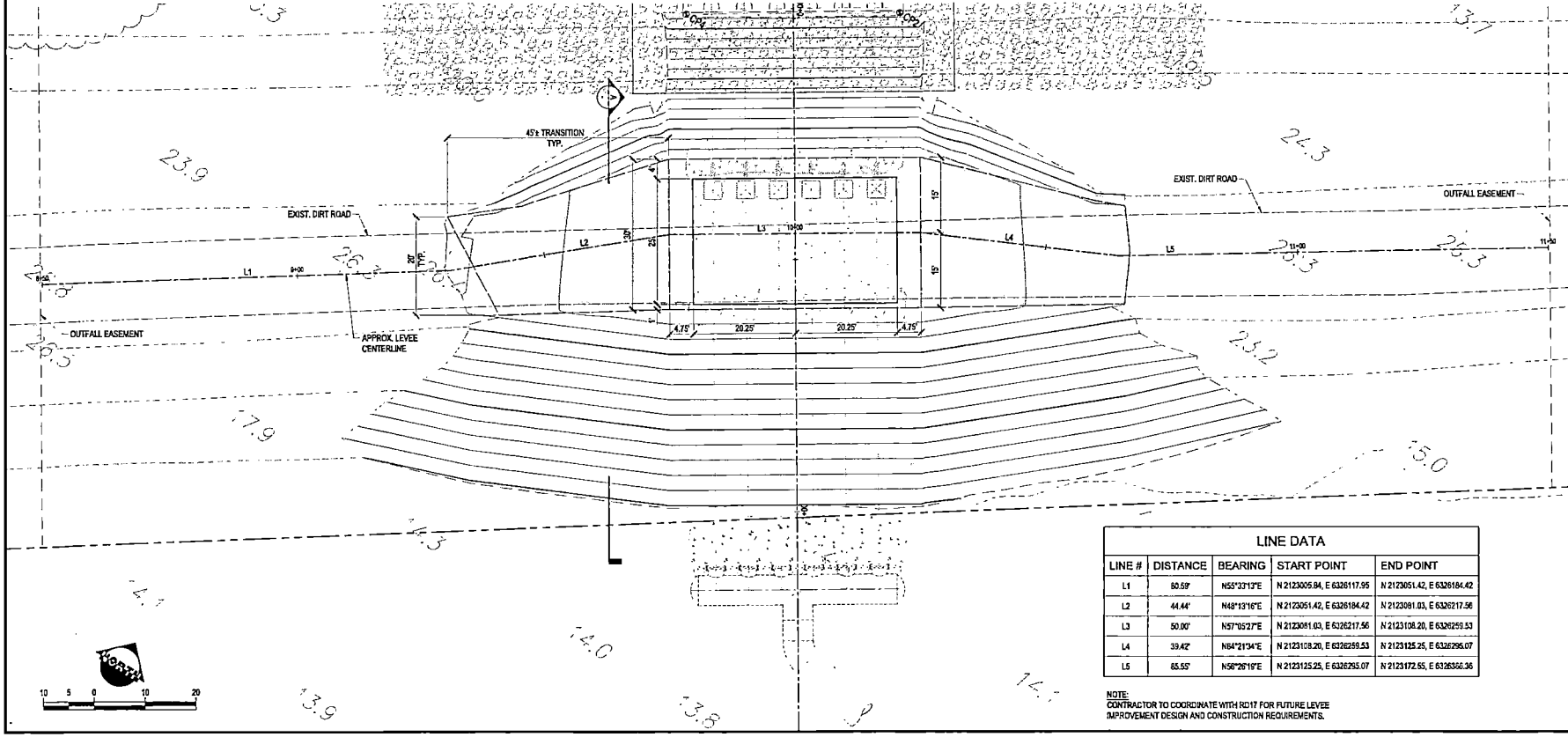
EXHIBIT "A"



PROFILE - OUTFALL
SCALE: HORIZ. 1"=10'
VERT. 1"=5'



TYPICAL SECTION A
SCALE: HORIZ. 1"=10'
VERT. 1"=5'



LINE DATA				
LINE #	DISTANCE	BEARING	START POINT	END POINT
L1	50.59'	N55°33'17"E	N 2123005.84, E 6326117.95	N 2123061.42, E 6326164.42
L2	44.44'	N48°13'16"E	N 2123005.42, E 6326184.42	N 2123081.03, E 6326217.56
L3	50.00'	N57°05'27"E	N 2123081.03, E 6326217.56	N 2123108.20, E 6326259.53
L4	39.42'	N64°21'34"E	N 2123108.20, E 6326259.53	N 2123125.25, E 6326296.07
L5	65.57'	N58°29'16"E	N 2123125.25, E 6326296.07	N 2123172.55, E 6326362.36

NOTE:
CONTRACTOR TO COORDINATE WITH R17 FOR FUTURE LEVEE
IMPROVEMENT DESIGN AND CONSTRUCTION REQUIREMENTS.

DATE: 1/11/17
DRAWN: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN
PROJECT: STORM WATER OUTFALL
NO. 1 BY DATE: 12/09/2017
REVISIONS: [Table]

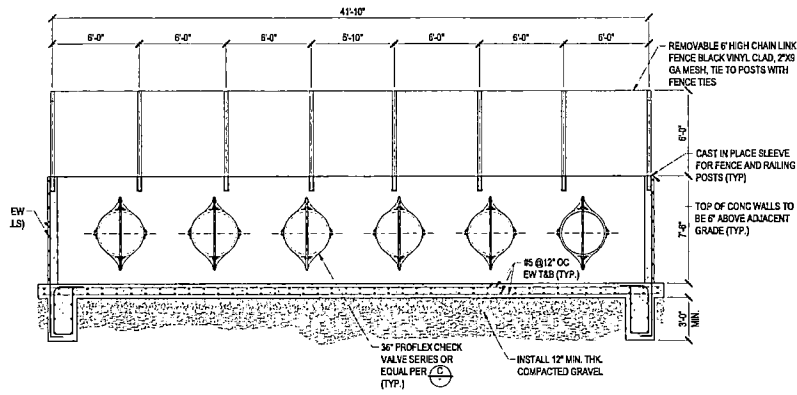
PREPARED BY: LAUREN
AUDREY T. LAUREN
PROJECT ENGINEER
REG. NO. 45237
SCALE: AS SHOWN
DRAWN: [Signature]
CHECKED: [Signature]
DATE: 12/09/2017

STORM WATER OUTFALL
PLAN & PROFILE

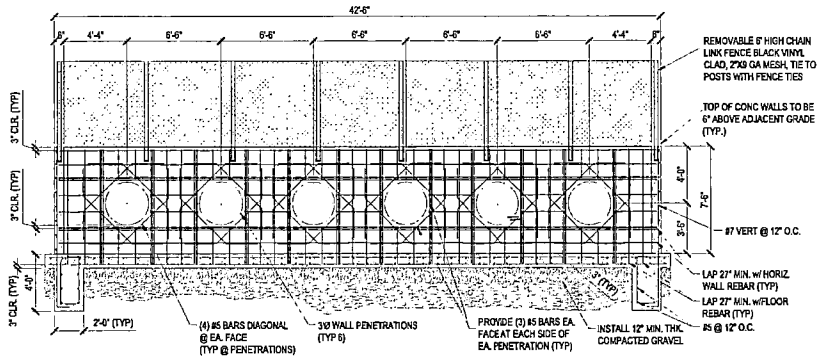
GENERAL LATHROP
SPECIFIC PLAN
(GLSP)
OUTFALL
LATHROP

PACE
Advanced Water Engineering
17023 Woodbine
P.O. Box 100
www.pacewater.com

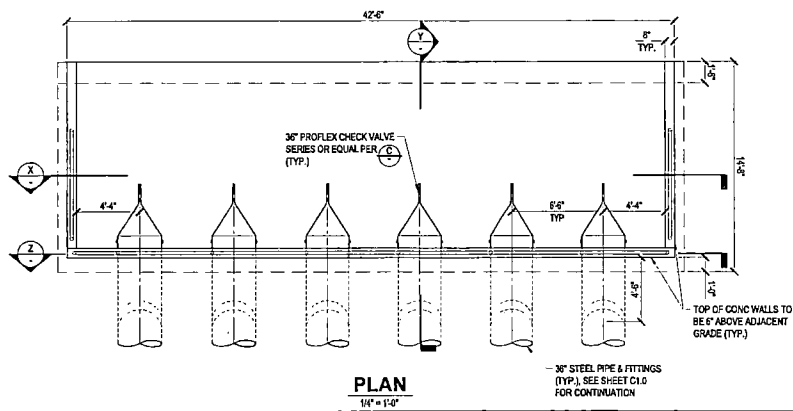
SHEET
C1.1
3 OF 8 SHEETS
JOB NO. 9197



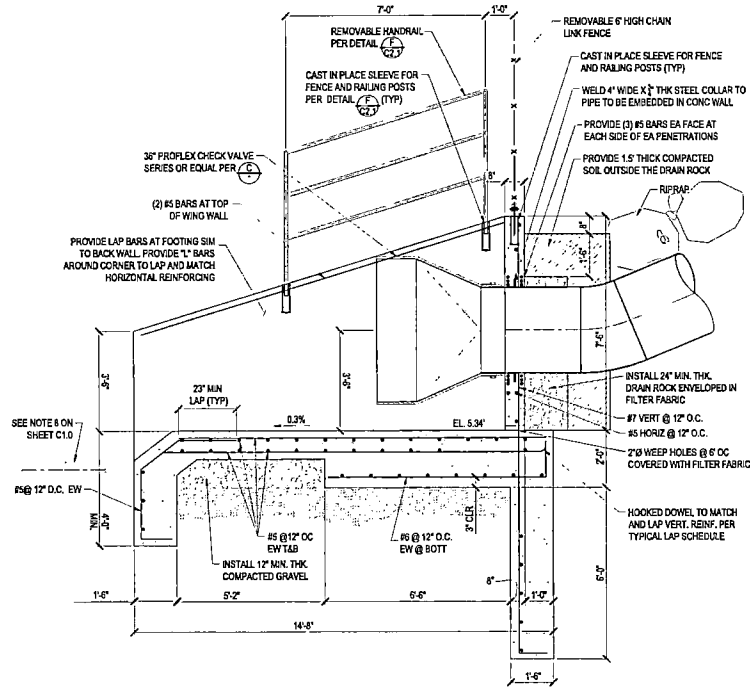
SECTION X



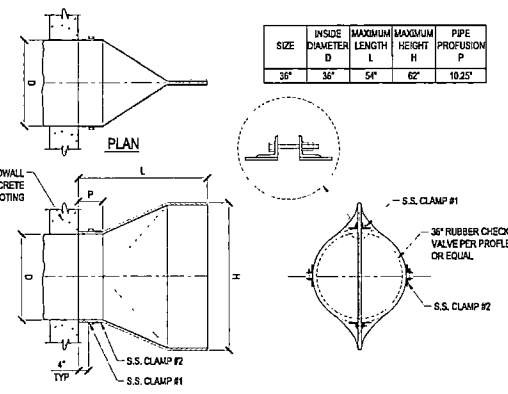
SECTION Z



PLAN



SECTION Y



PROFLEX RUBBER CHECK VALVE

REVISIONS DATE APP.
NO. BY DATE REVISIONS

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
PROJECT ENGINEER: [Signature]
DATE: 12/26/2017

SCALE: AS SHOWN
SHEET NO.: 4 OF 8
JOB NO.: 8197

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER UNLESS BE USED FOR CONSTRUCTION UNLESS SHAPED "ISSUED FOR CONSTRUCTION"

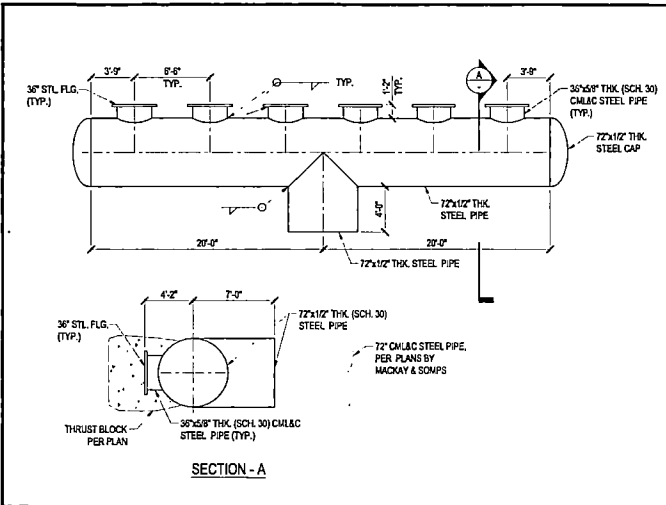
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
NO. 131212
EXPIRES 12/31/2020

TITLE: **OUTFALL PLAN & DETAILS**

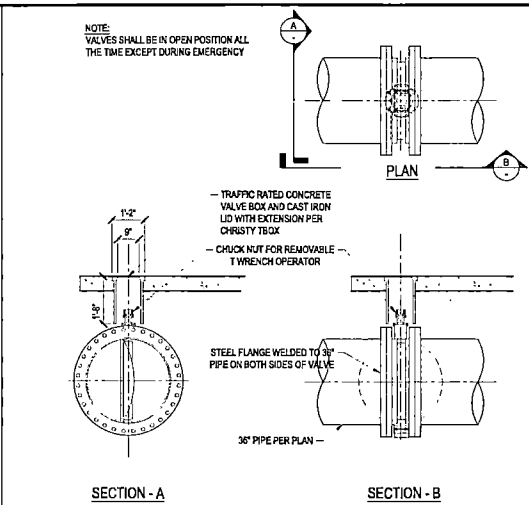
TITLE: **CENTRAL LATHROP SPECIFIC PLAN (GLSP) OUTFALL**

P.A.C.E.
Advanced Water Engineering
13335
P: (714) 917-7910
www.pacewater.com

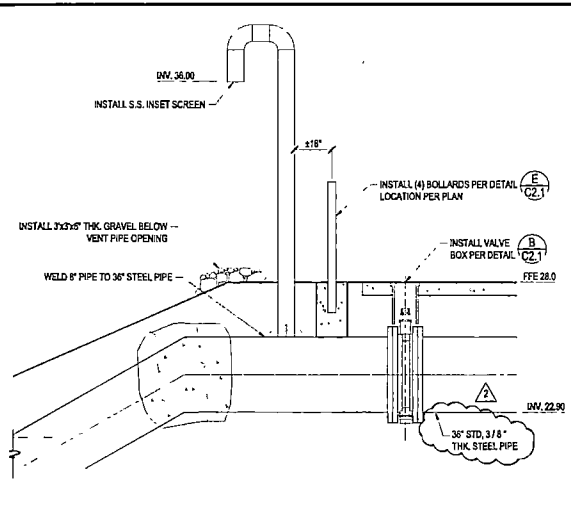
SHEET: **C2.0**
4 OF 8 SHEETS
JOB NO.: 8197



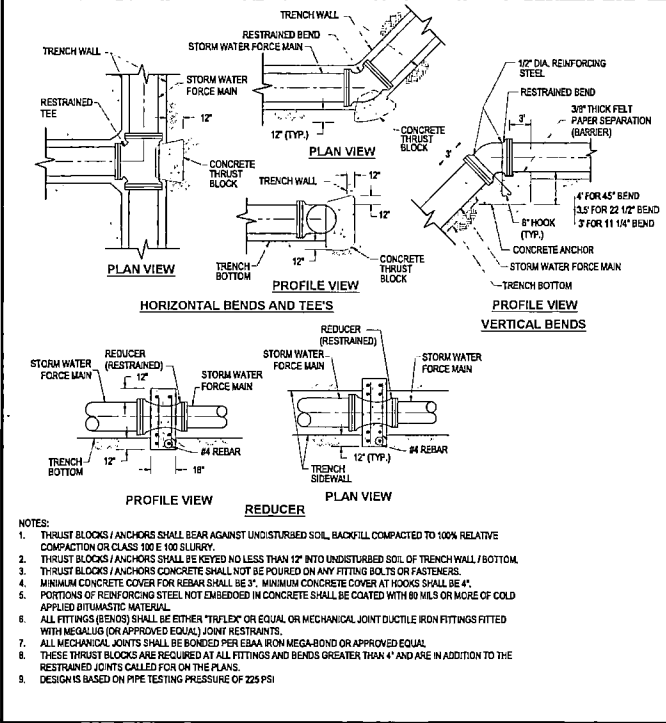
CUSTOM STEEL CML&C MANIFOLD NTS A



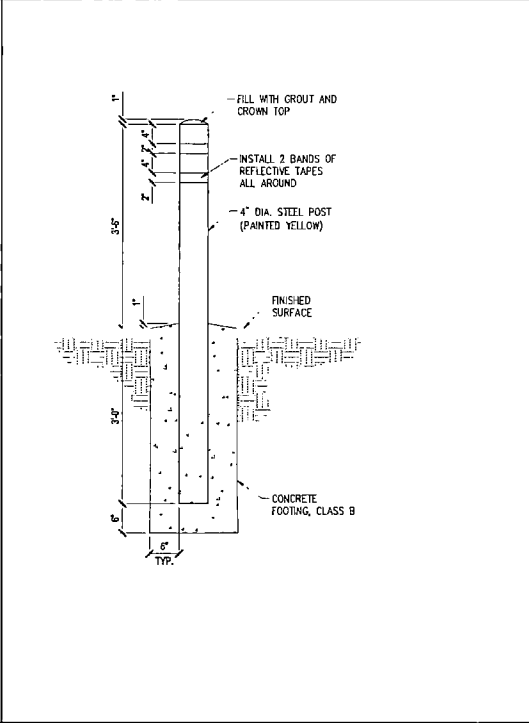
BUTTERFLY VALVE NTS B



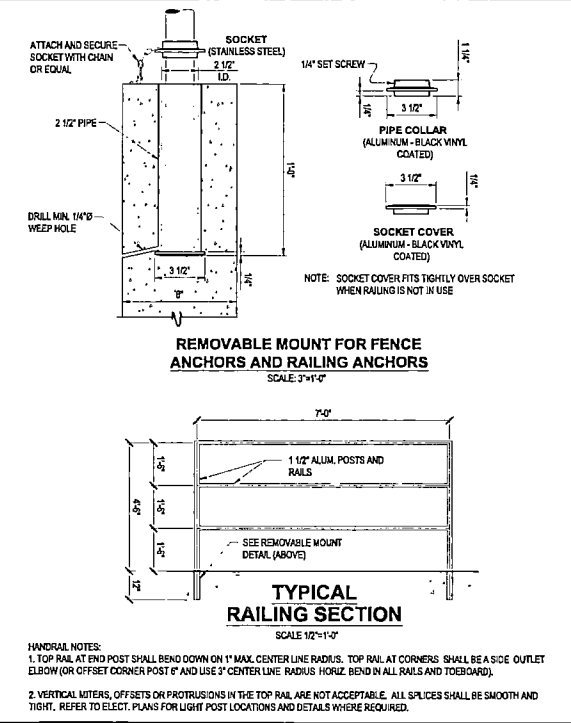
8\"/>



THRUST BLOCKS NTS D



BOLLARDS NTS E



HANDRAIL AS SHOWN F

PROJECT ENGINEER	PROJECT NO.	DATE	APP.
ANDREW T. LATHROP	12203	02/26/2012	AL
DESIGNED BY	CHECKED BY	REVISIONS	DATE
ANDREW T. LATHROP	ANDREW T. LATHROP		
<p>THESE DRAWINGS SET THE PROPERTY OF PACE. ANY SHALL NOT BE REPRODUCED IN ANY MANNER UNLESS THE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION"</p>			
<p>CIVIL DETAILS</p> <p>SCALE: 3/8"=1'-0"</p>		<p>CENTRAL LATHROP SPECIFIC PLAN (CLSP) OUTFALL</p> <p>GA</p>	
<p>PACE Advanced Water Engineering 17705 Highway 140, Suite 200, Marietta, GA 30066 P: (770) 576-7200 F: (770) 576-7201 www.pacewater.com</p>			
<p>SHEET C2.1 6 OF 8 SHEETS</p>			<p>JOB NO. B197</p>

REIN. DESCRIPTION AND LOCATION	LAP SPICE CLASS	BAR SIZE	GRADE 60 REINFORCING BAR TENSION SPICE LENGTH (INCHES)															
			#4		#5		#6		#7		#8		#9		#10		#11	
			A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B
CLEAR SPACING OF BARS BEING DEVELOPED NOT LESS THAN 1.0d BUT NOT LESS THAN 1" CLEAR COVER NOT LESS THAN 1.0d AND STIRRUPS OR TIES THROUGHOUT MIN NOT LESS THAN CODE MINIMUM OR	3000	TOP	29	37	36	47	43	56	63	81	72	93	81	104	91	118	100	131
		BOTT	22	29	28	36	33	43	48	63	55	72	62	81	70	91	78	100
		TOP	25	33	31	41	37	49	54	71	62	81	70	91	79	102	87	113
		BOTT	19	25	24	31	29	37	42	54	48	62	54	70	61	79	67	87
CLEAR SPACING OF BARS BEING DEVELOPED NOT LESS THAN 2d _{min} AND CLEAR COVER NOT LESS THAN 2d _{min}	4000	TOP	23	29	28	36	34	43	49	63	58	72	63	81	70	92	78	101
		BOTT	17	23	22	26	26	34	38	49	43	56	48	63	54	70	50	78
		TOP	43	55	54	70	65	84	94	121	107	139	120	157	136	176	151	196
		BOTT	33	43	42	54	50	65	72	94	83	107	93	120	104	136	116	151
OTHER CASES	3000	TOP	37	49	47	61	56	73	81	105	93	120	104	136	117	153	130	170
		BOTT	29	37	36	47	43	56	63	81	72	93	81	104	91	117	100	130
	4000	TOP	34	43	42	54	50	65	73	95	83	108	94	121	105	137	117	152
		BOTT	26	34	32	42	39	50	56	73	64	83	72	94	81	105	90	117

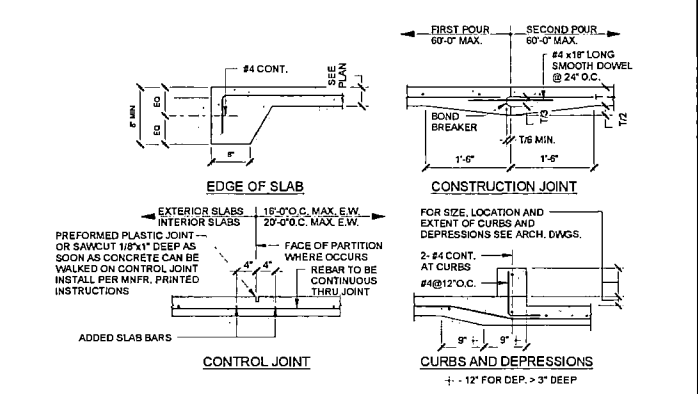
DEVELOPMENT TYPE	CATEGORY	DESCRIPTION	BAR SIZE	AREA (sq ft)	NOTES														
					#3	#4	#5	#6	#7	#8	#9	#10	#11						
HOOK EMBEDMENT	STANDARD	ALL OTHERS	3000	0.11	0.20	0.31	0.44	0.60	0.79	1.00	1.27	1.56							
			4000	6	7	9	10	12	14	16	18	20	22						
			5000	6	6	8	9	11	12	14	16	17	19						
	6000	6	6	7	9	10	11	13	14	16	17								
	SEISMIC	HOOK ANCHORED IN SEISMIC FRAME COL OR SHEAR WALL BOUNDARY	3000	7	9	11	13	15	17	19	22	24							
			4000	6	8	10	11	13	15	17	19	21							
5000			6	7	9	10	12	14	15	17	19								
6000	6	6	8	9	11	12	14	16	17										

NOTES:
 1 ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE TO THE OPPOSITE FACE WITH A MINIMUM 2" END COVER AND EMBEDMENT NOT LESS THAN THE SCHEDULE
 2 MINIMUM SIDE COVER = 2" 1/2"
 3 FOR WALL FOOTING DOWEL EMBEDMENT LENGTHS SEE "GRADE 60 REINFORCING BAR TENSION SPICE LENGTH" SCHEDULE

NOTES:
 1 BAR SPICES NOT COVERED BY THIS SCHEDULE ARE SPECIFICALLY DETAILED ON PLANS THIS TABLE REPRESENTS UNCOATED BARS ONLY
 2 CLASS A SPICES ARE PERMITTED WHEN THE AREA OF REINFORCEMENT PROVIDED IS AT LEAST TWICE THAT REQUIRED OVER THE ENTIRE LENGTH OF THE SPICE, AND HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPICED WITHIN THE REQUIRED LAP LENGTH IF THE ABOVE REQUIREMENTS ARE NOT MET, USE CLASS B SPICE LENGTHS
 3 FOR TENSION DEVELOPMENT LENGTHS, USE CLASS A SPICE LENGTHS
 4 ALL SPICES SHALL BE CLASS B UNLESS NOTED OTHERWISE ON PLANS
 5 TOP BARS ARE HORIZONTAL REINFORCEMENT WITH MORE THAN 12" OF CONCRETE CAST BELOW BAR
 6 BOTTOM BARS ARE VERTICAL REINFORCEMENT AND HORIZONTAL REINFORCEMENT WITH LESS THAN 12" OF CONCRETE CAST BELOW BAR
 7 FOR LIGHTWEIGHT CONCRETE, ALL LENGTHS IN TABLE ABOVE SHALL BE MULTIPLIED BY 1.3
 8 "COVER" DESIGNATES CLEAR CONCRETE COVER FROM SPICED BAR TO FACE OF MEMBER "SPACING" DESIGNATES CENTER-TO-CENTER SPACING OF SPICED BARS
 9 FOR CONCRETE STRENGTHS (f_c) NOT SHOWN, USE LENGTH BASED ON LOWER CONCRETE STRENGTH

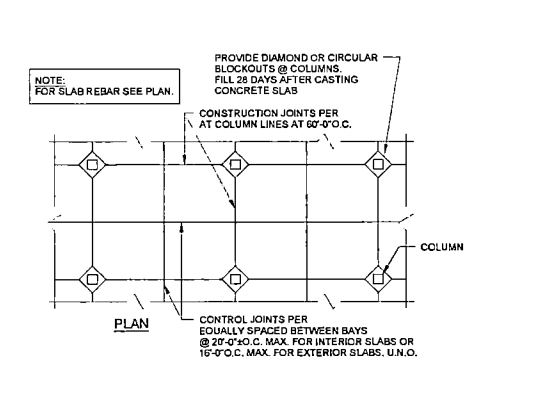
REBAR SPICE AND EMBEDMENT SCHEDULE

NTS A



SLAB-ON-GRADE

NTS D

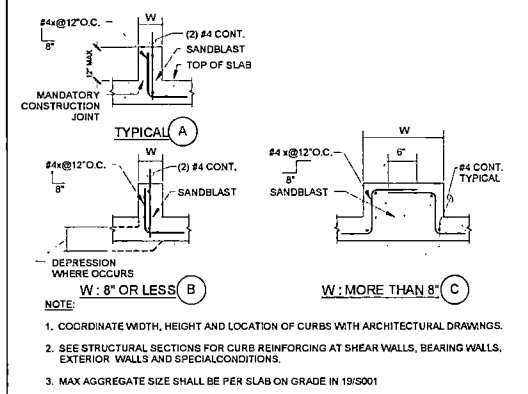


JOINTS FOR SLAB-ON-GRADE

NTS E

REBAR BENDING AND SPICE

NTS C



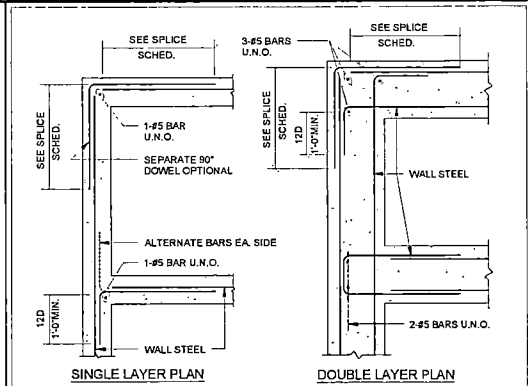
CURBS-ON-GRADE

NTS F

BUILDING CODES:
 2016 CALIFORNIA BUILDING CODE ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES AND 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY

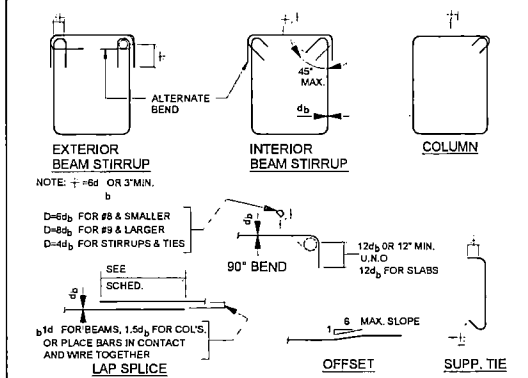
MATERIAL PROPERTIES:
 NORMAL WEIGHT CONCRETE: DENSITY = 150 PCF, MINIMUM COMP STRENGTH F_c = 4000 PSI
 REINFORCEMENT - YIELD STRENGTH OF STEEL F_y = 60 KSI

GEOTECHNICAL PARAMETERS:
 PER "STORM DRAIN OUTFALL STRUCTURE: GEOTECHNICAL EXPLORATION" REPORT BY ENRCD DATED AUGUST 21, 2017 (REVISED ON SEPT. 1, 2017), PROJECT NO. 5747.500 401
 ALLOWABLE BEARING CAPACITY = 2000 PSF (D+L), 1/3 INCREASE FOR WIND OR SEISMIC.
 PASSIVE LATERAL PRESSURE = 250 PCF
 COEFFICIENT OF FRICTION = 0.30
 EQUIVALENT FLUID PRESSURE = 60 PCF, ADD 40 PCF FOR SEISMIC.
 BACKFILL = 3:1
 LIVE LOAD SURCHARGE = 50% OF THE LIVE LOAD + 20 PSF, LL = 60 PSF



REBARS AT CORNERS & INTERSECTION

NTS B



DATE: APR. 17, 2017
 NO. BY DATE RECORDS
 PROJECT ENGINEER: [Signature]
 CHECKED: [Signature]
 DRAWN: [Signature]
 SCALE: AS SHOWN
 SHEET NO. 12 OF 8 SHEETS
 JOB NO. 8197

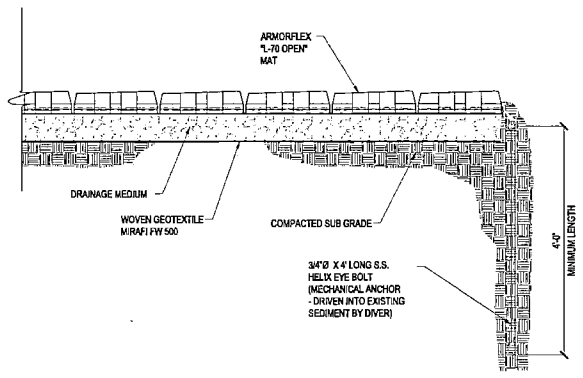
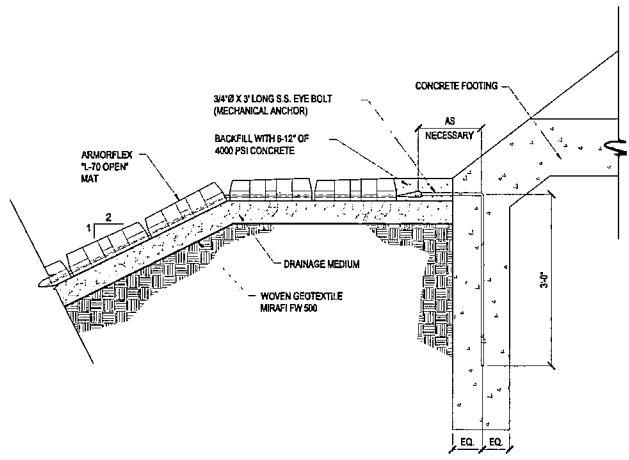
REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CALIFORNIA
 LICENSE NO. 44198

OUTFALL STRUCTURAL DETAILS

CENTRAL LATHROP SPECIFIC (GLSP) OUTFALL

PACE
 Advanced Water Engineering
 17020 14th Ave S, Suite 100
 Everett, WA 98201
 P: 425-791-7200 | www.pacewater.com

SHEET C2.2
 8 OF 8 SHEETS
 JOB NO. 8197

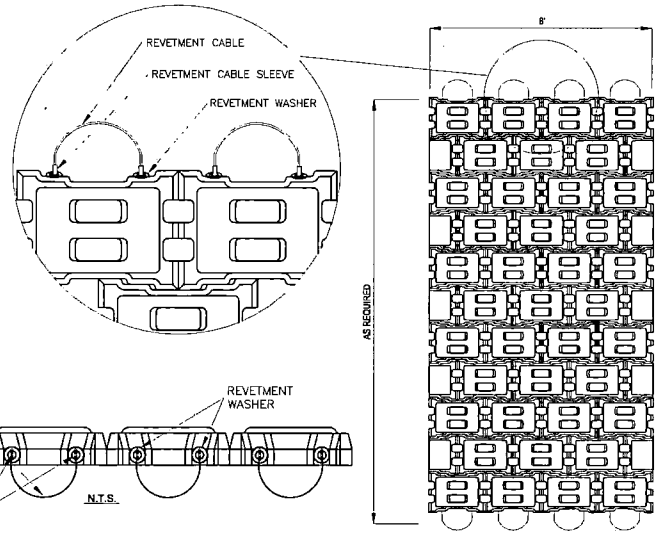


TOP OF SLOPE ANCHOR AT HEADWALL

1" = 1'-0"

SIDE SLOPE ANCHOR

1" = 1'-0"



TYPICAL ARMORFLEX MAT
NOT TO SCALE

PLAN

TYPICAL ARMORFLEX MAT

N.T.S.

NOT USED

N.T.S.

	NO. BY DATE REGIONS	DATE APP.
	APPROVED BY PROJECT ENGINEER SCALE CHECKED BY DATE	12/09/2017
CIVIL DETAILS		
TITLE CENTRAL LATHROP SPECIFIC PLAN (GLSP) OUTFALL	@A	
	17220 W. 10th St., Redwood Valley, CA 95575 P. (707) 463-2800	
SHEET C2.4	1 OF 8 SHEETS	
JOB NO.	8167	

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**CITY MANAGER'S REPORT
JULY 9, 2018 CITY COUNCIL REGULAR MEETING**

ITEM: **CREATE CIP WW 19-01 WOODFIELD SEWER PUMP STATION UPGRADE AND RELATED BUDGET AMENDMENT**

RECOMMENDATION: **Adopt a Resolution Approving the Creation of CIP WW 19-01 Woodfield Sewer Pump Station Upgrade and Authorizing Related Budget Amendment**

SUMMARY:

Creation of a new Capital Improvement Project (CIP) WW 19-01 for the Woodfield Sewer Pump Station Upgrade Project is needed to accommodate additional flows from the North Harlan Road/Roth Road industrial area and to alleviate stress on the downstream Historic Lathrop system. The project will upgrade the existing Woodfield Sewer Pump Station with new pumps and establish a connection to an existing 10-inch force main that will allow its flow to be pumped to the Manteca Water Quality Control Facility (MWQCF) using existing mains that connect to the McKinley Avenue sewer pump station. Staff is requesting that City Council approve the creation of CIP WW 19-01 and allocate \$320,000 from the Fund 6110 Waste Water Capital Replacement. The creation of this CIP and allocation of funds will allow staff to move forward with engineering design and construction.

BACKGROUND:

Improvements to the Woodfield Sewer Pump Station are needed to accommodate additional flows from the North Harlan Road/Roth Road industrial area and to alleviate stress on the downstream Historic Lathrop system. The project will upgrade the Woodfield Sewer Pump Station with new pumps and establish a connection to an existing 10-inch force main that will allow its flow to be pumped to the Manteca Water Quality Control Facility (MWQCF) using existing mains that connect to the McKinley Avenue sewer pump station. This project will also facilitate a potential future connection of the Sharpe Army Depot to the City's wastewater collection system by providing additional flows needed to prevent settling of solids in the sewer main on McKinley Avenue. The Woodfield Sewer Pump Station Upgrade Project is recommended in the draft Wastewater System Master Plan, with an estimated cost of \$320,000. The costs for this project may be paid using funds allocated from Fund 6110 Waste Water Capital Replacement through a budget amendment to create a new CIP.

CITY MANAGER'S REPORT **PAGE 2**
JULY 9, 2018 CITY COUNCIL REGULAR MEETING
CREATE CIP WW 19-01 WOODFIELD SEWER PUMP STATION UPGRADE AND
RELATED BUDGET AMENDMENT

REASON FOR RECOMMENDATION:

Creation of a new Capital Improvement Project (CIP) WW 19-01 for the Woodfield Sewer Pump Station Upgrade are needed to accommodate additional flows from the North Harlan Road/Roth Road industrial area and to alleviate stress on the downstream Historic Lathrop system. The creation of this CIP and allocation funds will allow staff to move forward with engineering design and construction.

COUNCIL GOALS ADVANCED BY THIS AGENDA ITEM:

This agenda item promotes Economic Growth and Public Safety by providing additional sewer capacity to serve development in the North Harlan Road/Roth Road industrial area and to alleviate stress on the downstream Historic Lathrop system.

FISCAL IMPACT:

Staff is requesting that City Council authorize a budget transfer of \$320,000 from the Fund 6110 CIP Waste Water Capital Replacement System to create CIP WW 19-01. Staff requests the following budget amendment:

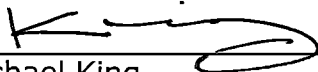
Transfer Out	
6110-99-00-990-90-10	\$320,000
Transfer In	
6090-99-00-393-00-00	\$320,000
Increase Expenditure (WW 19-01)	
6090-80-00-420-12-00	\$320,000

ATTACHMENTS:

- A. Resolution Approving the Creation of CIP WW 19-01 Woodfield Sewer Pump Station Upgrade and Authorizing Related Budget Amendment.

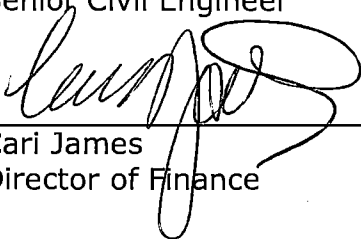
CITY MANAGER'S REPORT
JULY 9, 2018 CITY COUNCIL REGULAR MEETING
CREATE CIP WW 19-01 WOODFIELD SEWER PUMP STATION UPGRADE AND
RELATED BUDGET AMENDMENT

APPROVALS:



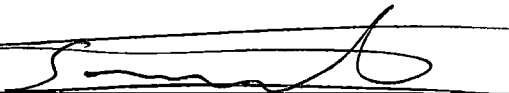
Michael King
Senior Civil Engineer

7-3-18
Date




Cari James
Director of Finance

7/2/18
Date



Salvador Navarrete
City Attorney

7-3-18
Date



Stephen J. Salvatore
City Manager

7.5.18
Date

RESOLUTION NO. 18-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING THE CREATION OF CIP WW 19-01 WOODFIELD SEWER PUMP
STATION UPGRADE AND AUTHORIZING RELATED BUDGET AMENDMENT**

WHEREAS, improvements to the Woodfield Sewer Pump Station are needed to accommodate additional flows from the North Harlan Road/Roth Road industrial area and to alleviate stress on the downstream Historic Lathrop system; and

WHEREAS, the project will upgrade the existing Woodfield Sewer Pump Station with new pumps and establish a connection to an existing 10-inch force main that will allow its flow to be pumped to the Manteca Water Quality Control Facility using existing mains that connect to the McKinley Avenue sewer pump station; and

WHEREAS, the Woodfield Sewer Pump Station Upgrade Project is recommended in the draft Wastewater System Master Plan, with an estimated cost of \$320,000; and

WHEREAS, staff is requesting that City Council approve the creation of Capital Improvement Project WW 19-01 and allocation of \$320,000 from Fund 6110 Waste Water Capital Replacement; and

WHEREAS, staff is requesting the following budget amendment:

Transfer Out	
6110-99-00-990-90-10	\$320,000
Transfer In	
6090-99-00-393-00-00	\$320,000
Increase Expenditure (WW 19-01)	
6090-80-00-420-12-00	\$320,000

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop approves the creation of CIP WW 19-01 with an allocation of \$320,000 from Fund 6110 Waste Water Capital Replacement for the Woodfield Sewer Pump Station Upgrade Project.

The foregoing resolution was passed and adopted this 9th day of July 2018, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

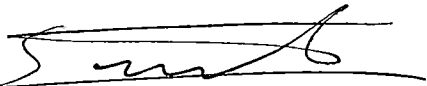
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

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