



KEYSER MARSTON ASSOCIATES

WEST SACRAMENTO ENHANCED INFRASTRUCTURE FINANCING DISTRICT NO. 1 INFRASTRUCTURE FINANCING PLAN

Prepared for:

The City of West Sacramento

Prepared by:

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I. INTRODUCTION

This Infrastructure Financing Plan (IFP) for the West Sacramento Enhanced Infrastructure Financing District No. 1 (EIFD No.1) has been prepared in accordance with California Government Code sections 53398.50 - 53398.88 (EIFD Law). EIFD No.1 will be an important tool for the City of West Sacramento (City) to continue its efforts to transition many areas of the City from heavy industrial use to mixed-use areas that celebrate the City's waterfront location, to enhance the City's transportation network, and enhance the quality of public facilities for residents, businesses and visitors.

EIFD No.1 is comprised of fourteen subareas, encompassing approximately 4,144 acres, representing 25% of the entire City of West Sacramento. EIFD No.1 will be funded from property tax increment, a portion of existing Redevelopment Property Tax Trust Fund (RPTTF) revenues and, potentially, incremental property tax in-lieu of motor vehicle license fee (VLF)¹ revenues that are generated by growth within EIFD No.1 and allocated to the City. EIFD No.1 does not impose any new tax on property owners and the City of West Sacramento will be sole taxing agency that will participate in and contribute tax revenues to EIFD No.1.

As required by Government Code Section 53398.59 – 53398.74, this IFP contains the following information:

- a. A map and legal description of the proposed West Sacramento EIFD No.1 boundaries as presented in Exhibit A and Exhibit B, respectively.
- b. A description of the public facilities and other forms of development or financial assistance proposed within the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance from EIFD No.1, those to be financed with assistance from the proposed district, and those to be provided jointly.
- c. a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district.
- d. A financing section, containing all of the following:
 1. *A specification of the maximum portion of the incremental tax revenue of each affected taxing entity proposed to be committed to EIFD No.1 each year during which EIFD No.1 will receive incremental property tax revenue.* It is important to note that no taxing entity other than the City of West Sacramento will allocate tax increment revenues to EIFD No.1. ***The maximum portion of the City's property tax increment revenue allocation to be committed to the EIFD will be 100.0% throughout the duration of EIFD No.1.***

¹ The City does not intend to deposit property tax in-lieu of motor vehicle license fee revenues into EIFD No.1, but retains the right to do so over the term of the EIFD.

2. *A projection of the amount of tax revenues expected to be received by EIFD No.1 in each year during which EIFD No.1 will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year. **An annual projection of tax revenues to be allocated to EIFD No.1 is contained in Section IV of this IFP.** The inputs and assumptions used in this IFP are based on information available as of preparation of this IFP about recent historic, current, and anticipated trends. These projections are considered reasonable for planning purposes, but actual results may exceed or fall short of the values projected in this IFP.*
3. *A limit on the total number of dollars of tax revenue, including property tax in-lieu of VLF increment and RPPTF revenues, that may be allocated to EIFD No.1 pursuant to this IFP. **The maximum number of dollars of tax revenue that may be allocated to EIFD No.1 shall not exceed \$6.9 billion.***
4. *A plan for financing facilities to be assisted by EIFD No.1, including a description of any intention to incur debt. **The financing plan is presented in Section V of this IFP.** The PFA intends to issue bond debt secured by EIFD No.1 tax revenues if and when it is financially prudent to do so. Based on the tax revenue projections contained in this IFP, it is estimated that approximately \$535 million² of net bond proceeds will be raised over the duration of the EIFD. This projection is considered reasonable for planning purposes, but actual results may exceed or fall short of the values projected in this IFP.*
5. *A date on which EIFD No.1 will cease to exist, by which time all tax revenue allocation to EIFD No.1 will end. Pursuant to Government Code section 53398.63 et seq, the maximum duration of an EIFD is 45 years from the date on which the issuance of bonds is approved pursuant to subdivision (a) of section 53398.81, or the issuance of a loan to EIFD No.1 is approved by an affected taxing entity pursuant to section 53398.87. **The end date of EIFD No.1 will be the earlier of: (a) 45 years from the date on which the issuance of bonds is approved, or (b) 45 years from the date the City of West Sacramento approves loan from the City to EIFD No.1. The specific dates on which those actions may be taken for EIFD No.1 are not known at this time. However, EIFD No.1 will cease to exist by no later than Jun 30, 2116.** The financial projections prepared for this IFP are based on the assumption that the approval for the issuance of bonds will occur in FY 2019/20 and that the City will not provide a loan to EIFD No.1 prior to that date. The financial projections assume that EIFD No.1 will be formed in FY 2016/17, will begin receiving tax revenues in FY 2017/18 and will continue to receive revenues through 2064/65, which represents 45 years from the estimated date on which the issuance of bond debt is approved.*
6. *An analysis of the costs to the City of providing facilities and services to the area of EIFD No.1 while the area is being developed and after the area is developed. **An annual***

² Expressed in current 2017 dollars.

projection of service costs is presented in the fiscal impact analysis, which is provided as Appendix B to this IFP. It is projected that upon build-out and stabilization, new development within EIFD No.1 would annually generate approximately \$40.8 million of additional municipal service costs to the City of West Sacramento.

7. *An analysis of the projected fiscal impact of EIFD and the associated development upon each affected taxing agency.* Affected taxing agencies are defined as any governmental taxing agency which levied or had levied on its behalf a property tax on all or a portion of the property located within the boundaries of EIFD No.1 in the fiscal year prior to the formation of EIFD No.1, but not including any county office of education, school district, or community college district. **No taxing entity other than the City of West Sacramento will allocate tax increment revenues to EIFD No.1. Given that all other taxing entities will not be impacted by the formation of EIFD No.1, this IFP includes an analysis of the fiscal impact of EIFD No.1 to only the City of West Sacramento, which is provided as Appendix B of this IFP.** It is projected that upon buildout of anticipated new development within EIFD No.1, the new development will generate a net fiscal surplus approximating \$1.1 million, assuming that 100% of property tax increment generated by properties within EIFD No.1 is allocated to EIFD No.1.
8. *A plan for financing any potential costs that may be incurred by reimbursing a developer of a Transit Priority Project Program that is located entirely within the boundaries of the district.* **While the City does intend to use EIFD No.1 revenues to reimburse developers for the cost of certain eligible facilities constructed by developers, the City does not contemplate reimbursing a developer for a project that is both located entirely within the boundaries of EIFD No.1 and qualifies for the Transit Priority Project Program, pursuant to Section 65470. Therefore, this IFP does not include a plan for financing costs that would be incurred through such a reimbursement arrangement.**
9. *A plan for replacing housing units that are proposed to be removed in the course of public works construction within the district or private development within the district that is subject to a written agreement with the district or that receives financial assistance from the district.* **It is not anticipated that any housing units will be removed as a result of any project identified in this IFP. Therefore, a replacement plan is not included in this IFP.** However, if any relocation of dwelling units is determined to be required in the future for a project financed by EIFD No.1, EIFD No.1 will comply with applicable relocation laws, including Government Code section 53398.56, the California Relocation Assistance Law, Government Code section 7260, et seq., and the implementing regulations set forth in California Code of Regulations, Title 25, Chapter 6, section 6000, et seq.
10. *The goals the district proposes to achieve for each project to be financed by the district.* **The district's goals for each project to be financed by EIFD No.1 are addressed in Section III of this IFP.**

II. DESCRIPTION OF WEST SACRAMENTO EIFD NO.1

EIFD No.1 consists of fourteen (14) subareas, encompassing approximately 4,144 acres, or 25% of the entire City of West Sacramento. The subareas contain a diverse set of land uses from areas planned for riverfront mixed use development, to mostly built-out industrial and retail districts. Table 1 below, summarizes the existing conditions of the 14 subareas.

Subarea	Acres	FY 2016/17 Assessed Value (\$millions)
Bridge District	190	\$123
Riverside	336	\$369
Southport Industrial Park	665	\$293
Stone Lock	226	\$0
Washington	350	\$351
The Rivers II	75	\$14
Pioneer Bluff	142	\$54
Seaway	382	\$0
Iron Triangle	134	\$54
West End	195	\$62
North of Port Industrial	240	\$189
Port North Terminal	172	\$19
Port of Sac. Indust. Park	881	\$575
Riverpoint	157	\$214
Total, EIFD No.1	4,144	\$2,317

A map of the boundaries of the proposed 14 subareas to EIFD No.1 is shown in Exhibit A.

A. Anticipated Future Development in EIFD No.1 and Subareas

The subareas vary with respect to: 1) the perceived capacity for new development; 2) future land uses; and 3) the anticipated time frame for new development. The opportunities are summarized in Table 2 below. As shown, the subareas have been grouped into three categories, reflecting the anticipated timing for the commencement of new development. The first group includes subareas with known, anticipated near term development projects, which are scheduled to commence within the next 5 years. There are five (5) subareas within the “near term” development category, four (4) subareas within the “longer term” development category in which new development is not anticipated to start for another 10+ years, and four additional project areas for which there are not any identified specific development projects. Development opportunities within the “longer term” category are typically constrained by the need for new infrastructure or the removal of heavy industrial uses. For example, much of the Pioneer Bluff subarea will not be able to redevelop until large petroleum tanks are removed. With respect to the subareas without any identified specific development projects, there are infill opportunities in

these areas or the opportunity for significant conversion to new land uses over time. More detail on the subareas is provided in Appendix C.

Table 2: Summary of Identified New Development Opportunities within EIFD No.1					
Subarea	Estimated Development Acres	Primary Development Opportunity	Residential Units	Commercial/Industrial (000 of sf)	Hotel Rooms
Development to Commence in Near-Term – Estimate Full Absorption by 2033/34					
Bridge District	190.0	Waterfront mixed use	4,010	4,728	
Riverside	8.2	Commercial	0	90	192
Southport Industrial Park	309.1	Industrial, business park and residential	222	5,939	0
Stone Lock	109.1	Waterfront mixed use	1,420	106	0
Washington	33.0	Waterfront mixed use	2,385	1,417	300
The Rivers II	56.0	Residential	554	0	0
Development to Commence in Longer Term – Estimate Full Absorption by 2042/43					
Pioneer Bluff	148.6	Waterfront mixed use	3,329	2,582	0
Seaway	476.9	Water-oriented industrial/ commercial	0	5,771	0
Iron Triangle	Unknown	Conversion of industrial to commercial and residential	Unspecified	Unspecified	Unspecified
West End	Unknown	Heavy industrial area. Minimal opportunities in near to mid-term.	0	Unspecified	0
Infill / Unspecified / Built-Out Areas					
North of Port Industrial	0	Infill industrial/ business park	0	Unspecified	Unspecified
Port North Terminal	0	Infill industrial/ business park	0	Unspecified	0
Port of Sac. Indust. Park	0	Infill industrial/ business park	0	Unspecified	0
Riverpoint	0	Minor retail	0	Unspecified	0
Total, Primary New Development Area	1,331		11,920	20,633	492

As shown in Table 2, a total of 11,920 new residential units, 20.6 million square feet of new commercial / industrial space, and 492 new hotel rooms are anticipated to be developed within EIFD No. 1. The breakdown of anticipated new development by land use and anticipated assessed values are provided in Table 3 below.

Table 3 – Anticipated New Development by Land Use within EIFD No.1

	Anticipated New Units/ Sq. Ft..	Estimated Assessed Value (\$2017)
Residential		
Market rate apartments	6,101 units	\$225,000/unit
Affordable apartments	350 units	\$0/sf
Market rate townhomes / duplexes	4,981 units	\$400,000/unit
Single family detached homes	454 units	\$500,000/unit
Large single family homes		\$550,000/unit
Luxury single family homes	34 units	\$1,100,000/unit
Non Residential		
Retail	2,828,742 square feet	\$185 (\$500 for restaurant)
Office	4,816,332 square feet	\$250/sf
General Commercial	959,155 square feet	\$200/sf
Industrial / Warehouse	11,601,381 square feet	\$50/sf
Hotel	492 rooms	\$100,000 per room

III. DESCRIPTION OF THE PUBLIC FACILITIES AND PROJECTS PROPOSED TO BE CONSTRUCTED IN AREA OF EIFD NO.1

A list of the public facilities and projects that are proposed in the area of EIFD No.1 are provided in Exhibit C and summarized in Table 4 below. The list of improvements is derived from anticipated projects included in the General Plan 2035, current adopted and proposed Capital Improvement Plan (CIP) projects, master plans underway or pending, and projects that are consistent with the City Council's past direction. A schedule for the construction of the improvements has not yet been determined.

Table 4: List of City Public Facilities and Economic Development Projects Proposed to be Constructed in Area of EIFD No.1	
Project Types	Estimated Cost, Millions \$2017
Transportation	\$835.35
Parking	\$75.00
Water	\$30.15
Sewer	\$22.65
Drainage	\$5.0
City buildings	\$54.00
Park and Recreation	\$153.55
Economic Development	\$360.00
Total Area Projects	\$1,535.70

A. Facilities to be financed with assistance from EIFD No.1

It is anticipated that public infrastructure projects in the area of EIFD No.1 will be funded by multiple funding sources and/or mechanisms. These funding sources may include development impact fees, EIFD No.1 property tax increment, local Measure G, V, and K funds, special district funds, State and Federal grants and loans, and/or other funding sources.

As of the date of this IFP, it is anticipated that all of the improvements listed in Exhibit C and summarized in Table 4 may be assisted with funds from EIFD No.1. The total estimated cost of projects that could receive assistance from EIFD No.1 is \$1,535.7 million, expressed in current 2017 dollars. Given that the improvements will be undertaken in the future, the actual cost will be affected by inflation and will be higher than the estimates contained in Exhibit C.

The City will identify specific funding sources for each project over time, as projects are implemented. Given that future private development is in many cases dependent upon the completion of the target projects, there is a desire to complete the target projects as soon as funding is available.

B. Facilities to be Provided by the Private Sector

There are no improvements that are anticipated at this time to be provided by the private sector.

C. Facilities to be Provided by Governmental Entities Without Assistance from EIFD No.1

There are no public improvements in the area of EIFD No.1 that will be funded by governmental entities without financial assistance from EIFD No.1.

D. Facilities to be Provided Jointly by the Private sector and Governmental Entities

There are no improvements that are anticipated at this time to be provided jointly by the private sector and governmental entities.

E. Communitywide Benefits of EIFD No. 1-funded Facilities

Projects funded from EIFD No. 1 will be consistent with the City's adopted General Plan 2035 (GP 2035) which provides a vision for how the City will grow and change in the future. The expenditure of EIFD No. 1 revenues would provide community-wide benefits by funding implementation actions consistent with the principles outlined in the seven sections of that document, including land use, urban structure and design, housing, economic development, mobility, public facilities and services, parks and recreation, natural and cultural resources, safety, and a healthy community. In order to implement the GP 2035, it is anticipated that EIFD No. 1 expenditures will be used on projects that have community-wide benefit in implementation of:

- Master Plans
- Specific Plans
- Capital projects (including the City's 5-year Capital Improvement Plan budgets)
- Development Agreements
- Development projects

When budgeting EIFD No. 1 revenues, the City Council and the Public Financing Authority will find that expenditures of the revenues has a community-wide benefit, and consistency with the EIFD statutes.

F. Goals to be Achieved by EIFD No.1-funded Facilities

In May 2012, the City Council adopted the Community Investment Action Plan which established goals for the strategic public investment in infrastructure and economic development designed to catalyze private investment to improve the local economy, create new revenue for the City, and to enhance residents' quality of life. EIFD No. 1 will incorporate the following goals, including:

1. Assisting with the infrastructure investment gap, by allocating tax increment to provide a stable source of financing for the City's Capital Improvement Plan (CIP), to strategic infrastructure projects, and to other eligible EIFD uses
2. Provide a stable source of revenue for capital investment
3. Leverage private investment
4. Support land assembly and environmental cleanup
5. Leverage outside funds, such as federal/state grants
6. Use in conjunction with other financing district revenues, such as the formation of Community Facility Districts and Benefit Assessment Districts
7. Support adaptive reuse and creative reuse of existing real estate assets
8. Induce private investment where it would otherwise not occur
9. Support projects with a community-wide or regional benefit

The City and the Authority shall adopt policies regarding the future use of EIFD revenues. These policies will be incorporated by reference in the IFP, and will be used to guide budgeting of EIFD revenues within the City's Capital Improvement Program (CIP) budgets. To the extent that EIFD revenues would be considered in order to assist other development, the City Council and Authority shall also establish policies for Development Assistance.

IV. FINANCING SECTION

The financing plan delineated in this Infrastructure Financing Plan is based on the best information available regarding the scope, timing, and value of future development. However, given the size of EIFD No.1, the anticipated long-term time horizon for new development in some of the subareas of EIFD No.1, and unplanned developments that may occur over time, actual values may be different than the projections contained herein.

EIFD No.1 will receive tax revenue that would otherwise be allocated to the City of West Sacramento. No other taxing entity is affected by or participating in EIFD No.1. It is anticipated that the following sources of revenues will be deposited into EIFD No.1 to fund the public facilities described in Section III of this IFP:

1. 100% of the City's share of incremental property tax increment generated by properties within EIFD No.1;
2. Net bond proceeds raised from the issuance of tax increment bonds secured solely by the tax revenue deposited into EIFD No.1; and
3. A portion of annual Redevelopment Property Tax Trust Fund (RPTTF) revenues received by the City after all preexisting legal commitments and statutory obligations are paid. In fiscal year 2015-16 the City received \$5.55 million of net RPTTF funds. It is expected that the City will receive ongoing distributions from the RPTTF in future years and the annual amount may increase as enforceable obligations are retired between now and June 30, 2037 when the last obligation will be repaid³. The City anticipates annually depositing \$2.25 million of RPTTF revenues into the EIFD. Net RPTTF revenues not deposited into the EIFD will continue to be deposited into the Measure G account. Measure G was approved by the voters and permits the RPTTF funds deposited into the Measure G account to be set-aside for capital improvements.

While not anticipated to be deposited into EIFD No.1, the City will retain the authority to deposit incremental property tax revenue allocated to the City in lieu of motor vehicle license fee revenues into EIFD No.1 pursuant to Section 53398.75 (e) (1) of the California Government Code.

A. Maximum Portion of the Incremental Tax Revenue of the City to be Committed to EIFD No.1

Property tax revenue is collected by the County Tax Collector through a 1.0% levy on the assessed value of all real property. The 1.0% property tax levy is collected and distributed to agencies within the City's geographic area, including the City, County, school districts, and special districts. The properties within EIFD No.1 are located within multiple different tax rate

³ Once all preexisting obligations of the former Redevelopment Agency are fully paid and retired, there will no longer be any distributions from the RPTTF.

areas (TRAs). Each tax rate area has a distinct distribution of the 1.0% property tax levy among the taxing entities that serve the properties within the tax rate area. Table 14 in Appendix A presents the property tax increment distribution of all tax rate areas within the boundaries of EIFD No.1 by subarea. The City of West Sacramento receives from 31.98% to 53.2% of the base 1% property tax levy within EIFD No.1, with an average share of 48%⁴.

Table 5 City Share of Base 1% Property Tax Levy within Each Subarea	
EIFD No.1 Subarea	City Share of 1% Property Tax
Bridge District	49.0122%
Riverside	31.9766%
Southport Industrial Park	49.0122%
Stone Lock	49.0122%
Washington	50.3487% (average)
The Rivers II	44.5126%
Pioneer Bluff	49.0136% (average)
Seaway	49.0122%
West End	49.0122%
Riverpoint	31.9766%
Port North Terminal	49.0122%
Port of Sacramento Industrial Park	49.0122%
North of Port Industrial	49.0122%
Iron Triangle	49.0122%
Average	48%

EIFD No.1 is located within the boundaries of the Redevelopment Project Area of the former Redevelopment Agency. Property tax revenues generated by the properties within the Redevelopment Project area (including EIFD No.1 properties) will follow the flow of funds under the Redevelopment dissolution statutes until all of the Successor Agency’s obligations are retired. It is anticipated that the Successor Agency’s obligations will continue through 2036/37. As shown in Table 6 below, while the Successor Agency is in place (anticipated through FY 2036/37), EIFD No.1 will generate “AB1290 Pass Through payments” to the City and distributions from the RPTTF. Pass-through payments equal 10.2% of property tax increment and RPTTF distributions equal 30.5% of property tax increment. The City intends to deposit the revenues generated by the 10.2% pass-through payments into the City’s General Fund to be used to fund on-going municipal services, but reserves the authority to deposit the funds into EIFD No.1. The City intends to distribute the RPTTF residual funds equal to 30.5% of property tax increment into EIFD No.1.

⁴ Existing property tax shares per the Auditor-Controller have been adjusted by Keyser Marston Associates, Inc. to reflect the expectation that, following dissolution of the Successor Agency, the ERAF shift will begin to be applied within tax rate areas that fall within the former redevelopment area (no ERAF shift is currently being applied).

Table 6		
Allocation of Incremental Property Tax Revenues Within Former Redevelopment Areas Through 2036-37 (when Successor Agency dissolves)	% of Incremental Property Tax Dollars	Notes
Total Property Tax Deposited to the RPTTF	100%	
Less: Pass Throughs		
County Admin Costs	1.57%	based on actual for FY 2014-15
County Pass Through Agreement	12.9%	based on actual for FY 2014-15
AB 1290 Payments to City	10.2%	City eligible for Tier 1 only
AB 1290 Payments to Schools & others	13.4%	Includes Tier 1 and Tier 2 payments
Total	38.0%	
Less: ROPS Obligations	0.0%	paid from existing increment
Balance Available for all Taxing Agencies	62.0%	Total RPTTF, less pass throughs
City Share of RPTTF "Residual" Distribution Available for Contribution to EIFD	30.5%	= 62% of property tax available for residual X 49.2% average City share

After the Successor Agency is dissolved, the City will receive its share of property tax increment in accordance with the distribution summarized in Table 5. The City intends to deposit 100% of the tax increment that it receives from the properties after the dissolution of the Successor Agency.

While the City does not intend to allocate 100% of available incremental tax revenue to EIFD No.1 while the Successor Agency exists, the City may elect to do so during any given year. **Therefore, the maximum portion of incremental tax revenue of the City proposed to be committed to EIFD No.1 is 100% of the City's share of annual property tax increment from EIFD No.1 properties.**

B. Projection of the amount of tax revenues expected to be received by EIFD No.1 in each year during which the district will receive tax revenue

The incremental property tax revenues to be deposited into EIFD No.1 will be generated by the incremental assessed property value beginning the year after formation of EIFD No.1. Incremental assessed property value is the difference between the assessed value of properties within EIFD No.1 in any fiscal year, less the value contained in the assessment roll last equalized prior to the effective date of the ordinance adopting EIFD No.1. It is anticipated that the effective date of the ordinance adopting EIFD No.1 will occur prior to the FY 2017/18 assessment roll. Therefore, it is anticipated that the effective "base year" of EIFD No.1 will be Fiscal Year 2016/17 and that the first year that EIFD will collect property tax increment will be FY 2017/18. The assessed value of EIFD No.1 properties in base year FY 2016/17 totals \$2,316,771.

The projected annual incremental assessed value, 1.0% property tax increment, and total City tax revenues to be allocated to EIFD No.1 over the anticipated term of EIFD No.1 are summarized in Table 7 below. As shown, it is anticipated that a total of \$3.13 billion of tax increment (\$1.23 billion in 2017 dollars) will be allocated to EIFD No.1 and that a total of \$45 million of Measure G funds (\$34.5 million in 2017 dollars) will be allocated to EIFD No.1. The sum total of the two sources is \$3.17 billion (\$1.27 billion in 2017 dollars). Projections of incremental assessed values and tax increment by District are provided in Appendix A.

Table 7: Projection of West Sacramento EIFD No.1 Tax Revenue (\$Thousands)							
Fiscal Year	AV Increment	Property Tax Increment at 1% Rate	City Share of Property Tax Increment Allocated to EIFD ⁽¹⁾			Meas. G Funds ⁽²⁾	Total Taxes Allocated to EIFD
FY 2016/17 base AV = \$2,316,771							
<i>Appendix A</i>							
			<i>City Share</i>	<i>% Allocated</i>	<i>Amount</i>		
2017-18	\$62,512	\$625	31%	100%	\$191	\$2,250	\$2,441
2018-19	184,521	1,845	31%	100%	563	2,250	2,813
2019-20	355,255	3,553	31%	100%	1,084	2,250	3,334
2020-21	825,125	8,251	31%	100%	2,517	2,250	4,767
2021-22	1,231,927	12,319	31%	100%	3,758	2,250	6,008
2022-23	1,681,606	16,816	31%	100%	5,130	2,250	7,380
2023-24	2,472,565	24,726	31%	100%	7,542	2,250	9,792
2024-25	3,071,143	30,711	31%	100%	9,368	2,250	11,618
2025-26	3,841,767	38,418	31%	100%	11,719	2,250	13,969
2026-27	4,724,107	47,241	31%	100%	14,411	2,250	16,661
2027-28	5,572,263	55,723	31%	100%	16,998	2,250	19,248
2020-29	6,371,694	63,717	31%	100%	19,437	2,250	21,687
2029-30	7,287,398	72,874	31%	100%	22,230	2,250	24,480
2030-31	8,126,339	81,263	31%	100%	24,789	2,250	27,039
2031-32	8,827,478	88,275	31%	100%	26,928	2,250	29,178
2032-33	9,523,245	95,232	31%	100%	29,050	2,250	31,300
2033-34	10,277,593	102,776	31%	100%	31,351	2,250	33,601
2034-35	11,052,768	110,528	31%	100%	33,716	2,250	35,966
2035-36	11,669,465	116,695	31%	100%	35,597	2,250	37,847
2036-37	12,219,016	122,190	31%	100%	37,274	2,250	39,524
2037-38	12,792,578	127,926	48%	100%	61,673		61,673
2038-39	13,415,434	134,154	48%	100%	64,676		64,676
2039-40	14,065,862	140,659	48%	100%	67,812		67,812
2040-41	14,745,133	147,451	48%	100%	71,086		71,086
2041-42	15,454,582	154,546	48%	100%	74,507		74,507
2042-43	16,151,050	161,511	48%	100%	77,864		77,864
2043-44	16,604,248	166,042	48%	100%	80,049		80,049
2044-45	17,068,761	170,688	48%	100%	82,288		82,288
2045-46	17,544,876	175,449	48%	100%	84,584		84,584
2046-47	18,032,889	180,329	48%	100%	86,937		86,937
2047-48	18,533,102	185,331	48%	100%	89,348		89,348
2048-49	19,045,827	190,458	48%	100%	91,820		91,820
2049-50	19,571,381	195,714	48%	100%	94,354		94,354
2050-51	20,110,093	201,101	48%	100%	96,951		96,951
2051-52	20,662,297	206,623	48%	100%	99,613		99,613
2052-53	21,228,338	212,283	48%	100%	102,342		102,342
2053-54	21,808,569	218,086	48%	100%	105,139		105,139
2054-55	22,403,353	224,034	48%	100%	108,007		108,007
2055-56	23,013,061	230,131	48%	100%	110,946		110,946
2056-57	23,638,074	236,381	48%	100%	113,959		113,959
2057-58	24,278,785	242,788	48%	100%	117,048		117,048
2058-59	24,935,595	249,356	48%	100%	120,215		120,215
2059-60	25,608,917	256,089	48%	100%	123,461		123,461
2060-61	26,299,172	262,992	48%	100%	126,788		126,788
2061-62	27,006,795	270,068	48%	100%	130,200		130,200
2062-63	27,732,231	277,322	48%	100%	133,697		133,697
2063-64	28,475,938	284,759	48%	100%	137,282		137,282
2064-65	29,238,384	292,384	48%	100%	140,958		140,958
Total, Future	\$688,843,113	\$6,888,432			\$3,127,254	\$45,000	\$3,172,254
Total, 2017\$	\$282,933,973	\$2,829,340			\$1,234,145	\$34,479	\$1,268,624

¹ Represents "net available revenue" after meeting obligations of the former redevelopment agency that may be allocated to the EIFD per H&S 53398.75. Amounts exclude City pass-through payments under H&S33607.5. After 2036-37 when the Successor Agency is projected to be dissolved, amounts represent the City's share of regular property taxes.

² "Measure G" funds represent existing funds available to the City under Redevelopment dissolution (and which constitute existing "net available revenue" per H&S 53398.75(d)). Annual estimate is based upon current annual revenue available for infrastructure projects.

³ Assumes 3% rate of inflation.

The amounts shown in Table 7 are based on the best information available regarding the scope, timing, and value of future development. However, given that much of the new development within EIFD No.1 will not occur for many years, and the amount of new development in several areas is not known at this time, the actual values may be different than the projections contained herein. In addition, it is not known when the issuance of tax increment bonds will be approved. For purposes of this analysis, it has been assumed that bonds would be approved in FY 2019/20, which results in a projected 45-year term for EIFD No.1 ending in FY 2064/65. The actual term will depend on if and when the issuance of bonds is approved by registered voters within EIFD No.1.

C. Plan for Financing Facilities to be Assisted by the District

The identified public facilities to be assisted by funds from EIFD No.1 will, in many cases, be financed through a combination of sources, including development impact fees, local Measure G, V, and K funds, federal and state grants, special district funds, annual EIFD No.1 tax increment, and bond proceeds secured by EIFD No.1. Given the long time horizon of EIFD No.1, it is likely that the types and magnitudes of available funding sources will change significantly over time. The combination of source(s) to be used for each specific facility will be determined over time as the projects are implemented.

The City and the Authority shall adopt policies regarding the future use of EIFD revenues. These policies will be incorporated by reference in the IFP, and will be used to guide budgeting of EIFD revenues within the City’s Capital Improvement Program (CIP) budgets. To the extent that EIFD revenues would be considered in order to assist other development, the City Council and Authority shall also establish policies for Development Assistance.

It is anticipated that EIFD No.1 will seek voter approval to issue bonds at some point in the future when there is sufficient tax increment flow to support a sizeable bond issue. Based on the tax increment projection, it is estimated that approximately \$43 million of net bonds could be issued in FY 2020/21, followed by a series of additional bond issues as available increment cumulates. As detailed in Appendix D of this IFP, it is estimated that a total of \$939 million of net bond proceeds (\$535 million in 2017 dollars) could be supported by the tax increment flow. Bond proceeds have been estimated using the following underwriting assumptions: 5% interest, 30-year term, 1.5X coverage, and a 10% cost of issuance, reserve fund and underwriter discount. As summarized in Table 8 below, it is estimated that the sum of EIFD No.1 revenues, including net annual increment, Measure G funds, and net bond proceeds will be sufficient to fund upwards of \$1.1 billion of public facilities, expressed in 2017 dollars.

Table 8: Projected Total Cumulative EIFD No.1 Funds for Facilities (\$2017)	
Tax Increment after Debt Service and County Admin.	\$515.5 million
Net Bond Proceeds	\$535.0 million
Measure G Funds	\$34.5 million
Total Projected EIFD No.1 Funds for Facilities	\$1,085 million

D. Limit on the Total Number of Dollars of Taxes Allocated to EIFD No.1

The limit on the total number of dollars of taxes that may be allocated to EIFD No.1 is based on the projections described in this IFP, with the following adjustments:

- The assumed annual increase in the assessed valuation of properties for which there are no specific development projections has been increased from 3% per year to 6% per year;
- the assumed date that voter approval will be secured for the issuance of bonds has been delayed 5 years from 2019/20 to 2024/25;
- It has been assumed that 100% of incremental property tax in-lieu of motor vehicle license fees are allocated to EIFD No.1; and
- It has been assumed that 100% of pass-through payments (which equal 10.2% of property tax increment until the Successor Agency is dissolved) are allocated to EIFD No.1.

Based on these adjustments, the total number of dollars of taxes that may be allocated to EIFD No.1 shall not exceed \$6.9 billion. The projections prepared in support of the limit are summarized in Appendix E.

E. EIFD No.1 Termination Date

Pursuant to Government Code section 53398.63 et seq, the maximum duration of West Sacramento EIFD No.1 is 45 years from the earlier of the date on which the issuance of bonds is approved pursuant to subdivision (a) of section 53398.81, or the issuance of a loan to EIFD No.1 is approved by an affected taxing entity pursuant to section 53398.87. The proposed termination date of EIFD No.1 will be the earlier of: (a) 45 years after a successful bond election, (b) 45 years after the approval of a loan to EIFD No.1 by the City of West Sacramento. The specific date on which EIFD No.1 will cease to exist is not known at this time.

The projections contained within this IFP assume that voter approval for the issuance of bonds is secured at the end of FY 1919/20 and that EIFD No.1 terminates at the end of FY 2064/65.

F. Analysis of City Costs and Revenues to be Generated by EIFD No.1

As required by Government Code section 53398.63(d), the annual fiscal impacts to the City to be generated by properties within EIFD No.1 have been evaluated. The fiscal analysis addresses only the impacts on the City of West Sacramento, as the City is the only participating taxing entity in EIFD No.1. The fiscal analysis addresses the marginal impacts of the new developments that have been included in the projection of incremental assessed value and tax increment. It does not include an assessment of the impacts of existing development or unspecified new developments that occur during the term of EIFD No.1. The key assumptions of

the fiscal analysis relative to property tax revenues to be allocated to the General Fund are as follows:

- Pass-through payments (10.2% of property tax increment) are allocated to the General Fund until the Successor Agency is dissolved (which is expected to occur in FY 37/38).
- The City’s other share of property tax increment is allocated to EIFD No.1 and not used to fund municipal services.
- Incremental property tax in-lieu of motor vehicle license revenues are allocated to the General Fund throughout the term of EIFD No.1; and
- \$2.25 million of annual “Measure G” funds are allocated to EIFD No.1 until the Successor Agency is dissolved. The remaining \$1.25 million of annual funds is used for administration costs, but are not included in the fiscal impact analysis as these are revenues from existing development.

A summary of the fiscal impact assessment is presented in Table 9 below with supporting detail provided in Appendix B.

Table 9 – Estimate of Fiscal Impacts of EIFD No.1 to City of West Sacramento			
<i>Impacts on Funds 101, 104, and 207</i>	<i>Year 2030/31 (midpoint until build-out)</i>	<i>Year 2043/444 Buildout of anticipated new development</i>	<i>Cumulative Impacts – FY2017/2018 – FY 2064/65 – Projected Termination Date of EIFD No.1</i>
Revenues	\$29.6 million	\$40.8 million	\$2.00 billion
Expenditures	\$19.9 million	\$18.4 million	\$1.85 billion
Net Fiscal Impact to the City of West Sacramento	\$9.7 million	\$1.1 million	\$142.9 million

As summarized in Table 9 and detailed in Table 1 of Appendix B, it is projected that EIFD No.1 will generate an annual net fiscal surplus to the City of West Sacramento. Over the anticipated term of EIFD No.1, it is estimated that the annual tax revenues to be generated by new development are exceed the cost of providing municipal services by a cumulative total of \$142.9 million in future dollars or \$91.5 million in 2017 dollars. While new development will generate an annual surplus for most of the years of EIFD No.1, deficits are projected for the first year of the district (FY 2017/18), FY 2019/20 and the final four years of the term of the district. The projected deficit in the initial year is due to the assumed lag in the realization of property tax revenues and property tax in-lieu of motor vehicle license revenues. The deficit in FY 2019/20 is due to nuances relative to the specific type of new development anticipated to be absorbed that year and the deficits in the final years are due to the assumption that assessed value is assumed to increase at a slower rate than inflation.

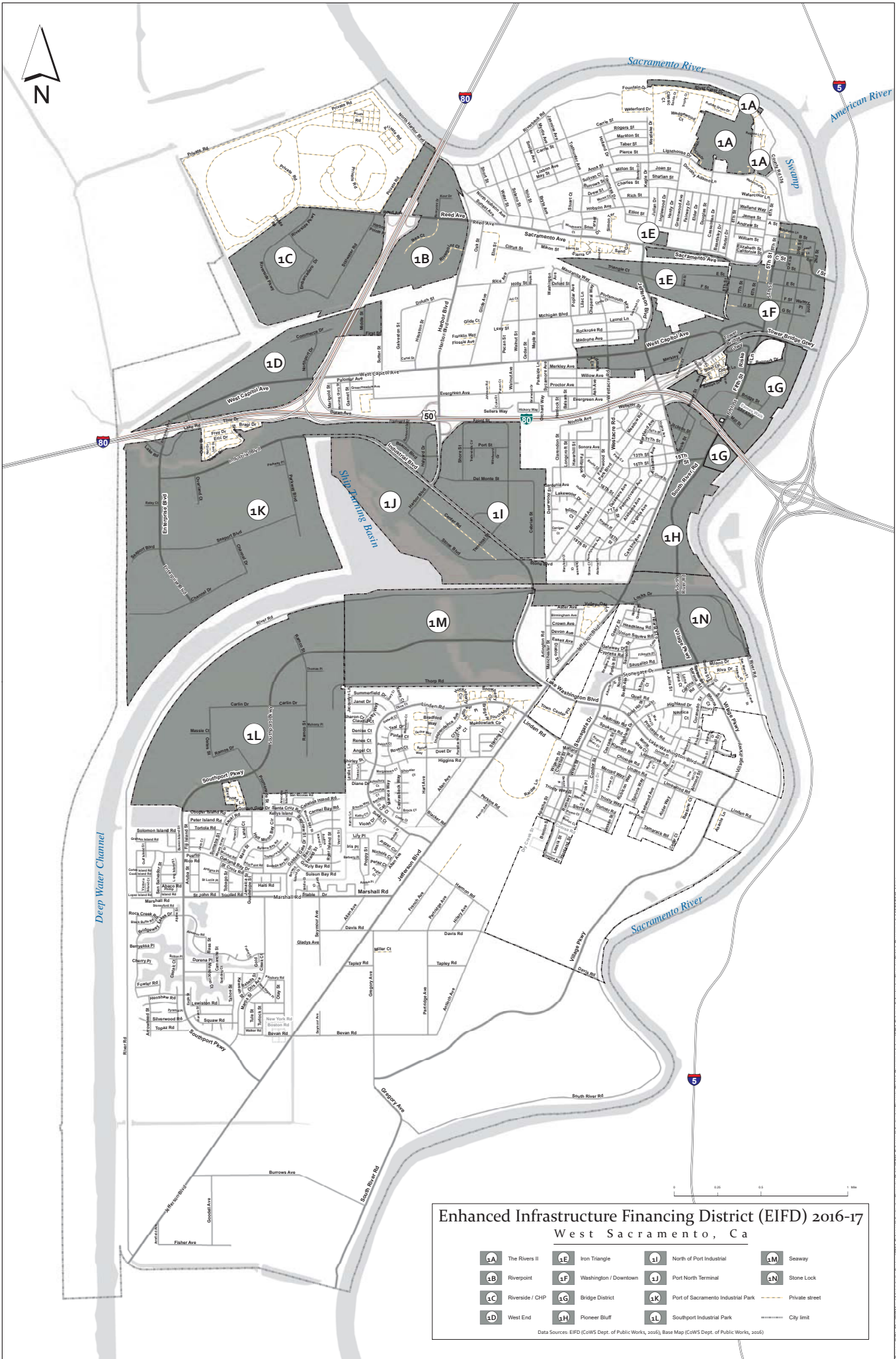
V. DWELLING UNITS PROPOSED TO BE REMOVED AND REPLACEMENT HOUSING PLAN

It is not anticipated that any dwelling units within the territory of EIFD No.1 will be removed or destroyed in the course of public works construction within the area of EIFD No.1 or private development within EIFD No.1 that is subject to a written agreement with the district or that is financed in whole or in part by the district. Therefore, a replacement housing plan and tenant relocation plan are not included in this IFP.

If, however, the relocation of dwelling units is determined to be required in the future, West Sacramento EIFD No.1 will comply with all applicable relocation laws, including Government Code section 53398.56, the California Relocation Assistance Law, Government Code section 7260, et seq., and the implementing regulations set forth in California Code of Regulations, Title 25, Chapter 6, section 6000, et seq.

EXHIBIT A

MAP OF BOUNDARIES OF WEST SACRAMENTO EIFD No.1



Enhanced Infrastructure Financing District (EIFD) 2016-17
West Sacramento, Ca

1A The Rivers II	1E Iron Triangle	1I North of Port Industrial	1M Seaway
1B Riverpoint	1F Washington / Downtown	1J Port North Terminal	1N Stone Lock
1C Riverside / CHP	1G Bridge District	1K Port of Sacramento Industrial Park	Private street
1D West End	1H Pioneer Bluff	1L Southport Industrial Park	City limit

Data Sources: EIFD (CoWS Dept. of Public Works, 2016), Base Map (CoWS Dept. of Public Works, 2016)



VICINITY MAP
SCALE: 1" = 1200'

LEGEND

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EFD) No. 1A - THE RIVERS



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF
WEST SACRAMENTO THIS _____ DAY OF _____,
201__.

ARVYS RANKIN
CITY CLERK
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP, SHOWING THE PROPOSED BOUNDARIES
OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT NO. 1A - THE RIVERS
SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY
THE CITY COUNCIL OF THE CITY OF WEST SACRAMENTO AT A REGULAR
MEETING HELD ON THE _____ DAY OF _____, 201__ BY
ITS RESOLUTION No. _____.

ARVYS RANKIN
CITY CLERK
CITY OF WEST SACRAMENTO

FILED THIS _____ DAY OF _____, 201__ AT THE HOUR OF _____ O'CLOCK _____ M.,
IN BOOK _____ AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF
THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDIE OAKLEY
COUNTY RECORDER
COUNTY OF YOLO

PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT

(EFD) No. 1A - THE RIVERS
CITY OF WEST SACRAMENTO,
COUNTY OF YOLO,
STATE OF CALIFORNIA



VICINITY MAP
SCALE: 1" = 1200'

LEGEND

 ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. 1B - RIVERPOINT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF
WEST SACRAMENTO THIS _____ DAY OF _____, 201____.

MRYSS RANKIN
CITY CLERK
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PREPARED BOUNDARIES
OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 1B, CITY OF
WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS
PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE
REGULATIONS OF THE COUNTY OF YOLO, STATE OF CALIFORNIA,
201____, BY ITS RESOLUTION No. _____.

MRYSS RANKIN
CITY CLERK
CITY OF WEST SACRAMENTO

FILED THIS _____ DAY OF _____, 201____, AT THE HOUR OF _____ O'CLOCK _____ A.M.,
IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER OF
THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDRICK GARDNER
COUNTY RECORDER
COUNTY OF YOLO



PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. 1B - RIVERPOINT
CITY OF WEST SACRAMENTO,
COUNTY OF YOLO,
STATE OF CALIFORNIA



VICINITY MAP
SCALE: 1" = 1200'

LEGEND

 ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EFD) No. 1C - RIVERSIDE/CHP

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF
WEST SACRAMENTO THIS _____ DAY OF _____,
201__.

KRYSS BARKIN
CITY CLERK
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PROPOSED BOUNDARIES
OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT NO. 1C, CITY OF
WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA. WAS
CORRECTLY RECORDED IN THE OFFICE OF THE COUNTY RECORDER AT A
REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____,
201__ BY ITS RESOLUTION No. _____.

KRYSS BARKIN
CITY CLERK
CITY OF WEST SACRAMENTO

FILED THIS _____ DAY OF _____, 201__ AT THE HOUR OF _____ O'CLOCK _____ M.
IN BOOK _____ OF MAPS, AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF
THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDIE OAKLEY
COUNTY RECORDER
COUNTY OF YOLO



PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EFD) No. 1C - RIVERSIDE/CHP
CITY OF WEST SACRAMENTO,
COUNTY OF YOLO,
STATE OF CALIFORNIA



VICINITY MAP
SCALE: 1" = 1200'

LEGEND

- [Dashed line] ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- [Solid line] (EIFD) No. 10 - WEST END

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WEST SACRAMENTO THIS _____ DAY OF _____, 201__.

KRYSS BARKIN
CITY CLERK
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWING THE PROPOSED BOUNDARIES OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 10, CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF SACRAMENTO AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 201__ BY ITS RESOLUTION No. _____.

KRYSS BARKIN
CITY CLERK
CITY OF WEST SACRAMENTO

FILED THIS _____ DAY OF _____, 201__ AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDERICK OAKLEY
COUNTY RECORDER
COUNTY OF YOLO



**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. 10 - WEST END
CITY OF WEST SACRAMENTO,
COUNTY OF YOLO,
STATE OF CALIFORNIA**



VICINITY MAP
SCALE: 1" = 1200'

LEGEND

 ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EFD) No. 1E - IRON TRIANGLE

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF
WEST SACRAMENTO THIS _____ DAY OF _____, 201____.

CRYSS RANKIN
CITY CLERK
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PROPOSED BOUNDARIES
OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 1E, CITY OF
WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS
CORRECTLY PREPARED AND SUBMITTED TO THE CITY OF WEST SACRAMENTO AT A
REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 201____,
BY ITS RESOLUTION No. _____.

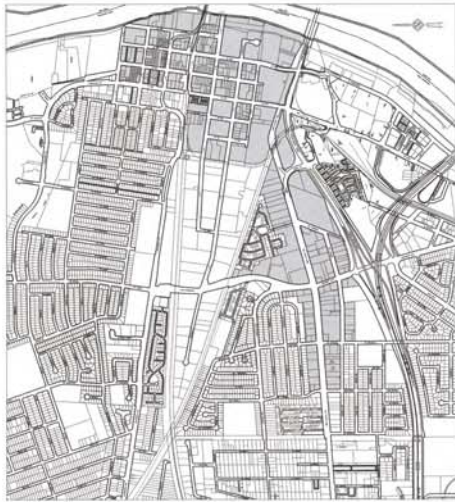
CRYSS RANKIN
CITY CLERK
CITY OF WEST SACRAMENTO

FILED THIS _____ DAY OF _____, 201____, AT THE HOUR OF _____ O'CLOCK, P. M.,
IN BOOK _____ OF MAPS, AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF
THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDERICK OAKLEY
COUNTY RECORDER
COUNTY OF YOLO



**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EFD) No. 1E - IRON TRIANGLE
CITY OF WEST SACRAMENTO,
COUNTY OF YOLO,
STATE OF CALIFORNIA**



VICINITY MAP
SCALE: 1" = 1200'

LEGEND

-  ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) No. IF - WASHINGTON/DOWNTOWN

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WEST SACRAMENTO THIS _____ DAY OF _____, 201__.

KRYSS RANKIN
CITY CLERK
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PROPOSED BOUNDARIES OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. IF - CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS PREPARED IN ACCORDANCE WITH THE CITY OF WEST SACRAMENTO AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 201__ BY ITS RESOLUTION No. _____.

KRYSS RANKIN
CITY CLERK
CITY OF WEST SACRAMENTO

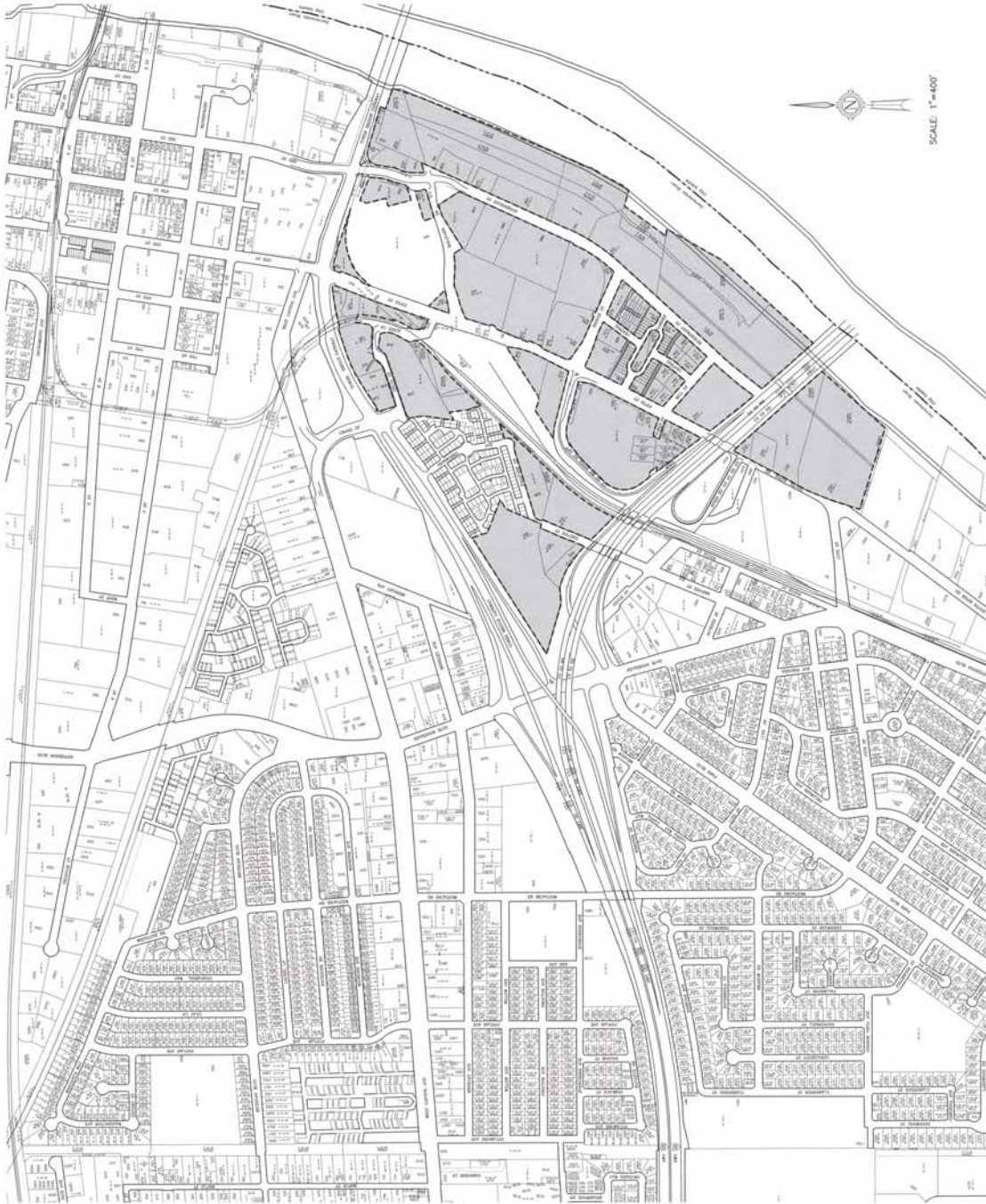
FILED THIS _____ DAY OF _____, 201__ AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDE OAKLEY
COUNTY RECORDER
COUNTY OF YOLO



SCALE: 1" = 400'

PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. IF - WASHINGTON/DOWNTOWN
CITY OF WEST SACRAMENTO,
COUNTY OF YOLO,
STATE OF CALIFORNIA



PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 (EFD) No. 10 - BRIDGE DISTRICT
 CITY OF WEST SACRAMENTO,
 COUNTY OF YOLO,
 STATE OF CALIFORNIA

SHEET 1 OF 1



VICINITY MAP
 SCALE: 1" = 1200'

LEGEND
 ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 (EFD) No. 10 - BRIDGE DISTRICT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF
 WEST SACRAMENTO THIS _____ DAY OF _____, 201____.

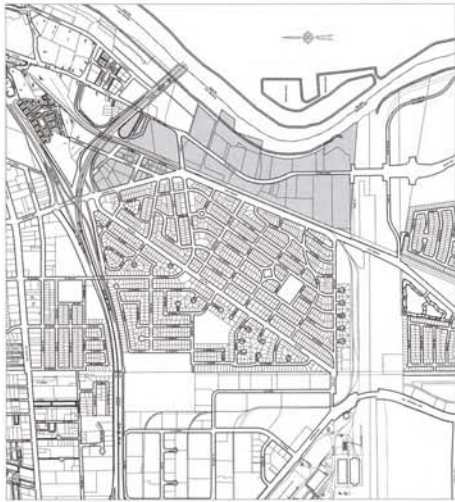
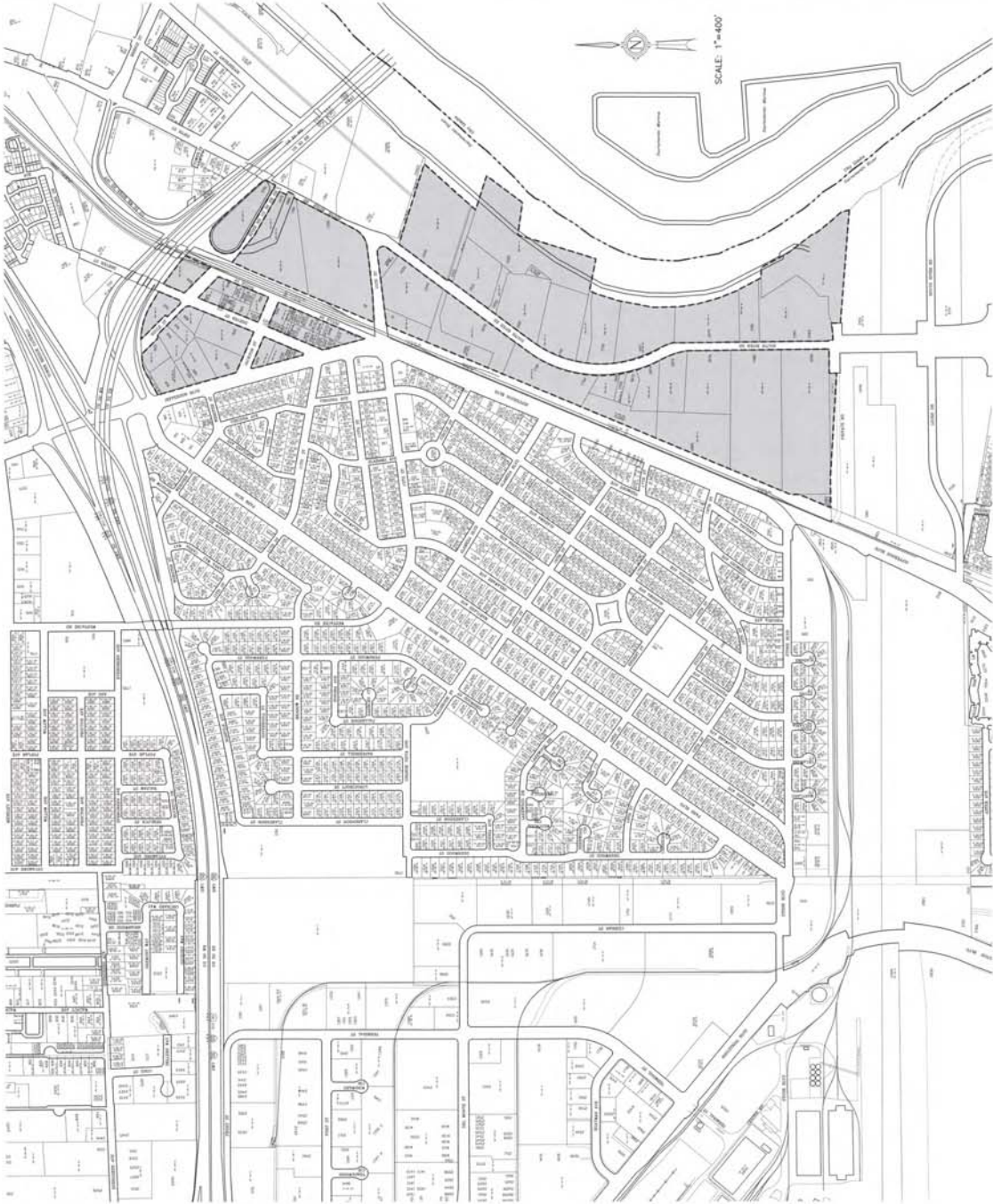
KRYSS BANNON
 CITY CLERK
 CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED BOUNDARIES
 OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 10, CITY OF
 WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS
 FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER AT A
 REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 201____,
 BY ITS RESOLUTION No. _____.

KRYSS BANNON
 CITY CLERK
 CITY OF WEST SACRAMENTO

FILED THIS _____ DAY OF _____, 201____, AT THE HOUR OF _____ O'CLOCK
 P.M., IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER OF
 THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDE OAKLEY
 COUNTY RECORDER
 COUNTY OF YOLO



VICINITY MAP
SCALE: 1" = 1200'

LEGEND

— ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. 1H - PIONEER BLUFF

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WEST SACRAMENTO THIS _____ DAY OF _____, 201__.

KRYSS RANKIN
CITY CLERK
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PROPOSED BOUNDARIES OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 1H, CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA. WAS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA, ON THE _____ DAY OF _____, 201__ BY ITS RESOLUTION No. _____.

KRYSS RANKIN
CITY CLERK
CITY OF WEST SACRAMENTO

FILED THIS _____ DAY OF _____, 201__ AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDE OAKLEY
COUNTY RECORDER
COUNTY OF YOLO

**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. 1H - PIONEER BLUFF
CITY OF WEST SACRAMENTO,
COUNTY OF YOLO,
STATE OF CALIFORNIA**



VICINITY MAP
SCALE: 1" = 1200'

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) No. 11 - NORTH OF FORT INDUSTRIAL

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WEST SACRAMENTO THIS _____ DAY OF _____, 201__.

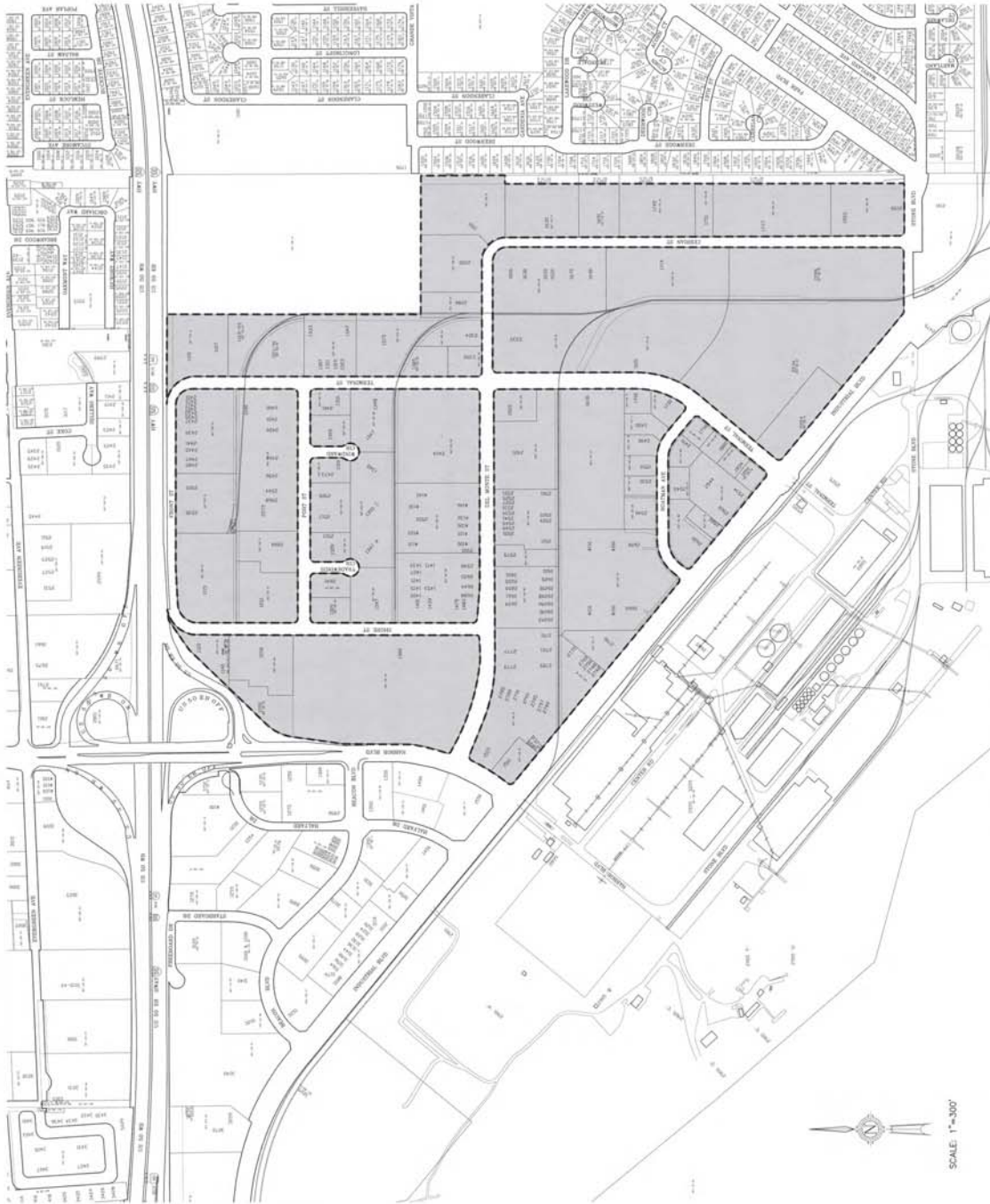
KRYSS BANNON
CITY CLERK
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWING THE PROPOSED BOUNDARIES OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 11, CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF WEST SACRAMENTO AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 201__ BY ITS RESOLUTION No. _____.

KRYSS BANNON
CITY CLERK
CITY OF WEST SACRAMENTO

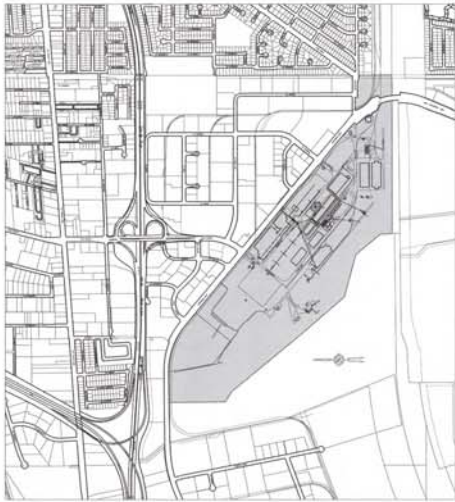
FILED THIS _____ DAY OF _____, 201__ AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDIE OAKLEY
COUNTY RECORDER
COUNTY OF YOLO



SCALE: 1" = 300'

**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. 11 - NORTH OF FORT INDUSTRIAL
CITY OF WEST SACRAMENTO,
COUNTY OF YOLO,
STATE OF CALIFORNIA**



VICINITY MAP
SCALE: 1" = 1200'

LEGEND

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EFD) No. 1J - PORT NORTH TERMINAL

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WEST SACRAMENTO THIS _____ DAY OF _____, 201__.

KRYSS BARKIN
CITY CLERK
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PROPOSED BOUNDARIES OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 1A, CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY OF WEST SACRAMENTO AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 201__ BY ITS RESOLUTION No. _____.

KRYSS BARKIN
CITY CLERK
CITY OF WEST SACRAMENTO

FILED THIS _____ DAY OF _____, 201__ AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDIE OAKLEY
COUNTY RECORDER
COUNTY OF YOLO



SCALE: 1" = 400'

**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EFD) No. 1J - PORT NORTH TERMINAL
CITY OF WEST SACRAMENTO,
COUNTY OF YOLO,
STATE OF CALIFORNIA**



VICINITY MAP
SCALE: 1" = 1500'

LEGEND

 ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. 1K - PORT OF SACRAMENTO INDUSTRIAL PARK

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF
WEST SACRAMENTO THIS _____ DAY OF _____, 201__

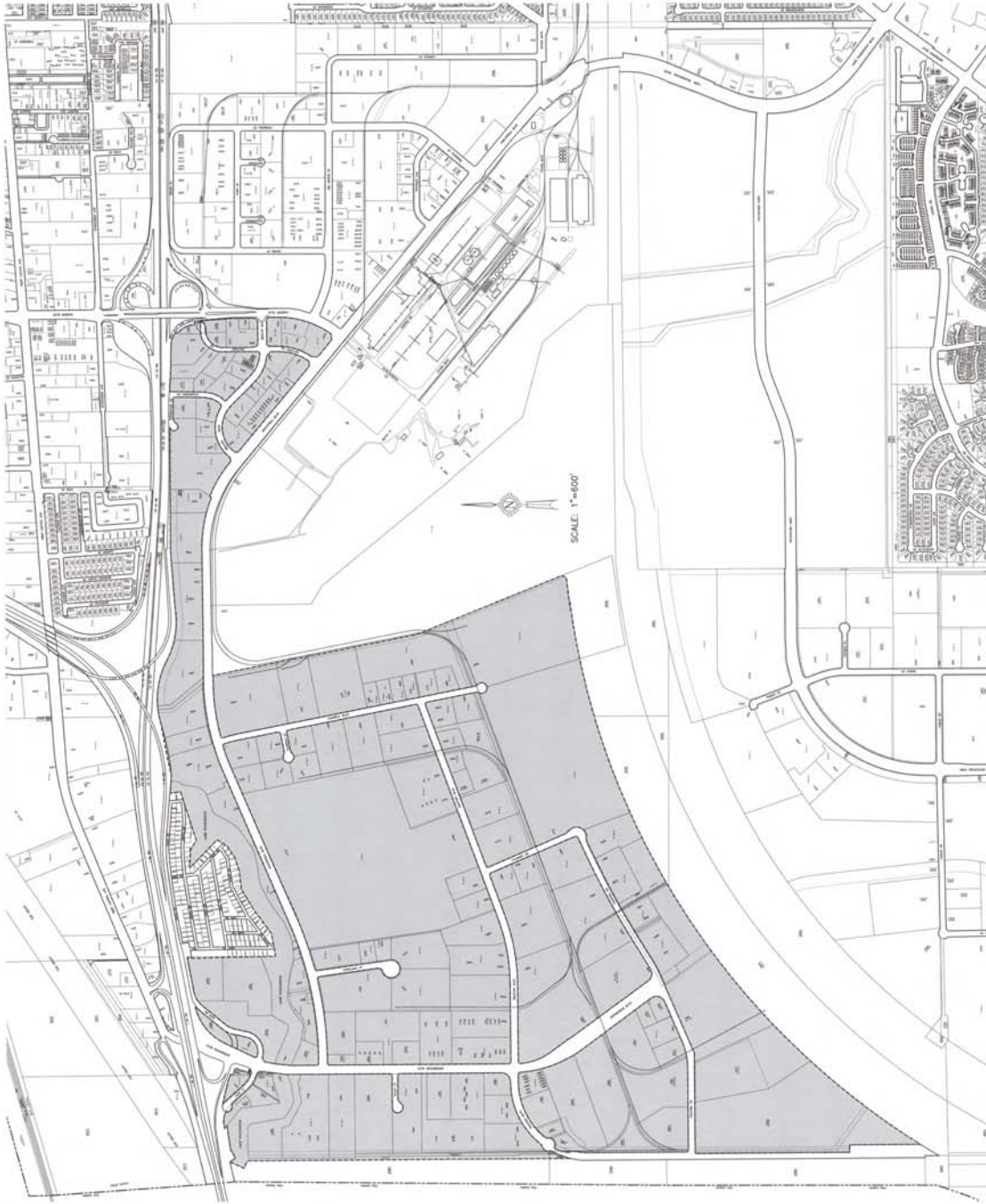
KRYSS RANKIN
CITY CLERK
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE REQUESTED BOUNDARIES
OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 1K, CITY OF
WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS
CORRECTLY PREPARED AND THAT THE CITY OF WEST SACRAMENTO AT A
REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 201__,
BY ITS RESOLUTION No. _____

KRYSS RANKIN
CITY CLERK
CITY OF WEST SACRAMENTO

FILED THIS _____ DAY OF _____, 201__ AT THE HOUR OF _____ O'CLOCK _____ M.,
IN BOOK _____ OF MAPS, AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF
THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDIE OAKLEY
COUNTY RECORDER
COUNTY OF YOLO



**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. 1K - PORT OF SACRAMENTO INDUSTRIAL PARK
CITY OF WEST SACRAMENTO,
COUNTY OF YOLO,
STATE OF CALIFORNIA**



VICINITY MAP
SCALE: 1" = 1600'

LEGEND

— ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. 1L - SOUTHPORT INDUSTRIAL PARK

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF
WEST SACRAMENTO THIS _____ DAY OF _____, 201__

KRYSIS BARKIN
CITY CLERK
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PROPOSED BOUNDARIES
OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 1L, CITY OF
WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS
CORRECTLY FILED IN THE OFFICE OF THE COUNTY RECORDER AT A
REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____,
201__ BY ITS RESOLUTION No. _____.

KRYSIS BARKIN
CITY CLERK
CITY OF WEST SACRAMENTO

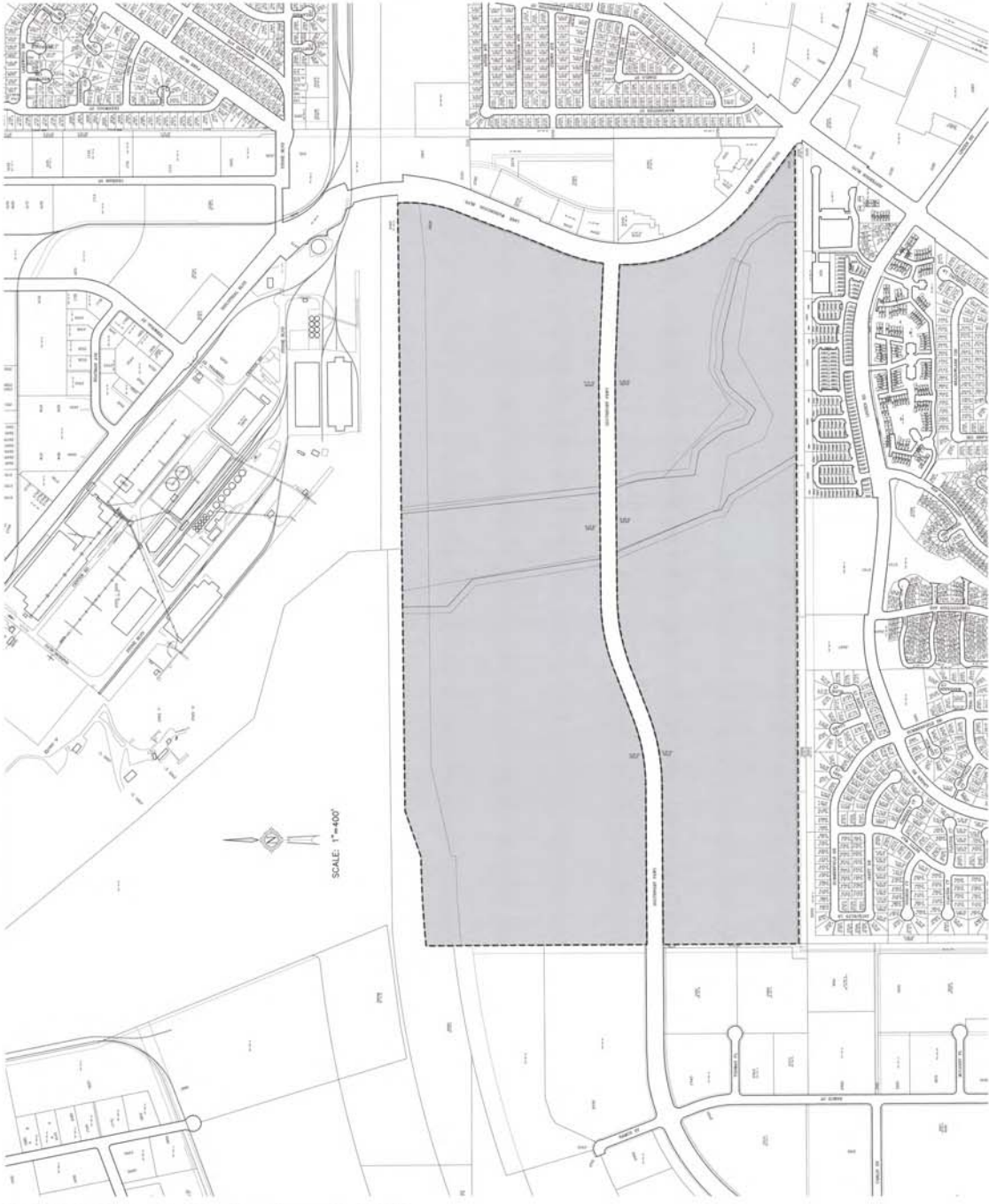
FILED THIS _____ DAY OF _____, 201__ AT THE HOUR OF _____ O'CLOCK _____ M.,
IN BOOK _____ OF MAPS, AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF
THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDIE OAKLEY
COUNTY RECORDER
COUNTY OF YOLO

**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. 1L - SOUTHPORT INDUSTRIAL PARK
CITY OF WEST SACRAMENTO,
COUNTY OF YOLO,
STATE OF CALIFORNIA**



VICINITY MAP
SCALE 1" = 1600'



SCALE 1" = 400'

LEGEND

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. 1M - SEAWAY

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WEST SACRAMENTO THIS _____ DAY OF _____, 201__.

KRYSS RANKIN
CITY CLERK
CITY OF WEST SACRAMENTO

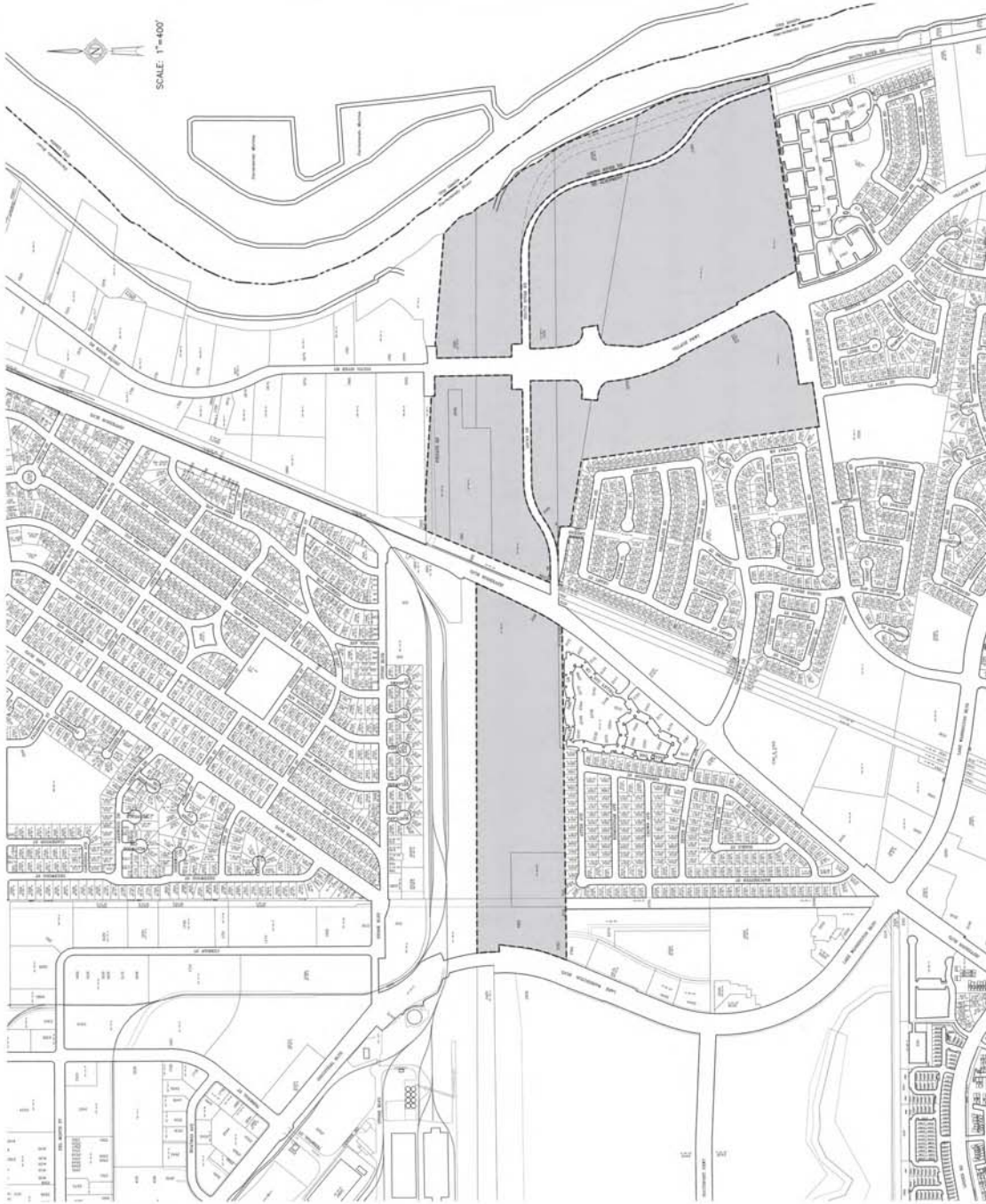
I HEREBY CERTIFY THAT THIS MAP SHOWING THE PROPOSED BOUNDARIES OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 1M, CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS FILED IN THE OFFICE OF THE COUNTY RECORDER AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 201__ BY ITS RESOLUTION No. _____.

KRYSS RANKIN
CITY CLERK
CITY OF WEST SACRAMENTO

FILED THIS _____ DAY OF _____, 201__ AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDIE OAKLEY
COUNTY RECORDER
COUNTY OF YOLO

PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. 1M - SEAWAY
CITY OF WEST SACRAMENTO,
COUNTY OF YOLO,
STATE OF CALIFORNIA



VICINITY MAP
SCALE: 1" = 1600'

LEGEND

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. IN - STONE LOCK

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WEST SACRAMENTO THIS _____ DAY OF _____, 201__.

KRYSS BARKIN
CITY CLERK
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWING THE PROPOSED BOUNDARIES OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. IN, CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS PREPARED AND ADOPTED BY THE CITY OF WEST SACRAMENTO AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 201__ BY ITS RESOLUTION No. _____.

KRYSS BARKIN
CITY CLERK
CITY OF WEST SACRAMENTO

FILED THIS _____ DAY OF _____, 201__ AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDIE OAKLEY
COUNTY RECORDER
COUNTY OF YOLO

**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) No. IN - STONE LOCK
CITY OF WEST SACRAMENTO,
COUNTY OF YOLO,
STATE OF CALIFORNIA**

EXHIBIT B

**LIST OF ASSESSOR PARCEL NUMBERS
(LEGAL DESCRIPTION) OF WEST SACRAMENTO EIFD No.1**

EIFD 1A – The Rivers

APN NUMBERS

014-760-028-000	014-700-049-000	014-710-004-000
014-760-029-000	014-690-073-000	014-710-005-000
014-620-008-000	014-700-020-000	014-710-014-000
014-630-006-000	014-700-052-000	014-710-015-000
014-690-072-000	014-700-047-000	014-690-091-000
014-710-001-000	014-700-048-000	014-700-003-000
014-700-053-000	014-690-088-000	
014-690-090-000	014-710-064-000	
014-700-050-000	014-690-089-000	
014-700-051-000	014-700-021-000	
014-700-018-000	014-700-022-000	
014-700-019-000	014-700-023-000	
014-690-087-000	014-710-009-000	
014-690-077-000	014-710-013-000	
014-700-046-000	014-700-024-000	
014-690-086-000	014-710-012-000	
014-690-085-000	014-710-010-000	
014-690-078-000	014-700-026-000	
014-690-076-000	014-710-063-000	
014-690-084-000	014-710-008-000	
014-690-079-000	014-710-062-000	
014-690-075-000	014-710-006-000	
014-690-083-000	014-700-025-000	
014-690-080-000	014-710-007-000	
014-690-074-000	014-710-011-000	
014-690-082-000	014-710-002-000	
014-690-081-000	014-710-003-000	

EIFD 1B – Riverpoint

APN NUMBERS

014-793-066-000

014-793-029-000

014-793-056-000

014-793-063-000

014-792-004-000

014-792-003-000

014-792-006-000

014-792-002-000

014-793-069-000

014-793-042-000

014-793-055-000

014-792-005-000

014-793-001-000

014-792-007-000

014-793-074-000

014-793-088-000

014-793-073-000

014-793-013-000

014-793-054-000

014-793-071-000

014-793-041-000

014-793-087-000

014-793-038-000

014-793-068-000

014-793-031-000

014-793-072-000

014-793-077-000

014-793-086-000

014-793-052-000

014-793-075-000

014-793-053-000

014-980-001-000

EIFD 1C – Riverside

APN NUMBER

014-680-014-000	014-660-013-000
014-670-014-000	014-794-012-000
014-791-004-000	014-670-027-000
014-660-017-000	014-670-021-000
014-660-018-000	014-794-006-000
014-670-022-000	014-660-008-000
014-650-005-000	014-680-010-000
014-650-008-000	014-794-011-000
014-660-016-000	014-794-014-000
014-650-007-000	014-794-001-000
014-650-006-000	014-794-013-000
014-680-012-000	014-791-002-000
014-680-009-000	014-791-001-000
014-794-007-000	014-794-004-000
014-660-014-000	014-794-005-000
014-650-003-000	014-794-003-000
014-791-003-000	014-794-002-000
014-670-026-000	014-980-002-000
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014-794-009-000	
014-794-008-000	
014-794-010-000	
014-670-025-000	
014-680-008-000	
014-794-015-000	
014-660-009-000	

EIFD 1D – West End

APN NUMBER

008-020-022-000	008-030-043-000	008-020-024-000
008-020-030-000	008-030-033-000	067-010-024-000
008-051-001-000	008-030-044-000	008-030-064-000
067-060-008-000	008-030-032-000	067-010-028-000
067-060-006-000	067-060-001-000	
067-060-005-000	067-070-002-000	
008-020-029-000	067-060-002-000	
008-030-024-000	008-030-038-000	
008-020-028-000	008-030-039-000	
008-030-068-000	008-030-037-000	
008-030-065-000	008-030-040-000	
008-030-042-000	008-030-030-000	
067-070-001-000	008-030-058-000	
008-010-016-000	067-070-003-000	
008-030-028-000	008-030-055-000	
067-060-004-000	008-030-056-000	
067-060-003-000	008-030-045-000	
008-030-052-000	008-030-057-000	
008-010-026-000	008-010-019-000	
008-010-032-000	008-010-023-000	
008-010-031-000	008-010-027-000	
008-030-049-000	067-010-001-000	
067-060-007-000	067-010-038-000	
008-030-029-000	067-010-002-000	
008-030-041-000	008-010-033-000	
008-030-020-000	008-020-026-000	
008-030-031-000	067-010-026-000	

EIFD 1E – Iron Triangle

APN NUMBER

010-320-038-000	010-402-004-000
010-320-071-000	010-559-016-000
010-402-006-000	010-559-005-000
010-401-005-000	010-559-004-000
010-320-008-000	010-412-002-000
010-320-076-000	010-559-007-000
010-320-056-000	010-340-027-000
010-340-024-000	010-559-013-000
010-320-012-000	010-559-003-000
010-340-023-000	010-559-019-000
010-340-022-000	010-412-003-000
010-412-005-000	010-401-001-000
010-559-001-000	010-340-009-000
010-340-021-000	010-559-010-000
010-320-057-000	010-559-011-000
010-340-025-000	010-559-021-000
010-340-026-000	010-559-020-000
010-559-002-000	010-320-015-000
010-320-013-000	010-559-017-000
010-320-058-000	010-559-018-000
010-320-014-000	010-320-016-000
010-559-014-000	010-411-001-000
010-320-077-000	010-990-008-000
010-411-002-000	
010-411-003-000	
010-559-022-000	
010-990-028-000	

EIFD 1F – Washington/Downtown

<u>APN NUMBERS</u>		
	010-451-011-000	067-300-005-000
067-320-005-000	008-150-061-000	067-310-034-000
010-441-003-000	010-422-037-000	067-310-020-000
010-421-018-000	067-310-075-000	008-150-033-000
010-473-040-000	010-422-030-000	067-310-015-000
010-422-028-000	010-473-005-000	008-150-028-000
067-290-002-000	067-310-012-000	010-493-008-000
010-191-018-000	067-310-067-000	008-150-031-000
008-140-082-000	008-150-029-000	010-463-001-000
008-150-093-000	008-990-006-000	010-102-005-000
067-330-017-000	067-330-001-000	067-290-004-000
010-462-001-000	010-464-004-000	008-473-021-000
010-461-001-000	010-102-010-000	008-473-018-000
010-422-013-000	010-451-012-000	008-473-027-000
010-372-002-000	008-150-094-000	067-300-009-000
067-320-002-000	008-140-086-000	067-310-068-000
010-103-001-000	010-372-001-000	067-320-004-000
008-140-087-000	010-473-039-000	008-473-022-000
008-140-075-000	008-150-066-000	010-473-008-000
010-452-008-000	067-270-004-000	010-103-002-000
008-140-089-000	008-473-025-000	010-422-032-000
010-431-014-000	008-221-030-000	067-270-005-000
010-474-022-000	010-102-008-000	067-270-046-000
010-192-003-000	010-990-019-000	010-493-001-000
067-320-007-000	010-451-010-000	008-140-095-000
010-473-019-000	067-270-002-000	010-373-011-000
010-421-019-000	008-150-025-000	008-221-034-000
010-990-022-000	008-150-011-000	067-270-003-000

067-300-007-000	010-466-012-000	008-140-092-000
008-221-031-000	010-464-003-000	010-191-012-000
010-372-003-000	010-492-021-000	008-221-044-000
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067-310-026-000	010-560-038-000	010-484-013-000
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067-310-025-000	067-310-076-000	067-290-010-000
008-150-067-000	010-493-002-000	010-990-021-000
067-270-043-000	067-300-008-000	010-990-010-000
008-221-036-000	010-374-002-000	010-990-014-000
067-300-006-000	067-310-033-000	067-310-077-000
010-473-029-000	067-300-004-000	067-270-006-000
067-310-029-000	010-374-006-000	010-191-013-000
010-481-007-000	067-310-074-000	010-422-036-000
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010-990-027-000	010-431-013-000	010-484-014-000
067-310-018-000	010-483-001-000	067-310-019-000
008-150-018-000	010-482-010-000	067-310-027-000
067-270-047-000	067-290-003-000	067-310-028-000
067-310-010-000	010-990-004-000	010-431-002-000
010-570-039-000	010-475-007-000	067-300-003-000
067-290-005-000	010-431-001-000	010-371-008-000
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067-310-017-000	010-473-032-000	010-484-012-000
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010-474-018-000	008-221-024-000	010-483-022-000

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010-481-002-000	010-493-006-000	010-191-017-000
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067-310-013-000	010-560-084-000	010-466-009-000
010-466-010-000	010-560-076-000	010-466-006-000
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010-495-014-000	010-483-019-000	010-482-009-000
010-481-009-000	010-471-012-000	010-495-012-000
067-310-031-000	010-371-002-000	010-475-010-000
010-481-008-000	010-373-007-000	010-422-031-000
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010-102-002-000	008-221-025-000	010-483-010-000
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010-484-008-000	010-374-017-000	010-465-003-000
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010-471-008-000	010-483-020-000	010-483-003-000
010-371-005-000	010-483-018-000	010-495-003-000

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010-483-002-000	010-492-017-000	010-560-035-000
010-465-008-000	010-483-015-000	010-560-009-000
010-465-009-000	010-374-009-000	010-374-008-000
010-465-017-000	010-492-015-000	010-560-004-000
010-484-019-000	010-990-011-000	010-483-004-000
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010-495-021-000	010-483-017-000	010-560-011-000
067-310-069-000	010-560-034-000	010-560-028-000
010-374-005-000	010-560-002-000	010-495-028-000
010-475-006-000	010-570-038-000	010-560-058-000
010-373-006-000	010-560-001-000	010-560-040-000
010-471-013-000	010-483-016-000	010-560-021-000
010-482-002-000	010-373-003-000	010-590-039-000
010-482-001-000	010-484-018-000	010-560-015-000
010-483-011-000	010-560-027-000	010-590-023-000
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010-471-005-000	010-560-036-000	010-560-008-000
010-471-006-000	010-560-006-000	010-560-007-000
010-471-007-000	010-560-039-000	010-560-013-000
010-471-004-000	010-560-059-000	010-560-016-000

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010-560-029-000	010-590-016-000	010-580-027-000
010-590-003-000	010-590-015-000	010-580-019-000
010-560-026-000	010-590-014-000	010-580-026-000
010-560-032-000	010-590-007-000	010-580-025-000
010-560-030-000	010-590-025-000	010-580-020-000
010-590-008-000	010-590-024-000	010-580-021-000
010-560-022-000	010-560-075-000	010-580-022-000
010-560-046-000	010-560-083-000	010-560-082-000
010-560-052-000	010-560-060-000	010-580-024-000
010-560-024-000	010-590-001-000	010-580-008-000
010-560-023-000	010-590-002-000	010-580-004-000
010-560-012-000	010-570-001-000	010-580-007-000
010-560-018-000	010-590-006-000	010-580-015-000
010-590-036-000	010-590-005-000	010-580-005-000
010-560-020-000	010-590-035-000	010-580-013-000
010-560-019-000	010-590-034-000	010-580-011-000
010-560-051-000	010-590-033-000	010-580-012-000
010-560-047-000	010-590-032-000	010-580-003-000
010-590-037-000	010-590-031-000	010-580-006-000
010-560-014-000	010-590-030-000	010-580-016-000
010-590-004-000	010-590-029-000	010-580-014-000
010-463-003-000	010-590-028-000	010-580-009-000
010-590-040-000	010-590-027-000	010-580-023-000
067-270-012-000	010-580-002-000	010-560-070-000
010-422-010-000	010-580-017-000	067-310-072-000
010-590-026-000	010-590-011-000	010-580-010-000
010-590-019-000	010-590-010-000	010-570-033-000
010-590-018-000	010-590-038-000	010-570-035-000

010-570-030-000	010-570-031-000
010-570-021-000	010-570-034-000
010-570-037-000	010-570-003-000
010-570-026-000	010-422-034-000
010-570-023-000	010-422-035-000
010-570-004-000	010-560-079-000
010-570-015-000	010-560-081-000
010-570-007-000	010-560-080-000
010-570-025-000	010-560-072-000
010-570-013-000	010-560-073-000
010-570-028-000	010-560-071-000
010-570-002-000	010-560-078-000
010-570-010-000	010-560-074-000
010-570-016-000	910-001-509-000
010-570-011-000	910-004-624-000
010-570-029-000	910-004-623-000
010-570-006-000	910-004-625-000
010-570-008-000	910-004-622-000
010-570-017-000	010-590-012-000
010-570-012-000	010-484-002-000
010-570-032-000	010-590-041-000
010-570-009-000	010-990-012-000
010-570-018-000	010-990-016-000
010-570-027-000	
010-570-022-000	
010-570-014-000	
010-570-024-000	
010-570-036-000	
010-570-005-000	

EIFD 1G – Bridge District

<u>APN NUMBERS</u>		
	058-340-011-000	067-330-020-000
058-990-012-000	058-310-019-000	058-320-051-000
058-310-001-000	058-320-042-000	058-350-047-000
058-310-034-000	067-330-029-000	058-320-054-000
058-350-048-000	058-310-018-000	058-330-044-000
058-350-001-000	058-310-003-000	058-320-073-000
058-320-018-000	058-330-043-000	058-350-036-000
058-320-062-000	058-320-077-000	058-350-039-000
058-320-061-000	058-350-003-000	058-350-038-000
058-350-046-000	058-320-014-000	058-350-004-000
058-350-008-000	058-340-010-000	058-350-040-000
058-310-005-000	058-310-026-000	058-350-041-000
058-320-045-000	058-320-072-000	058-350-042-000
058-350-031-000	058-320-055-000	058-350-043-000
058-350-017-000	058-350-007-000	058-310-013-000
058-350-002-000	058-310-002-000	058-350-037-000
058-340-017-000	058-370-054-000	058-330-034-000
058-320-065-000	058-410-022-000	058-320-075-000
058-330-020-000	058-330-054-000	058-310-036-000
058-310-009-000	058-340-014-000	058-310-014-000
058-330-030-000	058-320-039-000	058-380-029-000
058-320-019-000	058-320-052-000	058-404-007-000
058-340-005-000	058-340-018-000	058-300-011-000
058-320-060-000	058-320-044-000	058-401-008-000
058-320-024-000	058-990-012-000	067-330-023-000
058-320-037-000	067-330-022-000	058-310-015-000
058-380-028-000	058-310-024-000	058-402-001-000
067-330-030-000	058-320-064-000	058-403-001-000

058-350-010-000	058-410-018-000	058-402-009-000
058-340-019-000	058-403-003-000	058-402-010-000
058-300-015-000	058-401-006-000	058-410-008-000
058-300-005-000	058-404-001-000	058-410-007-000
058-300-008-000	058-410-019-000	058-410-014-000
058-300-013-000	058-404-006-000	058-410-016-000
058-320-066-000	058-401-001-000	058-410-010-000
058-310-030-000	058-402-004-000	058-990-009-000
058-300-018-000	058-330-028-000	058-990-003-000
058-310-025-000	058-410-005-000	058-990-002-000
058-310-028-000	058-403-004-000	058-410-009-000
058-300-004-000	058-410-020-000	058-410-013-000
058-320-074-000	058-401-005-000	058-410-015-000
058-320-059-000	058-402-005-000	058-410-002-000
058-330-027-000	058-403-005-000	058-410-003-000
058-410-001-000	058-404-005-000	058-410-004-000
058-410-011-000	058-402-006-000	058-300-016-000
058-410-021-000	058-401-002-000	058-320-063-000
058-410-012-000	058-401-003-000	058-330-029-000
058-402-002-000	058-402-007-000	
058-403-002-000	058-403-007-000	
058-401-007-000	058-403-008-000	
058-410-017-000	058-403-009-000	
058-402-011-000	058-403-006-000	
058-320-071-000	058-404-002-000	
058-410-006-000	058-404-004-000	
058-402-003-000	058-404-003-000	
058-310-032-000	058-401-004-000	
058-403-010-000	058-402-008-000	

EIFD 1H – Pioneer Bluff

<u>APN NUMBER</u>		
	058-300-001-000	058-034-029-000
058-260-002-000	058-300-002-000	058-034-014-000
058-260-003-000	058-280-007-000	058-034-016-000
058-290-004-000	058-290-001-000	058-014-009-000
058-270-014-000	058-290-005-000	058-015-009-000
067-180-001-000	058-260-020-000	058-015-006-000
058-280-005-000	058-014-001-000	058-015-007-000
058-260-019-000	058-260-013-000	058-015-004-000
058-260-021-000	058-014-002-000	058-033-001-000
058-260-025-000	058-260-027-000	058-034-015-000
058-290-002-000	058-014-006-000	058-034-030-000
058-260-016-000	058-033-003-000	058-034-009-000
058-280-003-000	058-270-011-000	058-034-007-000
058-260-017-000	058-280-006-000	058-034-003-000
058-270-012-000	058-014-004-000	058-034-002-000
058-270-001-000	058-270-007-000	058-015-008-000
058-270-008-000	058-015-010-000	058-034-001-000
058-270-017-000	058-033-002-000	058-015-002-000
058-300-012-000	058-034-012-000	058-034-011-000
058-270-006-000	058-015-001-000	058-034-013-000
058-260-015-000	058-014-003-000	058-034-010-000
058-260-026-000	058-015-012-000	058-034-008-000
058-260-010-000	058-034-028-000	058-033-004-000
058-014-008-000	058-015-011-000	058-015-003-000
058-270-016-000	058-260-001-000	058-990-007-000
058-260-018-000	058-260-012-000	058-990-011-000
058-260-028-000	058-034-031-000	058-990-001-000
058-014-007-000	058-034-027-000	
058-014-005-000	058-270-009-000	

EIFD 1I – North of Port Industrial

<u>APN NUMBER</u>		
	067-140-035-000	067-140-020-000
067-134-003-000	067-150-013-000	067-140-033-000
067-160-002-000	067-134-006-000	067-150-019-000
067-140-032-000	067-150-016-000	067-150-036-000
067-170-004-000	067-140-034-000	067-150-025-000
067-140-015-000	067-150-008-000	067-150-021-000
067-160-003-000	067-160-001-000	067-170-008-000
067-150-018-000	067-150-028-000	067-150-024-000
067-150-035-000	067-140-005-000	067-140-011-000
067-170-002-000	067-150-009-000	067-140-009-000
067-170-003-000	067-150-026-000	067-140-008-000
067-160-007-000	067-150-017-000	067-140-007-000
067-150-034-000	067-140-018-000	067-140-012-000
067-150-033-000	067-170-015-000	067-140-014-000
067-150-015-000	067-150-010-000	067-140-013-000
067-150-001-000	067-150-022-000	067-140-010-000
067-150-012-000	067-140-030-000	067-140-001-000
067-150-027-000	067-134-004-000	067-140-002-000
067-140-024-000	067-140-036-000	067-140-003-000
067-170-001-000	067-140-017-000	067-140-004-000
067-170-010-000	067-150-003-000	067-140-031-000
067-150-011-000	067-134-005-000	067-150-014-000
067-140-022-000	067-150-004-000	067-140-027-000
067-170-017-000	067-140-025-000	067-990-003-000
067-160-009-000	067-150-038-000	
067-150-007-000	067-140-029-000	
067-140-028-000	067-150-020-000	
067-150-002-000	067-150-023-000	

EIFD 1J – Port North Terminal

APN NUMBER

067-180-060-000

067-180-059-000

067-180-031-000

067-180-039-000

067-980-004-000

EIFD 1K – Port of Sacramento Industrial Park

<u>APN NUMBER</u>		
	067-010-032-000	067-020-069-000
067-052-010-000	067-020-049-000	067-053-033-000
067-053-013-000	067-020-019-000	067-010-007-000
067-040-003-000	067-052-003-000	067-020-048-000
067-053-012-000	067-030-012-000	067-053-020-000
067-040-011-000	067-053-002-000	067-053-024-000
067-040-010-000	067-053-018-000	067-020-031-000
067-030-006-000	067-051-006-000	067-030-044-000
067-053-001-000	067-020-068-000	067-052-030-000
067-053-011-000	067-030-048-000	067-052-017-000
067-052-029-000	067-052-005-000	067-020-067-000
067-030-008-000	067-052-004-000	067-020-075-000
067-051-009-000	067-053-019-000	067-132-014-000
067-030-007-000	067-030-045-000	067-030-004-000
067-020-055-000	067-052-019-000	067-020-013-000
067-020-060-000	067-020-017-000	067-030-037-000
067-053-030-000	067-052-018-000	067-070-032-000
067-020-051-000	067-020-053-000	067-052-022-000
067-131-010-000	067-030-042-000	067-070-034-000
067-052-001-000	067-070-030-000	067-136-021-000
067-051-005-000	067-020-016-000	067-052-012-000
067-052-002-000	067-020-015-000	067-052-013-000
067-010-008-000	067-052-011-000	067-051-002-000
067-070-028-000	067-020-033-000	067-052-025-000
067-020-010-000	067-052-016-000	067-052-024-000
067-051-007-000	067-070-033-000	067-052-023-000
067-020-032-000	067-053-035-000	067-020-038-000
067-070-029-000	067-053-034-000	067-133-002-000

067-051-001-000	067-135-013-000	067-133-007-000
067-053-029-000	067-030-039-000	067-136-009-000
067-053-027-000	067-131-008-000	067-133-001-000
067-030-043-000	067-010-021-000	067-020-037-000
067-052-020-000	067-053-021-000	067-030-032-000
067-052-021-000	067-010-022-000	067-010-035-000
067-030-005-000	067-132-001-000	067-010-013-000
067-020-018-000	067-030-047-000	067-980-002-000
067-020-020-000	067-052-006-000	067-980-001-000
067-132-007-000	067-053-022-000	067-980-003-000
067-030-046-000	067-052-007-000	067-070-022-000
067-135-017-000	067-030-038-000	067-010-030-000
067-132-003-000	067-030-031-000	
067-136-017-000	067-053-005-000	
067-020-014-000	067-053-008-000	
067-020-072-000	067-053-007-000	
067-136-014-000	067-053-006-000	
067-053-023-000	067-132-019-000	
067-020-023-000	067-132-002-000	
067-136-019-000	067-135-016-000	
067-131-004-000	067-010-040-000	
067-132-004-000	067-010-033-000	
067-131-003-000	067-131-009-000	
067-136-011-000	067-020-047-000	
067-053-009-000	067-132-020-000	
067-010-041-000	067-133-009-000	
067-053-010-000	067-132-015-000	
067-135-008-000	067-136-010-000	
067-010-037-000	067-136-020-000	

EIFD 1L – Southport Industrial Park

<u>APN NUMBER</u>		
	045-555-004-000	045-554-016-000
045-551-056-000	045-551-019-000	072-141-012-000
045-554-032-000	045-554-018-000	072-141-008-000
045-551-063-000	045-553-022-000	072-141-005-000
045-551-003-000	045-553-023-000	072-141-007-000
045-551-062-000	045-551-022-000	072-141-013-000
045-551-065-000	045-553-018-000	045-554-038-000
045-551-002-000	045-554-035-000	045-555-005-000
045-551-066-000	045-551-018-000	045-553-012-000
045-554-001-000	045-553-006-000	045-990-001-000
045-555-006-000	045-554-008-000	
045-551-055-000	045-551-020-000	
045-554-002-000	045-554-013-000	
045-551-004-000	072-141-018-000	
045-551-060-000	045-554-014-000	
045-552-014-000	045-551-031-000	
045-554-030-000	045-551-032-000	
045-553-007-000	045-554-034-000	
045-552-003-000	045-553-004-000	
045-551-059-000	045-551-049-000	
045-554-031-000	045-553-010-000	
045-554-025-000	045-553-005-000	
045-554-040-000	045-551-021-000	
045-554-041-000	072-141-009-000	
045-554-012-000	072-141-010-000	
072-141-017-000	045-553-011-000	
045-555-003-000	072-141-006-000	
045-551-050-000	072-141-011-000	

EIFD 1M – Seaway

APN NUMBER

045-551-057-000

045-554-036-000

045-030-044-000

045-030-045-000

045-030-048-000

045-030-046-000

EIFD 1N – Stone Lock

APN NUMBER

046-010-011-000

067-180-063-000

067-180-056-000

067-180-002-000

067-180-065-000

067-180-067-000

067-180-053-000

067-180-005-000

046-010-008-000

067-180-062-000

046-344-001-000

EXHIBIT C
LIST OF PROJECTS

Exhibit C: List of Projects
List of Public Facilities Proposed in the Area of EIFD #1
Infrastructure Financing Plan
West Sacramento EIFD #1

Description	Total Cost	EIFD/IFD	Measure E/G/K/V	CFD/ Assmnt.	Grants	Impact Fees	Entrprs. Fund	Type*
TRANSPORTATION								
<u>General Transportation</u>								
Broadway Bridge	\$200,000,000	X			X			1
Enterprise Bridge	\$200,000,000	X		X	X	X		1
West Side Rail Relocation	\$100,000,000	X			X			1
Stone Lock Transit/Bicycle/Pedestrian Bridge	\$100,000,000	X		X	X	X		1
Downtown/Riverfront Streetcar-City Share	\$35,000,000	X	X	X				1
Washington Streetcar Extension	\$30,000,000	X	X	X	X	X		1
Pioneer Bluff Streetcar Extension	\$30,000,000	X	X	X	X	X		1
C Street Bridge-City Share	\$10,000,000	X	X		X			1
Stonegate Widening	\$1,000,000	X				X		1
<u>Signals and Lighting</u>								
Stillwater/Reed Signal Installation	\$350,000	X				X		1
Merkley/Jefferson Intersection Upgrades	\$150,000	X				X		1
West Capitol Streetlight Installation	\$100,000	X				X		1
<u>Bicycle, Pedestrian & Transit Facilities</u>								
I Street Bridge Deck Conversion	\$10,000,000	X			X			1
Sycamore Trail Overpass & Extension	\$9,000,000	X	X		X			1
Citywide Bike Lane Gap Closure	\$600,000	X	X		X			1
Linden Sidewalk Extension	\$500,000	X			X			1
<u>Roadway Capacity Improvements</u>								
Harbor & Industrial Intersection Realignment	\$16,500,000	X			X	X		1
I-80 & Enterprise Interchange Improvements	\$12,000,000	X				X		1
Pioneer Bluff-South River Road Improvements	\$10,000,000	X		X	X	X		1
I-80 & Reed Interchange Improvements	\$9,700,000	X				X		1
US-50 & Jefferson Interchange Improvements	\$8,000,000	X				X		1
West Capitol Avenue Streetscape Phase 2	\$7,000,000	X			X			1
Grand Street Extension & Rail Crossing	\$6,000,000	X		X				1
Tower Bridge Gateway Phase 3	\$5,000,000	X			X			1
Sacramento Avenue-6th Street Streetscape	\$5,000,000	X			X			1
Village Parkway Extension-Gregory to Jefferson	\$4,700,000	X			X	X		1
Merkley/El Rancho/Casa Street/City Hall Exit Realignment	\$3,000,000	X			X			1
Stone Boulevard Extension	\$3,000,000	X		X	X	X		1
US-50 & South River Interchange Improvements	\$2,500,000	X				X		1
Riverfront Street Extension	\$2,000,000	X		X	X			1
<u>Safety: Railroad Signal & Surface Improvements</u>								
Jefferson/West Capitol/Park Lighting Improvements	\$650,000	X	X		X			1
Park & Stone Rail Crossing Improvements	\$100,000	X				X		1
<u>Road Reconstruction</u>								
Citywide Road Reconstruction	\$5,500,000	X			X	X	X	1
Harbor & Industrial Road Reconstruction	\$3,500,000	X				X		1
Westfield Village Road Reconstruction	\$2,500,000	X				X		1
ADA Road Improvements	\$1,000,000	X		X		X		1
State Streets Road Reconstruction	\$1,000,000	X	X					1
Subtotal, Transportation	\$835,350,000							
PARKING FACILITIES								
Civic Center Parking Garage	\$15,000,000	X					X	1
Bridge District Parking Garage	\$15,000,000	X					X	1
Grand Gateway Parking Garage	\$15,000,000	X					X	1
Washington Square Parking Garage	\$15,000,000	X					X	1
Riverfront/Downtown Parking Lots	\$10,000,000	X					X	1
Urban Parking Area Parking Meters	\$5,000,000	X					X	1
Subtotal, Parking	\$75,000,000							
WATER SYSTEM IMPROVEMENTS								
Southport Industrial Park Water System Enhancement	\$9,300,000	X			X			1
PSIP Industrial Area Water System Enhancement	\$8,100,000	X			X			1
Port Industrial Area Water System Enhancement	\$3,200,000	X			X			1
Riverside Center Water System Enhancement	\$1,300,000	X			X			1
South State Streets Water Main Replacement	\$3,100,000	X					X	1
Park Boulevard Transmission Main	\$1,500,000	X					X	1
GIS Infrastructure Surveying & Mapping	\$1,050,000	X					X	1
Carbon Filter Media Replacement	\$800,000	X					X	1
Citywide Water System Reconstruction	\$650,000	X					X	1
West Capitol Water Services Replacement	\$500,000	X					X	1
McGowan Bridge Water Main Connection	\$450,000	X					X	1
Water Meter Retrofits	\$200,000	X					X	1
Subtotal, Water	\$30,150,000							

Description	Total Cost	EIFD/IFD	Measure E/G/K/V	CFD/ Assmnt.	Grants	Impact Fees	Entrprs. Fund	Type*
SEWER SYSTEM IMPROVEMENTS								
Gravity System Rehabilitation/Repair	\$11,750,000	X					X	1
Wastewater Treatment Plant Demolition	\$7,000,000	X					X	1
Pump System Replacement	\$2,100,000	X					X	1
C Street Sewer Line Replacement	\$1,800,000	X					X	1
Subtotal, Sewer	\$22,650,000							
STORM DRAINAGE SYSTEM IMPROVEMENTS								
North Area Storm Drainage Improvements	\$5,000,000	X		X	X			1
Subtotal, Storm Drainage	\$5,000,000							
CITY BUILDINGS & FACILITIES								
Corporation Yard Replacement	\$29,000,000	X				X	X	1
Police Station Replacement	\$25,000,000	X				X	X	1
Subtotal, City Buildings	\$54,000,000							
PARKS & RECREATIONAL FACILITIES								
Park Development								
Central Park	\$25,000,000	X			X	X		1
Bryte Park Phase 3	\$17,500,000	X			X	X		1
Westmore Oaks Park	\$15,000,000	X			X	X		1
Existing Park ADA Improvements	\$14,000,000	X			X	X		1
Washington/Broderick Park	\$9,500,000	X			X	X		1
Heritage Oaks Park	\$5,000,000	X			X	X		1
Arlington Oaks/Barge Canal Park	\$4,000,000	X			X	X		1
Existing Park Facility Improvements	\$3,000,000	X			X	X		1
Play Structure Replacement	\$3,000,000	X			X	X		1
Shade Structures	\$2,000,000	X			X	X		1
Recreational Facilities								
Recreation Center Phase 2	\$3,000,000	X			X			1
Community Center Phase 2	\$1,500,000	X			X			1
Recreation Trails								
River Walk Extension-Mill Street to Stone Lock	\$7,000,000	X	X		X	X		1
River Walk Extension-North Levee	\$6,000,000	X	X		X	X		1
Clarksburg Branch Line Trail Extension	\$5,000,000	X	X		X	X		1
Southport Levee Nature Trail	\$5,000,000	X	X		X	X		1
Main Drain Trail	\$3,000,000	X	X		X	X		1
Deep Water Ship Channel Trail	\$3,000,000	X	X		X	X		1
Existing Trail Lighting Installation	\$2,000,000	X	X		X	X		1
Lower Northwest Interceptor Bike Trail	\$1,300,000	X			X	X		1
Open Space Improvements								
Southport Levee Setback Space	\$8,750,000	X			X	X		1
Seaway/Lake Washington	\$5,000,000	X			X	X		1
North Levee/Broderick Boat Ramp	\$5,000,000	X			X	X		1
Subtotal, Parks	\$153,550,000							
ECONOMIC DEVELOPMENT & OTHER PROJECTS								
Washington District Infrastructure	\$50,000,000	X		X	X	X	X	1
Pioneer Bluff Infrastructure	\$50,000,000	X		X	X	X	X	1
Port North Terminal Infrastructure	\$50,000,000	X		X	X	X	X	1
Seaway Infrastructure	\$25,000,000	X		X	X	X	X	1
Stone Lock Infrastructure	\$25,000,000	X		X	X	X	X	1
Affordable Housing-Gap Financing	\$20,000,000	X	X		X	X		1
Sustainable Communities/TOD Projects	\$20,000,000	X						1
Stone Lock Facility Retrofit & Reuse	\$20,000,000	X		X	X	X	X	1
West End Infrastructure	\$15,000,000	X		X	X	X	X	1
Iron Triangle Infrastructure	\$15,000,000	X		X	X	X	X	1
Broadband Improvements	\$10,000,000	X	X	X	X			1
Brownfield Remediation	\$10,000,000	X			X			1
Industrial Building Improvements	\$10,000,000	X						1
Port Industrial Area Infrastructure	\$10,000,000	X		X	X	X	X	1
Public Art	\$5,000,000	X		X	X	X	X	1
Grand Gateway Infrastructure	\$5,000,000	X		X	X	X	X	1
PSIP Industrial Area Infrastructure	\$5,000,000	X		X	X	X	X	1
Riverside Commerce Center Infrastructure	\$5,000,000	X		X	X	X	X	1
Southport Industrial Park Infrastructure	\$5,000,000	X		X	X	X	X	1
The Rivers Phase 2 Infrastructure	\$5,000,000	X		X	X	X	X	1
Subtotal, Economic Development/Other	\$360,000,000							
Total	\$1,535,700,000							

***Improvement Classification Type:**

- 1) Improvements that will be funded at least partially by the EIFD.
- 2) Improvements that will not be funded by the EIFD but funded by other government sources.
- 3) Improvements that will be funded by the private sector.
- 4) Improvements that will be funded jointly by the private sector and the government.