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PUBLIC FINANCE  
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**RESOLVED**

Mossdale Tract Program:

# **2022 Annual Adequate Progress Report Update**

*FOR URBAN LEVEL OF PROTECTION*

Prepared for: The San Joaquin Area Flood Control Agency (SJAFCOA)  
January 24, 2023

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Appendix B:	San Joaquin Area Flood Control Agency Resolution No. 22-07: Resolution Directing Staff to Work with the Member Land Use Agencies to Finalize the Mossdale Tract Urban Level of Flood Protection Development Impact Fee Update and Authorizing the Executive Director to Execute an Amended Collection Agreement ( <i>excluding</i> the final Nexus Study Update) <sup>1</sup>  Amended Agreement for Collection of San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Level of Protection Development Impact Fee ( <i>Partial Execution</i> )

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<sup>1</sup> A full copy of the referenced Final Nexus Study can be found here:  
[https://stockton.granicus.com/MetaViewer.php?view\\_id=70&clip\\_id=7899&meta\\_id=698228](https://stockton.granicus.com/MetaViewer.php?view_id=70&clip_id=7899&meta_id=698228)

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<sup>2</sup> A full copy of the referenced IFP Final Report can be found here:  
<https://www.sjafca.org/home/showpublisheddocument/1275/637902252871700000>



## LIST OF ABBREVIATIONS

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

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

## Overview & Context

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

As noted in the 2018 Annual APR Update, prior to January 2018, SJAFCA's membership consisted of the City of Stockton, San Joaquin County, and the San Joaquin County Flood Control and Water Conservation District (SJCFWCWD). Effective January 1, 2018, the Joint Exercise of Powers Agreement (JEPA) establishing SJAFCA was amended to include the Cities of Lathrop and Manteca. This action was taken by all members of the new SJAFCA organization as part of the plan (described further within this report<sup>3</sup>) to achieve ULOP. Herein, San Joaquin County and the Cities of Lathrop, Manteca, and Stockton are jointly referred to as the Land Use Agencies.

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

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

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<sup>3</sup> Reference the **Governance Approach to Funding & Implementation** section (page 12) of this report.

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

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

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

Regarding the last bullet, the LFMA must annually document:

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

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

*This **2022 Annual Adequate Progress Report Update** is intended to satisfy the annual reporting requirements of the LFMA for reference by the Land Use Agencies in the Mossdale Tract Area in their ULOP findings.*

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

The 2016 APR was prepared by the Cities of Lathrop and Manteca and RD 17 to provide information for the Cities and County located within the Mossdale Tract Area, for their reference in support of their respective ULOP findings for land use decisions within the Mossdale Tract Area. The following describes the evidentiary conclusions from the 2016 APR, based on DWR's ULOP criteria (collectively the ULOP EVD-3<sup>4</sup>):

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

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<sup>4</sup> Reference page 2-10 within the ULOP Criteria, November 2013.

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

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

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

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

- On June 28, 2018, SJAFCA transmitted the *2018 Annual Adequate Progress Report Update*.
- On June 28, 2019, SJAFCA transmitted the *2019 Annual Adequate Progress Report Update*.
- On June 30, 2020, SJAFCA transmitted the *2020 Annual Adequate Progress Report Update*.
- On June 29, 2021, SJAFCA transmitted the *2021 Annual Adequate Progress Report Update*.

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

The 2020 Annual Report Update and subsequent reports have reflected the costs of compliance with the adopted Climate Adaptation Policy as part of the financing plans presented within them. Further, an evaluation and analysis of the proposed Climate Adaptation Policy improvements determining that the improvements meet the appropriate standard of protection has been completed consistent with the evidentiary requirements of DWR's ULOP criteria. The 2021 Annual Report Update and subsequent reports include reference to the additional evidentiary materials. Those materials include:

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

- A response by the Professional Civil Engineer to the comments from the IPE.
  - *PBI, author of the documents reviewed by the IPE, responded in a letter addressed to Mr. Chris Elias, dated June 18, 2021. Mr. Michael Rossiter, P.E. of PBI prepared the response. This letter fulfilled the response requirement.*
- An annual report prepared by the LFMA, submitted to the CVFPB documenting the efforts in working toward completion of the flood protection system.
  - *This 2022 APR, in combination with the documentation prepared by the LFMA, supports the evidentiary requirements of Adequate Progress. This 2022 APR addresses how the flood protection system, as described within the 2016 and 2021 Climate Change Update Engineer's reports, will provide ULOP will be funded and financed. This 2022 APR describes the proposed funding mechanisms, the approach and schedule for their implementation, and the projected revenues identified to support implementation of the flood protection system. Further, this 2022 Annual Adequate Progress Report Update is intended to continue to address the requirements of Government Code Section 65007 (a)(5). "The local flood management agency shall annually report to the CVFPB on the efforts in working toward completion of the flood protection system."*

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

## Adequate Progress toward ULOP

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The existing RD 17 levees protecting the Mossdale Tract Area do not meet the updated DWR ULDC standards adopted in May 2012, and the existing levees are not currently certified to provide 200-year protection. Accordingly, SJAFCA and RD 17 are pursuing efforts to achieve ULOP by the required deadline, 2028.<sup>5</sup>

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

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

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

RD 17, with funding from the issuances of multiple series of bonds secured by assessment revenues and a funding agreement with DWR, has constructed nearly all of the Phase 3 LSRP improvements. The remaining component of the Phase 3 LSRP improvements include:

1. A 400' long SB/SCB jet-grout cutoff wall under the River Islands Parkway bridge (Element VI-a.1); and,
2. A 2300' long SB cutoff wall (Element VI-bc).

Based on information obtained from RD 17 and estimates made by LWA given information provided, a cumulative total of approximately \$67.67 million of LSRP improvements (an estimated additional \$29.99 million since June 2021) have been completed including the construction of seepage berms during and after the storms of February 2017. In addition, the RD 17 Levee Area Public Financing Authority, a Joint Powers Authority (JPA) set up by agencies in the Mossdale Tract Area, issued \$20.85 million of bonds in 2017 to both refinance a prior financing from 2009 and to generate additional net new proceeds for flood control

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<sup>5</sup> AB 838, signed into law on September 28, 2020, extended the ULOP deadline from 2025 to 2028.



improvements of \$6.531 million. These funds, along with grant funding from DWR, have been utilized by RD 17 to continue to advance the LSRP over the last 48 months.

The remaining construction work on the LSRP will continue to progress through 2023. This work will include the final remaining cutoff walls. It is expected that the LSRP will be fully completed in 2023.

In June 2016, the City of Lathrop secured 50% funding for \$10 million of work (total of \$5.0 million of grant funding) from DWR under the UFRR Program and executed a funding agreement with DWR to fund a feasibility analysis of a focused array of alternatives which address State estimates of climate change through 2040. In January of 2019, the grant funding agreement transitioned to SJAFCA. The scope of the feasibility analysis cost approximately \$1,170,000. The remaining funds from DWR are now being used to advance environmental review (California Environmental Quality Act [CEQA] Analysis) and preliminary design of the initial phase of the preferred alternative. In XX, 2022, SJAFCA executed a Feasibility Study Cost Share Agreement (FCSA) with the USACE to evaluate the Federal Interest in an array of alternatives to provide enhanced flood protection to the Lathrop and Manteca Area. While Federal interest in the Mossdale Program is being evaluated, SJAFCA continues to advance design and permitting of certain common features of the UFRR feasibility study preferred alternatives that overlap in part with features of the ULOP Project. Through December 2022, SJAFCA has expended approximately \$3.0 million advancing the CEQA Analysis and preliminary design efforts.

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

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

1. **RD 17 LSRP** is being implemented in three phases:
  - a. Phase 1 (Completed 2008-09)
  - b. Phase 2 (Completed 2009-11)
  - c. Phase 3 (Construction Commenced 2016 - Completion scheduled in 2023)
2. **SJAFCA Project<sup>6</sup>** is being pursued as Phase 4 and includes the following outlined steps:
  - a. ULDC engineering analysis and identification of deficiencies (completed March 22, 2016)
  - b. Additional Climate Change related analyses and update to the ULDC engineering analysis to consider SJAFCA's Adopted Climate Adaptation Policy (completed June 18, 2022)
  - c. Design and environmental evaluation of levee improvements to cure ULDC deficiencies (Commenced July 2022, Administrative Draft EIR to be complete in January 2023)
  - d. Implement levee improvements to cure ULDC deficiencies.

### **Schedule**

On September 28, 2020, the Governor signed into law AB 838 which modified the year in which ULOP must in place for the Mossdale Tract. This law extended the deadline from 2025 to 2028. The following schedule of

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<sup>6</sup> Throughout this report the Phase 4 Project was formerly known as the "Fix-In-Place" Project with the inclusion the extension of the dryland levee in Manteca.

milestones provides the LFMA's updated current plan to implement the levee improvements by 2028. In addition, the Project Funding and Financing Approach outlines key milestones for implementation of the various funding mechanisms identified to support the revenue and financing requirements for the Project implementation.

Activity	Completion
Phase 3: RD 17 LSRP	12/31/2023
Phase 4: SJAFCA Project	
Environmental Documentation	6/30/2023
Right of Way Acquisition <sup>7</sup>	12/31/2024
Engineering Design <sup>8</sup>	12/31/2026
Construction	10/31/2028
Permitting & Compliance <sup>9</sup>	12/31/2028

### Total Program Costs

Since the 2016 APR, an updated cost estimate consolidating all component of the project into a single estimate has been prepared. **Table 1** summarizes the total costs for the LSRP and SJAFCA Projects. The total estimated design, permitting, and construction project costs of the LSRP in actual dollars in actual and expected dollars to complete construction is **\$73.0 million**. A comprehensive update of SJAFCA's Project was prepared in to 2021 to consolidate and present a single budget for to address ULDC deficiencies and address Climate Adaptation. The updated cost estimate in present day 2022 dollars, is approximately **\$230.01 million**.<sup>10</sup>

<sup>7</sup> Completion is reflective of possession of the necessary rights to complete the improvements, not necessarily compensation.

<sup>8</sup> It is expected that the project would be phased and the first package of engineering plans and specific would be completed in time to commence construction in 2022.

<sup>9</sup> Reflects required permitting and ongoing mitigation and monitoring requirements.

<sup>10</sup> Reference Appendix A - January 29, 2021 Technical Memorandum prepared by Kjeldsen Sinnock Neudeck, Inc. re: San Joaquin Area Flood Control Agency Mossdale Tract Area ULDC Climate Change Adjustment: Consolidate Cost Estimate.

**Table 1**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**Program Cost Summary**

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

Source: Peterson Brustad, Kjeldsen Sinnock & Neudeck

## Applicable Geographic Area Reliant on Adequate Progress Report

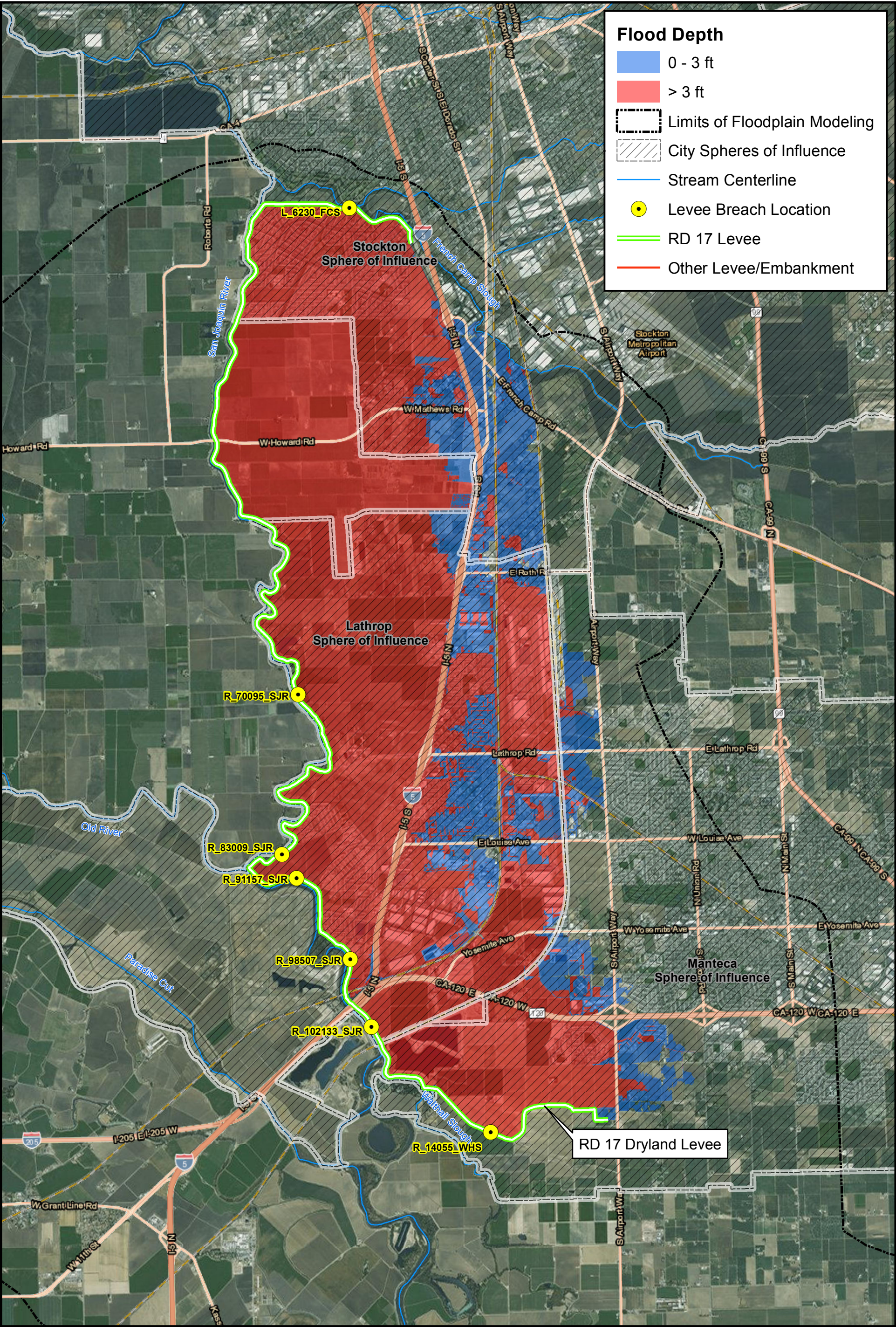
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As noted in the 2016 APR and in the Annual Updates, the Adequate Progress Report applies to development afforded ULOP within the Mossdale Tract Area once the Project is complete. **Figure 1** shows the results of PBI's hydraulics analysis included as part of the Engineer's Report.<sup>11</sup> The overall area removed from the floodplain as a result of completion of the LSRP and SJAFCA Project is shown as the combined red and blue areas in **Figure 1**. More specifically, the area with greater than three-foot flood depths that would be subject to SB5 development restrictions without the completion of the LSRP and SJAFCA Project is shown in red.

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<sup>11</sup> This figure has been updated to reflect updated hydraulics associated with climate change. Future versions of this annual report will reflect the increased area to the East as a result of climate change.







## Project Funding and Financing Approach

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

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

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

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

the proceeds of which could fund construction of the Project. SJAFCA commenced the formation effort of the EIFD in May 2019 and completed the formation process in July 2022. With EIFD's formation prior to August 2022 it is available to generate in FY 2022/2023.

- A new Advance Funding Agreement executed between the Cities of Stockton, Manteca and Lathrop and SJAFCA
  - To ensure that SJAFCA has sufficient revenues available to construct the Project, the Cities of Stockton, Manteca and Lathrop plan to enter into an Advance Funding Agreement with SJAFCA whereby sufficient funding would be made available to supplement funding from the above three noted funding sources to the extent the Fee Program, EIFD or OAD were not sufficient to provide all of the needed funds. To demonstrate the intent to move forward with this plan and for the purpose of supporting adequate progress, the Cities and SJAFCA executed a Memorandum of Understanding (**Appendix E**). The MOU allows SJAFCA, as the LFMA, to identify an additional source of revenue for the Project consistent with the criteria for demonstrating Adequate Progress.

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

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

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

## Project Funding and Financing Plan

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In accordance with Government Code §65007(a), this portion of the 2022 Annual APR Update provides documentation that revenues have been identified to support implementation of the flood protection facilities and further, that sufficient revenues to fund each year of the project schedule have been identified. The 2016 APR presented a Funding and Financing Plan that has been refined and updated based on the actual progression of the Project's implementation and additional information obtained subsequent to that report. Further this section addresses the requirement to demonstrate that in any given year, and consistent with that schedule of identified revenues, at least 90 percent of the revenues scheduled to be received by that year have been appropriated and are currently being expended.

### *Remaining Project Costs*

#### **LSRP Project**

This document has been updated since the preparation of the 2016 APR to reflect progress since May 2016 based on the remaining costs as of June 2022 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. It is estimated that there are approximately \$5.31 million in remaining project costs related to the remaining two reaches of the LSRP.

#### *Phase 4 Project Costs*

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

### *Sources & Uses*

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

- The RD 17 Mossdale Tract Assessment and the associated bond issuances in combination with committed State funding from DWR's EIP / UFRR program will continue to fund seepage remediation work until completion in 2023. This financing plan has been updated to reflect the change in the State cost sharing memorialized through a funding agreement amendment between DWR and RD 17. The State cost sharing split for the LSRP Project is now 60%/40% State versus Local Funding.
- The Cities would continue to cash flow the design and implementation of the Phase 4 Project, including the contemplated financing plan and supporting funding mechanisms, on an as needed basis consistent with the newly executed MOU. The amount of cash flow funding provided would be net of any Regional DIF, EIFD, OAD and Bond Proceed revenues received. The total funding received to



date from all funding sources, including previously advanced funds, is approximately \$15 million. All contributions from development interests are creditable toward the Regional DIF based on the credit program adopted by the SJAFCA Board (reference **Appendix B**).

- Net revenues from RD 17's implementation of the LSRP, including retention releases and net RD 17 Assessment revenues after debt service, would be available to help fund Phase 4 Project expenses.
- SJAFCA establishes the following funding mechanisms:
  - A Regional DIF program collecting revenues in 2018 and updated in 2022.<sup>12</sup>
  - A new OAD in place to collect revenues in FY 2024/2025.
  - A new EIFD covering the properties directly benefiting from the project. The EIFD would have a base of FY 2021/2022 and start receiving revenues in FY 2022/2023.
  - A bond authorization and issuance securitizing both new OAD and EIFD revenues would take place in FY 2024/25. The proceeds from the bond would be used to fund construction costs of the Phase 4 Project

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

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

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

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

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

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

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<sup>12</sup> This action has been completed.

the State) or have been set aside by RD 17 (reference **Table 6**). State funding for the RD 17 Project was included within prior State Budget Appropriations and the entirety of RD 17's grant agreement has been appropriated. As it relates to the local share of the funding, while RD 17 is not required to adopt an appropriated budget by law,<sup>13</sup> they have set aside the funds for the Project and entered into contracts and/or are required by law based on the source of the revenues to expend those funds for the specific purpose of implementing the LSRP (this is consistent with the intent of a budgetary appropriation). More specifically, those contracts include the EIP Funding Agreement that RD 17 has entered into with DWR as well as the Indenture of Trust Agreements between the District and its Bond Trustee. Finally, as a matter of law, RD 17's Assessment Revenues must be utilized consistent with its Assessment Engineer's Report and annual resolution approving the levy of the assessment.

Finally, the last requirement of Government Code §65007(a)(2)(A) is that the revenues scheduled to be received by that year are currently being expended. As noted previously, RD 17 has expended an additional approximately \$29.9 million on the LSRP since in 2021. RD 17 is currently working to construct the remaining improvement which are expected to completed in 2023 at a cost of approximately \$5.31 million.

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 continue to be refined over time as the planning and development of the Projects progresses.

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

**Table 2**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**RD 17 LSRP Remaining Capital Cost Estimate & Cost Share**

Item	Remaining Costs [1]	Local 40% [2]	State 60% [2]
<b>LSRP - Project Remaining Costs</b>			
Phase 1 ROW Remaining Costs	0	0	0
Phase 2 ROW Remaining Costs	0	0	0
Phase 3 Remaining Costs	5,310,000	2,124,000	3,186,000
<b>Total Remaining Cost</b>	<b>\$5,310,000</b>	<b>\$2,124,000</b>	<b>\$3,186,000</b>
<b>Remaining Costs as of APR (June 2021)</b>	<b>\$35,300,000</b>		
<b>Reduction in Remaining Costs [3]</b>	<b>\$29,990,000</b>		
<b>% of June 2021 Remaining Project Completed</b>	85%		

Source: Kjeldsen Sinnock & Neudeck (Updated by LWA)

[1] Estimated remaining Costs as of December 2022.

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

**Table 3**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**ULDC Project Engineer's Opinion of Probable Cost**

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

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

**Table 4**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**ULOP Adequate Progress Sources & Uses Statement (through 2026)**

Item	Total [1]	Notes
<b>Project Uses</b>		
<b><u>LSRP Expenditures</u></b>		
LSRP - Phase I	\$ 2,665,761	
LSRP - Phase II (including Parks)	\$ 12,951,358	
LSRP - Phase III [2]	\$ 57,371,374	
<b>Subtotal: LSRP Expenditures</b>	<b>\$ 72,988,492</b>	
<b><u>ULOP Program Planning &amp; Implementation</u></b>		
Pre-Project Expenditures (PBI/LWA/ETC)	\$ 3,229,308	
Funding Program Implementation Costs	\$ 1,554,259	
<b>Subtotal: ULOP Program Planning &amp; Implementation</b>	<b>\$ 4,783,568</b>	
<b><u>SJAFCA Project Expenditures</u></b>		
Soft Costs	\$ 51,747,220	
Construction Costs	\$ 132,885,132	
Right-of-Way	\$ 20,693,768	
Dryland Levee Extension	\$ 60,654,014	
<b>Subtotal: SJAFCA Project Expenditures</b>	<b>\$ 265,980,134</b>	
<b>Total Project Uses</b>	<b>\$ 343,752,194</b>	
<b>Project Sources</b>		
State Funding for LSRP (EIP Program)	\$ 43,793,095	[2]
State UFRR Funding (Preliminary Design Only)	\$ 3,833,330	[3]
<b>Subtotal State Funding</b>	<b>\$ 47,626,425</b>	
<b>Local Funding Sources</b>		
<b><u>LSRP Funding</u></b>		
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues)	\$ 34,912,134	[4]
LSRP - RD 17 Mossdale Tract (Bond Revenues)	\$ 30,413,996	[5]
LSRP - RD 17 Mossdale Tract (Debt Service)	(\$ 27,645,547)	[6]
<b><u>SJAFCA Project Funding</u></b>		
Developer Advances / City Funding	\$ 3,542,659	[7]
SJAFCA Overlay Assessment - ULDC	\$ 14,769,589	[8]
Development Fee Program	\$ 53,247,549	[9]
Member Agency Advance Funding	\$ 91,100,000	[10]
EIFD Revenues	\$ 27,246,178	[11]
Future EIFD / Assessment Overlay Financing (Bond Proceeds)	\$ 84,935,000	[12]
Future EIFD / Assessment Overlay Financing (Debt Service Carry)	(\$ 14,438,306)	[13]
<b>Subtotal Local Funding</b>	<b>\$ 298,083,252</b>	
<b>Total Project Sources</b>	<b>\$ 345,709,677</b>	
<b>Total Project Sources less Uses</b>	<b>\$ 1,957,483</b>	

Source: LWA

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

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

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

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

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

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

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

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

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

[10] Agency Advanced Funding provided by Member Agencies pursuant to a future Funding Agreement consistent with approved MOU.

[11] EIFD revenues collected during period of implementation.

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

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

Table 5  
Mossdale Tract: 2022 Adequate Progress Report  
ULOP Levee Program Cash Flow and Financing Analysis

Year	Reference (ULOP APR)	Total	Credit [1]	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
LSRP Beginning Balance				-	-	2,619,399	2,131,000	4,072,726	3,760,976	2,749,500	8,184,283	-	-	654,843	6,702,895	7,590,380	-	5,563,806	5,993,766	5,563,806	5,993,766	5,993,766	6,443,611
LSRP Expenditures																							
LSRP - Phase I	Table C4	2,665,761	2,630,649	4,736	5,416	3,256	1,147	999	15,610	3,948	-	-	-	-	-	-	-	-	-	-	-	-	-
LSRP - Phase II (including Parks)	Table C4	12,951,358	3,756,668	4,105,206	494,457	1,435,354	202,792	23,748	33,658	123,106	16,423	68,108	-	26,380	28,076	2,637,382	-	-	-	-	-	-	-
LSRP - Phase III [2]	Table C4 & Table C1	57,371,374	625,090	1,585,978	1,088,885	619,783	608,271	882,128	1,726,286	1,250,250	7,658,729	1,019,557	1,772,320	5,392,948	1,601,169	26,229,978	5,310,000	-	-	-	-	-	-
Total LSRP Expenditures		72,988,492	7,012,406	5,695,921	1,588,758	2,058,393	812,210	906,874	1,775,555	1,377,305	7,675,152	1,087,666	1,772,320	5,419,328	1,629,245	28,867,360	5,310,000	-	-	-	-	-	-
State Sources																							
State EIP Funding (State Share)	Table C3	39,585,652	-	1,991,867	2,355,408	420,838	1,041,086	-	-	-	-	-	354,808	9,228,635	733,160	12,990,312	10,469,538	-	-	-	-	-	-
State EIP Funding (Local Credit)	Table C3	4,207,444	-	1,077,608	473,025	31,194	576,149	-	-	-	-	-	1,637,387	412,081	-	-	-	-	-	-	-	-	-
Local Sources																							
RD 17 Assessment Net Revenues - LSRP	Table C5	34,912,134	-	1,925,564	2,478,092	2,379,632	2,399,375	1,852,919	1,956,198	574,322	18,734	758,286	1,859,830	1,826,664	1,783,571	1,806,496	1,829,497	1,852,565	1,875,688	1,898,856	1,922,057	1,945,279	1,968,508
Total LSRP Revenues		78,705,229	-	4,995,039	5,306,525	2,831,664	4,016,610	1,852,919	1,956,198	574,322	18,734	758,286	3,852,025	11,467,379	2,516,731	14,796,808	12,299,036	1,852,565	1,875,688	1,898,856	1,922,057	1,945,279	1,968,508
Preliminary Ending Balance LSRP Expenditures			(7,012,406)	(700,882)	3,717,767	3,392,669	5,335,401	5,018,770	3,941,620	1,946,517	527,865	(329,380)	2,079,704	6,702,895	7,590,380	(6,480,172)	6,989,036	7,416,371	7,869,454	7,462,662	7,915,823	7,939,045	8,412,119
RD 17 Bond Financing - 2009																							
Assumed Draws on Proceeds / Cash on Hand	Calculated [3]	22,937,756	7,012,406	2,360,281	161,085	-	-	-	-	-	896,689	1,750,878	-	1,426,267	1,424,367	7,905,783	-	-	-	-	-	-	-
Debt Service	Table C5	(9,131,584)	-	(1,659,399)	(1,259,453)	(1,261,669)	(1,262,675)	(1,257,794)	(1,192,120)	(1,238,474)	-	-	-	-	-	-	-	-	-	-	-	-	-
RD 17 Bond Refunding - 2016																							
Net New Proceeds	Assumed [4]	7,476,240	-	-	-	-	-	-	-	7,476,240	-	-	-	-	-	-	-	-	-	-	-	-	-
Combined Debt Service post refunding	From OS	(18,513,963)	-	-	-	-	-	-	-	-	(1,424,554)	(1,421,499)	(1,424,861)	(1,426,267)	(1,424,367)	(1,425,611)	(1,425,230)	(1,422,605)	(1,425,844)	(1,424,344)	(1,421,344)	(1,421,844)	(1,425,594)
Ending Balance LSRP Expenditures			-	-	2,619,399	2,131,000	4,072,726	3,760,976	2,749,500	8,184,283	-	-	654,843	6,702,895	7,590,380	-	5,563,806	5,993,766	6,443,611	6,038,318	6,494,479	6,517,201	6,986,525
SJAFA Project Beginning Balance																							
SJAFA Project Expenditures				-	-	-	-	-	-	-	-	119,179	1,093,895	2,871,068	4,901,776	11,679,085	7,983,030	16,234,080	(5,904,052)	16,234,080	(5,904,052)	(5,904,052)	(45,586,082)
SJAFA Project Expenditures																							
Pre-Project Expenditures (PBI/LWA/ETC)	Table B7	3,229,308	-	-	-	-	-	719,212	719,212	789,704	1,001,181	-	-	-	-	-	-	-	-	-	-	-	-
Funding Program Implementation Costs	Assumed	1,554,259	-	-	-	-	-	-	-	-	-	61,170	215,845	214,931	435,980	626,333	-	-	-	-	-	-	-
Soft Costs	Table 7	48,547,220	-	-	-	-	-	-	-	-	-	-	-	-	179,424	5,014,853	3,430,503	6,924,832	9,465,633	10,758,932	7,615,899	4,490,087	667,056
Planning & Preliminary Design Work		3,200,000	-	-	-	-	-	-	-	-	-	-	-	81,085	311,892	467,837	467,837	467,837	467,837	467,837	311,892	155,946	-
Construction Costs	Table 7	132,885,132	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,013,614	25,764,022	26,536,943	27,333,051	25,337,738	2,899,763
Right-of-Way	Table 7	20,693,768	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	680,249	700,657	3,937,030	4,055,141	3,793,982	3,907,801
Dryland Levee Extension	Table 7	60,654,014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,424,461	11,767,195	12,120,210	12,483,817	12,858,331	-
Total SJAFA Project Expenditures		270,763,701	-	-	-	-	-	719,212	719,212	789,704	1,001,181	61,170	215,845	296,015	927,295	6,109,023	4,578,590	44,531,401	51,401,717	53,939,064	51,538,640	46,749,904	7,185,728
SJAFA Project Revenues																							
State Sources																							
State UFRR Funding (PED Only)	UFRR Grant	3,833,330	-	-	-	-	-	-	-	-	-	-	-	958,333	2,874,998	-	-	-	-	-	-	-	-
State Funding (Future Bond)	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Local Sources																							
SJAFA Overlay Assessment - ULDC	Overlay Model	14,769,589	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,312,500	2,638,125	2,664,506	2,691,151	2,718,063	2,745,243
Lathrop/Manteca/Developer Advance Funding	[5]	3,542,659	-	-	-	-	-	719,212	719,212	789,704	1,001,181	208,901	104,450	-	-	-	-	-	-	-	-	-	-
Development Fee Program	Table B-2 [6]	53,247,549	-	-	-	-	-	-	-	-	119,179	826,986	1,888,567	1,368,391	4,829,607	2,412,968	11,924,339	5,481,886	6,196,217	5,365,085	4,578,694	4,242,921	4,012,708
Net Amount from original Fee Analysis											-	-	-	-	-	-	-	-	-	-	-	-	-
Member Agency Advance Funding	Appendix E	91,100,000																13,600,000	-	43,000,000	-	34,500,000	-
Regional EIFD TI Revenues	Appendix F Table 2	27,246,178	-	-	-	-	-	-	-	-	-	-	-	-	-	-	905,301	1,998,882	2,885,345	3,910,153	4,881,630	5,864,529	6,800,338

Table 5  
Mossdale Tract: 2022 Adequate Progress Report  
ULOP Levee Program Cash Flow and Financing Analysis

Year	Reference (ULOP APR)	Total	Credit [1]	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Total SJAFCA Project Revenues				-	-	-	-	719,212	719,212	789,704	1,120,360	1,035,886	1,993,018	2,326,724	7,704,604	2,412,968	12,829,640	22,393,268	11,719,687	54,939,744	12,151,475	47,325,513	13,558,289
Preliminary Ending Balance SJAFCA Project				-	-	-	-	-	-	-	119,179	1,093,895	2,871,068	4,901,776	11,679,085	7,983,030	16,234,080	(5,904,052)	(45,586,082)	17,234,761	(45,291,217)	(5,328,443)	(39,213,521)
LEVEE PROGRAM - STARTING BALANCE				-	-	2,619,399	2,131,000	4,072,726	3,760,976	2,749,500	8,184,283	119,179	1,093,895	3,525,911	11,604,671	19,269,466	7,983,030	21,797,886	89,714	792,528	191,487	4,205,848	184,675
Net Cash Flow LSRP	[7]			-	2,619,399	(488,399)	1,941,725	(311,749)	(1,011,477)	5,434,783	(8,184,283)	-	654,843	6,048,051	887,486	(7,590,380)	5,563,806	429,960	449,845	474,512	500,713	523,435	542,914
Net Cash Flow SJAFCA Project	[7]			-	-	-	-	-	-	-	119,179	974,716	1,777,173	2,030,708	6,777,309	(3,696,055)	8,251,050	(22,138,132)	(39,682,030)	1,000,681	(39,387,165)	575,609	6,372,561
Program Financing																							
Bridge Financing Costs (Developer Advances / Other)																							
Proceeds	N/A	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AD & EIFD Borrowing																							
Proceeds		84,935,000		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39,935,000	-	45,000,000	-	-
Debt Service Costs		(14,438,306)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(2,076,235)	(2,099,186)	(5,120,218)	(5,142,668)
LEVEE PROGRAM - ENDING BALANCE				-	2,619,399	2,131,000	4,072,726	3,760,976	2,749,500	8,184,283	119,179	1,093,895	3,525,911	11,604,671	19,269,466	7,983,030	21,797,886	89,714	792,528	191,487	4,205,848	184,675	1,957,483

[1] Credit amounts shown for LSRP on Table C2

[2] All Remaining Costs are Phase 3 Costs.

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

[4] Amount based on RD 17 refunding bond issuance.

[5] Amount provided by Lathrop Council Actions. Amounts already committed by the Cities of Lathrop & Manteca from General, Enterprise and Developer committed funding. Reference Table B7.

[6] Actul and future 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]*.

[7] 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 comibined 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: 2022 Adequate Progress Report**  
**Government Code 65007 (a) Analysis**

Item	Total Revenues Scheduled to be Appropriated by December 2022 for each Identified Revenue <i>Per 2022 APR</i>	Appropriation Applicable (Y, N or N/A)	Note <i>If Y - Details</i>	65007 (a) Check % Appropriated if Required	
<b>Project Revenues - LSRP</b>					
State Funding for LSRP (EIP Program)	\$ 33,323,557	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)	\$ 21,619,683	N/A	Annual RD 17 Budget	N/A	[2]
LSRP - RD 17 Mossdale Tract (Bond Revenues/Cash Balance)	\$ 22,937,756	N/A	Annual RD 17 Budget	N/A	[3]
LSRP - RD 17 Mossdale Tract (Debt Service)	(\$ 8,547,160)	N/A	Annual RD 17 Budget	N/A	
<b>Project Revenues - SJAFCA Project</b>					
State UFRR Funding (PED Only)	\$ 3,833,330	N/A	Part of Prop 1E Allocation 5096.821, Agreement No. 4600011771	N/A	[4]
SJAFCA Overlay Assessment - ULDC	\$ 0	N/A	Future Source	N/A	
Developer Advances / City Funding	\$ 3,542,659	N/A	Agreement / City Council Actions	N/A	[5]
Development Fee Program	\$ 11,445,698	N/A	City Council Actions (Fee Programs)	N/A	[6]
EIFD Revenues	\$ 0	N/A	EIFD PFA / SJAFCA Actions	N/A	
Member Agency Advance Funding	\$ 0	N/A	Future Source	N/A	
Future EIFD / Assessment Overlay Financing (Bond Proceeds)	\$ 0	N/A	Future Source	N/A	
Future EIFD / Assessment Overlay Financing (Debt Service Carry)	\$ 0	N/A	Future Source	N/A	

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

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

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

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

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

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

[6] As reported by SJAFCA based on actual collections and budgeted revenues.



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

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

Source: KSN / PBI / LWA

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

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

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

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

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

Currently, SJAFCA, through an amended collection agreement with the Cities of Lathrop, Manteca, Stockton, and San Joaquin County is collecting fees as a condition of development within the Project's benefit area. On July 12, 2022, SJAFCA adopted Resolution R-22-135 approving an Update to the Mossdale Tract Area Regional Urban Level of Flood Protection Nexus Study (Nexus Study Update) and a related collection agreement amendment (reference **Appendix B**). Subsequently, the Cities of Lathrop, Manteca, Stockton, and San Joaquin County adopted the Nexus Study Update and authorized the collection of the new fee between September and November 2022. As such, the portions of the Mossdale Tract Area that include planned development projects that lie within the 200-year Floodplain (the Phase 4 Project benefit area) will need to mitigate the impact of development in the floodplain and pay the Regional DIF. This funding will ensure that improvements can be made to flood control infrastructure to mitigate increases in expected annual damages.

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 entered into agreements with landowners to advance some of the fee obligation and utilize this advanced funding as credit toward payment of the fee. An analysis showing an allocation of the costs to planned development is documented in the "Mossdale Tract Area: Regional Urban Level of Flood Protection Levee Impact Fee Final Nexus Study Update" dated November 16, 2022. The current financing plan reflected within this APR projects reflects the updated fee rate effective as of December 2022. **Appendix B** shows the actual revenues received through November 2022 and projections of the revenues to come from the Updated Regional Fee Program overtime. In addition, the analysis considers the escalation of the fee rates over time based on the approved indexed escalation rate incorporated into the approved updated Fee.

To continue to advance the Phase 4 Project the Land Use Agencies have utilized Agency and developer advance funding and fee revenue collections. This funding has been utilized to support ongoing efforts including the formation of the EIFD and the planning and implementation of an Overlay Assessment expected in 2024. Early funding is expected to be reimbursed to the Agencies (in the future) or, in the case of developer advanced funding, creditable toward the DIF Program as described above.

## **New Special Assessment**

Given the fact that a significant portion of the beneficiaries of the Phase 4 Project are already developed properties within the Mossdale Tract Area, the 2016 APR described a plan to move forward with the formation of a new special benefit assessment district that would overlay the existing RD 17 Mossdale Tract Assessment (the previously described OAD). RD 17's existing Mossdale Tract Assessment currently generates more than \$3.2 million per year with an average residential assessment of approximately \$96 per year. To test the feasibility of a new OAD, a detailed analysis of the apportionment of special benefits for the Phase 4 Project was completed as part of the financial analyses associated with the Governance Analysis completed in late 2017. Since that time, SJAFCA has engaged an Assessment Engineer to develop an Engineer's Report and support the formation of the OAD. As noted earlier in the report, Willdan has been engaged and completed a preliminary analysis. The new OAD is assumed to have an expected average residential per parcel assessment of approximately \$82 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 \$2.625 million per year. **Appendix D** provides an analysis of the revenues expected to be generated by the OAD taking into consideration the increased revenue to come from new development over time. The tables presented in **Appendix D** support the overlay assessment revenues presented in **Table 5**.

SJAFCA's current plan is to advance the formation of the new OAD in early 2024 such that revenues from the new OAD would start to be received during FY 2024/25. Once formed, and in combination with the tax increment revenues from a new EIFD (described below), the two funding mechanisms 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**

In July 2022 SJAFCA's Member Land Use Agencies formed the Mossdale Tract Enhanced Infrastructure Financing District. The EIFD allows for the use of Tax Increment Financing for the regional flood control improvements. The entities initiated the process by forming a new Public Financing Authority that includes members of the legislative bodies of the public agencies as well as two public members. The Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority (EUIFD PFA) prepared an Infrastructure Financing Plan (IFP) that describes the funding for the construction of regional flood control improvements that provide benefit to the Mossdale Tract Area. The IFP identifies the participating taxing entities within the EIFD and the share of Property Tax Increment each participating entity in the EIFD would allocate to the Project over time.

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

**Appendix F** provides reference to the location of IFP on SJAFCA's website. This document includes an analysis of the projected revenues to come from the proposed EIFD. The revenues projected within the IFP are reflected within the financing plan presented in this Adequate Progress Report. To ensure sufficient revenues are available to finance the improvements, SJAFCA plans to issue debt secured by a combination of Assessment District and Tax Increment Revenues received by the EIFD and pledged to SJAFCA. An updated

analysis of the combined financing capacity of the proposed OAD and EIFD has been prepared and is included within **Appendix F. Figure 2** below illustrates the revenues, proposed bond issuances, and debt service associated with the planned financing.

The updated Financing Plan assumes the following borrowings take place:

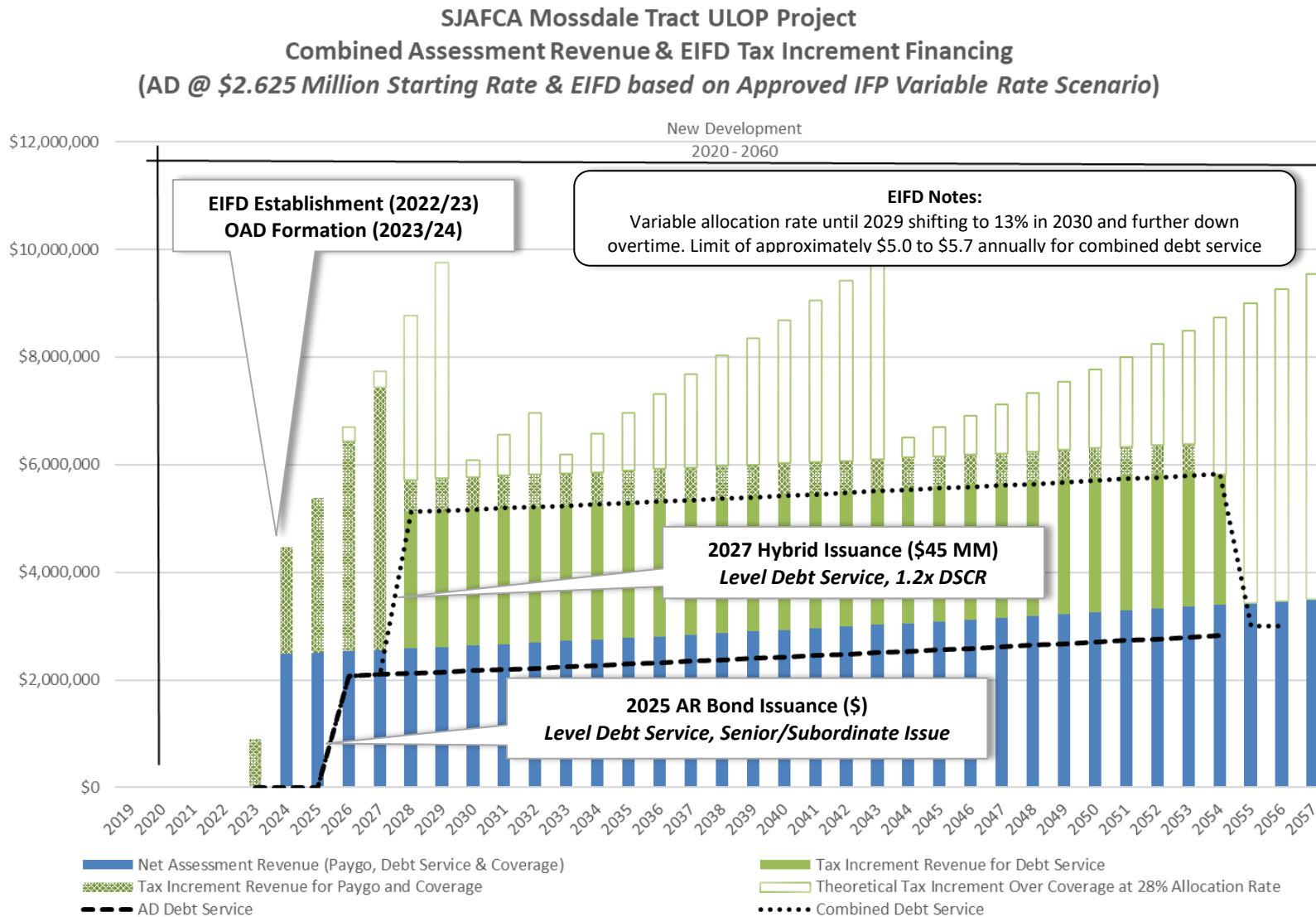
- One borrowing in 2025 yielding approximately \$39.94 million in proceeds (estimated \$43.25 Million Par) takes place. The borrowings would be secured by the proposed assessment district with one year of collection history and rate covenant of 1.2x Maximum Annual Debt Service. The current financing plan assumes a 30-year issue with 3.6% interest rates and escalating debt services. The issue is with an estimated 100% of Maximum Annual Debt Service reserve fund.
- A 2027 borrowing yielding \$45 million in proceeds (approximately \$48.84 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 4.6% interest rate and level debt service. The issue is sized with a 1x Maximum Annual Debt Service Reserve Fund.

The Financing Plan presented with this 2022 Annual APR Update has refined the Overlay and EIFD Revenue Analyses previously presented. As shown in IFP referenced in **Appendix F**, the EIFD revenue analysis has been prepared to present the following property tax revenue allocation rate scenarios as follows:

Affected Taxing Entity	EIFD Contribution Rate			
	Initial Years (2021-2029)	2030 - 2032	2033 - 2043	2044 -2061
<b>Maximum Tax Rate Scenario</b>				
City of Lathrop	10.0%	20.0%	20.0%	20.0%
City of Manteca	5.0%	20.0%	20.0%	20.0%
City of Stockton	1.0%	20.0%	20.0%	20.0%
San Joaquin County	47.3%	20.0%	20.0%	20.0%
<b>Variable Tax Rate Scenario</b>				
City of Lathrop	10.0%	13.0%	9.5%	4.5%
City of Manteca	5.0%	13.0%	9.5%	4.5%
City of Stockton	1.0%	13.0%	9.5%	4.5%
San Joaquin County	47.3%	13.0%	9.5%	4.5%

The Variable Tax Rate Scenario has been modeled and created additional capacity to cover the needed debt service of the proposed bonding over time. Need is shown in **Table E1** and demonstrated in the chart presented in **Figure 2**.

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



The OAD provides 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.

### **Member Agency Advanced Funding Agreement**

As noted previously, to ensure that SJAFCA has sufficient funding to construct the Project, the Cities of Stockton, Manteca and Lathrop (Agreeing Member Agencies) plan to enter into an Advance Funding Agreement with SJAFCA whereby sufficient funding would be made available to SJAFCA to supplement funding from the above identified funding sources. Under this concept, SJAFCA would enter into an Advanced Funding Agreement, whereby the Agreeing Member Agencies would fund, on a predetermined specified schedule (a schedule of Capital Calls), the funding needed to support Adequate Progress. The Agreeing Member Agencies and SJAFCA are currently developing the terms of the agreement pursuant to a Memorandum of Understanding (**Appendix E**). Currently, based upon the assumptions regarding the funding and financing plan described within this report, the Agreeing Member Agencies would be providing a total of \$91.1 million.

The source of funding from the Agreeing Member Agencies would not be managed by SJAFCA. To the extent the Agreeing Member Agencies would be relying on developer funding through land secured financing (e.g. a Member Agency formed CFD, CSCDA's Statewide Community Infrastructure ("SCIP") Program or CMFA's Bond Opportunities for Land Development ("BOLD") Program) SJAFCA would cooperate with the Member Agency to support and establish the underlying infrastructure funding obligation. For example, this could take place through the preparation of any needed updates of the current Development Impact Fee program, coordination with the Member Agencies' public financing team, or otherwise as needed. It is expected that an Advanced Funding Agreement would be fully executed prior to the next Annual Adequate Progress Report update.

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

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

<b>Activity</b>	<b>Start</b>	<b>End</b>	<b>Duration [1]</b>	<b>Status</b>
MOU Principles		June 1, 2016	N/A	Completed
Prepare and Review ULOP Adequate Progress Report		June 1, 2016	N/A	Completed
Enter into MOU		June 30, 2016	N/A	Completed
Adopt ULOP Adequate Progress Findings		July 2, 2016	N/A	Completed
Develop Funding/Governance Evaluation Framework		March 2016	N/A	Completed

Activity	Start	End	Duration [1]	Status
Prepare Financial & Governance Analysis Supporting Governance Entity & Financial Plan		September 2017	N/A	Completed
<u>Implement Governance Entity</u>				
Enter into JPA & (SJAFCA Reorganization)		December 2017	N/A	Completed
<u>Implement Funding Mechanisms</u>				
Interim Impact Fee		April 2017	N/A	Completed
Regional Impact Fee Adoption	January 2018	December 2018	N/A	Completed
Regional Impact Fee Update	June 2021	November 2022	17 months	Completed
Overlay Assessment District Formation	June 2018	August 2023	18 months remaining	Preliminary Analysis Completed & Implementation Scoped & Consultants Engaged
EIFD Adoption and EIFD Formation	September 2018	August 2022	N/A	Completed Administration Ongoing
Member Agency Advanced Funding Agreement	August 2022	December 2023	17 Months	MOU Executed Advanced Funding Agreement being Negotiated
<u>Implement Financing Entity / Mechanism</u>				
Issue Debt		2025 & 2027	N/A	

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

## **APPENDIX A:**

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

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

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



**RESOLUTION NO. SJAFCA 19-06**  
**SAN JOAQUIN AREA**  
**FLOOD CONTROL AGENCY**

=====

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

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

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

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

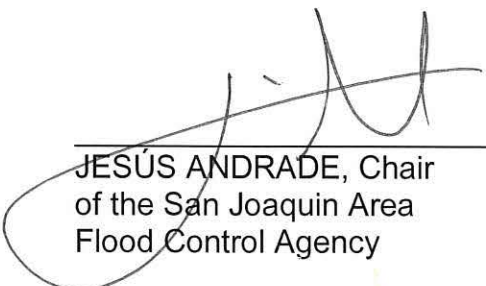
WHEREAS, further climate change is expected to impact the region's temperatures, precipitation and sea level with consequences for the area population, agriculture, environment and infrastructure; and

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

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


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

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



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

ATTEST:



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

APPROVED AS TO FORM:



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

# EXHIBIT “A”

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

**February 7, 2019**

### **Introduction**

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

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

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

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

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

# EXHIBIT “A”

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

## **Additional Relevant Information**

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

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

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

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

# EXHIBIT “A”

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

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

## **Agency Policy**

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

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

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

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

# EXHIBIT “A”

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

## TECHNICAL MEMORANDUM

January 29, 2021

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

Subject: Consolidated Cost Estimate

Prepared by: Erik E. Almaas, PE

Reviewed by: Christopher H. Neudeck, PE



### 1. Introduction

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

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

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

### 2. Levee Assessment

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



Table 1 - Summary of Analyzed Levee Segments

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

### 3. Data Sources

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

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

### 4. Deficiency Results

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

Table 2 - Necessary Improvements as per ULDC Criteria

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

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

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



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

## 5. Consolidation of Cost Estimates in 2015 Dollars

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

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

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

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

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

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

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

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

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

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

Table 5 - ENR CCIs and Escalation Factor

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

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

## 7. Cost Estimate Conclusions

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

Table 6 - Cost Estimate Summary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPINION OF PROBABLE COSTS  
 DETAILS OF PROPOSED IMPROVEMENTS

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPINION OF PROBABLE COSTS  
 DETAILS OF PROPOSED IMPROVEMENTS

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

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

OPINION OF PROBABLE COSTS  
 DETAILS OF PROPOSED IMPROVEMENTS

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



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

OPINION OF PROBABLE COSTS  
 DETAILS OF PROPOSED IMPROVEMENTS

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

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

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

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

## **APPENDIX B:**

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY RESOLUTION NO. 22-07:  
RESOLUTION DIRECTING STAFF TO WORK WITH THE MEMBER LAND USE  
AGENCIES TO FINALIZE THE MOSSDALE TRACT URBAN LEVEL OF FLOOD  
PROTECTION DEVELOPMENT IMPACT FEE UPDATE AND AUTHORIZING THE  
EXECUTIVE DIRECTOR TO EXECUTE AN AMENDED COLLECTION AGREEMENT  
(EXCLUDING THE FINAL NEXUS STUDY UPDATE)**

**AMENDED AGREEMENT FOR COLLECTION OF SAN JOAQUIN AREA FLOOD  
CONTROL AGENCY MOSSDALE TRACT AREA REGIONAL URBAN LEVEL OF  
PROTECTION DEVELOPMENT IMPACT FEE (PARTIAL EXECUTION COPY)**

### **DEVELOPMENT IMPACT FEE PROGRAM SUPPORTING TABLES**

Reso 22-07	SJAFCA Resolution Adopting Regional Impact Fee Program .....	B1
Agmt	Amended Collection Agreement for Regional Impact Fee .....	B3
Table B1	Development Fee Summary .....	B20
Table B2	Total Development Impact Fee Revenue Estimate .....	B21
Table B3	Development Impact Fee Revenue Estimate - Single Family .....	B22
Table B4	Development Impact Fee Revenue Estimate – Multifamily .....	B23
Table B5	Development Impact Fee Revenue Estimate – Commercial .....	B24
Table B6	Development Impact Fee Revenue Estimate – Industrial .....	B25
Table B7	Creditable Pre-Project Expenditures .....	B26

RESOLUTION NO. SJAFCA 22-07

SAN JOAQUIN AREA  
FLOOD CONTROL AGENCY

=====

**RESOLUTION DIRECTING STAFF TO WORK WITH THE MEMBER LAND USE  
AGENCIES TO FINALIZE THE MOSSDALE TRACT AREA REGIONAL URBAN  
LEVEL OF FLOOD PROTECTION DEVELOPMENT IMPACT FEE UPDATE AND  
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDED  
COLLECTION AGREEMENT**

WHEREAS, in November 2018 the SJAFCA Board of Directors approved the Mosssdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee Program ("Impact Fee Program") Nexus Study and authorized the execution of a collection agreement for said program with its member land use agencies; and

WHEREAS, since the approval of the Impact Fee Program Nexus Study, several key factors reflected in the Nexus have changed including changes to the overall costs of the levee improvement program, the approach to financing the improvements and projections of development upon which the Nexus Study apportions the cost necessitating and update to the Nexus Study and associated collection agreement; and

WHEREAS, SJAFCA now desires to work with its member Land Use Agencies to implement an update to the Impact Fee Program.

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

1. The SJAFCA Board of Directors hereby directs staff to work with the member Land Use Agencies to finalize for adoption by the member land use agencies the Draft Mosssdale Tract Area Regional Urban Level of Flood Protection Levee Impact Fee - Nexus Study Update Dated February 23, 2022 attached hereto as **Exhibit 1**.
2. The Development Fee will be collected by the Land Use Agencies in accordance with an Amended Agreement for Collection of San Joaquin Area Flood Control Agency Mosssdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee. The Board authorizes the Executive Director, after consultation with Agency Counsel, to execute a collection agreement substantially in the form attached hereto as **Exhibit 2**.

PASSED, APPROVED AND ADOPTED this 17<sup>th</sup> day of March 2022.



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DAN WRIGHT, Chair  
of the San Joaquin Area  
Flood Control Agency

ATTEST:



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

APPROVED AS TO FORM:



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

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

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

- a. City of Stockton, hereinafter referred to as "Stockton";
- b. County of San Joaquin, hereinafter referred to as "County";
- c. City of Lathrop, hereinafter referred to as "Lathrop;"
- d. City of Manteca, hereinafter referred to as "Manteca;" and,
- e. The San Joaquin Area Flood Control Agency, herein referred to as "SJAFCA."

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

RECITALS

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



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

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

WHEREAS, SJAFCA prepared a Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee Nexus Study ("Nexus Study") dated November 8, 2018 that described and determined the applicable Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee ("DIF").

WHEREAS, SJAFCA has now prepared an updated Nexus Study, dated February 23, 2022, that again describes and determines an updated DIF.

WHEREAS, each of the Parties has adopted or will adopt the updated Nexus Study which creates an updated DIF for the Program Area.

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

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

## COVENANTS

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

1. Incorporation of Recitals. The above recitals are incorporated in this Agreement by reference.
2. Collection and Transmission of DIF. Commencing with the effective date of the updated DIF, the Land Use Agencies shall collect the updated DIF as a condition of issuance of a building permit for any building, for which a building permit is required, located in the Program Area. The Land Use Agencies shall transmit to SJAFCA all amounts of the DIF that have been collected, minus the hold-back processing fee for the Land Use Agencies adopted pursuant to the Nexus Study. The methodology for computing the DIF, together with other procedural criteria, are specified in the Nexus Study.
3. Deposit of DIF. SJAFCA shall maintain a separate capital facilities account into which the Land Use Agencies shall, at least quarterly, deposit the DIF funds collected by the Land Use Agencies. Any interest earned on the DIF while held by the Land Use Agency shall also be deposited by the Land Use Agency.
4. Periodic Update of the DIF. SJAFCA shall promptly notify the Land Use Agencies of any necessary adjustments to the DIF to be made by the Parties from time to time.
5. Application of Fee Crediting and Reimbursement Policies. The Parties agree that in order to have a fair application of this Agreement, the DIF and the funds it will generate within each Land Use Agency, it is necessary to agree to principles which will be applied by any Land Use Agency when certain conditions occur. In such cases, the Land Use Agencies agree to apply the principles contained in Exhibit B to Collection Agreement. The relevant conditions are as follows:

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

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

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

8. Appeal. SJAFCA's Board of Directors shall hear all appeals for waiver or reduction in SJAFCA's DIF. The Board of Directors may adopt such policies as it wishes for the processing of the appeal and shall have the sole authority to grant or deny the



appeal. Within 5 business days following the final action of its Board of Directors regarding an appeal, SJAFCA shall notify the affected Land Use Agency in writing of its determination.

9. Compensation of Land Use Agencies. In consideration for collecting the DIF and consistent with the hold-back provided for in Section 2, SJAFCA shall reimburse the Land Use Agencies for their cost of time and materials for calculating, reporting, collecting, and processing functions. Such costs shall include the time and materials expended by, but not limited to, employees of the relevant Community Services Department, the Auditor-Controller's department, the Land Use Agencies' administrative office, and the information technology department. The Parties agree that a charge of 3% of the DIF is a reasonable estimate of the Land Use Agencies' cost of time and materials for calculating, reporting, collecting, and processing of the DIF. Each Land Use Agency and SJAFCA may agree to a different amount that reflects the Land Use Agency's actual cost of collection by executing a letter agreement without the need to amend this Agreement.

10. Relationship to Enhanced Infrastructure Financing District.

The Parties acknowledge that as a separate action, the Land Use Agencies are also collaborating on the creation of an enhanced infrastructure financing district ("EIFD") which will collect funds from a portion of property taxes paid in the Program Area to also fund, in addition to the DIF, levee improvements protecting the Program Area. For the EIFD, the Land Use Agencies have agreed that the County will contribute a larger share of EIFD payments for an initial period, in exchange for the County receiving priority repayment of some of those funds from the DIF collected under this Agreement. Attached hereto as Exhibit A are the key terms showing the mechanism of such priority repayment and each of the Land Use Entities agrees to such priority repayment.

11. Indemnification.

a. Except as provided in Section 11.b., SJAFCA agrees to indemnify, hold harmless and defend the Land Use Agencies, their Board of Supervisors or City

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

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

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

For County and SJCFWCWD:

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

For City of Lathrop:

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

For City of Manteca:

City of Manteca  
ATTN: City Clerk

1001 W. Center Street  
Manteca, CA 95337

For City of Stockton:

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

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

13. Term. This Agreement shall be effective as to SJAFCA and any Land Use Agency, once SJAFCA and the Land Use Agency both execute this Agreement and also adopt the DIF, and shall be effective as to each additional Land Use Agency once this Agreement is executed by that Land Use Agency and the DIF is adopted, and shall end when either (i) SJAFCA terminates the Agreement in accordance with Section 14, or (ii) all adopting Land Use Agencies have terminated the Agreement in accordance with Section 14.

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

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



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

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

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

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

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

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



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

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

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

CITY OF STOCKTON,  
a municipal Corporation

By:   
Jerome Wilverding  
County Administrator

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

ATTEST:

Clerk of the Board of Supervisors  
of the County of San Joaquin,  
State of California

ATTEST:


Clerk of the City of Stockton

By: \_\_\_\_\_  
RACHÉL DeBORD  
Deputy Clerk

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

RECOMMENDED FOR APPROVAL:

APPROVED AS TO FORM

By:   
FRITZ BUCHMAN, C.E. T.E., CFM  
Interim Director of Public Works

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

APPROVED AS TO FORM:

By:   
Matthew Dacey  
Deputy County Counsel

CITY OF LATHROP,  
a municipal Corporation

By: 

Stephen J. Salvatore  
City Manager

ATTEST:  
Clerk of the City of Lathrop

By: 

Teresa Vargas  
City Clerk

APPROVED AS TO FORM:

By: 

Salvador Navarrete  
City Attorney

SAN JOAQUIN AREA FLOOD CONTROL  
AGENCY

By: 

CHRIS ELIAS  
Executive Director

CITY OF MANTECA,  
a municipal Corporation

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

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

ATTEST:  
Clerk of the City of Manteca

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

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

APPROVED AS TO FORM:

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

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

APPROVED AS TO FORM:

By: 

SCOTT L. SHAPIRO  
Agency Counsel

CITY OF LATHROP,  
a municipal Corporation

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

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

ATTEST:

Clerk of the City of Lathrop

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

APPROVED AS TO FORM:

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


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

SAN JOAQUIN AREA FLOOD CONTROL  
AGENCY

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

CHRIS ELIAS  
Executive Director

CITY OF MANTECA,  
a municipal Corporation

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

Title: Interim City Manager

ATTEST:

Clerk of the City of Manteca

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

APPROVED AS TO FORM:

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

Title: City Attorney

APPROVED AS TO FORM:

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

SCOTT L. SHAPIRO  
Agency Counsel

## EXHIBIT A

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

#### Key Terms Related to the Repayment of EIFD Payments to Land Use Entities from Impact Fees

1. Development Impact Fees "Impact Fees" collected after the Initial Years (ending in 2029), would be paid to each jurisdiction to help offset the general fund impacts associated with debt service requirements of the EIFD, subject first to priority reimbursement of "County Additional EIFD Contributions," as defined below. (i.e., the Impact Fees would be directly paid to the County until they have fully repaid the cumulative County Additional EIFD Contributions. After that repayment, Impact Fees would be used to offset the agencies' impacts to their respective general funds from prior EIFD property tax allocations, the "Impact Fee Offset," as further described below).
2. During the Initial Years, the following EIFD funding participation is proposed:
  - a) San Joaquin County proposed to contribute a total flat rate of 47% of property tax increment, comprised of its Initial Base Rate plus an additional 37% of property tax increment, with such additional amount defined as "County Additional EIFD Contribution".
  - b) Cities will each provide their respective Initial Base Rates.
3. Following the Initial Years, the following EIFD Funding participation and other financial arrangements are proposed:
  - a) The Initial Base Rates would no longer apply and all agencies, including the County, would provide proportional EIFD contributions (i.e., the same percentage rate of total tax increment) to meet the debt service needs of any debt issued and secured by EIFD revenues subject to the Maximum Rate (20%) of total property tax increment. The contributions provided after the Initial Years would be subject to the Maximum Rate are defined as the "Post Project Annual Contribution."
  - b) The cumulative County Additional EIFD Contribution shall be repaid to the County using Impact Fees. County to receive 100% of Impact Fees until the cumulative Additional County EIFD Contribution is repaid with interest compounded quarterly on at the annual County Pooled Treasury Rate for that quarter plus 200 basis points.

- c) Following retirement of the cumulative County Additional EIFD Contribution with interest from Impact Fees, the Impact Fee Offset would be implemented as follows. All Impact Fees received by SJAFCA after repayment to the County would be allocated and paid to the Cities and the County to offset prior general fund impacts of previous EIFD contributions. The proportionate share of the cumulative total of each participating agency's Initial Contributions and Post Project Annual Contributions are defined as each agency's "Base EIFD Share." DIF revenues would be paid to each Agency based on its Base EIFD Share.
- d) The duration (i.e., term) of Impact Fee Offset payments is yet to be determined. The term will be finalized during the process of updating the SJAFCA Mossdale ULOP Program Impact Fee Nexus Study. As part of the Impact Fee Update process, the Member Agencies will have an opportunity to weigh in on duration of the impact fee program.

EXHIBIT B  
FEE CREDITING PRINCIPLES



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

UNDERLYING ASSUMPTIONS

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

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



## CREDITING POLICY FOR PRIOR ADVANCE FUNDING

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

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

### Use of Prior Advance Funding Credit

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

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

## CREDITING POLICY FOR CONSTRUCTION OF FACILITIES

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

### Use of Constructed Facilities Funding Credit

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

## REIMBURSEMENT POLICY FOR PRIOR ADVANCE FUNDING

For Development Projects due a reimbursement as a result of funding in excess of a Project's Levee Impact Fee Obligation

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

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

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

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

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

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

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

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

**Table B-1**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**Updated Regional Development Fee Revenue Analysis**  
**Initial Starting Development Fee Rate Summary**

Land Use Reference	Fee Rate Summary (Current Adopted)				
	Cost Share Per Acre [1]	Administrative Fee 3%	Fee Rate Per Acre	<i>Demonstrative Purposes Only</i>	
				<i>Units / 1,000</i>	<i>Fee Rate per</i>
				<i>Building Sq Ft Per Acre</i>	<i>Unit / 1,000 Building Sq Ft</i> [2]
Single-Family	\$21,462	\$644	\$22,106	5.86	\$3,770
Multifamily	\$20,084	\$603	\$20,686	18.89	\$1,095
Commercial	\$20,307	\$609	\$20,916	12.21	\$1,713
Industrial	\$15,907	\$477	\$16,384	15.55	\$1,053

[1] Regional Development Impact Fee Rates for FY 22/23.

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

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

**Table B-2**  
**Mossdale Tract: 2022 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 [1]
	Table B-3	Table B-4	Table B-5	Table B-6	
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2018 [2]	N/A	N/A	N/A	N/A	\$ 826,986
2019 [3]	N/A	N/A	N/A	N/A	\$ 1,888,567
2020 [4]	N/A	N/A	N/A	N/A	\$ 1,368,391
2021 [5]	N/A	N/A	N/A	N/A	\$ 4,829,607
2022 [6]	N/A	N/A	N/A	N/A	\$ 2,412,968
2023 [7]	\$ 5,914,768	\$ 924,654	\$ 1,714,059	\$ 3,370,859	\$ 11,924,339
2024	\$ 1,737,125	\$ 273,360	\$ 1,299,368	\$ 2,172,033	\$ 5,481,886
2025	\$ 2,137,102	\$ 324,379	\$ 1,459,618	\$ 2,275,118	\$ 6,196,217
2026	\$ 2,011,305	\$ 400,134	\$ 1,451,422	\$ 1,502,223	\$ 5,365,085
2027	\$ 1,525,344	\$ 328,353	\$ 1,545,733	\$ 1,179,264	\$ 4,578,694
2028	\$ 1,467,708	\$ 48,118	\$ 1,524,633	\$ 1,202,462	\$ 4,242,921
2029	\$ 1,497,545	\$ 48,854	\$ 1,651,631	\$ 814,677	\$ 4,012,708
2030	\$ 1,566,448	\$ 44,295	\$ 1,933,809	\$ 482,013	\$ 4,026,565
2031	\$ 1,597,777	\$ 45,181	\$ 1,816,144	\$ 491,654	\$ 3,950,755
2032	\$ 1,629,476	\$ 142,093	\$ 1,095,718	\$ 501,487	\$ 3,368,773
2033	\$ 1,252,109	\$ 97,929	\$ 1,262,442	\$ 1,516,322	\$ 4,128,801
2034	\$ 1,275,550	\$ 99,887	\$ 1,287,918	\$ 1,491,863	\$ 4,155,218
2035	\$ 734,092	\$ 101,885	\$ 1,249,266	\$ 1,449,680	\$ 3,534,924
2036	\$ 515,285	\$ 103,923	\$ 1,173,957	\$ 1,479,291	\$ 3,272,456
2037	\$ 525,591	\$ 106,001	\$ 844,287	\$ 1,029,852	\$ 2,505,732
2038	\$ 536,103	\$ 44,600	\$ 662,756	\$ 432,665	\$ 1,676,124
2039	\$ 546,825	\$ 0	\$ 675,091	\$ 441,318	\$ 1,663,235
2040	\$ 2,165,626	\$ 0	\$ 391,540	\$ 450,145	\$ 3,007,311
2041	\$ 1,727,689	\$ 0	\$ 426,315	\$ 459,148	\$ 2,613,151
2042	\$ 1,762,243	\$ 0	\$ 434,841	\$ 468,331	\$ 2,665,414
2043	\$ 1,797,487	\$ 0	\$ 453,496	\$ 476,752	\$ 2,727,735
2044	\$ 1,833,437	\$ 0	\$ 393,622	\$ 0	\$ 2,227,060
2045	\$ 1,870,106	\$ 0	\$ 401,495	\$ 0	\$ 2,271,601
2046	\$ 1,907,508	\$ 0	\$ 409,525	\$ 0	\$ 2,317,033
2047	\$ 1,945,658	\$ 0	\$ 388,646	\$ 0	\$ 2,334,304
2048	\$ 1,984,571	\$ 0	\$ 362,437	\$ 0	\$ 2,347,009
2049	\$ 2,024,263	\$ 0	\$ 369,686	\$ 0	\$ 2,393,949
<b>Total</b>	<b>\$ 45,488,742</b>	<b>\$ 3,133,646</b>	<b>\$ 26,679,454</b>	<b>\$ 23,687,158</b>	<b>\$ 110,315,519</b>

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

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

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

[4] Total revenues received January 2020 through December 2020. Amounts include interest for the program.

[5] Total revenues received January 2021 through December 2021. Amounts include interest for the program.

[6] Estimated revenues received January 2022 through November 2022. Amounts include interest for the program.

[7] Estimated for 2023 based on update Impact Fee Rates as well any remaining collections not yet accounted for from 2022.

**Table B-3**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**Updated Regional Development Fee Revenue Analysis**  
**Development Impact Fee Revenue Estimate - Single Family**

Single Family Acres By Jurisdiction [1]						Base Fee Revenue
Year	Lathrop	Manteca	Stockton	Unincorp County	Total	
Initial Fee Rate/Acre						Table B-1 \$ 21,462
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	0.0	0.0	0.0	0.0	0.0	\$ 0
2019	0.0	0.0	0.0	0.0	0.0	\$ 0
2020	0.0	0.0	0.0	0.0	0.0	\$ 0
2021	61.4	47.7	6.7	0.0	115.8	\$ 0
2022	89.5	36.3	6.7	0.0	132.6	\$ 0
2023	113.4	126.4	20.2	15.7	275.6	\$ 5,914,768
2024	0.0	52.4	11.3	15.7	79.4	\$ 1,737,125
2025	3.3	76.8	0.0	15.7	95.7	\$ 2,137,102
2026	3.3	69.4	0.0	15.7	88.3	\$ 2,011,305
2027	3.3	46.7	0.0	15.7	65.7	\$ 1,525,344
2028	3.3	43.0	0.0	15.7	61.9	\$ 1,467,708
2029	3.3	43.0	0.0	15.7	62.0	\$ 1,497,545
2030	3.3	44.6	0.0	15.7	63.5	\$ 1,566,448
2031	3.3	44.6	0.0	15.7	63.5	\$ 1,597,777
2032	3.3	44.6	0.0	15.7	63.5	\$ 1,629,476
2033	3.3	44.6	0.0	0.0	47.9	\$ 1,252,109
2034	3.2	44.6	0.0	0.0	47.8	\$ 1,275,550
2035	0.0	27.0	0.0	0.0	27.0	\$ 734,092
2036	0.0	18.6	0.0	0.0	18.6	\$ 515,285
2037	0.0	18.6	0.0	0.0	18.6	\$ 525,591
2038	0.0	18.6	0.0	0.0	18.6	\$ 536,103
2039	0.0	18.6	0.0	0.0	18.6	\$ 546,825
2040	56.4	15.7	0.0	0.0	72.1	\$ 2,165,626
2041	56.4	0.0	0.0	0.0	56.4	\$ 1,727,689
2042	56.4	0.0	0.0	0.0	56.4	\$ 1,762,243
2043	56.4	0.0	0.0	0.0	56.4	\$ 1,797,487
2044	56.4	0.0	0.0	0.0	56.4	\$ 1,833,437
2045	56.4	0.0	0.0	0.0	56.4	\$ 1,870,106
2046	56.4	0.0	0.0	0.0	56.4	\$ 1,907,508
2047	56.4	0.0	0.0	0.0	56.4	\$ 1,945,658
2048	56.4	0.0	0.0	0.0	56.4	\$ 1,984,571
2049	56.4	0.0	0.0	0.0	56.4	\$ 2,024,263
<b>Total</b>	<b>860.6</b>	<b>881.4</b>	<b>44.9</b>	<b>156.8</b>	<b>1,943.7</b>	<b>\$45,488,742</b>

[1] Source: Updated Development Absorption Projections dated July 16, 2021

Table 2, SJAFCA Mossdale Tract Area, Development Absorption Projections Acres (ac)

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**Table B-4**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**Updated Regional Development Fee Revenue Analysis**  
**Development Impact Fee Revenue Estimate - Multifamily**

<b>Multifamily Acres By Jurisdiction [1]</b>						
<b>Year</b>	<b>Lathrop</b>	<b>Manteca</b>	<b>Stockton</b>	<b>Unincorp County</b>	<b>Total</b>	<b>Fee Revenue</b>
						<i>Table B-1</i>
						<b>Initial Fee Rate/Acre</b>
						<b>\$ 20,084</b>
<b>2016</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2017</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2018</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2019</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2020</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2021</b>	1.6	0.0	7.5	0.0	9.1	\$ 0
<b>2022</b>	8.5	2.6	7.5	0.0	18.5	\$ 0
<b>2023</b>	16.5	13.5	16.0	0.0	46.0	\$ 924,654
<b>2024</b>	5.4	7.9	0.0	0.0	13.3	\$ 273,360
<b>2025</b>	5.4	10.1	0.0	0.0	15.5	\$ 324,379
<b>2026</b>	5.4	5.8	7.5	0.0	18.8	\$ 400,134
<b>2027</b>	5.4	2.2	7.5	0.0	15.1	\$ 328,353
<b>2028</b>	0.0	2.2	0.0	0.0	2.2	\$ 48,118
<b>2029</b>	0.0	2.2	0.0	0.0	2.2	\$ 48,854
<b>2030</b>	1.9	0.0	0.0	0.0	1.9	\$ 44,295
<b>2031</b>	1.9	0.0	0.0	0.0	1.9	\$ 45,181
<b>2032</b>	1.9	0.0	4.0	0.0	5.9	\$ 142,093
<b>2033</b>	0.0	0.0	4.0	0.0	4.0	\$ 97,929
<b>2034</b>	0.0	0.0	4.0	0.0	4.0	\$ 99,887
<b>2035</b>	0.0	0.0	4.0	0.0	4.0	\$ 101,885
<b>2036</b>	0.0	0.0	4.0	0.0	4.0	\$ 103,923
<b>2037</b>	0.0	0.0	4.0	0.0	4.0	\$ 106,001
<b>2038</b>	0.0	0.0	1.7	0.0	1.7	\$ 44,600
<b>2039</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2040</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2041</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2042</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2043</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2044</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2045</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2046</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2047</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2048</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>2049</b>	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>Total</b>	<b>54.1</b>	<b>46.5</b>	<b>71.7</b>	<b>0.0</b>	<b>172.2</b>	<b>\$3,133,646</b>

[1] Source: Updated Development Absorption Projections dated July 16, 2021

Table 2, SJAFCA Mossdale Tract Area, Development Absorption Projections Acres (ac)

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Table B-5  
 Mossdale Tract: 2022 Adequate Progress Report  
 Updated Regional Development Fee Revenue Analysis  
 Development Impact Fee Revenue Estimate - Commercial

Commercial Acres By Jurisdiction [1]						
Year	Lathrop	Manteca	Stockton	Unincorp County	Total	Fee Revenue
						Table B-1
						Initial Fee Rate/Acre
						\$ 20,307
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	0.0	0.0	0.0	0.0	0.0	\$ 0
2019	0.0	0.0	0.0	0.0	0.0	\$ 0
2020	0.0	0.0	0.0	0.0	0.0	\$ 0
2021	8.1	0.0	0.0	0.0	8.1	\$ 0
2022	40.1	12.7	44.6	1.9	99.3	\$ 0
2023	40.1	16.5	24.0	3.8	84.4	\$ 1,714,059
2024	40.1	16.5	2.3	3.8	62.7	\$ 1,299,368
2025	40.1	20.3	2.3	6.3	69.1	\$ 1,459,618
2026	38.4	20.3	2.3	6.3	67.4	\$ 1,451,422
2027	38.4	21.4	2.3	8.3	70.3	\$ 1,545,733
2028	38.4	19.1	2.3	8.3	68.0	\$ 1,524,633
2029	38.4	23.3	2.3	8.3	72.2	\$ 1,651,631
2030	49.1	23.3	2.3	8.3	82.9	\$ 1,933,809
2031	42.5	23.3	2.3	8.3	76.3	\$ 1,816,144
2032	12.4	22.2	2.3	8.3	45.2	\$ 1,095,718
2033	12.4	22.2	2.3	14.1	51.0	\$ 1,262,442
2034	12.4	22.2	2.3	14.1	51.0	\$ 1,287,918
2035	12.4	22.2	2.3	11.6	48.5	\$ 1,249,266
2036	12.4	18.4	2.3	11.6	44.7	\$ 1,173,957
2037	12.4	5.2	2.3	11.6	31.5	\$ 844,287
2038	12.4	3.8	2.3	5.7	24.3	\$ 662,756
2039	12.4	3.8	2.3	5.7	24.2	\$ 675,091
2040	0.0	3.8	2.3	7.6	13.8	\$ 391,540
2041	0.9	3.8	2.3	7.6	14.7	\$ 426,315
2042	0.9	3.8	2.3	7.6	14.7	\$ 434,841
2043	0.9	3.8	2.3	8.0	15.0	\$ 453,496
2044	0.9	3.8	2.3	5.7	12.8	\$ 393,622
2045	0.9	3.8	2.3	5.7	12.8	\$ 401,495
2046	0.9	3.8	2.3	5.7	12.8	\$ 409,525
2047	0.9	3.8	2.3	4.8	11.9	\$ 388,646
2048	0.9	3.8	2.3	3.8	10.9	\$ 362,437
2049	0.9	3.8	2.3	3.8	10.9	\$ 369,686
<b>Total</b>	<b>521.3</b>	<b>354.9</b>	<b>128.4</b>	<b>206.7</b>	<b>1,211.3</b>	<b>\$26,679,454</b>

[1] Source: Updated Development Absorption Projections dated July 16, 2021

Table 2, SJAFCA Mossdale Tract Area, Development Absorption Projections Acres (ac)

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**Table B-6**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**Updated Regional Development Fee Revenue Analysis**  
**Development Impact Fee Revenue Estimate - Industrial**

Industrial Acres By Jurisdiction						Fee Revenue
Year	Lathrop	Manteca	Stockton	Unincorp County	Total	
Initial Fee Rate/Acre						Table B-1 \$ 15,907
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	0.0	0.0	0.0	0.0	0.0	\$ 0
2019	0.0	0.0	0.0	0.0	0.0	\$ 0
2020	19.1	0.0	0.0	0.0	19.1	\$ 0
2021	90.8	68.0	0.0	0.0	158.8	\$ 0
2022	64.3	64.2	0.0	0.0	128.5	\$ 0
2023	96.4	115.5	0.0	0.0	211.9	\$ 3,370,859
2024	64.3	69.6	0.0	0.0	133.9	\$ 2,172,033
2025	64.3	73.2	0.0	0.0	137.5	\$ 2,275,118
2026	64.3	24.7	0.0	0.0	89.0	\$ 1,502,223
2027	64.9	3.6	0.0	0.0	68.5	\$ 1,179,264
2028	64.9	3.6	0.0	0.0	68.5	\$ 1,202,462
2029	41.9	3.6	0.0	0.0	45.5	\$ 814,677
2030	22.8	3.6	0.0	0.0	26.4	\$ 482,013
2031	22.8	3.6	0.0	0.0	26.4	\$ 491,654
2032	22.8	3.6	0.0	0.0	26.4	\$ 501,487
2033	22.8	3.6	23.0	28.9	78.2	\$ 1,516,322
2034	22.8	3.6	20.2	28.9	75.4	\$ 1,491,863
2035	22.8	0.0	20.2	28.9	71.9	\$ 1,449,680
2036	22.8	0.0	20.2	28.9	71.9	\$ 1,479,291
2037	0.0	0.0	20.2	28.9	49.1	\$ 1,029,852
2038	0.0	0.0	20.2	0.0	20.2	\$ 432,665
2039	0.0	0.0	20.2	0.0	20.2	\$ 441,318
2040	0.0	0.0	20.2	0.0	20.2	\$ 450,145
2041	0.0	0.0	20.2	0.0	20.2	\$ 459,148
2042	0.0	0.0	20.2	0.0	20.2	\$ 468,331
2043	0.0	0.0	20.2	0.0	20.2	\$ 476,752
2044	0.0	0.0	0.0	0.0	0.0	\$ 0
2045	0.0	0.0	0.0	0.0	0.0	\$ 0
2046	0.0	0.0	0.0	0.0	0.0	\$ 0
2047	0.0	0.0	0.0	0.0	0.0	\$ 0
2048	0.0	0.0	0.0	0.0	0.0	\$ 0
2049	0.0	0.0	0.0	0.0	0.0	\$ 0
<b>Total</b>	<b>794.7</b>	<b>443.9</b>	<b>225.0</b>	<b>144.3</b>	<b>1,607.9</b>	<b>\$23,687,158</b>

[1] Source: Updated Development Absorption Projections dated July 16, 2021

Table 2, SJAFCA Mossdale Tract Area, Development Absorption Projections Acres (ac)

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**Table B7**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**Creditable Pre-Project Expenditures**

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

Source: City of Lathrop, LWA

## **APPENDIX C: RD 17 LSRP PROJECT SUPPORTING TABLES**

Table C1	Remaining Expenditure Schedule for Phase 3 LSRP .....	C-1
Table C2	EIP Funding Agreement Credit.....	C-2
Table C3	State Payments Received to Date & State Share Remaining.....	C-3
Table C4	Expenses Reported to DWR.....	C-4
Table C5	Historic RD 17 Financial Statements.....	C-6

Table C1  
Mossdale Tract: 2022 Adequate Progress Report  
Estimated Remaining Expenditure Schedule for LSRP (All Phases)

Month & Year	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	TOTAL
Remaining Costs	-	663,750	663,750	663,750	663,750	663,750	663,750	663,750	663,750	-	5,310,000
Total Expenses	-	663,750	663,750	663,750	663,750	663,750	663,750	663,750	663,750	-	5,310,000

**Table C2**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**EIP Funding Agreement Credit**

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

Source: KSN

**Table C3**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**State Payments Received to Date & State Share Remaining**

Received Date	Total	State Share	Credit Applied
4/15/2010	2,182,950	1,389,150	793,800
6/8/2010	886,525	602,717	283,808
12/19/2011	2,828,433	2,355,408	473,025
5/30/2012	452,032	420,838	31,194
11/13/2013	1,617,235	1,041,086	576,149
Through Q40	7,618,404	5,981,017	1,637,387
<b>Subtotal</b>	<b>15,585,578</b>	<b>11,790,215</b>	<b>3,795,363</b>
Remaining	28,207,517	27,795,436	412,081
<b>Total</b>	<b>43,793,095</b>	<b>39,585,652</b>	<b>4,207,444</b>

Source: KSN

**Table C4**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**Total Actual and Estimated Expenses Reported to DWR**

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



**Table C4**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**Total Actual and Estimated Expenses Reported to DWR**

Project Quarter	Year	Fiscal Quarter	LSRP - Phase I Expenses	LSRP - Phase II Expenses	LSRP - Phase III Expenses
Quarter 43	2020	Q3	\$0	\$6,375	\$534,295
Quarter 44	2020	Q4	\$0	\$0	\$204,616
Quarter 45	2021	Q1	\$0	\$10,076	\$496,529
Est. Quarter 46	2021	Q2	\$0	\$6,000	\$242,700
Est. Quarter 47	2021	Q3	\$0	\$6,000	\$643,700
Est. Quarter 48	2021	Q4	\$0	\$6,000	\$218,240
Est. Quarter 49	2022	Q1	\$0	\$6,000	\$218,240
Balance through December 2022			\$0	\$2,631,382	\$26,011,738
<b>Total</b>			<b>\$ 35,112</b>	<b>\$ 9,194,690</b>	<b>\$ 51,436,284</b>

Source: KSN, LWA

**Table C5**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**Historic RD 17 Financial Data**

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

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

Table C5  
Mossdale Tract: 2022 Adequate Progress Report  
Historic RD 17 Financial Data

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

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

**Table C5**  
**Mossdale Tract: 2022 Adequate Progress Report**  
**Historic RD 17 Financial Data**

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

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

Table C5  
Mossdale Tract: 2022 Adequate Progress Report  
Historic RD 17 Financial Data

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

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

Table C5  
Mossdale Tract: 2022 Adequate Progress Report  
Historic RD 17 Financial Data

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

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

Table C5  
Mossdale Tract: 2022 Adequate Progress Report  
Historic RD 17 Financial Data

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

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



Table C5  
Mossdale Tract: 2022 Adequate Progress Report  
Historic RD 17 Financial Data

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

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

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

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

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

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Annual Assessment Revenue [1]	\$0	\$2,625,000	\$2,751,637	\$2,850,428	\$2,956,652	\$3,038,160	\$3,103,924	\$3,165,192	\$3,216,160	\$3,260,228	\$3,303,074
Planned Development Acres [2]											
Commercial	99.33	84.41	62.73	69.09	67.35	70.32	68.00	72.22	82.90	76.33	45.15
Industrial	128.49	147.67	133.87	137.47	88.99	68.49	68.47	45.48	26.38	26.38	26.38
Residential	292.95	163.19	92.70	111.23	107.08	80.76	64.11	64.12	65.46	65.46	69.45
Subtotal Planned Development Acres	520.76	395.27	289.30	317.80	263.43	219.58	200.58	181.82	174.74	168.17	140.98
Marginal Change in Assesement Revenue [3]											
Commercial	\$0.00	\$15,689.16	\$11,660.21	\$12,841.42	\$12,518.93	\$13,070.97	\$12,639.75	\$13,424.13	\$15,409.43	\$14,188.06	\$8,392.11
Industrial	\$0.00	\$71,220.28	\$64,564.63	\$66,302.82	\$42,920.26	\$33,032.28	\$33,021.67	\$21,933.74	\$12,722.90	\$12,722.90	\$12,722.90
Residential	\$0.00	\$39,727.83	\$22,566.30	\$27,078.98	\$26,068.69	\$19,661.26	\$15,607.04	\$15,609.47	\$15,935.68	\$15,935.68	\$16,907.01
Subtotal Marginal Change in Assesement Revenue	\$0.00	\$126,637.28	\$98,791.14	\$106,223.21	\$81,507.89	\$65,764.52	\$61,268.46	\$50,967.34	\$44,068.01	\$42,846.65	\$38,022.03
Net Change in Assessment Revenue [4]	\$0	\$2,751,637	\$2,850,428	\$2,956,652	\$3,038,160	\$3,103,924	\$3,165,192	\$3,216,160	\$3,260,228	\$3,303,074	\$3,341,097

Notes

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

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

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

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

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

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Annual Assessment Revenue [1]	\$3,341,097	\$3,400,916	\$3,459,387	\$3,510,600	\$3,559,071	\$3,594,085	\$3,613,259	\$3,632,026	\$3,661,876	\$3,688,076	\$3,714,276
Planned Development Acres [2]											
Commercial	51.00	51.01	48.51	44.69	31.51	24.25	24.22	13.77	14.70	14.70	15.03
Industrial	78.20	75.43	71.86	71.89	49.07	20.21	20.21	20.21	20.21	20.21	20.17
Residential	51.86	51.80	30.97	22.56	22.56	20.21	18.56	72.06	56.36	56.36	56.36
Subtotal Planned Development Acres	181.06	178.24	151.34	139.14	103.14	64.67	62.99	106.04	91.27	91.27	91.56
Marginal Change in Assesement Revenue [3]											
Commercial	\$9,479.46	\$9,481.14	\$9,016.27	\$8,306.61	\$5,856.82	\$4,507.39	\$4,501.26	\$2,559.46	\$2,732.13	\$2,732.13	\$2,793.47
Industrial	\$37,715.35	\$36,379.40	\$34,657.61	\$34,672.08	\$23,664.70	\$9,747.15	\$9,747.15	\$9,747.15	\$9,747.15	\$9,747.15	\$9,727.86
Residential	\$12,624.88	\$12,610.27	\$7,539.38	\$5,492.04	\$5,492.04	\$4,919.95	\$4,518.27	\$17,543.15	\$13,721.12	\$13,721.12	\$13,721.12
Subtotal Marginal Change in Assesement Revenue	\$59,819.69	\$58,470.81	\$51,213.27	\$48,470.73	\$35,013.56	\$19,174.50	\$18,766.68	\$29,849.76	\$26,200.40	\$26,200.40	\$26,242.45
Net Change in Assessment Revenue [4]	\$3,400,916	\$3,459,387	\$3,510,600	\$3,559,071	\$3,594,085	\$3,613,259	\$3,632,026	\$3,661,876	\$3,688,076	\$3,714,276	\$3,740,519

Notes

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

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

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

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

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

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Annual Assessment Revenue [1]	\$3,740,519	\$3,756,617	\$3,772,715	\$3,788,813	\$3,804,746	\$3,820,490	\$3,836,233	\$3,838,255	\$3,840,143	\$3,841,565	\$3,842,987
Planned Development Acres [2]											
Commercial	12.79	12.79	12.79	11.90	10.88	10.88	10.88	10.16	7.65	7.65	7.65
Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Residential	56.36	56.36	56.36	56.36	56.36	56.36	0.00	0.00	0.00	0.00	0.00
Subtotal Planned Development Acres	69.15	69.15	69.15	68.26	67.24	67.24	10.88	10.16	7.65	7.65	7.65
Marginal Change in Assesement Revenue [3]											
Commercial	\$2,377.11	\$2,377.11	\$2,377.11	\$2,211.69	\$2,022.10	\$2,022.10	\$2,022.10	\$1,887.90	\$1,421.92	\$1,421.92	\$1,421.92
Industrial	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Residential	\$13,721.12	\$13,721.12	\$13,721.12	\$13,721.12	\$13,721.12	\$13,721.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal Marginal Change in Assesement Revenue	\$16,098.23	\$16,098.23	\$16,098.23	\$15,932.81	\$15,743.22	\$15,743.22	\$2,022.10	\$1,887.90	\$1,421.92	\$1,421.92	\$1,421.92
Net Change in Assessment Revenue [4]	\$3,756,617	\$3,772,715	\$3,788,813	\$3,804,746	\$3,820,490	\$3,836,233	\$3,838,255	\$3,840,143	\$3,841,565	\$3,842,987	\$3,844,408

Notes

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

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

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

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

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

	2056	2057	2058	2059	2060	2061	2062
Annual Assessment Revenue [1]	\$3,844,408	\$3,845,743	\$3,846,545	\$3,846,900	\$3,847,255	\$3,847,611	\$3,847,966
Planned Development Acres [2]							
Commercial	7.18	4.32	1.91	1.91	1.91	1.91	0.00
Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Planned Development Acres	7.18	4.32	1.91	1.91	1.91	1.91	0.00
Marginal Change in Assesement Revenue [3]							
Commercial	\$1,334.37	\$802.59	\$355.02	\$355.02	\$355.02	\$355.02	\$0.00
Industrial	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Residential	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal Marginal Change in Assesement Revenue	\$1,334.37	\$802.59	\$355.02	\$355.02	\$355.02	\$355.02	\$0.00
Net Change in Assessment Revenue [4]	\$3,845,743	\$3,846,545	\$3,846,900	\$3,847,255	\$3,847,611	\$3,847,966	\$3,847,966

Notes

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

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

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

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

**Table D-2**  
**Mossdale Tract Area: Overlay Assessment Rate Analysis**  
**Marginal Change in Overlay Assessment Per Acre of Development**

Overlay Assessment Land Use Category	Assessment Rate Per Developable Acre	Assessment Rate Per Developed Acre	Marginal Assessment Rate Change Per Acre
	A [1]	B [1]	C = B - A
Vacant Commercial	\$ 77.55	\$ 263.43	\$ 185.87
Vacant Industrial	\$ 43.73	\$ 526.02	\$ 482.29
Vacant Residential	\$ 56.17	\$ 299.61	\$ 243.44
<b>Total</b>	<b>\$ 177.45</b>	<b>\$ 1,089.06</b>	<b>\$ 911.61</b>

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



## **APPENDIX E:**

### **EXECUTED MEMORANDUM OF UNDERSTANDING REGARDING THE DEVELOPMENT OF ADDITIONAL FUNDING SOURCES FOR THE MOSSDALE TRACT AREA AS BETWEEN THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY AND THE CITIES OF LATHROP, MANTECA, AND STOCKTON (PARTIAL EXECUTION)**

MOU                      Memorandum of Understanding for Development of Additional Funding for the Mossdale  
Tract Area between SJAFCA and the Cities of Lathrop, Manteca and Stockton..... E1

**MEMORANDUM OF UNDERSTANDING  
REGARDING THE DEVELOPMENT OF ADDITIONAL FUNDING SOURCES  
FOR THE MOSSDALE TRACT AREA AS BETWEEN THE  
SAN JOAQUIN AREA FLOOD CONTROL AGENCY AND  
THE CITIES OF LATHROP, MANTECA, AND STOCKTON**

This Memorandum of Understanding (the "MOU") is entered into by and between the San Joaquin Area Flood Control Agency ("SJAFCA"), the City of Lathrop ("Lathrop"), City of Manteca ("Manteca"), and the City of Stockton ("Stockton") (three listed Cities referenced hereinafter collectively as "Participating Cities.") This MOU shall be effective upon execution by SJAFCA and the Participating Cities (the "Effective Date").

**RECITALS**

- A. SJAFCA has been designated as the Local Flood Management Agency ("LFMA") for the Mossdale Tract Area since 2018 and, consistent with Government Code 65007(a)(5), prepared and issued reports on an annual basis to the Central Valley Flood Protection Board regarding the efforts underway to achieve 200-year level of protection for the Mossdale Tract Area ("Adequate Progress Reports").
- B. SJAFCA, as the LFMA, continues to make significant progress toward 200-year protection for the Mossdale Tract as detailed in the Adequate Progress Reports ("Mossdale Tract Area Project").
- C. SJAFCA's current financing plan reflected in each of the annual Adequate Progress Reports for the Mossdale Tract Area Project contemplates revenues from the following sources:
  - Early contributions from member agencies;
  - Enhanced infrastructure financing district (EIFD);
  - Development impact fee (DIF); and
  - Overlay Assessment District (OAD).
- D. Each of the first three elements of the financing plan have been implemented according to schedule. However, SJAFCA elected to delay the formation of the OAD from its current timeline of late 2022/23 to late FY 2023/24 with the expectation that assessments can commence being levied in FY 2024/25.
- E. In addition, SJAFCA has been developing an alternative financing plan to ensure adequate and complete funding for the Mossdale Tract Area Project. The most beneficial alternative financing plan requires a Federal feasibility study conducted by the U.S. Army Corps of Engineers (USACE) followed by Congressional authorization that can then result in a significant infusion of Federal funds to the basin. The Mossdale Tract is unique among urban areas in the Central Valley seeking significant increases in flood protection in that it is the only such urban basin which is not receiving Federal funds by partnering with the USACE. The Parties agree that obtaining such Federal funds is a significant benefit to the region and the State and should be the Parties' highest priorities.

- F. SJAFCA's cash flow scenarios related to the Mossdale Tract Area Project indicate that it has adequate funds on hand to meet its cash flow demands through 2023. While the USACE is developing its feasibility study, and while SJAFCA works to form an OAD, the Parties have agreed to execute this MOU by which the Participating Agencies commit to negotiate and execute an agreement which will backstop any funding needs of SJAFCA that may exist after 2023 ("Advanced Funding Agreement") provided, however, that prior to providing such funds, the Participating Cities shall confirm that they can provide the funds without materially harming existing programs and the Participating Cities acknowledge that a failure to provide such funds may result in SJAFCA's inability to take certain actions regarding the Mossdale Tract Area Project.
- G. Subject to Section 10 of the "Amended Agreement for Collection of SJAFCA Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee," it is the intention of the Parties to seek to use future revenue sources (e.g., OAD, EIFD, Development Impact, etc.) to reimburse any funding provided by the Participating Cities under this MOU.

**NOW, THEREFORE,** the Parties hereby agree as follows:

#### **AGREEMENT**

1. **Commitment for an Advanced Funding Agreement.** Parties agree to negotiate and then use good faith to consider execution of an Advanced Funding Agreement during calendar year 2023 whereby Participating Cities shall agree to make sufficient funds available to SJAFCA to meet operational shortfalls for the Mossdale Tract Area Project net of revenues from all other funding sources.
2. **No Third-Party Beneficiaries.** This MOU is intended solely for the benefit of the Parties and shall not be construed to create any rights for any other person or entity.
3. **Term.** This MOU shall be effective upon execution by the last of the Parties (the "Effective Date"). This MOU shall remain in effect from the Effective Date until such time as terminated by the written agreement of all of the Parties.
4. **Notices.** Notices to the Parties shall be sufficient if delivered as follows:

For City of Lathrop:

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

For City of Manteca:

City of Manteca  
ATTN: City Clerk; City Engineer; City Manager's Office  
1001 W. Center Street  
Manteca, CA 95337

For City of Stockton:

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


For San Joaquin Area Flood Control Agency:

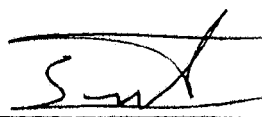
San Joaquin Area Flood Control Agency  
ATTN: Executive Director  
22 East Weber Avenue, Room #301  
Stockton, Ca 95202

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates specified in the signature block below.

CITY OF LATHROP


APPROVED AS TO FORM BY THE CITY  
OF LATHROP CITY ATTORNEY

By:   
Stephen Salvatore, City Manager

By:  1-11-2023  
Salvador Navarrete, City Attorney

CITY OF MANTECA

By: \_\_\_\_\_  
Toni Lundgren, Interim City Manager

  
**ATTEST**  
Teresa Vargas, MMC  
Government Services Director  
City Clerk  
City of Lathrop

For City of Manteca:

City of Manteca  
ATTN: City Clerk; City Engineer; City Manager's Office  
1001 W. Center Street  
Manteca, CA 95337

For City of Stockton:

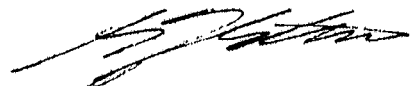
City of Stockton Community Development Department  
ATTN: Community Development Director  
424 N. El Dorado Street  
Stockton, CA 95202

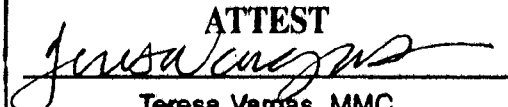
For San Joaquin Area Flood Control Agency:

San Joaquin Area Flood Control Agency  
ATTN: Executive Director  
22 East Weber Avenue, Room #301  
Stockton, Ca 95202

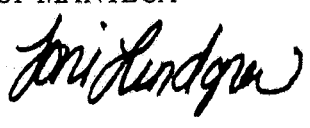
IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates specified  
in the signature block below.

CITY OF LATHROP


By:   
Stephen Salvatore, City Manager

<p><b>ATTEST</b></p>  <p><b>Teresa Vargas, MMC</b> Government Services Director City Clerk City of Lathrop</p>
--

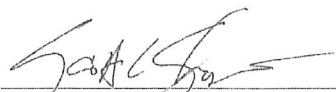
CITY OF MANTECA

  
By: \_\_\_\_\_  
Toni Lundgren, Interim City Manager

SAN JOAQUIN AREA FLOOD CONTROL AGENCY

By:   
Chris Elias, Executive Director


Approved as to form:

  
Scott L. Shapiro

CITY OF STOCKTON

  
HARRY BLACK  
CITY MANAGER

APPROVED AS TO FORM:

  
LORI ASUNCION  
CITY ATTORNEY

ATTEST:

  
for ELIZA GARZA  
CITY CLERK



AUTHORIZING ACTION:

2023-01-24-1502



## **APPENDIX F: EIFD ANALYSIS SUPPORTING INFORMATION**

*Reference the*

**MOSSDALE TRACT ENHANCED INFRASTRUCTURE FINANCING DISTRICT –  
INFRASTRUCTURE FINANCING PLAN FINAL REPORT  
PREPARED BY ECONOMIC & PLANNING SYSTEMS, INC.  
DATED JUNE 2, 2022**

*Available on SJAFCA's Website:*

<https://www.sjafca.org/home/showpublisheddocument/1275/637902252871700000>

Table F1	Updated EIFD & Financing Supporting Tables – Financing Revenues and Debt Service.....	F-1
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Table F1

Mossdale Tract: 2022 Adequate Progress Report  
Updated EIFD & Financing Supporting Tables  
Financing Revenues and Debt Service

AD at \$2.6 Million Starting

Year	Gross Available Assessment Revenues <i>Table D-1: Mossdale Tract Area: Overlay Assessment Rate Analysis</i>	Gross EIFD Revenues <i>Table 1: EIFD Revenue Analysis</i>	Gross Revenues for Project & Financing	Debt Service	Assessment Revenue for Debt Service	EIFD Revenue for Debt Service	Net Assessment Revenue for PayGo / Services	Net EIFD Revenue for PayGo & Future Projects
						[1]		[1]
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$905,301	\$905,301	\$0	\$0	\$0	\$0	\$905,301
2024	\$2,625,000	\$1,998,882	\$4,623,882	\$0	\$0	\$0	\$2,625,000	\$1,998,882
2025	\$2,651,250	\$2,885,345	\$5,536,595	\$0	\$0	\$0	\$2,651,250	\$2,885,345
2026	\$2,677,763	\$3,910,153	\$6,587,916	\$2,076,235	\$2,076,235	\$0	\$601,528	\$3,910,153
2027	\$2,704,540	\$4,881,630	\$7,586,170	\$2,099,186	\$2,099,186	\$0	\$605,354	\$4,881,630
2028	\$2,731,586	\$5,864,529	\$8,596,115	\$5,120,218	\$2,581,586	\$2,538,632	\$150,000	\$3,325,897
2029	\$2,758,901	\$6,800,338	\$9,559,239	\$5,142,668	\$2,608,901	\$2,533,766	\$150,000	\$4,266,572
2030	\$2,786,490	\$7,763,624	\$10,550,114	\$5,170,450	\$2,636,490	\$2,533,960	\$150,000	\$5,229,664
2031	\$2,814,355	\$3,736,961	\$6,551,316	\$5,194,718	\$2,664,355	\$2,530,362	\$150,000	\$1,206,599
2032	\$2,842,499	\$4,128,290	\$6,970,789	\$5,217,220	\$2,692,499	\$2,524,721	\$150,000	\$1,603,569
2033	\$2,870,924	\$4,547,277	\$7,418,201	\$5,239,646	\$2,720,924	\$2,518,722	\$150,000	\$2,028,555
2034	\$2,899,633	\$3,667,974	\$6,567,607	\$5,265,124	\$2,746,401	\$2,518,722	\$153,232	\$1,149,252
2035	\$2,928,629	\$4,025,284	\$6,953,913	\$5,293,366	\$2,774,644	\$2,518,722	\$153,986	\$1,506,562
2036	\$2,957,916	\$4,363,823	\$7,321,739	\$5,319,088	\$2,800,365	\$2,518,722	\$157,551	\$1,845,101
2037	\$2,987,495	\$4,701,401	\$7,688,896	\$5,343,976	\$2,825,254	\$2,518,722	\$162,241	\$2,182,679
2038	\$3,017,370	\$5,016,811	\$8,034,181	\$5,371,160	\$2,852,438	\$2,518,722	\$164,932	\$2,498,089
2039	\$3,047,544	\$5,307,424	\$8,354,968	\$5,397,103	\$2,878,380	\$2,518,722	\$169,163	\$2,788,702
2040	\$3,078,019	\$5,605,216	\$8,683,235	\$5,424,931	\$2,906,209	\$2,518,722	\$171,810	\$3,086,494
2041	\$3,108,799	\$5,943,116	\$9,051,915	\$5,451,110	\$2,932,388	\$2,518,722	\$176,412	\$3,424,394

Table F1

Mossdale Tract: 2022 Adequate Progress Report  
Updated EIFD & Financing Supporting Tables  
Financing Revenues and Debt Service

**AD at \$2.6 Million Starting**

Year	Gross Available Assessment Revenues <i>Table D-1: Mossdale Tract Area: Overlay Assessment Rate Analysis</i>	Gross EIFD Revenues <i>Table 1: EIFD Revenue Analysis</i>	Gross Revenues for Project & Financing	Debt Service	Assessment Revenue for Debt Service	EIFD Revenue for Debt Service	Net Assessment Revenue for PayGo / Services	Net EIFD Revenue for PayGo & Future Projects
						[1]		[1]
2042	\$3,139,887	\$6,275,427	\$9,415,314	\$5,473,766	\$2,955,044	\$2,518,722	\$184,843	\$3,756,705
2043	\$3,171,286	\$6,620,684	\$9,791,970	\$5,504,589	\$2,985,866	\$2,518,722	\$185,420	\$4,101,962
2044	\$3,202,999	\$6,979,950	\$10,182,949	\$5,533,005	\$3,014,283	\$2,518,722	\$188,716	\$4,461,228
2045	\$3,235,029	\$3,468,722	\$6,703,751	\$5,557,143	\$3,038,420	\$2,518,722	\$196,609	\$950,000
2046	\$3,267,379	\$3,637,143	\$6,904,522	\$5,588,690	\$3,069,968	\$2,518,722	\$197,412	\$1,118,421
2047	\$3,300,053	\$3,811,769	\$7,111,822	\$5,613,825	\$3,095,103	\$2,518,722	\$204,950	\$1,293,047
2048	\$3,333,053	\$3,991,692	\$7,324,745	\$5,644,089	\$3,125,366	\$2,518,722	\$207,687	\$1,472,970
2049	\$3,366,384	\$4,177,035	\$7,543,419	\$5,675,720	\$3,156,998	\$2,518,722	\$209,386	\$1,658,313
2050	\$3,400,048	\$4,369,126	\$7,769,174	\$5,705,121	\$3,186,399	\$2,518,722	\$213,649	\$1,850,404
2051	\$3,434,048	\$4,568,205	\$8,002,253	\$5,733,609	\$3,214,886	\$2,518,722	\$219,162	\$2,049,483
2052	\$3,468,389	\$4,774,046	\$8,242,435	\$5,759,396	\$3,240,674	\$2,518,722	\$227,715	\$2,255,324
2053	\$3,503,073	\$4,984,254	\$8,487,327	\$5,790,550	\$3,271,828	\$2,518,722	\$231,245	\$2,465,532
2054	\$3,538,103	\$5,201,998	\$8,740,101	\$5,823,248	\$3,388,103	\$2,435,144	\$150,000	\$2,766,854
2055	\$3,573,484	\$5,427,542	\$9,001,026	\$2,995,800	\$2,995,800	\$0	\$577,684	\$5,427,542
2056	\$3,609,219	\$5,660,678	\$9,269,897	\$2,997,675	\$2,997,675	\$0	\$611,544	\$5,660,678
2057	\$3,645,311	\$5,897,668	\$9,542,979	\$2,999,150	\$2,999,150	\$0	\$646,161	\$5,897,668
2058	\$3,681,765	\$6,139,348	\$9,821,113	\$0	\$0	\$0	\$3,681,765	\$6,139,348
2059	\$3,718,582	\$6,389,442	\$10,108,024	\$0	\$0	\$0	\$3,718,582	\$6,389,442
2060	\$3,755,768	\$6,648,236	\$10,404,004	\$0	\$0	\$0	\$3,755,768	\$6,648,236
<b>Total</b>	<b>\$116,832,574</b>	<b>\$185,076,344</b>	<b>\$301,908,918</b>	<b>\$160,521,573</b>	<b>\$92,531,817</b>	<b>\$67,989,756</b>	<b>\$24,300,757</b>	<b>\$117,086,588</b>

[1] Pay go Revenues from the EIFD are collected through 2025. The total amount of PayGo revenues needed to funding the 200-Year Project total \$5,789,528. The total debt service supported by EIFD revenues is \$67,989,756. Combined, the total EIFD revenue needed is \$73,779,284.