

WHAT HAPPENS IF PROPERTY OWNERS APPROVE THE ASSESSMENT?

- New property assessment begins fall 2024.
- SJAFCA can secure state/federal funding for a project that provides 200-year flood protection.
- Project reduces risk of flood damages to properties, and protects lives and the local economy.
- Mossdale Tract communities meet state and federal regulations for flood protection.
- Mossdale Tract communities avoid being mapped in FEMA Special Flood Hazard Areas, and mandatory flood insurance, in the future.
- Local economy can adapt to changing needs of residents.
- Redevelopment/improvements to existing properties, and commercial/retail development can move forward.

WHAT HAPPENS IF PROPERTY OWNERS DO NOT APPROVE THE ASSESSMENT?

If SJAFCA is unable to fund the local cost share, the levee improvements will not be constructed. The state and federal funding will go to other communities to reduce their flood risk. The communities will fail to meet state regulations, and risk not meeting changes to federal regulations. Near and long-term impacts include:

- Increased risk of flood damages to properties, and life loss.
- Risk of not meeting changing federal regulations, resulting in mandatory flood insurance in the future.
- No growth or flexibility in the local economy. The community will not be allowed to adapt to the changing needs of residents. This means:
 - No redevelopment of and/or substantial improvements to existing properties.
 - No new development, including retail and commercial.
 - Plans for community amenities – like grocery stores, retail outlets, restaurants, and other conveniences – will be canceled.
 - Existing commercial and retail properties cannot be redeveloped if businesses quit or leave.

Weather Whiplash Increases Flood Risk

California's weather is becoming more extreme. Rapid shifts between too little and too much water – weather whiplash – can weaken the levees that protect communities from flooding. At the same time, major flood disasters in California and across the United States have resulted in stricter state and federal regulations for flood protection. Locally, properties in portions of south Stockton, Lathrop, and Manteca (also known as the Mossdale Tract area) face two types of risk:

- 1 Flooding from the San Joaquin River and its tributaries (like French Camp Slough)
- 2 Economic impacts from not meeting state and federal flood protection regulations

The best way to defend against both risks is to improve and properly maintain levees.

PLEASE READ INSIDE

Learn more about a proposed property assessment to pay a portion of the local cost share for levee improvements to meet state requirements for 200-year flood protection. State and federal agencies are expected to pay 77% of project costs, if the property assessment is approved.



WATCH FOR BALLOTS IN YOUR MAILBOX

Property owners will be asked to vote on their proposed assessment. **Assessment ballots will be sent to property owners on May 4, 2024. Property owners will have 45 days to return their ballots.** Balloting will close following a public hearing on June 20, 2024.

ATTEND A COMMUNITY MEETING

Attend any of our upcoming community meetings to learn more:

6:30 p.m., Wednesday, May 1 – Weston Ranch High School, Cafeteria; 4606 McCuen Ave, Stockton

6:30 p.m., Monday, May 13 – Joseph Widmer, Jr. Elementary School, Multi-purpose Room; 751 Stonebridge Lane, Lathrop

6:30 p.m., Thursday, May 2 – Mossdale Elementary School, Multi-purpose Room; 455 Brookhurst Blvd., Lathrop

6:30 p.m., Tuesday, May 14 – Great Valley Elementary, Multi-purpose Room; 4223 McDougald Blvd., Stockton

ATTEND A COMMUNITY MEETING | DETAILS INSIDE

PROPOSED PROPERTY ASSESSMENT
for for 200-Year Flood Protection
for the Mossdale Tract area

www.sjafca.org/OAD
LCMA Hotline: (209) 475-7009
Email: info@sjafca.com



SAN JOAQUIN AREA FLOOD CONTROL AGENCY
22 E. Weber, #301
Stockton, CA 95202

Problem: Levees that protect the Mossdale Tract Area do not meet state requirements for 200-year flood protection.

SOLUTION: IMPROVE LEVEES KEY TO PROTECT LIVES, PROPERTY, & ECONOMY

The San Joaquin Area Flood Control Agency (SJAFCOA) is responsible for reducing flood risk for the greater-Stockton metropolitan region through planning, financing, and implementing projects and programs to improve flood protection. The Agency is proposing an annual property assessment to fund a portion of the local cost share for a \$473 million levee improvement project to meet state requirements for 200-year flood protection for the Mossdale Tract Area. It will protect lives, property, and the local economy, and safeguard against changes to state and federal flood protection regulations. Most (97%) single-family residential properties will pay less than \$12.50 per month (\$150 per year).



WHAT IS THE "MOSSDALE TRACT AREA?"

The Mossdale Tract area includes portions of south Stockton, Lathrop, Manteca, and neighboring unincorporated areas. Flanked by the San Joaquin River to the west, French Camp Slough to the north, and Walthall Slough to the south, the area has more than \$9 billion in damageable property and includes:

- More than 50,000 residents
- Hospital & medical centers
- 22,000 properties
- Correctional facilities
- 32 schools
- Manteca Wastewater Treatment Plant
- Fire, police stations
- I-5 and Hwy 20

DID YOU KNOW?

In early 2023, a series of strong atmospheric rivers delivered one-half of Stockton's average annual rainfall – 11 inches – in only 17 days and ended California's most recent drought. Atmospheric Rivers are not "new." In fact, they are responsible for 80% of all flood damage in the Western United States over the past 40 years. One type of well-known atmospheric river is called a "Pineapple Express." These types of storms have caused the state's most disastrous floods, including in Pajaro in March 2023.

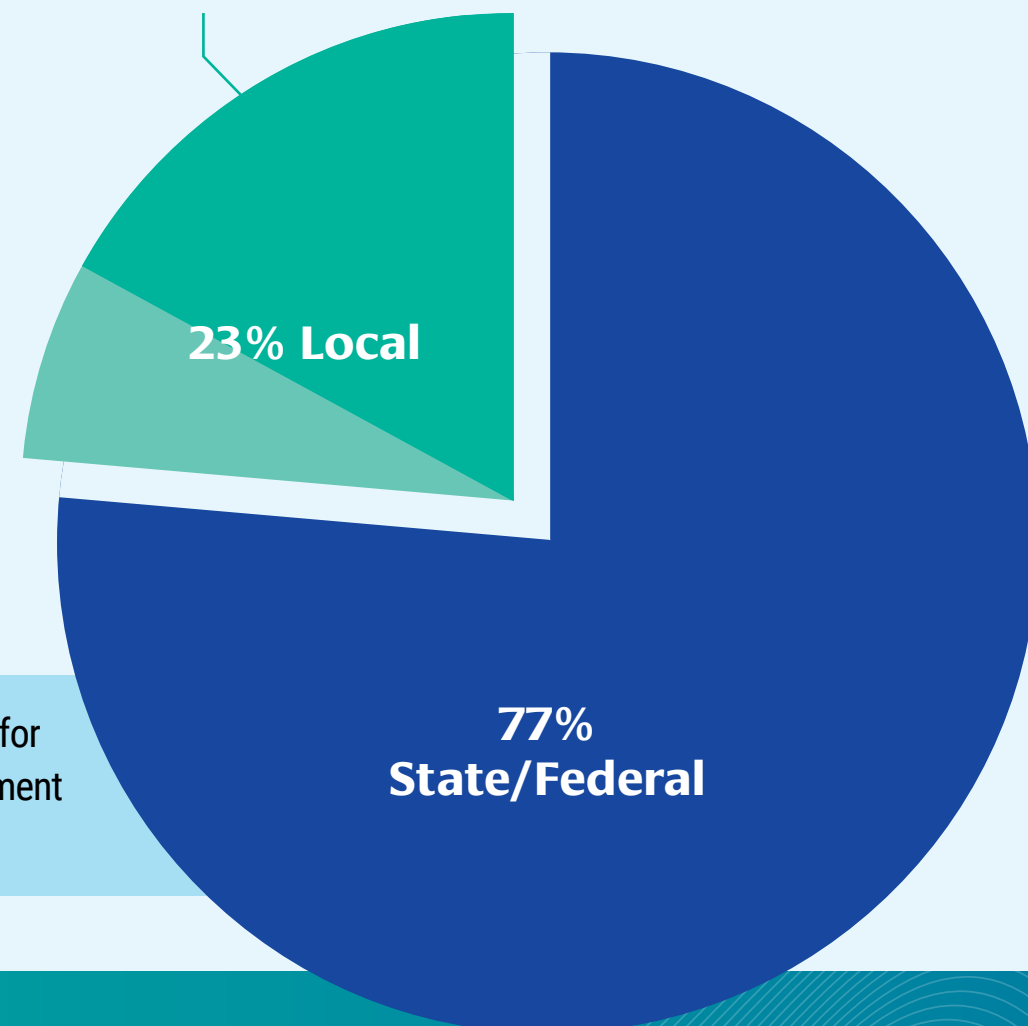


FEDERAL & STATE AGENCIES EXPECTED TO FUND 77% OF LEVEE IMPROVEMENT COSTS

The \$473 million project will provide 200-year flood protection by improving levees along the east bank of the San Joaquin River and the south bank of French Camp Slough, and extending the dryland levee south of Highway 120 in Manteca. Seventy-seven percent -- \$362.6 million -- of all project costs are expected to be paid by state and federal agencies. To secure the state and federal funding, SJAFCOA must provide a local cost share of \$110 million, plus an additional \$22.4 million for early planning and design costs.

Seventy percent (70%) of the local cost share will be funded by new development and growth. The remaining 30% would be paid with property assessment revenues.

Of the local cost share,
70% is Development/Growth and
30% is Property Assessment



State & federal agencies are expected to pay 77 cents for every dollar of levee construction costs. New development and growth will pay most of the local cost share.

ASSESSMENTS VARY DEPENDING UPON BENEFIT TO PROPERTIES

The proposed assessment district boundary (see map) includes all properties that benefit from the avoidance of flood damage to land, structures and contents. By law, each property can only be assessed for the benefit it receives.

Each property's assessment differs based upon land use type, structure square footage, size of parcel, location, and depth of flooding. Zone 1 properties receive benefit from the avoidance of flood damages to land, structures, and their contents. Zone 2 properties only receive benefit for land. The proposed assessment for 97% of single-family residential properties is less than \$12.50 per month (\$150 per year).

Please visit www.sjafca.org/OAD to calculate the assessment for your property and learn more about the factors being used to determine your property's benefit (parcel number required).

