SAN JOAQUIN AREA
FLOOD CONTROL AGENCY

CORRECTED

2800 W. March Lane, Suite 200 | Stockton, CA 95219 | (209) 299-4200 |www.sjafca.org

BOARD OF DIRECTORS

City of Stockton Brando Villapudua Michael Blower Alt. Mariela Ponce	**Public Member** Steve DeBrum	**San Joaquin County/SJCFCWCD*** Paul Canepa Sonny Dhaliwal Alt. Robert Rickman
City of Manteca Gary Singh Charlie Halford Alt. Mike Morowit	**Executive Director** Darren Suen, PE	**City of Lathrop** Diane Lazard ~~Steve Dresser~~ Paul Akinjo Alt. Jennifer Torres-O'Callaghan
*San Joaquin County Flood Control and Water Conservation District		

BOARD MEETING
San Joaquin Council of Governments
Council Chambers
555 E Weber Ave. Stockton, CA
THURSDAY, JANUARY 30, 2025, 10:00 A.M.

1. CALL TO ORDER / ROLL CALL

2. PLEDGE TO FLAG

3. ELECTION OF OFFICERS

3.1) Elect a Chair & Vice Chair for the San Joaquin Area Flood Control Agency Board of Directors for 2025

3.2) Recognition of outgoing Chair

4. RECOGNITION OF FORMER EXECUTVE DIRECTOR

5. PUBLIC COMMENTS

6. CONSENT ITEMS

6.1) Approve Minutes from December 12, 2024, Board Meeting

6.2) Amend San Joaquin Area Flood Control Agency's Regular Board Meeting Schedule for 2025

6.3) Receive Semi-Annual Report of Master Services Agreements Issued Under Delegated Authority for Fiscal Year 2024-2025

7. NEW BUSINESS

7.1) (a) Receive information on mid-year review of Fiscal Year 2024-2025 Budget of the San Joaquin Area Flood Control Agency

(b) Adopt Resolution Approving the Mid-Year Budget Report for Fiscal Year 2024-2025 and related budget adjustments for Fiscal Year 2024-2025 for the San Joaquin Area Flood Control Agency

7.2) Selection of Public Board Member

7.3) Adequate Progress Report

8. BRIEFINGS

9. ORAL REPORT FROM EXECUTIVE DIRECTOR

10. BOARD QUESTIONS, COMMENTS, ACTIONS

11. COUNSEL REPORT

12. CLOSED SESSION

12.1) CONFERENCE WITH LEGAL COUNSEL: Anticipated Litigation - Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(e)(1)

12.2) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8). [(1) Little Hog Island: APN 129-290-010 – 34.82 Acres; (2) Grayson Island – APN 158-003-008 – 20.54 Acres]. Agency Negotiators: [Darren Suen, Executive Director: Omar Al-Hindi, Executive Project Manager: Chris Elias, Senior Policy Advisor; Rebekah Green, BRI, Scott Shapiro, General Counsel] Under Negotiation: Price

REPORT OUT ON CLOSED SESSION

13. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the Board's office at (209) 299-4200. Requests must be made one full business day before the start of the meeting.

Agenda Item 3.1

January 30, 2025

TO: San Joaquin Area Flood Control Agency Board of Directors

FROM: Darren Suen PE, Executive Director

SUBJECT: **ELECTION OF A NEW CHAIR AND VICE-CHAIR FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY BOARD OF DIRECTORS FOR 2025**

RECOMMENDATION

It is recommended that the Board of Directors of the San Joaquin Area Flood Control Agency (SJAFCA) adopt a resolution to elect a new Chair and Vice-Chair for 2025.

DISCUSSION

Background

On November 16, 2017, per SJAFCA Resolution No. 17-20, the Board approved SJAFCA's amended and restated Joint Exercise of Powers Agreement (JEPA) to include the following member agencies: City of Stockton, County of San Joaquin, San Joaquin County Flood Control and Water Conservation District, City of Lathrop and City of Manteca.

The amended and restated JEPA states that leadership of the Board should rotate on an annual basis, with the Chair position being held by the County, then Stockton, then Lathrop, then Manteca, with the rotation then repeated.

Present Situation

It is recommended that the 2025 Chair be elected from the County of San Joaquin to serve one term in accordance with the Agency's JEPA. Since the JEPA does not provide direction as to the rotation of the Vice-Chair position, members of the Board are requested to nominate and vote for one of its current members to fill that position.

The positions of the 2025 Chair and Vice-Chair will become effective immediately after the Board takes action.

PREPARED BY: Leanne Randall

APPROVED:
DARREN SUEN, PE
EXECUTIVE DIRECTOR

ATTACHMENTS
1: Historical Listing of Chair and Vice-Chair Appointments
2. Resolution 25-01

ATTACHMENT 1

HISTORICAL LISTING

San Joaquin Area FLOOD CONTROL Agency

CHAIR ELECTIONS

Year	Title	Name	Took Office	County/City	Resolution
1995	Chair	Floyd Weaver	May 25, 1995		95-01
1996	Chair	Floyd Weaver	August 7, 1996		96-21
1997	Chair	George Barber	February 5, 1997		97-01
1998	Chair	Duane Isetti	February 4, 1998		98-04
1999	Chair	Edward A. Simas	March 1, 1999		99-01
2000	Chair	Larry Ruhstaller	March 1, 2000	Stockton	00-01
2001	Chair	Victor Mow	March 1, 2001	SJ County	01-03
2002	Chair	Larry Ruhstaller	March 1, 2002	Stockton	02-01
2003	Chair	Jack Sieglock	March 1, 2003	SJ County	03-01
2004	Chair	Gary Giovanetti	March 1, 2004	Stockton	04-01
2005	Chair	Victor Mow	March 1, 2005	SJ County	05-05
2006	Chair	Clem Lee	March 1, 2006	Stockton	06-01
2007	Chair	Victor Mow	March 1, 2007	SJ County	07-01
2008	Chair	Steve J. Bestolarides	March 1, 2008	Stockton	08-01
2009	Chair	Frank L. Ruhstaller	March 1, 2009	SJ County	09-02
2010	Chair	Diana Lowery	January 20, 2010	Stockton	10-01
2011	Chair	Steve J. Bestolarides	January 26, 2011	SJ County	11-01
2012	Chair	Dale Fritchen	February 1, 2012	Stockton	12-01
2013	Chair	Frank L. Ruhstaller	January 30, 2013	SJ County	13-01
2014	Chair	Katherine M. Miller	January 29, 2014	Stockton	14-01
2015	Chair	Katherine M. Miller	February 25, 2015	SJ County	15-01
2016	Chair	Elbert Holman	January 21, 2016	Stockton	16-01
2017	Chair	Katherine M. Miller	February 2, 2017	SJ County	17-01
2018	Chair	Katherine M. Miller	February 26, 2018	SJ County	18-01
2019	Chair	Jesús M. Andrade	February 7, 2019	Stockton	19-01
2020	Chair	Gary Singh	January 16, 2020	Manteca	20-01
2021	Chair	Chuck Winn	January 28, 2021	SJ County	21-02
2022	Chair	Dan Wright	January 27, 2022	Stockton	22-01
2023	Chair	Gary Singh	January 26, 2023	Manteca	23-01
2024	Chair	Paul Akinjo	January 18, 2024	Lathrop	24-01

HISTORICAL LISTING

San Joaquin Area FLOOD CONTROL Agency

VICE-CHAIR ELECTIONS

Year	Title	Name	Took Office	County/City	Resolution
1995	Vice-Chair	George Barber	May 25, 1995		95-01
1996	Vice-Chair	George Barber	August 7, 1996		96-21
1997	Vice-Chair	Duane Isetti	February 5, 1997		97-01
1998	Vice-Chair	Edward A. Simas	February 4, 1998		98-04
1999	Vice-Chair	Larry Ruhstaller	March 1, 1999		99-01
2000	Vice-Chair	Jack Sieglock	March 1, 2000	SJ County	00-01
2001	Vice-Chair	Richard F. Nickerson, M.D.	March 1, 2001	Stockton	01-03
2002	Vice-Chair	Jack Sieglock	March 1, 2002	SJ County	02-01
2003	Vice-Chair	Gary Giovanetti	March 1, 2003	Stockton	03-01
2004	Vice-Chair	Victor Mow	March 1, 2004	SJ County	04-01
2005	Vice-Chair	Clem Lee	March 1, 2005	Stockton	05-05
2006	Vice-Chair	Victor Mow	March 1, 2006	SJ County	06-01
2007	Vice-Chair	Steve Bestolarides	March 1, 2007	Stockton	07-01
2008	Vice-Chair	Larry Ruhstaller	March 1, 2008	SJ County	08-01
2009	Vice-Chair	Diana Lowery	March 1, 2009	Stockton	09-02
2010	Vice-Chair	Steve Bestolarides	January 20, 2010	SJ County	10-01
2011	Vice-Chair	Dale Fritchen	January 26, 2011	Stockton	11-01
2012	Vice-Chair	Ken Vogel	February 1, 2012	SJ County	12-01
2013	Vice-Chair	Katherine M. Miller	January 30, 2013	Stockton	13-01
2014	Vice-Chair	Steve Bestolarides	January 29, 2014	SJ County	14-01
2015	Vice-Chair	Elbert Holman	February 25, 2015	Stockton	15-01
2016	Vice-Chair	Carlos Villapudua	January 21, 2016	SJ County	16-01
2017	Vice-Chair	Jesús M. Andrade	February 2, 2017	Stockton	17-01
2018	Vice-Chair	Jesús M. Andrade	February 26, 2018	Stockton	18-01
2019	Vice-Chair	Gary Singh	February 7, 2019	Manteca	19-01
2020	Vice-Chair	Chuck Winn	January 16, 2020	SJ County	20-01
2021	Vice-Chair	Dan Wright	January 28, 2021	Stockton	21-02
2022	Vice-Chair	Gary Singh	January 27, 2022	Manteca	22-01
2023	Vice-Chair	Paul Akinjo	January 26, 2023	Lathrop	23-01
2024	Vice-Chair	Paul Canepa	January 18, 2024	SJ County	24-01

ATTACHMENT 2

RESOLUTION NO. SJAFCA 25-01

S A N J O A Q U I N A R E A
F L O O D C O N T R O L A G E N C Y

==========

RESOLUTION ELECTING A CHAIR AND VICE-CHAIR FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY BOARD OF DIRECTORS

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

1. The Chair and the Vice-Chair are elected at the first scheduled Board meeting of the year. The Chair is elected based upon the rotation schedule (San Joaquin County, Stockton, Lathrop, Manteca, then repeat) in accordance with the Agency's Amended and Restated Joint Exercise of Powers Agreement. The Vice-Chair is elected among its members. There is no specified rotation schedule.

2. The Chair and the Vice-Chair will hold office for one year.

3. The following persons are hereby elected:

_____ CHAIR

_____ VICE-CHAIR

PASSED, APPROVED AND ADOPTED this 30th day of January 2025

_____
, Chair
Of the San Joaquin Area
Flood Control Agency

ATTEST:

_____
DARREN SUEN, PE, 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

DRAFT

Agenda Item 6.1

MINUTES
SAN JOAQUIN AREA FLOOD CONTROL AGENCY
BOARD MEETING OF DECEMBER 12, 2024

STOCKTON, CALIFORNIA

1. CALL TO ORDER 10:07 AM

General Counsel Scott Shapiro suggested to rearrange Closed Session on the Agenda to accommodate Public Comments so that they do not have to wait for the end of Closed Session.

Motion:	To move closed session to accommodate the Public.
Moved by:	Director DeBrum, Seconded by Director Akinjo
Vote:	Motion carried 8-0
Yes:	Director Akinjo, Director Canepa, Director DeBrum, Director Halford, Director Patti, Director Singh, Director Warmsley, Director Wright
Absent:	Director Lazard

2. CLOSED SESSION – Moved to after Consent Items.

3. ROLL CALL 10:07 AM

Present:	Absent:
Director Akinjo	Director Lazard
Director Canepa	
Director DeBrum	
Director Halford	
Director Patti	
Director Singh	
Director Warmsley	
Director Wright	

4. PLEDGE TO FLAG 10:09 AM

5. PUBLIC COMMENTS 10:10 AM

- Dominick Gulli submitted comments in writing and shared comments during the meeting for all to hear.
- Pat Patmon III shared comments during the meeting for all to hear.

6. CONSENT ITEMS 10:23 AM

6.1) Approve Minutes from November 21, 2024, Board Meeting

6.2) Approve Minutes from December 4, 2024, Board Meeting

PUBLIC COMMENT: Dominick Gulli submitted comments in writing and declined to share verbal comments.

Motion: To approve consent items 6.1 and 6.2.
Moved by: Director Wright, Seconded by Director DeBrum
Vote: Motion carried 8-0
Yes: Director Akinjo, Director Canepa, Director DeBrum, Director Halford, Director Patti, Director Singh, Director Warmsley, Director Wright
Absent: Director Lazard

CLOSED SESSION 10:24 AM

2.1) Conference with Legal Counsel and Recruiter regarding Public Employment pursuant to Government Code Section 54957 Title: Executive Director

PUBLIC COMMENT: Dominick Gulli submitted comments in writing and declined to share verbal comments.

RECONVENED AT: 10:44 AM

REPORT OUT: The Board interviewed and met with Darren Suen. Legal Counsel Scott Shapiro would like to present him to the Board for consideration for the contract that is included in the agenda packet.

7. NEW BUSINESS 10:45AM

7.1) Consider employment agreement for new Executive Director

PUBLIC COMMENT: Dominick Gulli submitted comments in writing and shared comments during the meeting for all to hear.

- All Board Members made comments welcoming the new Executive Director.

Motion: Consider employment agreement for new Executive Director
Moved by: Director Singh, Seconded by Director Halford
Vote: Motion carried 8-0
Yes: Director Akinjo, Director Canepa, Director DeBrum, Director Halford, Director Patti, Director Singh, Directory Warmsley, Director Wright
Absent: Director Lazard

7.2) Consider part time employment agreement for former Executive Director as a Senior Advisor to support transition activities

PUBLIC COMMENT: Dominick Gulli submitted comments in writing and shared comments during the meeting for all to hear.

Motion: Consider part time employment agreement for former Executive Director as a Senior Advisor to support transition activities
Moved by: Director DeBrum, Seconded by Director Warmsley
Vote: Motion carried 8-0
Yes: Director Akinjo, Director Canepa, Director DeBrum, Director Halford, Director Patti, Director Singh, Directory Warmsley, Director Wright
Absent: Director Lazard

8. BRIEFINGS

None.

9. ORAL REPORT FROM EXECUTIVE DIRECTOR

a. Project breaking ground week of 4/14 at Brookside levee.
   Will get back to you with date and time.
b. Executive Director Elias shared he has an interview with Comstock Magazine regarding flood protection.
c. The Executive Director expressed gratitude to the outgoing Board Members, Director Patti, Director Warmsley, and Director Wright. Directors Patti and Warmsley were presented with tokens of appreciation.

10. BOARD QUESTIONS, COMMENTS, ACTIONS

None.

11. Counsel Report

None.

12. ADJOURNMENT 11:21 AM

The meeting adjourned at 11:21 AM. The next meeting will be a Regular Board Meeting to be held on January 23, 2025 at 10am.

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the Board's office at (209) 299-4200. Requests must be made one full business day before the start of the meeting.

CHRIS ELIAS
EXECUTIVE DIRECTOR
SAN JOAQUIN AREA FLOOD
CONTROL AGENCY

December 12, 2024, SJAFCA Meeting Minutes

Agenda Item 6.2

January 30, 2025

TO: San Joaquin Area Flood Control Agency Board of Directors

FROM: DARREN SUEN, PE, EXECUTIVE DIRECTOR

SUBJECT: **AMEND SAN JOAQUIN AREA FLOOD CONTROL AGENCY REGULAR BOARD MEETING SCHEDULE FOR 2025**

RECOMMENDATION

It is recommended that the Board of Directors of the San Joaquin Area Flood Control Agency (SJAFCA) approve and adopt the proposed amended 2025 monthly meeting schedule.

DISCUSSION

Background

On January 26, 2011, the SJAFCA Board approved a resolution setting future regular Board meeting on a bi-monthly basis. The resolution also states that future Board meetings schedules will be presented no later than January of each year, and that Special Board meetings will be held, as necessary.

Throughout the course of 2020 and 2021, SJAFCA Board meetings were held monthly via video conferencing.

During 2022, all meetings were held monthly in person, except for the month of February 2022, when the Board of Directors found that the safety of persons warranted and necessitated the proclamation of a local emergency throughout the boundary of the San Joaquin Area Flood Control Agency due to the COVID-19 pandemic.

The Board of Directors reviewed the need for continuing this emergency proclamation within thirty (30) days and determined conditions safe to return to in-person meetings.

Since 2023, all meetings have continued to be held in person.

Present Situation

On November 21, 2024 the Board adopted a resolution setting the 2025 regular Board Meeting schedule (Attachment 1). Since the approval of this resolution, staffing changes have necessitated a change to the schedule that was adopted.

It is recommended the Board of Directors of the San Joaquin Area Flood Control Agency accept and approve the amended resolution for the 2025 Regular Board Meeting Schedule.

PREPARED BY: Leanne Randall

APPROVED BY:

DARREN SUEN, PE
EXECUTIVE DIRECTOR

Attachment 1: Final Reso 24-33
Attachment 2. Approved November 21, 2024 - 2025 San Joaquin Area Flood Control Agency Regular Board Meeting Schedule
Attachment 3: New proposed schedule
Attachment 4: Amended Reso 24-33

RESOLUTION NO. SJAFCA 24-33
SAN JOAQUIN AREA
FLOOD CONTROL AGENCY

==========

SJAFCA REGULAR BOARD MEETING SCHEDULE FOR 2025

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

Regular Board meetings for 2025 are scheduled to be held at 555 E. Weber Ave, Stockton, CA, San Joaquin Council of Governments, (unless specified as different) on the following dates:

- January 30, 2025
- February 20,2025
- March 20, 2025
- April 17, 2025
- May 15, 2025
- June 12, 2025
- July 17,2025
- August 21,2025
- September 18, 2025
- October 16, 2025
- November 13, 2025
- ~~December 11, 2025~~ Off / NO Meeting

PASSED, APPROVED AND ADOPTED this 21ST day of November 2024

for

PAUL AKINJO, Chair
of the San Joaquin Area
Flood Control Agency

ATTEST:

CHRIS ELIAS, EXECUTIVE DIRECTOR
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

APPROVED NOVEMBER 21, 2024

2025

SJAFCA's Board Meeting Schedule

- January 30, 2025
- February 20, 2025
- March 20, 2025
- April 17, 2025
- May 15, 2025
- June 12, 2025
- July 17, 2025
- August 21, 2025
- September 18, 2025
- October 16, 2025
- November 13, 2025
- December 11, 2025

ATTACHMENT 3

2ND THURSDAY AT 1PM

2025

SJAFCA's Board Meeting Schedule

- February 13, 2025
- March 13, 2025
- April 10, 2025
- May 8, 2025
- June 12, 2025
- July 10, 2025
- August 14, 2025
- September 11, 2025
- October 9, 2025
- November 13, 2025
- December – No Meeting

ATTACHMENT 4

AMENDED
RESOLUTION NO. SJAFCA 24-33
S A N J O A Q U I N A R E A
F L O O D C O N T R O L A G E N C Y

==========

SJAFCA REGULAR BOARD MEETING SCHEDULE FOR 2025

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

Regular Board meetings for 2025 are scheduled to be held at 555 E. Weber Ave, Stockton, CA, San Joaquin Council of Governments, (unless specified as different) on the following dates, starting at 1:00 PM:

- February 13,2025
- March 13, 2025
- April 10, 2025
- May 8, 2025
- June 12, 2025
- July 10,2025
- August 14,2025
- September 11, 2025
- October 9, 2025
- November 13, 2025
- December – No Meeting

PASSED, APPROVED AND ADOPTED this 30TH day of JANUARY 2025

_____
, Chair
of the San Joaquin Area
Flood Control Agency

ATTEST:

_____
DARREN SUEN, PE, EXECUTIVE DIRECTOR
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

DRAFT

Agenda Item 6.3

January 30, 2025

TO: San Joaquin Area Flood Control Agency Board of Directors

FROM: Sylvia Razniak, Director of Finance and Human Resources

SUBJECT: **Semi-annual Report on Master Services Agreements Issued Under Delegated Authority for Fiscal Year 2024-2025 covering period 07/01/2024 to 12/31/2024**

RECOMMENDATION: Receive semi-annual report on utilization of various Master Services Agreements (MSA) executed to support implementation San Joaquin Area Flood Control Agency's (SJAFCA's) projects and programs

On August 15, 2024, the Board of Directors authorized staff to negotiate and execute various Master Services Agreements to support implementation of SJAFCA's projects and programs. In furtherance of that authorization and delegation of authority, the Board directed staff to provide semi-annual updates of all contracts awarded throughout the fiscal year. This report will include the original MSA not-to-exceed amount, the issued Task Orders under the MSA, along with a description of the services provided, amount billed to date $199,652.99, and remaining budget $2,493,591.01. In compliance with the Board's direction, and for the purpose of maintaining public transparency of SJAFCA's expenditures, staff have prepared the attached report of the Master Services Agreement utilization for the past six months.

STRATEGIC PLAN CONSISTENCY ANALYSIS

The material found in this report is consistent with and supports the Mission and Goals of the Board adopted Strategic Plan, specifically Goal #2 – "Drive for Operational Transparency".

Prepared by: Sylvia Razniak

APPROVED BY:

DARREN SUEN, PE
EXECUTIVE DIRECTOR

Attachment:
FY 24-25 Semi-Annual Report of Master Services Agreements (Agenda Item 6.2)

ATTACHMENT 1

FY 24-25 Semi-Annual Report of Master Services Agreements

Consultant	Services provided	Budget Amount	Allocated	Billed to Date (12/31/24)	Remaining Amount
Associated Right of Way Services	Real Estate	$ 500,000.00			
Blackburn	Geology and Geotechnical	$ 500,000.00	$ 95,233.00	$ -	$ 95,233.00
BRI	Real Estate	$ 500,000.00	$ -	$ -	$ -
CBEC Eco Engineering	Surveying	$ 250,000.00			
Cinquini & Passarino Inc	Surveying	$ 100,000.00			
Concero Solutions	Program Management and Organizational Planning	$ 250,000.00			
Domenichelli	Hydrology	$ 250,000.00			
Environment Science Association	Environmental Planning and Permitting	$ 2,000,000.00	$ 214,855.00	$ -	$ 214,855.00
ENGEO	Geology	$ 500,000.00			
GEI Consultants	Civil Engineering, Geology, Hydrology	$ 2,000,000.00			
GME	Civil Engineering and Surveying	$ 100,000.00			
Haley Aldrich	Civil Engineering and Geology	$ 100,000.00			
HDR Engineering	Civil Engineering, Geology, Hydrology	$ 2,000,000.00			
Interwest Consulting Group Inc.	Real Estate	$ 500,000.00			
Kjeldsen, Sinnock & Neudeck Inc.	Civil Engineering, Geology, Hydrology, Surveying, Real Estate, PM	$ 2,000,000.00			
Kleinfelder	Geology	$ 500,000.00			
LWA	Financial Planning and PM	$ 2,000,000.00	$ 1,477,784.00	$ 114,841.94	$ 1,362,942.06
Mark Thomas	Surveying	$ 250,000.00			
MBK	Hydrology, PM, and Facilitation	$ 1,000,000.00			
Mead & Hunt	Civil Engineering and Geology	$ 500,000.00			
MGE Engineering	Civil Engineering and Geology	$ 500,000.00			
Monument ROW	Real Estate	$ 500,000.00			
NHC	Flood Risk Assessment, Civil Engineering, Hydrology	$ 100,000.00	$ 34,840.00	$ -	$ 34,840.00
PBI	Civil Engineering	$ 100,000.00			
PSOMAS	Surveying	$ 250,000.00			
R&F Engineering Inc.	Civil Engineering, Hydrology, PM, Planning	$ 1,000,000.00	$ 886,872.00	$ 84,811.05	$ 785,720.95
Redefined Horizons	Surveying	$ 100,000.00			
River Partners	Environmental, Permitting, PM, Facilitation and Organizational Planning	$ 250,000.00			
Shannon & Wilson	Geology	$ 100,000.00			
Tetra Tech	Civil Engineering, Geology, Hydrology, PM	$ 500,000.00			
Wood Rodgers	Civil Engineering, Geology, Hydrology, Surveying, Real Estate, Environmental	$ 1,000,000.00			
Woodward & Curran	PM and Organizational Planning	$ 500,000.00			
	Totals:	**$ 20,700,000.00**	**$ 2,709,584.00**	**$ 199,652.99**	**$ 2,493,591.01**

Agenda Item 7.1
(a) & (b)

January 30, 2025

TO: San Joaquin Area Flood Control Agency Board of Directors

FROM: Sylvia Razniak, Director of Finance and Human Resources

SUBJECT: **MID-YEAR BUDGET REVIEW AND APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024/25 FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY**

RECOMMENDATION

It is recommended the Board of Directors of the San Joaquin Area Flood Control Agency (Agency);

A. Receive the Mid-Year Budget Report ending December 2024, which represents estimated expenditures for the first and second quarters (July through December) of Fiscal Year 2024-25 covering both the Operating and Capital Improvement Program (CIP) budgets; and
B. Adopt a resolution approving budget adjustments amending the Fiscal Year 2024-25 Budget as further discussed within this Board Report and the attached resolution (Exhibit A).

SUMMARY

This Mid-Year Report shows the estimated expenditures for approximately the first six months of this FY 2024-25. Staff proposes minor modifications to the approved budget for the Lower San Joaquin River Project (LSJRP) Fund and the Levee Construction & Maintenance Fund as described herein and summarized below.

The budget adjustments presented within this report are summarized as follows:

- The Lower San Joaquin River Project: A reallocation of $315,000 of expenditures budgeted for direct USACE payments to project phases where additional USACE required Lands, Easements, Rights of Way, Regulation and Disposal Sites (LERRD's) and related Work-In-Kind Plans, Estimates, and Designs (PED) expense are projected to exceed the total CIP budget through FY 2024/25 for that specific phase.
- Levee Construction & Maintenance Assessment District (LCMA): A budget augmentation of $360,000 for Assessment Administration is recommended to cover SJAFCA's share of the costs of the formation of the LCMA District. Funds had previously been budgeted within the LSJRP Fund but were never invoiced by the County until this Fiscal Year. As a result of the costs not previously being incurred, the LCMA carryover fund balance in the LCMA fund is accordingly higher (a lower amount of funds has been transferred from LCMA to support the LSJRP) and funds are available to cover these costs.

DISCUSSION

The SJAFCA Board of Directors adopted its Budget for Operations, CIP Projects and related supporting assessment districts for FY 2024/25 on July 18, 2024 through the following series of separate but related actions:

- Resolution 24-21 approved the Agency's Annual Operating Budget and CIP project augmentations.

MID-YEAR BUDGET REVIEW AND APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024/25 FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY

- Resolution 24-20 approved the FY 24/25 budget for SJAFCA's Flood Protection Restoration Project (FPRP) O&M Program as part of the Board's annual approval of the levy of the AD 96-1 Operations & Maintenance assessment.
- Resolution 24-23 approved the FY 24/25 budget for the Levee Construction & Maintenance Assessment (LCMA) as part of the Board's annual approval of the levy of the assessment.
- Resolution 24-22 approved the formation of the Mossdale Tract Overlay Assessment District, associated first year's levy of the assessment and supporting FY 24/25 budget.

The following discussion presents a status update of each fund and, where applicable, recommendations for budget adjustments to ensure sufficient authorizations are received from the Board to complete the necessary work for the fiscal year.

1. AGENCY OPERATIONS (Fund 55601)

The following Table 1 shows the approved FY 2024/25 as presented to the Board in July 2024. The table also shows the estimated expenses through December 11, 2024 and the remaining budget balance. No adjustments are proposed within the Operating as presented to the Board in July 2024.

TABLE 1 – FY 2024/25 MID-YEAR AGENCY OPERATIONS UPDATE

FY 24/25 General and Administrative Mid-Year Budget Update						
	Approved FY 24/25 Budget	Expenses thru 12/11/24	Budget Balance to Date	Proposed Budget Adjustments	Proposed Updated FY 24/25 Budget	Updated Budget Balance
SJAFCA/CITY Employee Services	$1,501,910	$528,224	$973,686	$0	$1,501,910	$973,686
Professional Services	$573,500	$177,996	$395,504	$0	$573,500	$395,504
Materials & Supplies	$243,090	$72,469	$170,621	$0	$243,090	$170,621
Other Expenses	$114,500	$70,789	$43,711	$0	$114,500	$43,711
Operating Budget Totals:	$2,433,000	$849,477	$1,583,523	$0	$2,433,000	$1,583,523

2. SMITH CANAL GATE PROJECT (Fund 55666)

The following table shows the approved CIP Budget through FY 2024/25 as presented to the Board in July 2024. The table shows the estimated cumulative expenses estimated through December 2024 and the remaining CIP Budget balance. There is no budget adjustments requested as part of this Mid-Year Budget update for the Smith Canal Project (Fund 55666).

MID-YEAR BUDGET REVIEW AND APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024/25 FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY

TABLE 2 – FY 2024/25 MID-YEAR BUDGET UPDATE - SMITH CANAL GATE PROJECT (FUND 55666)

	Approved CIP Budget through FY 24/25	Expenses thru December 2024	Budget Balance to Date	Proposed Budget Adjustments	Proposed Updated Budget through FY 24/25	Updated Budget Balance
EXPENDITURES						
Design Phase	$6,672,358	$6,672,358	$0	**$0**	$6,672,358	$0
Supplemental Engineering	$2,477,651	$2,481,283	-$3,632	**$0**	$2,477,651	-$3,632
Independent Review	$403,381	$203,381	$200,000	**$0**	$403,381	$200,000
Project Management	$4,803,603	$4,359,680	$443,923	**$0**	$4,803,603	$443,923
Construction	$60,280,447	$59,317,639	$962,809	**$0**	$60,280,447	$962,809
Construction Management	$18,660,472	$16,086,981	$2,573,491	**$0**	$18,660,472	$2,573,491
Real Estate Contingency	$360,000	$290,573	$69,427	**$0**	$360,000	$69,427
Real Estate Acquisition	$450,000	$450,000	$0	**$0**	$450,000	$0
Public Outreach	$118,710	$68,090	$50,620	**$0**	$118,710	$50,620
Environmental Mitigation	$2,724,726	$2,724,726	$0	**$0**	$2,724,726	$0
Recreational Enhancements	$17,500	$17,500	$0	**$0**	$17,500	$0
TOTAL EXPENDITURES	**$96,968,849**	**$92,672,210**	**$4,296,639**	**$0**	**$96,968,849**	**$4,296,639**

MID-YEAR BUDGET REVIEW AND APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024/25 FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY

3. MOSSDALE TRACT PROJECT (FUNDS 55769/55680)

The following table shows the approved CIP Budget through FY 2024/25 as presented to the Board in July 2024. The table shows the estimated cumulative expenses estimated through mid-December 2024 and the remaining CIP Budget balance. There are no budget adjustments requested as part of this Mid-Year Budget update for the Mossdale Project Funds.

TABLE 3 – 24/25 MID-YEAR UPDATE - MOSSDALE PROJECT

	Approved CIP Budget through FY 24/25	Expenses thru December 11, 2024	Budget Balance to Date	Proposed Budget Adjustments	Proposed Updated Budget through FY 24/25	Updated Budget Balance
UFRR Feasibility Study (Phase 1)	$358,759	$329,065	$29,694	**$0**	$358,759	**$29,694**
Program Management	$5,346,871	$4,481,556	$865,315	**$0**	$5,346,871	**$865,315**
Local Funding Implementation	$2,336,649	$1,832,413	$504,237	**$0**	$2,336,649	**$504,237**
Project Implementation (State/Local UFRR Project)	$8,022,545	$5,413,724	$2,608,821	**$0**	$8,022,545	**$2,608,821**
Project Implementation (State/Local UFRR Project - Construction)	$3,350,000	$0	$3,350,000	**$0**	$3,350,000	**$3,350,000**
Project Implementation (Fed/State/Local - Lathrop Manteca Project)	$2,828,248	$1,542,789	$1,285,459	**$0**	$2,828,248	**$1,285,459**
Climate Resiliency	$300,000	$230,620	$69,380	**$0**	$300,000	**$69,380**
TOTAL EXPENDITURES	**$22,543,072**	**$13,830,167**	**$8,712,906**	**$0**	**$22,543,072**	**$8,712,906**

No changes are requested with this Mid-Year budget update.

MID-YEAR BUDGET REVIEW AND APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024/25 FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY

4. LOWER SAN JOAQUIN RIVER PROJECT (FUND 55653)

Table 4 below shows the approved CIP Budget through FY 2024/25, the estimated cumulative expenses estimated through December 11, 2024, the remaining CIP Budget balance, proposed adjustments to the budget and the resulting updated budget and the budget balance after the proposed adjustments.

Staff is recommending a re-allocation of budget between project areas. Specifically, Staff proposes to allocate funds budgeted for USACE payment requests to project areas where additional LERRD's and related Work-In-Kind PED expense are projected to exceed the total CIP budget for a specific phase. The total amount of the reallocated budget is $315,000. The remaining budget for USACE payment requests after the proposed reallocation (approximately $3.3 million) is less than the payment requests received for the current fiscal year which total approximately $2.2 million. There is no net impact to the CIP budget as a result of Staff's recommendation.

TABLE 4 – FY 2024/25 MID-YEAR UPDATE – LOWER SAN JOAQUIN RIVER PROJECT PHASE 1 (FUND 55653)

	Approved CIP Budget through FY 24/25	Expenses thru December 11, 2024	Budget Balance to Date	Proposed Budget Adjustments	Proposed Updated Budget through FY 24/25	Updated Budget Balance
Overall Program Management						
Program Admin, Staff Support & Legal	$2,111,676	$1,947,934	$163,741	**$100,000**	$2,211,676	$263,741
Assessments & Financing Efforts	$599,073	$114,944	$484,129	**$0**	$599,073	$484,129
USACE Payments (NFS Cash Contributions)	$3,675,000	$0	$3,675,000	**($315,000)**	$3,360,000	$3,360,000
Property Acquisition (LERRDS)	$1,020,000	$173,394	$846,606	**$0**	$1,020,000	$846,606
Subtotal Overall Program Management	*$7,405,748*	*$2,236,273*	*$5,169,476*	***($215,000)***	*$7,190,748*	*$4,954,476*

MID-YEAR BUDGET REVIEW AND APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024/25 FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY

	Approved CIP Budget through FY 24/25	Expenses thru December 11, 2024	Budget Balance to Date	Proposed Budget Adjustments	Proposed Updated Budget through FY 24/25	Updated Budget Balance
TS 30L Project						
Project Admin, Engineering & Environmental	$705,390	$611,906	$93,485	**$0**	$705,390	$93,485
USACE Payments (NFS Cash Contributions)	$3,903,744	$3,903,744	$0	**$0**	$3,903,744	$0
Property Acquisition (LERRDS)	$2,505,068	$1,603,648	$901,420	**$0**	$2,505,068	$901,420
Subtotal TS 30L	*$7,114,203*	*$6,119,298*	*$994,905*	***$0***	*$7,114,203*	*$994,905*
Shima Tract Project (Phase A)						
Project Admin, Engineering & Environmental	$754,207	$153,092	$601,114	**$0**	$754,207	$601,114
USACE Payments (NFS Cash Contributions)	$0	$0	$0	**$0**	$0	$0
Property Acquisition (LERRDS)	$2,080,800	$111,385	$1,969,415	**$0**	$2,080,800	$1,969,415
Subtotal Shima Tract	*$2,835,007*	*$264,478*	*$2,570,529*	***$0***	*$2,835,007*	*$2,570,529*
Calaveras River - Left Bank (Phase C)						
Project Admin, Engineering & Environmental	$4,287	$6,773	($2,486)	**$5,000**	$9,287	$2,514
Property Acquisition (LERRDS)	$33,747	$30,329	$3,418	**$0**	$33,747	$3,418
Subtotal Calaveras River - Left Bank	*$38,033*	*$37,101*	*$932*	***$5,000***	*$43,033*	*$5,932*
Duck Creek & French Camp Slough (Phase E)						
Project Admin, Engineering & Environmental	$140,000	$641	$139,359	**$0**	$140,000	$139,359
Property Acquisition (LERRDS)	$500,000	$2,207	$497,793	**$0**	$500,000	$497,793
Subtotal Duck Creek & French Camp Slough	*$640,000*	*$2,848*	*$637,152*	***$0***	*$640,000*	*$637,152*

MID-YEAR BUDGET REVIEW AND APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024/25 FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY

	Approved CIP Budget through FY 24/25	Expenses thru December 11, 2024	Budget Balance to Date	Proposed Budget Adjustments	Proposed Updated Budget through FY 24/25	Updated Budget Balance
14 Mile Slough (Phase B1)						
Project Admin, Engineering & Environmental	*$0*	*$102,771*	*($102,771)*	***$210,000***	$210,000	*$107,229*
Property Acquisition (LERRDS)	*$0*	*$102,771*	*($102,771)*	***$210,000***	*$210,000*	*$107,229*
Subtotal 14 Mile Slough (Phase B1)						
Total LSJRP CIP Budget:	**$18,032,992**	**$8,762,769**	**$9,270,223**	**$0**	**$18,032,992**	**$9,270,223**

MID-YEAR BUDGET REVIEW AND APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024/25 FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY

5. REGIONAL FLOOD MANAGEMENT PLANNING (FUND 55667)

The following table shows the approved CIP Budget through FY 2024/25 as presented to the Board in July 2024. The table shows the estimated cumulative expenses estimated through December 2023 and the remaining CIP Budget balance. There are no modifications to the RFMP budget requested at this time.

TABLE 5 – 24/25 MID-YEAR UPDATE – REGIONAL FLOOD MANAGEMENT PLANNING (RFMP) (FUND 55667)

	FY 24/25 Budget
Current Budget	$1,425,000
Expenses through December 11, 2024	($1,229,347)
Budget Balance	$195,653
Budget Adjustments	$0
Final Total Budget	**$1,425,000**

6. PARADISE CUT EXPANSION AND SOUTH DELTA RESTORATION PROJECT (FUND 55665)

The following Table 6 shows the approved CIP Budget through FY 2024/25 as presented to the Board in July 2024 and the resulting CIP Budget Balance. There are no budget adjustments requested as part of this Mid-Year Budget update for the Paradise Cut Project Fund.

MID-YEAR BUDGET REVIEW AND APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024/25 FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY

TABLE 6 – 2023/24 MID-YEAR UPDATE – PARADISE CUT EXPANSION AND SOUTH DELTA RESTORATION PROJECT

	Approved CIP Budget through FY 24/25	Expenses thru December 11, 2024	Budget Balance to Date	Proposed Budget Adjustments	Proposed Updated Budget through FY 24/25	Updated Budget Balance
Task 1 - Project Management and Administration	$425,000	$305,734	$119,266	**$0**	$425,000	$119,266
Task 2 - Technical Review Panel	$175,000	$0	$175,000	**$0**	$175,000	$175,000
Task 3 - Strategic Outreach and Local Engagement	$350,000	$97,436	$252,564	**$0**	$350,000	$252,564
Task 4 - Feasibility Study	$1,750,000	$572,435	$1,177,565	**$0**	$1,750,000	$1,177,565
Task 5 - Preliminary Engineering and Landscape Designs	$300,000	$0	$300,000	**$0**	$300,000	$300,000
Total	**$3,000,000**	**$975,605**	**$2,024,395**	**$0**	**$3,000,000**	**$2,024,395**

MID-YEAR BUDGET REVIEW AND APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024/25 FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY

7. LEVEE CONSTRUCTION AND MAINTENANCE ASSESSMENT DISTRICT (LCMA) - (Fund 55668)

The following table shows the approved FY 2024/25 Budget for the Levee Construction & Maintenance Assessment Fund along with the actuals through December 2024, the resulting budget balance, the proposed budget adjustments and resulting updated budget balance after the proposed adjustment. One budget augmentation is proposed requested related to Assessment Administration. An increase of $360,000 to the Assessment Administration budget is requested to accommodate a prior year expense that was not previously incurred. Pursuant to the Memorandum of Understanding (MOU) between SJAFCA and SJ County Flood Control and Water Conservation District approved in 2022, SJAFCA was responsible for its proportionate share of the consulting and direct costs incurred for the formation. These costs were not invoiced to SJAFCA pursuant to that MOU with the County until this fiscal year. The costs were previously budgeted as part of the Lower San Joaquin River Project budget in Fiscal Year 2022/23 but never invoiced by the County. As a result, the carryover fund balance to FY 2024/25 in the LCMA Fund is accordingly higher as the LSJRP fund never incurred these costs. Staff requests a budget augmentation of $360,000 in FY 2024/25 to cover these costs consistent with the MOU. It should also be noted that interest in Fund has not been budgeted and to date, the fund has earned approximately $129,000 to date.

TABLE 7 – 2024/25 MID-YEAR UPDATE – LCMA ASSESSMENT DISTRICT

FY 2024/25 Levee Construction & Maintenance Assessment District Budget	Approved Budget FY 2024/25	Actuals through December 11, 2024	Budget Balance	Proposed Budget Adjustments	Proposed Updated Budget	Updated Budget Balance
REVENUES						
Direct Assessments	$7,519,066	$141,864	$7,377,202	**$0**	$7,519,066	$7,377,202
Fund Interest	$0	$129,038	($129,038)	**$0**	$0	($129,038)
Total Revenues	**$7,519,066**	**$270,902**	**$7,248,164**	**$0**	**$7,519,066**	**$7,248,164**
EXPENDITURES						
Assessment Administration	$168,000	$497,860	($329,860)	**$360,000**	$528,000	$30,140

MID-YEAR BUDGET REVIEW AND APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024/25 FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY

FY 2024/25 Levee Construction & Maintenance Assessment District Budget	Approved Budget FY 2024/25	Actuals through December 11, 2024	Budget Balance	Proposed Budget Adjustments	Proposed Updated Budget	Updated Budget Balance
O&M Services						
O&M Services - Direct Xfer to Zone 9	$841,000	$0	$841,000	**$0**	$841,000	$841,000
O&M Services - SJAFCA Zone 9 support	$518,500	$0	$518,500	**$0**	$518,500	$518,500
Subtotal O&M Services	**$1,359,500**	**$0**	**$1,359,500**	**$0**	**$1,359,500**	**$1,359,500**
Levee Construction Services						
Smith Canal Gate Project	$606,700	$0	$606,700	**$0**	$606,700	$606,700
Lower San Joaquin River Project	$6,500,000	$3,000,000	$3,500,000	**$0**	$6,500,000	$3,500,000
Estimated Debt Service	$1,714,537	$0	$1,714,537	**$0**	$1,714,537	$1,714,537
Subtotal Construction Services	**$8,821,237**	**$3,000,000**	**$5,821,237**	**$0**	**$8,821,237**	**$5,821,237**
TOTAL EXPENDITURES	**$10,348,737**	**$3,497,860**	**$6,850,878**	**$360,000**	**$10,708,737**	**$7,210,878**
NET FUND BALANCE CHANGE	**($2,829,671)**	**($3,226,958)**	**$397,287**	**($360,000)**	**($3,189,671)**	**$37,287**
BEGINNING BALANCE FY 24/25	***$5,601,967***	***$5,601,967***			***$5,601,967***	
ENDING BALANCE FY 24/25	**$2,772,296**	**$2,375,009**			**$2,412,296**	

MID-YEAR BUDGET REVIEW AND APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024/25 FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY

8. OPERATION AND MAINTENANCE ASSESSMENT DISTRICT (FUND 55694)

The following table shows the approved O&M Assessment District Budget for FY 2024/25 as presented to the Board in July 2024. The table shows the estimated expenses through December 2024 and the remaining budget balance. No adjustments are proposed to be made to the previously approved O&M Fund.

TABLE 9 – 23/24 MID-YEAR UPDATE – OPERATIONS AND MAINTENANCE ASSESSMENT DISTRICT (FUND 55694)

	Approved FY 24/25 Budget	Actuals through December 11, 2024	Budget Balance
Current Year Budget			
SJ County O&M Budget	$985,000	$128,830	$856,170
Aquatic Weed Control - 5 Mile Slough [1]	$57,900	($2,805)	$60,705
SJAFCA Admin	$310,000	$77,584	$232,416
Emergencies or Additional Work Needed	$100,000	$0	$100,000
Total Budget	**$1,452,900**	**$203,609**	**$1,249,291**

[1] The negative current year expenses represent a refund from a prior year's permitting cost incurred.

FISCAL IMPACT

The Mid-Year Budget Update, for most funds, is informational with no net budgetary impact as a result of the recommended modifications. This is true except for the LCMA Project Fund # 55668. This Mid-Year Budget Update requests an additional $360,000 of additional expenditure budget to cover previously budgeted costs that had not been incurred. All other budget modifications presented within this report reflect the re-allocation of budget between categories and are primarily administrative in nature to facilitate cost tracking and / or cover expenses incurred in similar or related categories.

By approving the attached Resolution (Exhibit A) attached to this staff report, the Board will adopt and approve the identified Mid-Year budget adjustments and related requested actions as presented within this report.

STRATEGIC PLAN CONSISTENCY ANALYSIS

Consideration of the FY 2024/25 Mid-Year budget report and associated recommendations presented herein process is consistent with the Mission and Goals of the Board-adopted Strategic Plan. Specifically, it is consistent with the *Goal #2, "Drive for Operational Transparency."*

MID-YEAR BUDGET REVIEW AND APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR 2024/25 FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY

PREPARED BY: Sylvia Razniak, Director of Finance and Human Resources
Seth Wurzel, CGFM, Finance Consultant

APPROVED:
DARREN SUEN, PE
EXECUTIVE DIRECTOR

SR:smw

Attachments

Exhibit A – FY 24/25 Mid-Year Budget Adjustment Resolution

EXHIBIT A

RESOLUTION NO. SJAFCA 25-02

SAN JOAQUIN AREA
FLOOD CONTROL AGENCY

==========

RESOLUTION TO APPROVE THE PROPOSED MID-YEAR OPERATING FUND, LEVEE CONSTRUCTION AND MAINTENANCE ASSESSMENT, AND OPERATIONS AND MAINTENANCE ASSESSMENT DISTRICT FUNDS, AND CAPITAL BUDGET ADJUSTMENTS AND ASSOCIATED ACTIONS FOR FISCAL YEAR 2024/2025 FOR THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY

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

1. That the previously approved Fiscal Year 2024/25 budgets for the San Joaquin Area Flood Control Agency's Operating Fund, Levee Construction and Maintenance Assessment District Fund, Operations and Maintenance Assessment District Fund, and Capital Improvement Program Fund budgets are modified and adjusted, and related actions are approved as described in the supporting January 30, 2025 staff report, incorporated by this reference.

2. That any further new appropriations and/or adjustments to the Agency's 2024-2025 fiscal year budget will be brought back before the Board for consideration and approval.

PASSED, APPROVED AND ADOPTED this 30th day of January, 2025.

_____
, Chair
of the San Joaquin Area
Flood Control Agency

ATTEST:

_____
DARREN SUEN, PE, 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

DRAFT

Agenda Item 7.2

January 30, 2025

TO: San Joaquin Area Flood Control Agency Board of Directors

FROM: Scott L. Shapiro, General Counsel

SUBJECT: **SELECTION OF PUBLIC BOARD MEMBER**

RECOMMENDATION

It is recommended the Board of Directors of the San Joaquin Area Flood Control Agency (SJAFCA) consider and provide direction on the process for filling its expiring Public Member seat.

SUMMARY

The SJAFCA nine-member Board of Directors includes a seat reserved for a member of the public who shall reside or work within the boundaries of the agency and appointed by simple majority of the other Board members representing member agencies for a term as specified in the Bylaws. The term of the current incumbent of the Public Member seat is Mr. Steve DeBrum of Manteca and his term expires in April 2025. The Board of Directors representing SJAFCA's member agencies is requested to consider and provide directions on the process for filling the seat of the Public Member.

DISCUSSION

Background

At the SJAFCA Board Meeting on December 15, 2022, the Board directed staff to initiate the process for selection of the public Board Member using the same process as previously used, due to the incumbent's resignation. The resignation was due to the election of Michael Morowit as a member of the Manteca City Council.

Staff advertised the recruitment opportunity for about 30 days at various outlets soliciting applications from qualified candidates for appointment to fill the vacant position of the Public Board member position. Six candidates were interviewed for the position, and Board appointed Steve DeBrum to fill the Public Member seat for a two-year term that expires in April 2025.

Present Situation

Since the term of Director DeBrum is scheduled to expire in April 2025, staff requests the board of directors to consider the process for filling its expiring Public Member Seat. The Board may wish to consider the following options:

1. Renew the appointment of the incumbent, Mr. Steve DeBrum to an additional two years on the Board through April 2027
2. Direct staff to initiate the process for selection of candidate to fill the Public Member seat using the same process as previously used including advertisement for about 30 days at various outlets to solicit applications from qualified candidates for appointment to fill the expiring term of the Public Board member seat. This process would also involve assembling of a panel to review

SELECTION OF PUBLIC BOARD MEMBER

applications, conduct first round of interviews, submit a list of candidates to the board for further consideration, and adoption of resolution to appoint a candidate to fill the Public Member Seat.

3. Adopt a different process for appointment of a candidate to fill the Public Member seat

RECOMMENDATION

It is recommended that the Board of Directors of the San Joaquin Area Flood Control Agency consider and provide direction to fill its expiring Public Member seat.

PREPARED BY: Leanne Randall

APPROVED:
SCOTT L. SHAPIRO
GENERAL COUNSEL

SLS:LR

Agenda Item 7.3

January 30, 2025

TO: San Joaquin Area Flood Control Agency

FROM: Darren Suen, PE, Executive Director
Glen Prasad, Deputy Executive Director

SUBJECT: **ISSUANCE OF THE MOSSDALE TRACT PROGRAM 2024 ANNUAL ADEQUATE PROGRESS REPORT**

RECOMMENDATION

It is recommended the Board of Directors of the San Joaquin Area Flood Control Agency (Agency) approve a resolution directing the issuance of the Mossdale Tract Program: 2024 Annual Adequate Progress Report Update for Urban Level of Protection (ULOP) and transmittal to the CA Central Valley Flood Protection Board.

SUMMARY

At its September 2024 Board meeting, the Board received an informational briefing on the Mossdale Tract Program and upon the conclusion of that briefing authorized the issuance of the Mossdale Tract Program: 2023 Annual Adequate Progress Report Update for Urban Level of Protection (2023 Report). The issuance of the 2023 report took place in the later part of 2024 while the Agency worked to support two significant milestones 1) Senate Bill (SB) SB 586 becoming law in April 2024 which extended the deadline for the Mossdale Tract to achieve 200 Year level of flood protection to 2040, and 2) the formation of the Mossdale Tract Overlay Assessment District in July 2024.

The Agency is now able to realign the timing for the preparation and issuance of the Mossdale Tract Program Annual Reports on Adequate Progress to coincide with the conclusion of each calendar year.

Agency staff and consultants have prepared the Mossdale Tract Program: 2024 Annual Adequate Progress Report Update for Urban Level of Protection (2024 Report) (**Attachment 1**) and hereby requests that the Board adopt a resolution directing the issuance of the report to the Central Valley Flood Protection Board consistent with the requirements of SB 5.

DISCUSSION

Background

Compliance with SB 5 requires the Agency's issuance of annual adequate progress reports that focus on identification of the sources of funding available to implement improvements needed to achieve ULOP for the Mossdale Tract Area and the advancement of the implementation of the project in accordance with the projection and schedule for completion by the identified deadline. The Agency's efforts since 2018 have been primarily focused on developing funding the following fronts:

- Local Funding: To generate funding for the improvements, the Agency has approved and implemented the Mossdale Tract Area Regional Urban Level of Flood Protection Levee Impact Fee Program (Regional Levee Fee) in coordination with its member Land Use

Agencies (San Joaquin County and the Cities of Lathrop, Manteca, and Stockton). In addition, the Agency coordinated with its member land use Agencies to form the Mossdale Tract Enhanced Infrastructure Financing District (EIFD). Finally, in July 2024, the Agency formed the Mossdale Tract Overlay Assessment District (OAD). With these three main local funding sources in place, the Agency can generate the funds needed to advance improvements and provide the local match to State and Federal funding.

- State Study & Funding: The Agency applied for and received a $5.0 million grant at 50% cost share from the State through its UFRR Grant Program. This grant funded the Mossdale UFRR Flood Risk Reduction Feasibility Study to evaluate options with State interest and advance Preliminary Design and Environmental Review of a preferred alternative. This partnership has led to a State Budget allocation and the execution of a 6th amendment to the grant funding agreement providing an additional $75 million to advance a portion of the preferred alternative. With this funding place, the Agency is currently advancing environmental review, design and right-of-way planning in support of the project's implementation.
- Federal Study & Funding with State: In September 2022, the Agency executed a Feasibility Cost Share Agreement with the US Army Corps of Engineers (USACE) and the State of California to advance a Federal Feasibility Study of Federal Interest in flood risk reduction in the basin. This is the first step toward USACE constructing improvements at a 65% cost share, with the State and the Agency paying the remaining 35% of the project's construction. The Federal Feasibility is actively underway and advancing with the USACE.

Present Situation

The last Annual Adequate Progress Report prepared by the Agency was the 2023 Annual Report which was submitted by the Agency to the CVFPB in September 2023. The current 2024 Report reflects minor updates to the 2023 Report to reflect: actual costs incurred, revenues received to date, and refinements in revenue projections that are functionally related to planned land use changes in the basin. The 2024 Report continues to reflect the strategy summarized above of a combined Federal / State / Local partnership for implementation and funding. The 2024 Report continues to reflect the same schedule and updated project cost estimate reflected in the 2023 Report

The financing strategy in the 2024 APR reflects the following:

- An expenditure schedule for an overall ULOP Project (which is comprised of the Manteca Dryland Levee project and a USACE implemented Lower San Joaquin River Lathrop and Manteca Project);
- Local funding from annual revenues received from the Agency's Regional Development

Impact Fee, EIFD and Mossdale OAD;

- State funding from a Mossdale UFRR Grant inclusive of a 6th Amendment; and,
- Bond proceeds from the Agency's sale of Assessment Revenue Bond secured by the Mossdale OAD.

The schedule for implementation of the required improvements needed to achieve ULOP reflect completion by 2035, a head of the required deadline of 2040 by SB 586.

Next Steps

Approve a resolution (**Attachment 2**) authorizing the Executive Director to Issue the 2024 APR. In doing so, SJAFCA will transmit the document to the CVFPB and make the information available to the Land Use Agencies and the public.

FISCAL IMPACT

The recommended action involves the issuance and transmittal of a completed report. There is no net budgetary impact as a result of staff's recommendation to the Board.

Strategic Plan Consistency Analysis

The material found in this report is consistent with the Mission, Goals, Objectives and Priority Actions of the Board-adopted Strategic Plan. Specifically, the following Objectives and Priority Actions are supported by the activities described within this report.

Objectives –

1: Deliver projects and programs consistent with State and Federal regulatory requirements.

2. Identify and implement local and/or regional funding mechanisms; maximize State and Federal investment in the region for flood risk reduction efforts

Priority Actions –

4: Partner with USACE and the State to complete Phase 2 of the Federal Lower San Joaquin River Study for Mossdale Tract

5: Urgently advance flood risk reduction for the Mossdale Tract through implementation of the Urban Flood Risk Reduction (UFRR) recommended plan

6: Achieve 200-year level of protection in Mossdale Tract as required by State Law and present adequate progress until improvements are complete. Support approval of SB 586 or similar legislation to align the requirements of ULOP with USACE implementation of Phase 2 of the Federal Lower San Joaquin River Project (Mossdale Tract / Lathrop and Manteca Study).

Issuance of the Mossdale Tract Program 2024 Annual Adequate Progress Report

DARREN SUEN, PE
EXECUTIVE DIRECTOR

Attachments:
1. Mossdale Tract Program: 2024 Annual Adequate Progress Report Update for Urban Level of Flood Protection dated December 31, 2024.
2. Resolution 25-03 of the Board of Directors of the San Joaquin Area Flood Control Agency Authorizing the Issuance of the Mossdale Tract Area: 2024 Annual Adequate Progress Report

LWA

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PUBLIC FINANCE
& MANAGEMENT
RESOLVED

Mossdale Tract Program:

2024 Annual Adequate Progress Report Update

FOR URBAN LEVEL OF PROTECTION

Prepared for: The San Joaquin Area Flood Control Agency (SJAFCA)
December 31, 2024

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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

February 24, 2023, Technical Memorandum prepared by Kjeldsen Sinnock Neudeck, Inc. re: San Joaquin Area Flood Control Agency Mossdale Tract Area Urban Flood Risk Reduction Project: 2023 Cost Estimate Update

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)[1]

Amended Agreement for Collection of San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Level of Protection Development Impact Fee *(Partial Execution)*

[1] 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

Development Impact Fee Program Supporting Tables

Appendix C: San Joaquin Area Flood Control Agency Resolution No. 24-22: Resolution of the Board of Directors of the San Joaquin Area Flood Control Agency Approving Final Engineer's Report, Forming the Mossdale Tract Overlay Assessment District and Ordering the Levy of Assessment beginning in Fiscal Year 2024-25

Appendix D: Mossdale Tract Enhanced Infrastructure Financing District – Infrastructure Financing Plan Final Report dated June 2, 2022[2]

Memorandum of Understanding between the San Joaquin Area Flood Control Agency and the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority dated June 15, 2023

Supporting Financing Plan Tables

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

LIST OF ABBREVIATIONS

APR	Adequate Progress Repot
2016 APR	RD 17: Area Adequate Progress Report for Urban Level of Protection (June 2016)
Area	Mossdale Tract Area
CEQA	California Environmental Quality Act
Climate Adaptation Policy	SJAFCA adopted Policy on Adapting Design Standards for the Mossdale Tract Area of SAJFCA 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 meet 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

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 an Annual Adequate Progress Report Update (Annual APR Update) toward the achievement of an Urban Level of Flood Protection (ULOP) within the Mossdale Tract Area (Area) for calendar year 2024. 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 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 ninth Annual Report on Adequate Progress for the Area; the seventh 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 (SJCFCWCD). 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[3]) 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 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 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.

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;

[3] Reference the **Governance Approach to Funding & Implementation** section (page 12) of this report.

- 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 revenues 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 **2024 Annual Adequate Progress Report Update** is intended to satisfy the annual reporting requirements for 2024 by 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[4]):

- 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.*

- 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*

[4] Reference page 2-10 within the ULOP Criteria, November 2013.

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.*

- On January 31, 2023, SJAFCA transmitted the *2022 Annual Adequate Progress Report Update.*
- On September 23, 2024, SJAFCA transmitted the *2023 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 SAJFCA 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 detailed cost estimate prepared by Kjeldsen Sinnock & Neudeck, Inc. (KSN) addressing the costs of complying with policy.

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 2024 APR, in combination with the documentation prepared by the LFMA, supports the evidentiary requirements of Adequate Progress. This 2024 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 2024 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 2024 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

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 is pursuing efforts to achieve ULOP by the required deadline. The required deadline for achieving ULOP for the Mossdale Tract Area, as of the date of this report, is 2040.[5]

The LFMA's plan for flood protection through the year 2040 consists of two components: (1) RD 17's, now completed, Phase 3 Levee Seepage Repair Project (LSRP) and (2) SJAFCA identified levee improvements to achieve ULDC 200-year requirements (the Project or SJAFCA ULOP Project).

The SJAFCA ULOP Project, as described previously in the 2016 APR, consists 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 and later updated, demonstrate 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 complete the Mossdale Tract Area Urban Flood Risk Reduction Study, SJAFCA has 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 materials to support all 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 Levee Seepage Repair Project

RD 17, with funding from the issuances of multiple series of bonds secured by assessment revenues and a funding agreement with DWR, has constructed all of the Phase 3 LSRP improvements. One remaining component of the Phase 3 LSRP improvements includes, a 400' long jet-grout cutoff wall under the River Islands Parkway bridge (Element VI-a.1) which is planned to be addressed as part of SJAFCA ULOP Project.

Based on information obtained from RD 17 and estimates made by LWA given information provided, a cumulative total of approximately $81 million of LSRP improvements have been completed. RD 17 funded the project by issuing bonds in 2009 and 2017 and utilized bond proceeds, along with annual assessment revenues, to match grant funding from DWR to advance the LSRP to completion.

SJAFCA ULOP Project

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

[5] SB 586, signed into law on April 30, 2024, extended the ULOP deadline for the Mossdale Tract to 2040.

January of 2019, the grant funding agreement transitioned to SJAFCA. The Mossdale Tract Area Urban Flood Risk Reduction Study (UFRR Study) was completed in September 2021. The UFRR Study cost approximately $1.83 million. The early engineering evaluations and ULDC deficiency analyses cost approximately $2.83 million. DWR provided cost sharing for both the early work and the UFRR Study, approximately $2.3 million. The remaining funds from DWR, approximately, $2.0 million have been used to advance environmental review (California Environmental Quality Act [CEQA] Analysis) and preliminary design of the initial phase of the preferred alternative.

In September 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. This study will result in the preparation of the Lower San Joaquin River Lathrop and Manteca Feasibility Study, CA. While Federal interest in the Mossdale Program is being evaluated, SJAFCA has continued to advance the design and permitting of certain common features of the UFRR feasibility study preferred alternatives that overlap with the features of the ULOP Project.

In September 2024, SJAFCA and DWR executed an amendment to the UFFR Agreement adding an additional $75 million of funding (total State funding of $80 million) to advance implementation of a portion of the approved UFFR Feasibility Study's preferred alternative. SJAFCA is now advancing preliminary design and CEQA independently utilizing State and local funds. SJAFCA's goal is to advance implementation of improvements ahead of Federal authorization of the Project. With this funding, SJAFCA will finalize the design of the improvements and advance construction of the Dryland Levee improvements.

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 (Completed 2024)
2. **SJAFCA ULOP Project**[6] 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 completed in January 2023. A Final EIR to be completed in mid-2025.)
    d. Implement levee improvements to cure ULDC deficiencies.

[6] 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.

i. Early advancement of improvements through a State/Local Urban Flood Risk Reduction Program Project
ii. USACE Implementation of a federally authorized Lower San Joaquin River Lathrop and Manteca, CA Project

Schedule

On April 30, 2024, the Governor signed into law SB 586 which modified the timeline requirement for ULOP for the Mossdale Tract. Current effective law extends the deadline to 2040. The following schedule of milestones provides the LFMA's updated current plan to implement the levee improvements by 2040. The updated plan reflects a combined Local/State and USACE implementation plan where SJAFCA, with funding support from the State constructs a portion of the project, and the USACE constructs the balance. 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	
State/Local Implementation	
Environmental Documentation	6/30/2025
Right of Way Acquisition[7]	12/31/2026
Engineering Design[8]	12/31/2026
Construction	10/31/2029
Permitting & Compliance[9]	12/31/2027
USACE Implementation	
Environmental Documentation	12/31/2028
Right of Way Acquisition[7]	6/30/2030
Engineering Design	6/30/2032
Construction	10/31/2034
Permitting & Compliance[9]	12/31/2034

Total Program Costs

Since the 2016 APR, updated cost estimates consolidating all components of the project into a single estimate have been prepared.

[7] Completion is reflective of possession of the necessary rights to complete the improvements, not necessarily compensation.
[8] 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 2026.
[9] Reflects required permitting and ongoing mitigation and monitoring requirements.

Table 1 summarizes the total costs for the LSRP and SJAFCA Projects. The total design, permitting, and construction project costs of the LSRP in actual dollars to complete construction is estimated to be **$80.96 million**. An updated cost estimate of SJAFCA's Project has been prepared to reflect a single budget addressing ULDC deficiencies and SJAFCA's Climate Adaptation policy through a combination of locally led and USACE led improvements. The cost estimate for the flood risk management components of the project was updated in early 2023 to reflect design updates to the project based upon the completion of UFRR Study and subsequent 35% preliminary design. More specifically, the cost estimate prepared in 2023 has been refined to reflect expected increased costs of mitigation as well as the requirements to incorporate multi-benefit eco-system restoration requirements needed to secure State cost sharing. The updated cost estimate, in 2023 dollars, is approximately **$337.3 million**.[10]

[10] Reference Appendix A - February 24, 2023, Technical Memorandum prepared by Kjeldsen Sinnock Neudeck, Inc. re: San Joaquin Area Flood Control Agency Mossdale Tract Area Urban Flood Risk Reduction Project: 2023 Cost Estimate Update.

Table 1 - APR
Mossdale Tract: 2024 Financing Plan
Program Cost Summary

Project Phase	Actual Costs to Complete	Updated Project Costs Including Climate Adaptation & Eco-System Restoration (2023$)
LSRP Phase 1	$2,795,761	
LSRP Phase 2 *(including Parks)*	$13,068,589	
LSRP Phase 3	$65,095,249	
SJAFCA ULOP Project		$337,303,900
Total Cost	**$80,959,600**	**$337,303,900**

Source: Kjeldsen Sinnock & Neudeck and Larsen Wurzel & Associates, inc.

Applicable Geographic Area Reliant on Adequate Progress Report

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.[11] 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.

[11] 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.

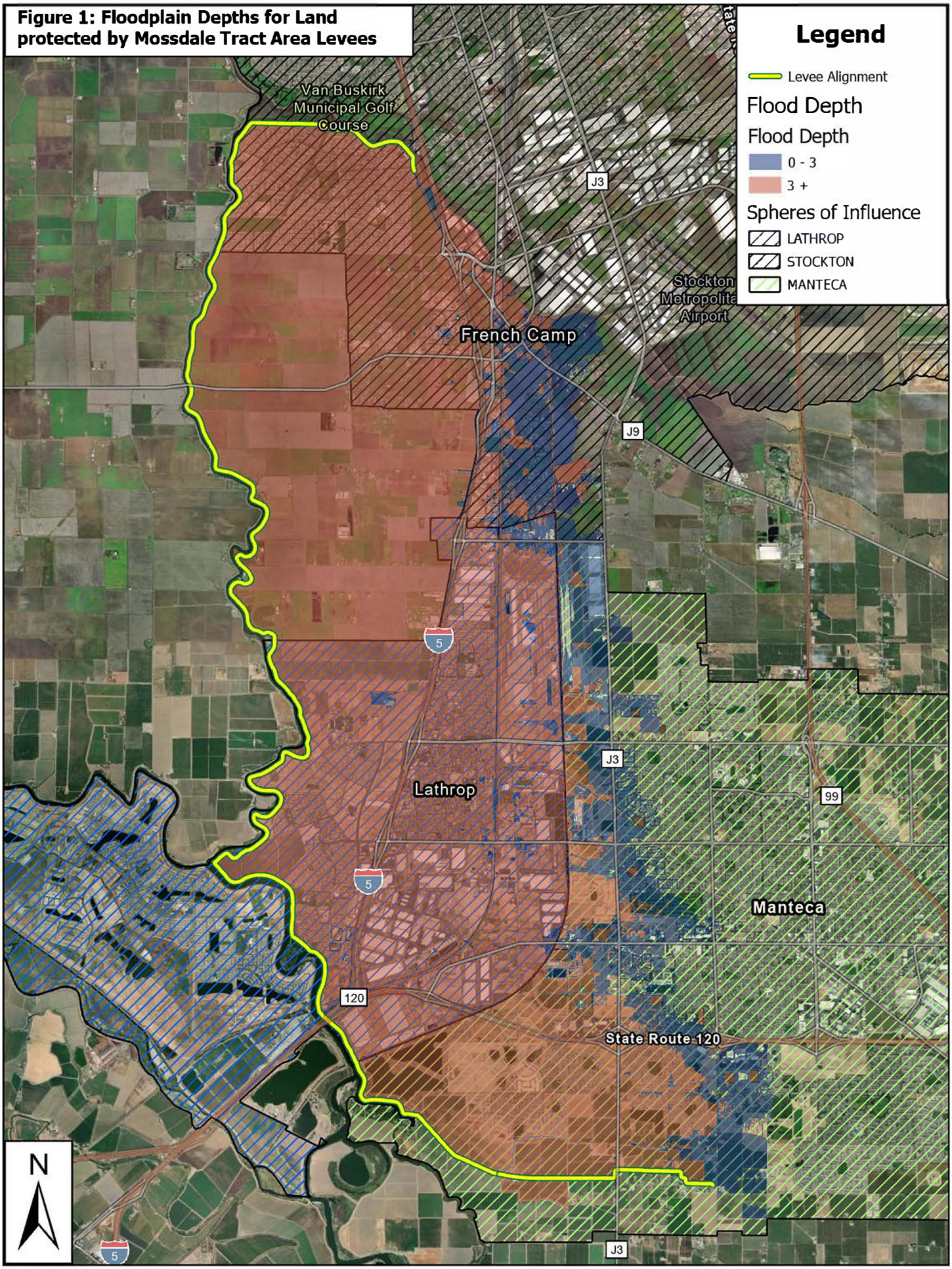


Figure 1: Floodplain Depths for Land protected by Mossdale Tract Area Levees

Project Funding and Financing Approach

In accordance with SB5, the 2016 APR provided documentation that revenues were 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 began advancing the LSRP in 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 were utilized to complete the LSRP.

To fund SJAFCA's ULOP Project, the LFMA has identified the following local sources for the design, environmental review, permitting, and construction of ULOP improvements:

- 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 – the Mossdale Tract Overlay Assessment District
    - In July 2024, SJAFCA adopted a Resolution of Formation forming the Mossdale Tract Overlay Assessment District (OAD) (**Appendix C**). The OAD will commence levying assessment on properties (parcels) directly receiving flood damage reduction benefit from the construction and long-term O&M of the Project in Fiscal Year 2024/25.

- An Enhanced Infrastructure Financing District
    - An Enhanced Infrastructure Financing District (EIFD) captures a portion of the growth in general property taxes and dedicates the revenue toward the construction of the Project. In May 2019, SJAFCA commenced the formation effort and in July 2022 the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority (PFA) approved the formation of the Mossdale Tract Enhanced Infrastructure Financing District. With EIFD's formation in July 2022, it started generating tax increment revenue in FY 2022/2023. In May 2023, SJAFCA and the PFA formalized the process for transferring funds generated by the EIFD to SJAFCA for the Project through the execution of a Memorandum of Understanding (**Appendix E**).

The above local funding sources, as well as future bond proceeds secured by annual OAD revenues, will be utilized by SJAFCA to match State Grant revenues and fund SJAFCA's share of the local sponsor obligations of a future USACE Project either through in-kind credit by constructing improvements ahead of the USACE and acquiring property, or by making direct cash payments to the USACE.

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

In accordance with Government Code §65007(a), this portion of the 2023 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 completion of the RD 17's LRSP. **Table 2** has been updated to show that the LSJRP is complete and there are no remaining costs.

Phase 4 Project Costs

Table 3 presents the Opinion of Probable Costs prepared by KSN for the Phase 4 Project as of February 2023 which are reflective of the Climate Adaptation update, the completed UFRR Study, and progress made on advancing the preliminary design of the project to a 35% design level. The cost estimates for the flood risk management components of the project were prepared by KSN and updated / augmented by LWA to incorporate the ecosystem and multi-benefit improvements and other required non-flood risk management components identified in the UFRR Study required to secure State cost sharing. The costs presented in Table 3 continue to be presented in 2023$'s, however, the remaining cashflow and financing plan analyses presented within this report consider cost escalation.

Sources & Uses

An updated financing plan for the implementation of the required levee improvements has been prepared. **Table 4** presents a sources and uses statement based on the updated financing plan and a cash flow model reflective of the progress of the work over the past year and projected completion of the Project by 2040. Additionally, **Table 4** shows the identified revenues that provide the basis for the 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 have funded the seepage remediation work to full completion at the end of 2024. This financing plan reflects 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 60%/40% State versus Local Funding.

- The following SJAFCA established funding mechanisms provide sufficient funding to match State Grant revenues to both implement the State/Local Urban Flood Risk Reduction Project then cost share in an authorized Lower San Joaquin Ricer Lathrop and Manteca, CA Project:
    - A Regional DIF program collecting revenues in 2018 and updated in 2022.[12]
    - The Mossdale Tract OAD established in July 2024 collecting annual revenues starting in FY 2024/2025.[13]
    - The Mossdale Tract EIFD, covering the properties directly benefiting from the project, with a base of FY 2021/2022, receiving allocated property tax revenues starting in FY 2022/2023.
    - A bond authorization and issuance secured by Mossdale Tract OAD revenues in FY 2026/27 with proceeds used to fund construction costs of the State / Local Urban Flood Risk Reduction Project.
- Congress authorizes the Lathrop and Manteca Project in 2028, SJAFCA, the Central Valley Flood Protection Board and the USACE enter into a Project Partnership Agreement whereby USACE constructs the remaining improvements needed after SJAFCA's Urban Flood Risk Reduction project.
- The Federal Share of costs of SJAFCA's Urban Flood Risk Reduction project implemented by SJAFCA are creditable toward SJAFCA and the State's share of the remaining Lathrop and Manteca Project improvements constructed by the USACE.

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 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 accompanying 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).

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). Consistent with Government Code §65007(a)(2)(A), all of the revenues for the LSRP have been identified, secured and expended to complete the project. The revenues include 1) State Funding from the EIP/UFRR Program and 2)

[12] Revenue projections for the Development Program have been updated based on the latest information provided by the land use agencies for projected development as of December 2024.
[13] The Mossdale Tract OAD enrolled the first year of Assessment on the FY 2024/25 San Joaquin County secured property tax rolls.

RD 17 Mossdale Tract Assessment Revenues and Bond Proceeds. Further, consistent with the revised schedule, 90% of the revenues that are scheduled to be received by this year have either been appropriated by a granting agency (in this case the State) or have been set aside by RD 17 (reference **Table 6**). State funding for the RD 17 Project was included within prior State Budget Appropriations and the entirety of RD 17's grant agreement has been appropriated. As it relates to the local share of the funding, while RD 17 is not required to adopt an appropriated budget by law,[14] 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 the final amount of remaining costs, approximately $890,000, since 2023 to complete the project.

For the SJAFCA ULOP Project, funding for SJAFCA's share of expenses is to come from a combination of State Funding and Local Funding. 100% of the State funding sources for the Urban Flood Risk Reduction Project have been identified and all funding that has been scheduled to be received has been appropriated by the State. Further, 100% of the revenues scheduled to be received have been expended. The remaining local funding for the program has been identified and there are no requirements of appropriations from local sources. **Table 6** shows the cumulative scheduled revenues through 2024, provides an explanation of the authority for the 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.

[14] 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: 2024 Financing Plan
RD 17 LSRP Remaining Capital Cost Estimate & Cost Share

Item	Remaining Costs [1]	Local 40%	State 60%
LSRP - Project Remaining Costs			
Phase 1 ROW Remaining Costs	0	0	0
Phase 2 Remaining Costs	0	0	0
Phase 3 Remaining Costs	0	0	0
Total Remaining Cost	**$0**	**$0**	**$0**

Remaining Costs as of 2023 APR *(August 2024)*	**$895,452**
Reduction in Remaining Costs	**$895,452**
% of August 2024 Remaining Project Completed	100%

Source: Kjeldsen Sinnock & Neudeck (Updated by LWA)

[1] Estimated remaining Costs as of December 2024.

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

Table 3
Mossdale Tract: 2024 Financing Plan
ULDC Project Engineer's Opinion of Probable Cost

Item	Base Project Total Costs (2023$)
Soft Costs	
Admin / Planning	9,803,000
Environmental / Permitting	6,126,600
Surveying / Engineering	14,703,600
Construction Management	14,703,100
Mitigation	18,382,000
Subtotal: Soft Costs	**63,718,300**
Construction	**122,520,400**
Right-of-Way Acquisition	**76,213,000**
Contingency	**38,435,300**
Subtotal ULOP Project Costs	**300,887,000**
Multibenefit Improvements	**36,416,900**
Total Cost	**$337,303,900**

Source: Kjeldsen Sinnock & Neudeck February 24, 2023 Technical Memorandum re: San Joaquin Area Flood Control Agency Mossdale Tract Area Urban Flood Risk Reduction Project: 2023 Cost Estimate Update and Larsen Wurzel & Associates, Inc.

Table 4
Mossdale Tract: 2024 Financing Plan
ULOP Adequate Progress Sources & Uses Statement (through 2035)

Item	Total *2010 to 2035*	Notes
Project Uses		
LSRP Expenditures		
LSRP - Phase I	$ 2,665,761	
LSRP - Phase II (including Parks)	$ 10,405,033	
LSRP - Phase III [2]	$ 67,888,905	
Subtotal: LSRP Expenditures	**$ 80,959,700**	
ULOP Program Planning & Implementation		
Pre-Project Expenditures (PBI/LWA/ETC)	$ 3,229,308	
Funding Program Implementation Costs	$ 5,165,158	
Feasibility Study & Planning Efforts	$ 3,222,928	
Subtotal: ULOP Program Planning & Implementation	**$ 11,617,394**	
SJAFCA Total Project Expenditures		
Soft Costs	$ 90,592,914	
Construction Costs	$ 184,009,013	
Right-of-Way	$ 120,862,516	
Contingency	$ 56,627,076	
Multi-Benefit Improvements	$ 45,055,415	
Subtotal: SJAFCA Total Project Expenditures	**$ 497,146,936**	
(less) USACE Implemented Improvements	**($ 264,166,251)**	[1]
Total Project Uses	**$ 325,557,779**	
Project Sources		
State Funding for LSRP (EIP Program)	$ 39,585,578	[2]
State UFRR Funding (Preliminary Design Only)	$ 3,833,330	[3]
State Funding (BCP - 0000743)	$ 75,000,000	
State Funding (Future Share of NFS)	$ 25,327,047	
Subtotal Non-Local Funding	*$ 143,745,956*	
Local Funding Sources		
LSRP Funding		
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues)	$ 23,449,180	[4]
LSRP - RD 17 Mossdale Tract (Bond Revenues)	$ 35,603,685	[5]
LSRP - RD 17 Mossdale Tract (Debt Service)	($ 17,678,744)	[6]
SJAFCA Project Funding		
Developer Advances / City Funding	*$ 3,559,691*	[7]
SJAFCA Overlay Assessment - ULDC	$ 25,978,182	[8]
Development Fee Program	$ 84,743,481	[9]
EIFD Revenues net of Refunding	$ 19,149,084	[10]
Future Mossdale Tract OAD Financing (Bond Proceeds)	$ 27,174,000	[11]
Future Mossdale Tract OAD Financing (Debt Service Carry)	($ 17,658,960)	[12]
Subtotal Local Funding	*$ 184,319,599*	
Total Project Sources	**$ 328,065,555**	
Total Project Sources less Uses	**$ 2,507,776**	

Source: LWA

[1] Portion of estimated project costs expected to be constructed by the USACE.
[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 availble to fund Project Costs as calculated per the Cash Flow Analysis (Table 5)
[6] Debt service for RD 17 PFA Financing during period of analysis.
[7] Funding advanced by Cities and Developers from 2010 to 2016 for ULDC Analysis & Implementation of the Funding Program.
[8] New overlay assessment revenues during period of implementation.
[9] Development Impact fee revenues collected during period of implementation.
[10] EIFD revenues collected during period of implementation net of any fee revenues allocated back to Participating Entities during the project's implementation.
[11] Assumed financing secured by OAD Revenues.
[12] Debt service for OAD Financing during period of analysis.

Table 5
Mossdale Tract: 2024 Financing Plan
ULOP Levee Program Cash Flow and Financing Analysis

Year Months	*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	2030	2031	2032	2033	2034	2035
LSRP Beginning Balance				-	-	**2,608,735**	**2,077,680**	**3,976,749**	**3,622,343**	**2,568,210**	**7,960,337**	-	-	**612,187**	**6,857,616**	**8,051,623**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**
LSRP Expenditures																													
LSRP - Phase I	*Actual Cost*	**2,665,761**	2,630,649	4,736	5,416	3,256	1,147	999	15,610	3,948	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LSRP - Phase II *(including Parks)*	*Actual Cost*	**10,405,033**	3,756,668	4,105,206	494,457	1,435,354	202,792	23,748	33,658	123,106	16,423	68,108	-	27,959	32,420	56,735	17,026	11,375	-	-	-	-	-	-	-	-	-	-	-
LSRP - Phase III [2]	*Table D4 & Table D1*	**67,888,905**	625,090	1,628,635	1,131,541	662,440	650,928	924,784	1,768,943	1,292,907	7,701,385	1,062,214	1,814,977	5,435,604	1,039,513	31,009,409	9,001,655	2,138,881	-	-	-	-	-	-	-	-	-	-	-
Total LSRP Expenditures		**80,959,700**	**7,012,406**	**5,738,577**	**1,631,414**	**2,101,050**	**854,866**	**949,531**	**1,818,211**	**1,419,961**	**7,717,808**	**1,130,322**	**1,814,977**	**5,463,563**	**1,071,933**	**31,066,143**	**9,018,681**	**2,150,256**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
State Sources																													
State EIP Funding (State Share)	*Table D3*	**35,378,135**	-	1,991,867	2,355,408	420,838	1,041,086	-	-	-	-	-	354,808	9,470,247	482,370	14,538,312	4,058,406	664,792	-	-	-	-	-	-	-	-	-	-	-
State EIP Funding (Local Credit)	*Table D3*	**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 D5*	**23,449,180**	-	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	-	-	-	-	-	-	-	-	-	-	-	-
Total LSRP Revenues		**63,034,758**	**-**	**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**	**11,708,992**	**2,265,940**	**16,344,808**	**5,887,904**	**664,792**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Preliminary Ending Balance LSRP Expenditures			**(7,012,406)**	**(743,538)**	**3,675,111**	**3,339,349**	**5,239,424**	**4,880,137**	**3,760,330**	**1,722,570**	**261,263**	**(372,036)**	**2,037,048**	**6,857,616**	**8,051,623**	**(6,669,711)**	**(3,130,777)**	**(1,485,464)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**
RD 17 Bond Financing - 2009																													
Assumed Draws on Proceeds / Cash on Hand	*Calculated*	**28,127,445**	7,012,406	2,402,937	193,077	-	-	-	-	-	1,163,292	1,793,535	-	1,426,267	1,424,367	8,095,322	3,130,777	1,485,464	-										
Debt Service	*Table D5*	**(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 [3]*	**7,476,240**	-	-	-	-	-	-	-	7,476,240	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Combined Debt Service post refunding	*From OS*	**(8,547,160)**	-	-	-	-	-	-	-	-	(1,424,554)	(1,421,499)	(1,424,861)	(1,426,267)	(1,424,367)	(1,425,611)	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance LSRP Expenditures			**-**	**-**	**2,608,735**	**2,077,680**	**3,976,749**	**3,622,343**	**2,568,210**	**7,960,337**	**-**	**-**	**612,187**	**6,857,616**	**8,051,623**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**

Table 5
Mossdale Tract: 2024 Financing Plan
ULOP Levee Program Cash Flow and Financing Analysis

Year Months	*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	2030	2031	2032	2033	2034	2035
SJAFCA Project Beginning Balance				-	-	-	-	-	-	-	-	**119,179**	**1,069,154**	**2,550,469**	**4,042,968**	**10,299,777**	**10,616,402**	**15,653,682**	**19,245,306**	**25,707,449**	**26,182,379**	**17,263,432**	**153,341**	**5,146,659**	**14,261,083**	**22,330,896**	**45,702,167**	**53,051,875**	**8,124,943**
SJAFCA Total 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		**5,165,158**	-	-	-	-	-	-	-	-	17,032	85,912	511,702	753,140	1,184,256	1,339,518	1,195,583	78,015	-	-	-	-	-	-	-	-	-	-	-
Feasibility Study & Planning Efforts		**3,222,928**	-	-	-	-	-	-	-	-	-	-	-	81,085	263,539	756,826	1,254,978	577,667	288,834	-	-	-	-	-	-	-	-	-	-
Soft Costs	*Table 7*	**90,592,914**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,836,866	9,064,197	7,149,321	469,156	9,113,420	10,344,960	10,862,208	19,294,665	19,760,520	1,697,602	-
Construction Costs	*Table 7*	**184,009,013**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,254,980	19,360,161	15,637,053	-	-	-	66,524,274	69,850,487	8,382,058	-
Right-of-Way	*Table 7*	**120,862,516**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,083,600	6,371,568	6,451,213	-	-	-	5,808,511	6,098,936	-	-	95,048,689	-
Contingency	*Table 7*	**56,627,076**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,339,240	5,606,202	3,433,799	-	-	-	20,272,760	20,660,328	1,314,748	-
Multi-Benefit Improvements	*Table 7*	**45,055,415**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,323,567	15,492,739	23,239,109	-	-	-	-	-	-	-
(less) USACE Implemented Improvements	*Assumed*	**(264,166,251)**																-	-	-	-	-	-	(9,336,326)	(9,803,143)	(95,747,758)	(99,519,880)	(49,759,143)	
Total SJAFCA Total Project Expenditures		**244,598,079**	**-**	**-**	**-**	**-**	**-**	**719,212**	**719,212**	**789,704**	**1,018,213**	**85,912**	**511,702**	**834,225**	**1,447,795**	**2,096,344**	**2,450,561**	**1,739,282**	**9,497,267**	**31,433,197**	**47,608,422**	**42,779,116**	**9,113,420**	**6,817,144**	**7,158,001**	**10,343,941**	**10,751,455**	**56,683,955**	**-**
SJAFCA Project Revenues																													
State Sources																													
State UFRR Funding (PED Only)	*UFRR Grant*	**3,833,330**	-	-	-	-	-	-	-	-	-	-	-	958,333	2,874,998	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State Funding (BCP - 0000743)		**75,000,000**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,834,428	16,502,428	24,994,422	12,200,532	-	-	-	16,468,190	-	-	-
State Funding (Future Share of NFS)		**25,327,047**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,772,001	5,010,601	7,240,758	7,526,019	777,668	-
State Sources																													
Local Sources																													
SJAFCA Overlay Assessment - Mossdale OAD	*Overlay Model*	**25,978,182**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,120,689	2,267,153	2,315,859	2,362,176	2,409,419	2,457,608	2,506,760	2,556,895	2,608,033	2,660,194	2,713,397
Lathrop/Manteca/Developer Advance Funding	*[4]*	**3,559,691**	-	-	-	-	-	719,212	719,212	789,704	1,018,213	208,901	104,450	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Development Fee Program	*Table B-2 [5]* *Appendix E*	**84,743,481**	-	-	-	-	-	-	-	-	119,179	826,986	1,888,567	1,368,391	4,829,607	2,412,968	6,562,533	3,458,502	7,327,735	9,511,293	6,850,692	5,665,971	5,388,841	5,728,968	4,340,763	3,726,808	4,970,688	5,011,676	4,753,312
EIFD TI Revenues	*Table 1*	**45,377,677**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	925,309	1,872,403	2,676,559	3,627,251	4,528,503	5,440,346	6,308,478	2,972,991	3,369,691	3,722,560	2,996,423	3,307,484	3,629,677
EIFD Refunding	*Assumed*	**(26,228,593)**																						-	-	-	-	-	(26,228,593)
Total SJAFCA Project Revenues		**237,590,815**	**-**	**-**	**-**	**-**	**-**	**719,212**	**719,212**	**789,704**	**1,137,392**	**1,035,886**	**1,993,018**	**2,326,724**	**7,704,604**	**2,412,968**	**7,487,842**	**5,330,906**	**15,959,411**	**31,908,126**	**38,689,475**	**25,669,025**	**14,106,737**	**15,931,568**	**15,227,814**	**33,715,212**	**18,101,163**	**11,757,022**	**(15,132,207)**
Preliminary Ending Balance SJAFCA Project				-	-	-	-	-	-	-	**119,179**	**1,069,154**	**2,550,469**	**4,042,968**	**10,299,777**	**10,616,402**	**15,653,682**	**19,245,306**	**25,707,449**	**26,182,379**	**17,263,432**	**153,341**	**5,146,659**	**14,261,083**	**22,330,896**	**45,702,167**	**53,051,875**	**8,124,943**	**(7,007,264)**
LEVEE PROGRAM - STARTING BALANCE				**-**	**-**	**2,608,735**	**2,077,680**	**3,976,749**	**3,622,343**	**2,568,210**	**7,960,337**	**119,179**	**1,069,154**	**3,162,656**	**10,900,584**	**18,351,401**	**10,616,402**	**15,653,682**	**19,245,306**	**25,707,449**	**26,182,379**	**42,473,432**	**23,399,341**	**26,430,149**	**33,584,623**	**39,693,846**	**61,105,167**	**66,492,575**	**19,602,493**
Net Cash Flow LSRP	[6]			-	2,608,735	(531,055)	1,899,069	(354,406)	(1,054,133)	5,392,127	(7,960,337)	-	612,187	6,245,429	1,194,008	(8,051,623)	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow SJAFCA Project	[6]			-	-	-	-	-	-	-	119,179	949,975	1,481,315	1,492,499	6,256,809	316,624	5,037,281	3,591,623	6,462,144	474,929	(8,918,947)	(17,110,091)	4,993,318	9,114,424	8,069,813	23,371,272	7,349,708	(44,926,933)	(15,132,207)
Mossdale OAD Financing																													
Proceeds		**27,174,000**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27,174,000	-	-	-	-	-	-	-	-
Debt Service Costs		**(17,658,960)**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,964,000)	(1,964,000)	(1,962,510)	(1,959,950)	(1,960,590)	(1,959,950)	(1,962,300)	(1,963,150)	(1,962,510)
LEVEE PROGRAM - ENDING BALANCE				**-**	**2,608,735**	**2,077,680**	**3,976,749**	**3,622,343**	**2,568,210**	**7,960,337**	**119,179**	**1,069,154**	**3,162,656**	**10,900,584**	**18,351,401**	**10,616,402**	**15,653,682**	**19,245,306**	**25,707,449**	**26,182,379**	**42,473,432**	**23,399,341**	**26,430,149**	**33,584,623**	**39,693,846**	**61,105,167**	**66,492,575**	**19,602,493**	**2,507,776**

[1] Credit amounts shown for LSRP on Table D2
[2] All Remaining Costs are shown as Phase 3 Costs for ease of modeling.

[3] Amount based on RD 17 refunding bond issuance.
[4] Amount provided by Lathrop Council Actions. Amounts already committed by the Cities of Lathrop & Manteca from General, Enterpise and Developer committed funding. Reference Table B7.
[5] Actual 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.
[6] The net cash flows of the LSRP RD 17 Project and SJAFCA's ULOP project are assumed to be required to independently cash flow the respective projects.

Table 6
Mossdale Tract: 2024 Financing Plan
Government Code 65007 (a) Analysis

Item	Total Revenues Scheduled to be Appropriated by December 2024 for each Identified Revenue *Per 2024 APR*	Appropriation Applicable *(Y, N or N/A)*	Note *If Y - Details*	65007 (a) Check % Appropriated if Required
Project Revenues - LSRP				
State Funding for LSRP (EIP Program)	$ 39,585,578	N/A	Part of Prop1E Allocation 5096.821 Project 3860-P1E-203.	N/A [1]
Local Funding Sources				
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues)	$ 23,449,180	N/A	Annual RD 17 Budget	N/A [2]
LSRP - RD 17 Mossdale Tract (Bond Revenues/Cash Balance)	$ 28,127,445	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
Project Revenues - SJAFCA Project				
State UFRR Funding (PED Only)	*$ 3,833,330*	Y	Part of Prop 1E Allocation 5096.821, Agreement No. 4600011771	100% [4]
State UFRR Funding (Implementation)	*$ 0*	Y	FY 2023/24 State Budget - General Fund (Approved Budget Change Proposal 3860-031-COBCP-02023-GB - Capital Outlay ID 0000743)	100%
State Funding (Future Share of NFS)	*$ 0*	N	Future Source	N/A
SJAFCA Overlay Assessment	*$ 0*	N/A	SJAFCA Resolution 24-22, SJAFCA Annual Budget	N/A [5]
Lathrop/Manteca/Developer Advance Funding	*$ 3,559,691*	N/A	Agreement / City Council Actions	N/A [6]
Development Fee Program	*$ 21,466,734*	N/A	City Council Actions (Fee Programs) / SJAFCA Collection Agreement	N/A [7]
EIFD Revenues	*$ 2,797,712*	N/A	EIFD PFA / SJAFCA - PFA MOU, SJAFCA Annual Budget	N/A
Member Agency Advance Funding	*$ 0*	N/A	Future Source, not projected to be needed.	N/A
Future Mossdale Tract OAD Financing (Bond Proceeds)	$ 0	N/A	Future Source	N/A
Future Mossdale Tract OAD Financing (Debt Service Carry)	$ 0	N/A	Related to 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 D5 for RD 17 Annual Budgets / Financial Statement Information
[2] Reference Table D5 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] Mossdale Overlay Assessment District commenced levying assessment in FY 2024/25. The first apportionment of assessment revenues is not received until January 2025.
[6] Based on actual collected data and funds received by SJAFCA.
[7] As reported by SJAFCA based on actual collections and budgeted / projected revenues.

Table 7

Mossdale Tract: 2021 Adequate Progress Report

Future Expenditure Schedule for SJAFCA's ULOP Project

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Soft Costs												
Admin / Planning	$0	$0	$1,361,784	$1,429,873	$0	$3,152,870	$3,448,451	$3,620,874	$304,153	$0	$0	**13,318,005**
Environmental / Permitting	$0	$405,275	$1,063,846	$893,630	$469,156	$1,231,534	$1,724,148	$1,810,356	$570,262	$0	$0	**8,168,207**
Surveying / Engineering	$0	$1,945,286	$2,042,551	$0	$0	$4,729,015	$5,172,360	$5,430,978	$456,202	$0	$0	**19,776,393**
Construction Management	$0	$486,305	$2,042,481	$2,144,605	$0	$0	$0	$0	$7,983,267	$8,382,430	$754,419	**21,793,507**
Mitigation	$0	$0	$2,553,536	$2,681,212	$0	$0	$0	$0	$9,980,780	$11,378,090	$943,184	**27,536,802**
Subtotal Soft Costs	***-***	***2,836,866***	***9,064,197***	***7,149,321***	***469,156***	***9,113,420***	***10,344,960***	***10,862,208***	***19,294,665***	***19,760,520***	***1,697,602***	***90,592,914***
Construction	$0	$0	$4,254,980	$19,360,161	$15,637,053	$0	$0	$0	$66,524,274	$69,850,487	$8,382,058	**184,009,013**
Real Estate (Wise Use)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$95,048,689	**95,048,689**
Real Estate (New)	$1,083,600	$6,371,568	$6,451,213	$0	$0	$0	$5,808,511	$6,098,936	$0	$0	$0	**25,813,827**
Contingency	$0	$0	$5,339,240	$5,606,202	$3,433,799	$0	$0	$0	$20,272,760	$20,660,328	$1,314,748	**56,627,076**
Multi-Benefit Improvements	$0	$0	$6,323,567	$15,492,739	$23,239,109	$0	$0	$0	$0	$0	$0	**45,055,415**
Total Expenses	**1,083,600**	**9,208,434**	**31,433,197**	**47,608,422**	**42,779,116**	**9,113,420**	**16,153,471**	**16,961,144**	**106,091,699**	**110,271,335**	**106,443,098**	**497,146,936**

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

Table 5 provides the historical expenditure schedule for the LSRP (actuals) as well as the actual revenues for implementation using funds from the RD 17 Mossdale Tract Assessment and DWR's EIP program.

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 reflects the updated fee rate effective as of December 2022. **Appendix B** shows the actual revenues received through December 2024 and updated projections of the revenues to come from the 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.

Mossdale Tract Overlay Assessment District

Given the fact that a significant portion of the beneficiaries of the SJAFCA ULOP 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). In July 2024, after a successful Proposition 218 property owner ballot proceeding, SJAFCA formed the Mossdale Tract Overlay Assessment District with the adoption of a SJAFCA Resolution No. 24-22 (**Appendix C**). The new OAD will levy approximately $2.24 million across all parcels within the Assessment District with an average residential per parcel assessment of approximately $70. The revenues reflected in **Table 5** reflect the approved assessment and a conservative increase of 2% per year in annual revenues to support 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 E 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, which are reflected within the financing plan presented in this APR, have been updated to reflect actual revenues for the first 3 years of the EIFD. Tax Increment revenues will flow to the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority which is the governance entity established pursuant to EIFD Law tasked with implementing the improvements identified within the IFP. The PFA and SJAFCA have entered into an MOU to document the terms for the transfer of Tax Increment funds from the PFA to SJAFCA.

To ensure sufficient revenues are available to finance the improvements, SJAFCA plans to issue debt secured by Overlay Assessment District revenues and utilize Tax Increment Revenues on a pay as you go basis to meet the local cost share obligation of the project. An updated analysis of the financing capacity of the proposed OAD has been prepared and is included within **Appendix D**. **Figure 2** below illustrates the revenues, proposed bond issuance, and debt service associated with the planned financing.

The updated Financing Plan assumes the following borrowing take place:

- One borrowing in 2027 yielding approximately $27.17 million in proceeds (estimated $30.16 Million Par) takes place. The borrowings would be secured by the proposed assessment district with 3 years of collection history and rate covenant of 1.2x Maximum Annual Debt Service. The current

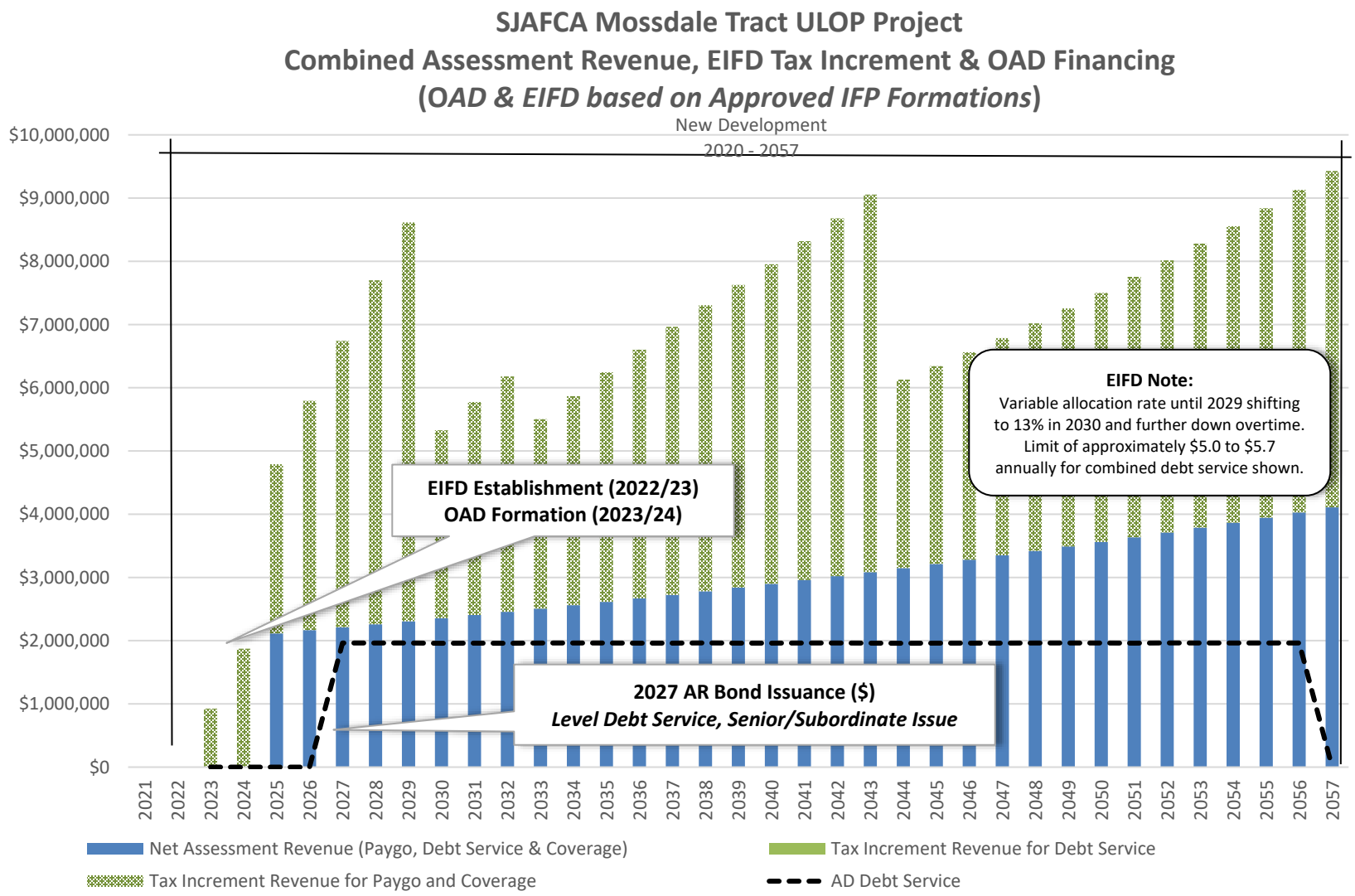
financing plan assumes a 30-year issue with 3.6% interest rates and level debt service. The issue is with an estimated 100% of Maximum Annual Debt Service reserve fund.

The Financing Plan presented with this 2024 Annual APR Update has refined the Overlay and EIFD Revenue Analyses previously presented. As shown in the IFP referenced in **Appendix D**, the EIFD revenue analysis has been prepared to present the following property tax revenue allocation rate scenarios as follows:

	EIFD Contribution Rate			
Affected Taxing Entity	Initial Years (2021-2029)	2030 - 2032	2033 - 2043	2044 -2061
Maximum Tax Rate Scenario				
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%
Variable Tax Rate Scenario				
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 provide the necessary revenues to cover project needs on a pay-as-you-go basis over time. Need is shown in **Table D-1** and demonstrated in the chart presented in **Figure 2**.

Figure 2: Assessment Revenue & EIFD Tax Increment Financing Approach



The OAD provides revenues sufficient for the required debt service and, in addition, the revenues needed to provide coverage for the bonds would be available and are authorized to provide ongoing operations and maintenance for the improved levee system.

Status and Schedule for Local Funding & Financing Implementation

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

Activity	Start	End	Duration *[1]*	Status
Implement Funding Mechanisms				
Regional Development Impact Fee Adoption	January 2018	December 2018	N/A	Completed
Regional Development Impact Fee Update	June 2021	November 2022	N/A	Completed
Overlay Assessment District Formation and Levy of Assessments	June 2018	July 2024	N/A	Completed Levy commenced December 2024
EIFD Adoption and EIFD Formation	September 2018	August 2022	N/A	Completed Administration Ongoing
Implement Financing Entity / Mechanism				
Issue Debt		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

FEBRUARY 24, 2023, TECHNICAL MEMORANDUM PREPARED BY KJELDSEN SINNOCK NEUDECK, INC. RE: SAN JOAQUIN AREA FLOOD CONTROL AGENCY MOSSDALE TRACT AREA URBAN FLOOD RISK REDUCTION PROJECT: 2023 COST ESTIMATE UPDATE

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 7th 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

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.

- 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.

KSN inc. KJELDSEN SINNOCK NEUDECK
CIVIL ENGINEERS & LAND SURVEYORS

Stephen K. Sinnock, P.E.
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2255-0060
08-300-010

TECHNICAL MEMORANDUM

February 24, 2023

Project: San Joaquin Area Flood Control Agency
Mossdale Tract Area
Urban Flood Risk Reduction Project

Subject: 2023 Cost Estimate Update

Prepared by: Erik E. Almaas, PE

Reviewed by: Christopher H. Neudeck, PE

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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 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 climate change evaluation including hydrological and hydraulic analyses 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.

In 2021, the cost estimates from the 2016 ULDC Engineer's Report and the 2019 climate change evaluation were consolidated into a single cost estimate and updated to 2021 dollars. As a result, the overall consolidated, estimated cost of all the improvements increased from $194 million (2015 dollars) to approximately $230 million (2021 dollars).

In 2023, project drawings were prepared by KSN at a 35% design level which included refinements to the proposed RD17 Dryland Levee extension alignment and other minor adjustments. Material quantities were also calculated as part of the 35% design and compared to previous assumptions.

The purpose of this technical memorandum is to update the 2021 cost estimate to 2023 dollars and incorporate the 35% design and material refinements.

2. Summary of 2021 Cost Estimate

The updated, consolidated cost estimate from 2021 was based on 14.47 miles fix-in-place levee improvements and 2.75 miles of new levee, and the overall project cost amounted to approximately $230 million in 2021 dollars. As stated earlier, this cost estimate was based on assumptions developed in the 2016 ULDC Engineer's Report and the 2019 climate change evaluation. A breakdown of the 2021 cost estimate is shown below in Table 1. A detailed breakdown of the improvement costs on a project-by-project basis for the 2021 cost estimate is included in **EXHIBIT 1**

Table 1 – Summary of 2021 Cost Estimate

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

3. Data Sources

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

- Kjeldsen, Sinnock & Neudeck, Inc. *Urban Levee Design Criteria (ULDC) Evaluation – Identify Necessary Improvements and Cost Estimate*. March 3, 2016.
- Kjeldsen, Sinnock & Neudeck, Inc. *Mossdale Tract Area ULDC Adjustments for Climate Change – Cost Estimate*. December 12, 2019.
- Kjeldsen, Sinnock & Neudeck, Inc. *Mossdale Tract Area ULDC Climate Change Adjustment – Consolidated Cost Estimate*. January 2021.

4. Levee Assessment

This levee assessment covers the RD17 levee from Station 0+00 to Station 908+60. 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 2.

Table 2 - Summary of Analyzed Levee Segments

Levee Segment	2021 Cost Estimate Station From	2021 Cost Estimate Station To	2021 Cost Estimate Length (miles)	2023 Cost Estimate Station From	2023 Cost Estimate Station To	2023 Cost Estimate Length (miles)	Segment Status
French Camp Slough	0+00	101+00	1.91	0+00	101+00	1.91	Existing
San Joaquin River	101+00	822+80	13.67	101+00	822+80	13.67	Existing
Walthall Slough	822+80	853+50	0.58	822+80	853+50	0.58	Existing
Dryland Levee	853+50	959+00	2.00	853+50	908+60	1.04	Existing
Dryland Levee Extension	959+00	1052+00 (1)	1.76	908+60	1030+53	2.31	Proposed
Totals:			**20.91**			**19.51**	

Notes:

(1) The end station of the proposed Dryland Levee Extension was previously represented in the 2021 cost estimate as Station 1104+20. However, the actual assumed improvements used in the development of the cost estimate were based on an end station of Station 1052+00 pursuant to SJAFCA climate change policies.

5. Refinements from 35% Design

The existing RD 17 Dryland Levee begins at Station 853+50 at Woodward Avenue and meanders 2.51 miles to the east to Station 985+95 at nearly Airport Way. The recommendations described in the original 2016 ULDC Engineer's Report proposed to construct a new Dryland Levee Extension beginning at Station 972+25 and extending 3.29 miles to the east beyond Airport Way along an arbitrary alignment.

Since the original 2016 ULDC Engineer's Report, the alignment of the Dryland Levee Extension has continuously been refined with newer evaluations and analyses resulting in the updated cost estimates in 2021 and 2023. A summary of the various Dryland Levee Extension alignments is shown below in Table 3. A map of the two Dryland Levee Extension alignments is included in **EXHIBIT 2**.

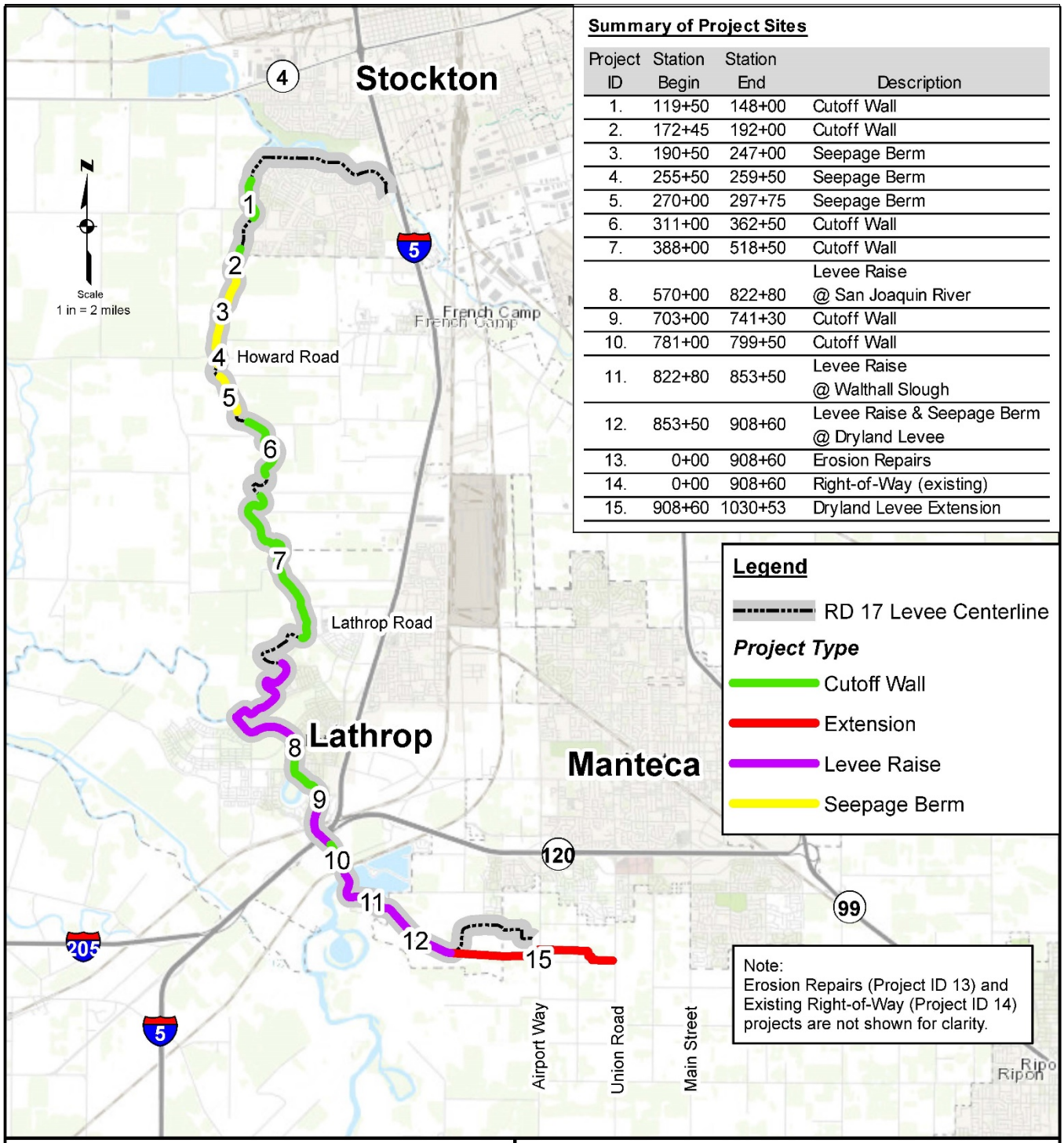
Table 3 - Refinements to the New Dryland Levee Extension

Description	2021 Cost Estimate Station From	2021 Cost Estimate Station To	2021 Cost Estimate Length (miles)	2023 Cost Estimate Station From	2023 Cost Estimate Station To	2023 Cost Estimate Length (miles)
Fix-in-Place Repairs to RD 17 Dryland Levee	853+50	959+00	2.00	853+50	908+60	1.04
Dryland Levee Extension	959+00	1052+00 (1)	1.76	908+60	1030+53	2.31

Notes:

(1) The end station of the proposed Dryland Levee Extension was previously represented in the 2021 cost estimate as Station 1104+20. However, the actual assumed improvements used in the development of the cost estimate were based on an end station of Station 1052+00 pursuant to SJAFCA climate change policies

As the 35% design was being developed, quantities of construction materials were calculated. These quantities were compared to preliminary assumptions, and the 2023 cost estimate was updated with the new quantities accordingly. A map of the project sites pursuant to the 35% design is shown below in Figure 1.



Summary of Project Sites

Project ID	Station Begin	Station End	Description
1.	119+50	148+00	Cutoff Wall
2.	172+45	192+00	Cutoff Wall
3.	190+50	247+00	Seepage Berm
4.	255+50	259+50	Seepage Berm
5.	270+00	297+75	Seepage Berm
6.	311+00	362+50	Cutoff Wall
7.	388+00	518+50	Cutoff Wall
8.	570+00	822+80	Levee Raise @ San Joaquin River
9.	703+00	741+30	Cutoff Wall
10.	781+00	799+50	Cutoff Wall
11.	822+80	853+50	Levee Raise @ Walthall Slough
12.	853+50	908+60	Levee Raise & Seepage Berm @ Dryland Levee
13.	0+00	908+60	Erosion Repairs
14.	0+00	908+60	Right-of-Way (existing)
15.	908+60	1030+53	Dryland Levee Extension

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SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
PROJECT SITES

Figure 1 – 35% Design Project Sites

6. Update of Cost Estimate to 2023 Dollars

The update of the cost estimate from 2021 dollars to 2023 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 4.

Table 4 - ENR CCIs and Escalation Factor

Description	Value
ENR CCI (January 2021)	11627.94
ENR CCI (February 2023)	13175.93
Escalation Factor	**1.1331**

The unit costs of the consolidated cost estimate were then adjusted by multiplying them by the above-described Escalation Factor. Afterwards, the adjusted unit costs were compared to bids from recent comparable projects in the area. All but four of the adjusted unit costs were determined to be reasonable, and a manual adjustment was made to the remaining four. A summary of the unit cost adjustments for these four items is shown below in.

			2023 Cost Estimate	
Description	**Unit**	**2021 Cost Estimate Unit Cost**	**Calculated with ENR CCI**	**Manual Adjustment**
Class 2 Aggregate Base	ton	$29	$33	$45
Drain Rock Material	ton	$35	$40	$45
Imported Engineered Fill	ton	$18	$20	$25
Sand Filter Material	ton	$29	$33	$45

7. Cost Estimate Conclusions

Overall, the project cost estimate increased by $606,000 from 2021 to 2023. A breakdown of the general cost estimate adjustments is shown below in Table 5.

Table 5 - General Cost Estimate Adjustments

Description	Amount
2021 Cost Estimate	**$230,009,000**
ENR CCI Adjustment from Jan 2021 to Feb 2023	+ $61,296,000
Reconfiguration and Material Quantity Refinements at the Dryland Levee Extension in 35% Design	- $50,746,000
Other Material Quantity Refinements in 35% Design	- $9,944,000
2023 Cost Estimate	**$230,615,000**

The updated 2023 cost estimate for the project is summarized below in Table 6. A detailed breakdown of the improvement costs on a project-by-project basis for the 2023 cost estimate is included in **EXHIBIT 3.**

Table 6 - Summary of 2023 Cost Estimate

Project ID	Station From	Station To	Project Name	Cost
1	119+50	148+00	Cutoff Wall	$9,775,000
2	172+45	192+00	Cutoff Wall	$4,459,000
3	190+50	247+00	Seepage Berm	$20,255,000
4	255+50	259+50	Seepage Berm	$1,545,000
5	270+00	297+75	Seepage Berm	$9,131,000
6	311+00	362+50	Cutoff Wall	$15,753,000
7	388+00	518+50	Cutoff Wall	$36,056,000
8	570+00	822+80	Levee Raise @ San Joaquin River	$23,115,000
9	703+00	741+30	Cutoff Wall	$7,126,000
10	781+00	799+50	Cutoff Wall	$3,307,000
11	822+80	853+96	Levee Raise @ Walthall Slough	$1,273,000
12	853+96	908+60	Levee Raise & Seepage Berm @ Dryland Levee	$15,800,000
13	0+00	908+60	Erosion Repairs	$12,310,000
14	0+00	908+60	Right-of-Way (existing)	$16,172,000
15	908+60	1030+53	Dryland Levee Extension	$54,538,000
			Total:	**$230,615,000**

San Joaquin Area Flood Control Agency

Mossdale Tract Area
Urban Flood Risk Reduction Project

2023 Cost Estimate Update

EXHIBIT 1
2021 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$ Unit Price	2015$ Total	2021$ Unit Price	2021$ 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$ Unit Price	2015$ Total	2021$ Unit Price	2021$ 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$ Unit Price	2015$ Total	2021$ Unit Price	2021$ 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$ Unit Price	2015$ Total	2021$ Unit Price	2021$ 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$
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OPINION OF PROBABLE COSTS
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Item	Description	Qty	Unit	2015$ Unit Price	2015$ Total	2021$ Unit Price	2021$ 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

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Item	Description	Qty	Unit	2015$ Unit Price	2015$ Total	2021$ Unit Price	2021$ 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$ Unit Price	2015$ Total	2021$ Unit Price	2021$ Total
PROJECT							***CUTOFF WALL***
ID 7							***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

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Item	Description	Qty	Unit	2015$ Unit Price	2015$ Total	2021$ Unit Price	2021$ Total
PROJECT							***LEVEE RAISE***
ID 8							***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

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Item	Description	Qty	Unit	2015$ Unit Price	2015$ Total	2021$ Unit Price	2021$ 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
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Item	Description	Qty	Unit	2015$ Unit Price	2015$ Total	2021$ Unit Price	2021$ 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**

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Item	Description	Qty	Unit	2015$ Unit Price	2015$ Total	2021$ Unit Price	2021$ 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
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SAN JOAQUIN COUNTY, CALIFORNIA

OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	2015$ Unit Price	2015$ Total	2021$ Unit Price	2021$ 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$ Unit Price	2015$ Total	2021$ Unit Price	2021$ 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$ Unit Price	2015$ Total	2021$ Unit Price	2021$ 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

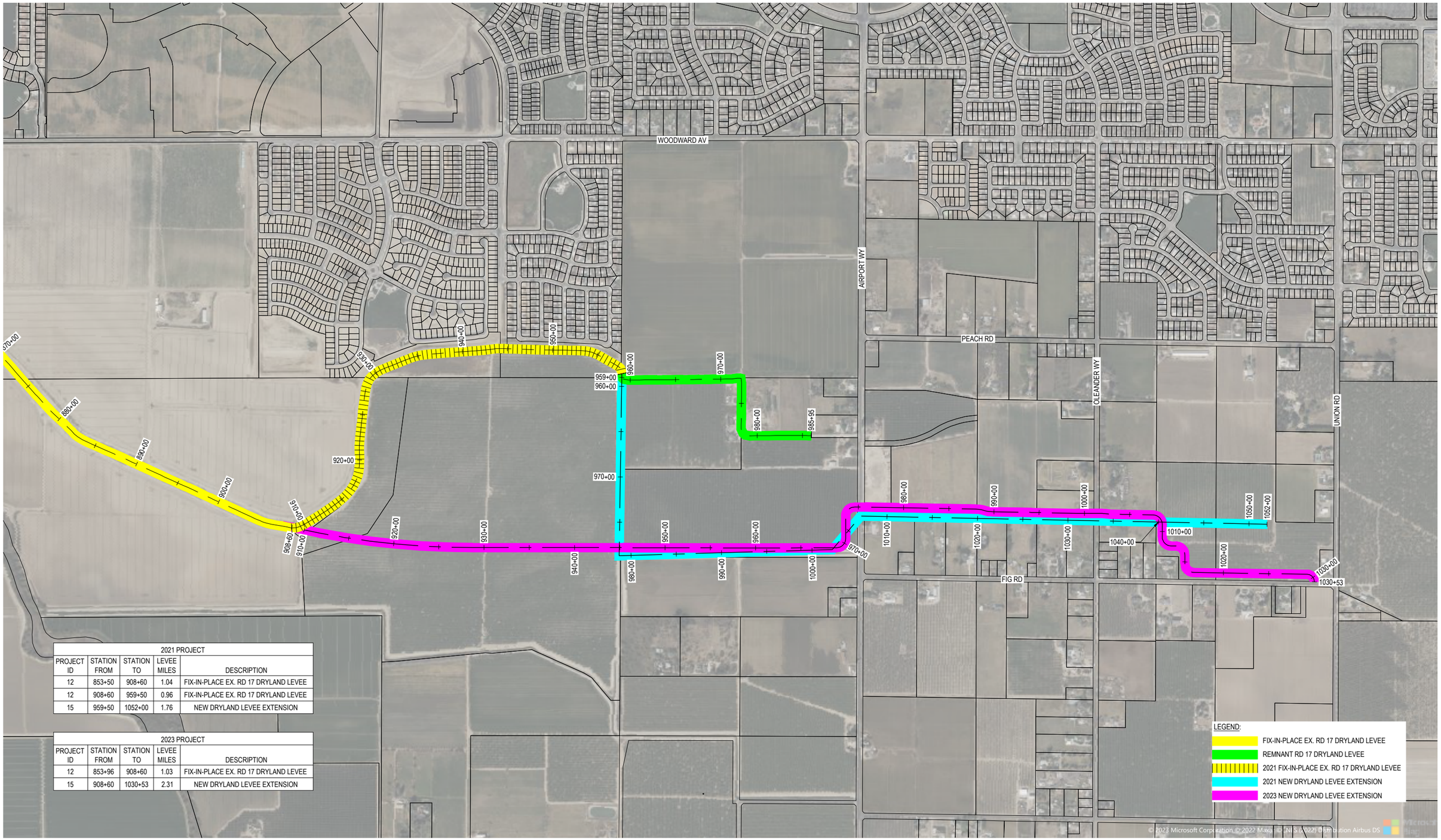
Item	Description	Qty	Unit	2015$ Unit Price	2015$ Total	2021$ Unit Price	2021$ Total
PROJECT ID 15						***DRYLAND LEVEE EXTENSION STA 959+00 TO STA 1104+20***	
Construction					**$23,983,300**		**$28,501,800**
1.	Mobilization			3%	$678,800	3%	$806,700
2.	Erosion Control			3%	$678,800	3%	$806,700
3.	Traffic 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**

San Joaquin Area Flood Control Agency

Mossdale Tract Area
Urban Flood Risk Reduction Project

2023 Cost Estimate Update

EXHIBIT 2
Dryland Levee Extension Comparison



2021 PROJECT

PROJECT ID	STATION FROM	STATION TO	LEVEE MILES	DESCRIPTION
12	853+50	908+60	1.04	FIX-IN-PLACE EX. RD 17 DRYLAND LEVEE
12	908+60	959+50	0.96	FIX-IN-PLACE EX. RD 17 DRYLAND LEVEE
15	959+50	1052+00	1.76	NEW DRYLAND LEVEE EXTENSION

2023 PROJECT

PROJECT ID	STATION FROM	STATION TO	LEVEE MILES	DESCRIPTION
12	853+96	908+60	1.03	FIX-IN-PLACE EX. RD 17 DRYLAND LEVEE
15	908+60	1030+53	2.31	NEW DRYLAND LEVEE EXTENSION

NORTH ORIENTATION

KSN inc. KJELDSEN SINNOCK NEUDECK
CIVIL ENGINEERS & LAND SURVEYORS
www.ksninc.com
711 N. Pershing Avenue
Stockton, CA 95203
209-946-0268
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SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
DRYLAND LEVEE EXTENSION COMPARISON

DRAWING SCALE 1" = 500'

ORIGINAL DRAWING SCALE 0 ½" 1"

EXHIBIT NO. 2

PAGE NO. 1

FILE SPEC: P:\2255_Lathrop_Manteca_ULDC Evaluation\0060_LFRR_EIR_Support\08_Civil\400_Plans\020_CAD\Exhibits\Exh_Exhibit for Cost Estimate Update.dwg
PLOT DATE: Feb 24, 2023 – 6:58am

San Joaquin Area Flood Control Agency

Mossdale Tract Area
Urban Flood Risk Reduction Project

2023 Cost Estimate Update

EXHIBIT 3
2023 Cost Estimate Breakdown

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT ID 1					***CUTOFF WALL STA 119+50 TO STA 148+00***
Construction					**$5,818,000**
1.	Mobilization			10%	$514,900
2.	Erosion Control			3%	$154,500
3.	Clearing and Grubbing	5.4	AC	$2,700	$14,600
4.	Degrade Existing Levee (1/3 Height)	12,100	CY	$14	$169,400
5.	Soil-Bentonite (SB) Cutoff Wall	69,100	SF	$11	$760,100
6.	Temporary Cap (Double Handle)	5,100	CY	$14	$71,400
7.	Imported Engineered Fill	51,900	TN	$25	$1,297,500
8.	Class 2 Aggregate Base	2,200	TN	$45	$99,000
9.	Reconstruct Existing 8" Pipe	2	EA	$58,800	$117,600
10.	Reconstruct Existing 42" Pipe	6	EA	$326,400	$1,958,400
11.	Air Release Valve	8	EA	$2,700	$21,600
12.	8" Valve	2	EA	$3,300	$6,600
13.	42" Valve	6	EA	$91,400	$548,400
14.	Encroachment Removal	3	EA	$13,100	$39,300
15.	Encroachment Modification	1	EA	$26,700	$26,700
16.	Hydroseeding	128,300	SF	$0.14	$18,000
Mangement / Environmental / Engineering					**$2,327,400**
1.	Administration			5%	$290,900
2.	Planning			3%	$174,600
3.	Environmental and Permitting			5%	$290,900
4.	Geotechnical Engineering			2%	$116,400
5.	Surveying and Civil Engineering			10%	$581,800
6.	Construction Management and Inspection			12%	$698,200
7.	Mitigation			3%	$174,600
Real Estate					**$0**
1.	Land Valuation (Agricultural)	0.0	AC	$32,700	$0
2.	Easement Acquisition	0	EA	$65,300	$0
Contingency (20%)					**$1,629,100**
Project Totals					**$9,775,000**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT ID 2					***CUTOFF WALL STA 175+45 TO STA 192+00***
Construction					**$2,653,500**
1.	Mobilization			10%	$234,900
2.	Erosion Control			3%	$70,500
3.	Clearing and Grubbing	3.7	AC	$2,700	$10,000
4.	Degrade Existing Levee (1/3 Height)	13,400	CY	$14	$187,600
5.	Soil-Bentonite (SB) Cutoff Wall	80,500	SF	$11	$885,500
6.	Temporary Cap (Double Handle)	3,500	CY	$14	$49,000
7.	Imported Engineered Fill	30,500	TN	$25	$762,500
8.	Class 2 Aggregate Base	1,500	TN	$45	$67,500
9.	Reconstruct Existing 8" Pipe	2	EA	$58,800	$117,600
10.	Reconstruct Existing 12" Pipe	1	EA	$78,400	$78,400
11.	Reconstruct Existing 16" Pipe	1	EA	$104,500	$104,500
12.	Air Release Valve	4	EA	$2,700	$10,800
13.	8" Valve	2	EA	$3,300	$6,600
14.	12" Valve	1	EA	$5,300	$5,300
15.	16" Valve	1	EA	$11,100	$11,100
16.	Encroachment Removal	3	EA	$13,100	$39,300
17.	Hydroseeding	88,000	SF	$0.14	$12,400
Mangement / Environmental / Engineering					**$1,061,800**
1.	Administration			5%	$132,700
2.	Planning			3%	$79,700
3.	Environmental and Permitting			5%	$132,700
4.	Geotechnical Engineering			2%	$53,100
5.	Surveying and Civil Engineering			10%	$265,400
6.	Construction Management and Inspection			12%	$318,500
7.	Mitigation			3%	$79,700
Real Estate					**$0**
1.	Land Valuation (Agricultural)	0.0	AC	$32,700	$0
2.	Easement Acquisition	0	EA	$65,300	$0
Contingency (20%)					**$743,100**
Project Totals					**$4,459,000**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT ID 3					***SEEPAGE BERM STA 190+50 TO STA 247+00***
Construction					**$11,432,800**
1.	Mobilization			3%	$323,600
2.	Erosion Control			3%	$323,600
3.	Clearing and Grubbing	20.8	AC	$2,700	$56,200
4.	Imported Engineered Fill	195,100	TN	$25	$4,877,500
5.	Drain Rock Material	78,600	TN	$45	$3,537,000
6.	Sand Filter Material	19,700	TN	$45	$886,500
7.	Filter Fabric	675,300	SF	$0.66	$445,700
8.	Class 2 Aggregate Base	4,300	TN	$45	$193,500
9.	Reconstruct Existing 8" Pipe	4	EA	$58,800	$235,200
10.	Reconstruct Existing 10" Pipe	2	EA	$71,900	$143,800
11.	Reconstruct Existing 16" Pipe	1	EA	$104,500	$104,500
12.	Reconstruct Existing 20" Pipe	1	EA	$124,100	$124,100
13.	Air Release Valve	8	EA	$2,700	$21,600
14.	8" Valve	4	EA	$3,300	$13,200
15.	10" Valve	2	EA	$4,000	$8,000
16.	16" Valve	1	EA	$11,100	$11,100
17.	20" Valve	1	EA	$23,600	$23,600
18.	Hydroseeding	743,100	SF	$0.14	$104,100
Mangement / Environmental / Engineering					**$4,573,400**
1.	Administration			5%	$571,700
2.	Planning			3%	$343,000
3.	Environmental and Permitting			5%	$571,700
4.	Geotechnical Engineering			2%	$228,700
5.	Surveying and Civil Engineering			10%	$1,143,300
6.	Construction Management and Inspection			12%	$1,372,000
7.	Mitigation			3%	$343,000
Real Estate					**$872,400**
1.	Land Valuation (Agricultural)	12.7	AC	$32,700	$415,300
2.	Easement Acquisition	7	EA	$65,300	$457,100
Contingency (20%)					**$3,375,800**
Project Totals					**$20,255,000**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT ID 4					***SEEPAGE BERM STA 255+50 TO STA 259+50***
Construction					**$856,400**
1.	Mobilization			3%	$24,300
2.	Erosion Control			3%	$24,300
3.	Clearing and Grubbing	1.4	AC	$2,700	$3,800
4.	Imported Engineered Fill	16,700	TN	$25	$417,500
5.	Drain Rock Material	4,500	TN	$45	$202,500
6.	Sand Filter Material	1,200	TN	$45	$54,000
7.	Filter Fabric	40,800	SF	$0.66	$27,000
8.	Class 2 Aggregate Base	400	TN	$45	$18,000
9.	Reconstruct Existing 10" Pipe	1	EA	$71,900	$71,900
10.	Air Release Valve	1	EA	$2,700	$2,700
11.	10" Valve	1	EA	$4,000	$4,000
12.	Hydroseeding	45,600	SF	$0.14	$6,400
Mangement / Environmental / Engineering					**$342,900**
1.	Administration			5%	$42,900
2.	Planning			3%	$25,700
3.	Environmental and Permitting			5%	$42,900
4.	Geotechnical Engineering			2%	$17,200
5.	Surveying and Civil Engineering			10%	$85,700
6.	Construction Management and Inspection			12%	$102,800
7.	Mitigation			3%	$25,700
Real Estate					**$88,200**
1.	Land Valuation (Agricultural)	0.7	AC	$32,700	$22,900
2.	Easement Acquisition	1	EA	$65,300	$65,300
Contingency (20%)					**$257,500**
Project Totals					**$1,545,000**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT ID 5					***SEEPAGE BERM STA 270+00 TO STA 297+75***
Construction					**$5,128,900**
1.	Mobilization			3%	$145,200
2.	Erosion Control			3%	$145,200
3.	Clearing and Grubbing	9.1	AC	$2,700	$24,600
4.	Imported Engineered Fill	94,000	TN	$25	$2,350,000
5.	Drain Rock Material	31,400	TN	$45	$1,413,000
6.	Sand Filter Material	7,900	TN	$45	$355,500
7.	Filter Fabric	283,100	SF	$0.66	$186,900
8.	Class 2 Aggregate Base	2,100	TN	$45	$94,500
9.	Reconstruct Existing 10" Pipe	1	EA	$71,900	$71,900
10.	Reconstruct Existing 12" Pipe	2	EA	$78,400	$156,800
11.	Reconstruct Existing 16" Pipe	1	EA	$104,500	$104,500
12.	Air Release Valve	4	EA	$2,700	$10,800
13.	10" Valve	1	EA	$4,000	$4,000
14.	12" Valve	2	EA	$5,300	$10,600
15.	16" Valve	1	EA	$11,100	$11,100
16.	Hydroseeding	316,400	SF	$0.14	$44,300
Mangement / Environmental / Engineering					**$2,051,800**
1.	Administration			5%	$256,500
2.	Planning			3%	$153,900
3.	Environmental and Permitting			5%	$256,500
4.	Geotechnical Engineering			2%	$102,600
5.	Surveying and Civil Engineering			10%	$512,900
6.	Construction Management and Inspection			12%	$615,500
7.	Mitigation			3%	$153,900
Real Estate					**$428,000**
1.	Land Valuation (Agricultural)	5.1	AC	$32,700	$166,800
2.	Easement Acquisition	4	EA	$65,300	$261,200
Contingency (20%)					**$1,521,800**
Project Totals					**$9,131,000**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT ID 6					***CUTOFF WALL STA 311+00 TO STA 362+50***
Construction					**$9,376,600**
1.	Mobilization			10%	$829,800
2.	Erosion Control			3%	$249,000
3.	Clearing and Grubbing	10.8	AC	$2,700	$29,200
4.	Degrade Existing Levee (1/3 Height)	31,600	CY	$14	$442,400
5.	Soil-Bentonite (SB) Cutoff Wall	328,200	SF	$11	$3,610,200
6.	Temporary Cap (Double Handle)	9,200	CY	$14	$128,800
7.	Imported Engineered Fill	135,800	TN	$25	$3,395,000
8.	Class 2 Aggregate Base	4,000	TN	$45	$180,000
9.	Reconstruct Existing 6" Pipe	1	EA	$52,300	$52,300
10.	Reconstruct Existing 8" Pipe	1	EA	$58,800	$58,800
11.	Reconstruct Existing 10" Pipe	3	EA	$71,900	$215,700
12.	Reconstruct Existing 14" Pipe	1	EA	$98,000	$98,000
13.	Air Release Valve	6	EA	$2,700	$16,200
14.	6" Valve	1	EA	$2,700	$2,700
15.	8" Valve	1	EA	$3,300	$3,300
16.	10" Valve	3	EA	$4,000	$12,000
17.	14" Valve	1	EA	$9,200	$9,200
18.	Hydroseeding	314,200	SF	$0.14	$44,000
Mangement / Environmental / Engineering					**$3,750,900**
1.	Administration			5%	$468,900
2.	Planning			3%	$281,300
3.	Environmental and Permitting			5%	$468,900
4.	Geotechnical Engineering			2%	$187,600
5.	Surveying and Civil Engineering			10%	$937,700
6.	Construction Management and Inspection			12%	$1,125,200
7.	Mitigation			3%	$281,300
Real Estate					**$0**
1.	Land Valuation (Agricultural)	0.0	AC	$32,700	$0
2.	Easement Acquisition	0	EA	$65,300	$0
Contingency (20%)					**$2,625,500**
Project Totals					**$15,753,000**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT					***CUTOFF WALL***
ID 7					***STA 388+00 TO STA 518+50***
Construction					**$21,461,200**
1.	Mobilization			10%	$1,899,300
2.	Erosion Control			3%	$569,800
3.	Clearing and Grubbing	27.3	AC	$2,700	$73,800
4.	Degrade Existing Levee (1/3 Height)	66,100	CY	$14	$925,400
5.	Soil-Bentonite (SB) Cutoff Wall	760,800	SF	$11	$8,368,800
6.	Temporary Cap (Double Handle)	23,300	CY	$14	$326,200
7.	Imported Engineered Fill	277,000	TN	$25	$6,925,000
8.	Class 2 Aggregate Base	9,900	TN	$45	$445,500
9.	Reconstruct Existing 4" Pipe	1	EA	$45,700	$45,700
10.	Reconstruct Existing 6" Pipe	2	EA	$52,300	$104,600
11.	Reconstruct Existing 10" Pipe	2	EA	$71,900	$143,800
12.	Reconstruct Existing 12" Pipe	5	EA	$78,400	$392,000
13.	Reconstruct Existing 14" Pipe	2	EA	$98,000	$196,000
14.	Reconstruct Existing 16" Pipe	3	EA	$104,500	$313,500
15.	Reconstruct Existing 20" Pipe	1	EA	$124,100	$124,100
16.	Reconstruct Existing 36" Pipe	1	EA	$261,200	$261,200
17.	Air Release Valve	17	EA	$2,700	$45,900
18.	4" Valve	1	EA	$2,000	$2,000
19.	6" Valve	2	EA	$2,700	$5,400
20.	10" Valve	2	EA	$4,000	$8,000
21.	12" Valve	5	EA	$5,300	$26,500
22.	14" Valve	2	EA	$9,200	$18,400
23.	16" Valve	3	EA	$11,100	$33,300
24.	20" Valve	1	EA	$23,600	$23,600
25.	36" Valve	1	EA	$71,900	$71,900
26.	Hydroseeding	796,000	SF	$0.14	$111,500
Mangement / Environmental / Engineering					**$8,584,900**
1.	Administration			5%	$1,073,100
2.	Planning			3%	$643,900
3.	Environmental and Permitting			5%	$1,073,100
4.	Geotechnical Engineering			2%	$429,300
5.	Surveying and Civil Engineering			10%	$2,146,200
6.	Construction Management and Inspection			12%	$2,575,400
7.	Mitigation			3%	$643,900
Real Estate					**$0**
1.	Land Valuation (Agricultural)	0.0	AC	$32,700	$0
2.	Easement Acquisition	0	EA	$65,300	$0
Contingency (20%)					**$6,009,300**
Project Totals					**$36,056,000**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT ID 8					***LEVEE RAISE STA 570+00 TO STA 822+80***
Construction					**$13,277,500**
1.	Mobilization			3%	$375,800
2.	Erosion Control			3%	$375,800
3.	Clearing and Grubbing	43.6	AC	$2,700	$117,800
4.	Imported Engineered Fill	350,900	TN	$25	$8,772,500
5.	Floodwall (3' tall)	1,300	LF	$164	$213,200
6.	Class 2 Aggregate Base	19,300	TN	$45	$868,500
7.	Reconstruct Existing 12" Pipe	3	EA	$78,400	$235,200
8.	Reconstruct Existing 16" Pipe	1	EA	$104,500	$104,500
9.	Reconstruct Existing 18" Pipe	4	EA	$111,000	$444,000
10.	Reconstruct Existing 20" Pipe	1	EA	$124,100	$124,100
11.	Reconstruct Existing 48" Pipe	1	EA	$391,700	$391,700
12.	Air Release Valve	10	EA	$2,700	$27,000
13.	12" Valve	3	EA	$5,300	$15,900
14.	16" Valve	1	EA	$11,100	$11,100
15.	18" Valve	4	EA	$18,300	$73,200
16.	20" Valve	1	EA	$23,600	$23,600
17.	48" Valve	1	EA	$111,000	$111,000
18.	Encroachment Removal	31	EA	$13,100	$406,100
19.	Encroachment Modification	3	EA	$130,600	$391,800
20.	Hydroseeding	1,390,400	SF	$0.14	$194,700
Management / Environmental / Engineering					**$5,311,300**
1.	Administration			5%	$663,900
2.	Planning			3%	$398,400
3.	Environmental and Permitting			5%	$663,900
4.	Geotechnical Engineering			2%	$265,600
5.	Surveying and Civil Engineering			10%	$1,327,800
6.	Construction Management and Inspection			12%	$1,593,300
7.	Mitigation			3%	$398,400
Real Estate					**$673,400**
1.	Land Valuation (Agricultural)	8.6	AC	$32,700	$281,600
2.	Easement Acquisition	6	EA	$65,300	$391,800
Contingency (20%)					**$3,852,500**
Project Totals					**$23,115,000**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT ID 9					***CUTOFF WALL STA 703+00 TO STA 741+30***
Construction					**$4,241,300**
1.	Mobilization			10%	$375,400
2.	Erosion Control			3%	$112,600
3.	Degrade Existing Levee (1/3 Height)	35,500	CY	$14	$497,000
4.	Soil-Bentonite (SB) Cutoff Wall	287,500	SF	$11	$3,162,500
5.	Temporary Cap (Double Handle)	6,700	CY	$14	$93,800
6.	Imported Engineered Fill	0	TN	$25	$0
Management / Environmental / Engineering					**$1,696,900**
1.	Administration			5%	$212,100
2.	Planning			3%	$127,300
3.	Environmental and Permitting			5%	$212,100
4.	Geotechnical Engineering			2%	$84,900
5.	Surveying and Civil Engineering			10%	$424,200
6.	Construction Management and Inspection			12%	$509,000
7.	Mitigation			3%	$127,300
Real Estate					**$0**
1.	Land Valuation (Agricultural)	0.0	AC	$32,700	$0
2.	Easement Acquisition	0	EA	$65,300	$0
Contingency (20%)					**$1,187,700**
Project Totals					**$7,126,000**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT ID 10					***CUTOFF WALL STA 781+00 TO STA 799+50***
Construction					**$1,967,700**
1.	Mobilization			10%	$174,200
2.	Erosion Control			3%	$52,300
3.	Degrade Existing Levee (1/3 Height)	17,300	CY	$14	$242,200
4.	Soil-Bentonite (SB) Cutoff Wall	132,200	SF	$11	$1,454,200
5.	Temporary Cap (Double Handle)	3,200	CY	$14	$44,800
6.	Imported Engineered Fill	0	TN	$25	$0
Management / Environmental / Engineering					**$787,400**
1.	Administration			5%	$98,400
2.	Planning			3%	$59,100
3.	Environmental and Permitting			5%	$98,400
4.	Geotechnical Engineering			2%	$39,400
5.	Surveying and Civil Engineering			10%	$196,800
6.	Construction Management and Inspection			12%	$236,200
7.	Mitigation			3%	$59,100
Real Estate					**$0**
1.	Land Valuation (Agricultural)	0.0	AC	$32,700	$0
2.	Easement Acquisition	0	EA	$65,300	$0
Contingency (20%)					**$551,100**
Project Totals					**$3,307,000**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT ID 11					***LEVEE RAISE @ WALTHALL SLOUGH STA 822+80 TO STA 853+96***
Construction					**$757,000**
1.	Mobilization			3%	$21,500
2.	Erosion Control			3%	$21,500
3.	Clearing and Grubbing	5.3	AC	$2,700	$14,400
4.	Imported Engineered Fill	16,700	TN	$25	$417,500
5.	Class 2 Aggregate Base	2,400	TN	$45	$108,000
6.	Reconstruct Existing 20" Pipe	1	EA	$124,100	$124,100
7.	Air Release Valve	1	EA	$2,700	$2,700
8.	20" Valve	1	EA	$23,600	$23,600
9.	Hydroseeding	168,900	SF	$0.14	$23,700
Mangement / Environmental / Engineering					**$303,200**
1.	Administration			5%	$37,900
2.	Planning			3%	$22,800
3.	Environmental and Permitting			5%	$37,900
4.	Geotechnical Engineering			2%	$15,200
5.	Surveying and Civil Engineering			10%	$75,700
6.	Construction Management and Inspection			12%	$90,900
7.	Mitigation			3%	$22,800
Real Estate					**$0**
1.	Land Valuation (Agricultural)	0.0	AC	$32,700	$0
2.	Easement Acquisition	0	EA	$65,300	$0
Contingency (20%)					**$212,100**
Project Totals					**$1,273,000**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT ID 12				***LEVEE RAISE & SEEPAGE BERM @ DRYLAND LEVEE STA 853+96 TO STA 908+60***	
Construction					**$8,717,600**
1.	Mobilization			3%	$246,800
2.	Erosion Control			3%	$246,800
3.	Traffic Control	1	LS	$65,300	$65,300
4.	AC Pavement Repairs	20,000	SF	$14	$280,000
5.	Clearing and Grubbing	50.9	AC	$2,700	$137,500
6.	Imported Engineered Fill	144,300	TN	$25	$3,607,500
7.	Drain Rock Material	51,900	TN	$45	$2,335,500
8.	Sand Filter Material	13,000	TN	$45	$585,000
9.	Filter Fabric	481,600	SF	$0.66	$317,900
10.	Class 2 Aggregate Base	4,100	TN	$45	$184,500
11.	Encroachment Modification	1	EA	$130,600	$130,600
12.	Hydroseeding	1,067,300	SF	$0.14	$149,500
13.	Quarry Stone Riprap	7,300	TN	$59	$430,700
Mangement / Environmental / Engineering					**$3,487,400**
1.	Administration			5%	$435,900
2.	Planning			3%	$261,600
3.	Environmental and Permitting			5%	$435,900
4.	Geotechnical Engineering			2%	$174,400
5.	Surveying and Civil Engineering			10%	$871,800
6.	Construction Management and Inspection			12%	$1,046,200
7.	Mitigation			3%	$261,600
Real Estate					**$960,900**
1.	Land Valuation (Agricultural)	19.4	AC	$32,700	$634,400
2.	Easement Acquisition	5	EA	$65,300	$326,500
Contingency (20%)					**$2,633,200**
Project Totals					**$15,800,000**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT ID 13					***EROSION REPAIRS STA 0+00 TO STA 908+60***
Construction					**$7,327,000**
1.	Mobilization			3%	$207,400
2.	Erosion Control			3%	$207,400
3.	Clearing and Grubbing	34.0	AC	$2,700	$91,800
4.	Quarry Stone Riprap	115,600	TN	$59	$6,820,400
Mangement / Environmental / Engineering					**$2,931,200**
1.	Administration			5%	$366,400
2.	Planning			3%	$219,900
3.	Environmental and Permitting			5%	$366,400
4.	Geotechnical Engineering			2%	$146,600
5.	Surveying and Civil Engineering			10%	$732,700
6.	Construction Management and Inspection			12%	$879,300
7.	Mitigation			3%	$219,900
Real Estate					**$0**
1.	Land Valuation (Agricultural)	0.0	AC	$32,700	$0
2.	Easement Acquisition	0	EA	$65,300	$0
Contingency (20%)					**$2,051,700**
Project Totals					**$12,310,000**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT ID 14					***RIGHT-OF-WAY ACQUISITION (EXISTING DEFICIENCIES) STA 0+00 TO STA 908+60***
Real Estate					**$13,476,200**
1.	Land Valuation (Agricultural)	40.7	AC	$32,700	$1,330,900
2.	Land Valuation (Residential)	3.0	AC	$326,400	$979,200
3.	Land Valuation (Commercial)	1.0	AC	$326,400	$326,400
4.	Improvement Valuation (Residential)	15	EA	$195,900	$2,938,500
5.	Easement Acquisition	113	EA	$65,300	$7,378,900
6.	Easement Acquisition (Oak Shores)	1	EA	$522,300	$522,300
Contingency (20%)					**$2,695,300**
Project Totals					**$16,172,000**

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
MOSSDALE TRACT AREA
URBAN FLOOD RISK REDUCTION PROJECT
SAN JOAQUIN COUNTY, CALIFORNIA

2023 OPINION OF PROBABLE COSTS
DETAILS OF PROPOSED IMPROVEMENTS

Item	Description	Qty	Unit	Unit Price	Total
PROJECT ID 15					***DRYLAND LEVEE EXTENSION STA 908+60 TO STA 1030+53***
Construction					**$29,504,900**
1.	Mobilization			3%	$835,100
2.	Erosion Control			3%	$835,100
3.	Traffic Control	1	LS	$159,400	$159,400
4.	AC Pavement Repairs	70,000	SF	$14	$980,000
5.	Clearing and Grubbing	80.8	AC	$6,700	$541,700
6.	Excavate Levee Keyway	32,600	CY	$14	$456,400
7.	Imported Engineered Fill	781,600	TN	$25	$19,540,000
8.	Drain Rock Material	58,100	TN	$45	$2,614,500
9.	Sand Filter Material	14,600	TN	$45	$657,000
10.	Filter Fabric	391,700	SF	$0.66	$258,600
11.	Class 2 Aggregate Base	9,300	TN	$45	$418,500
12.	Encroachment Removal	2	EA	$66,500	$133,000
13.	Encroachment Modification	3	EA	$130,600	$391,800
14.	Relocate Ditch	9,100	LF	$14	$127,400
15.	Hydroseeding	1,761,100	SF	$0.14	$246,600
16.	Quarry Stone Riprap	22,200	TN	$59	$1,309,800
Management / Environmental / Engineering					**$11,802,200**
1.	Administration			5%	$1,475,300
2.	Planning			3%	$885,200
3.	Environmental and Permitting			5%	$1,475,300
4.	Geotechnical Engineering			2%	$590,100
5.	Surveying and Civil Engineering			10%	$2,950,500
6.	Construction Management and Inspection			12%	$3,540,600
7.	Mitigation			3%	$885,200
Real Estate					**$4,140,900**
1.	Land Valuation (Agricultural)	82.7	AC	$32,700	$2,704,300
2.	Easement Acquisition	22	EA	$65,300	$1,436,600
Contingency (20%)					**$9,089,600**
Project Totals					**$54,538,000**

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

ATTACHMENT A

RESOLUTION NO. SJAFCA 22-07

SAN JOAQUIN AREA
FLOOD CONTROL AGENCY

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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 UDPATE AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDED COLLECTION AGREEMENT

WHEREAS, in November 2018 the SJAFCA Board of Directors approved the Mossdale 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 Mossdale 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 Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee. The Board authorizes the Executive Director, after consultation with Agency Counsel, to execute a collection agreement substantially in the form attached hereto as **Exhibit 2**.

PASSED, APPROVED AND ADOPTED this 17th day of March 2022.

DAN WRIGHT, 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

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

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

WHEREAS, SJAFCA 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 SJCFCWCD:

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

For City of Lathrop:

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

For City of Manteca:

City of Manteca
ATTN: 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 shalt 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

By: Jerome C. Wilverding
Jerome Wilverding
County Administraror

CITY OF STOCKTON,
a municipal Corporation

By:_____

ATTEST:

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

By:_____
RACHÉL DeBORD
Deputy Clerk

ATTEST:

Clerk of the City of Stockton

By:_____

RECOMMENDED FOR APPROVAL:

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

APPROVED AS TO FORM

By:_____

APPROVED AS TO FORM:

By:_____
Matthew Dacey
Deputy County Counsel

CITY OF LATHROP,
a municipal Corporation

By: _____
Stephen J. Salvatore
City Manager

CITY OF MANTECA,
a municipal Corporation

By: _____

Title:

ATTEST:
Clerk of the City of Lathrop

By: _____
Teresa Vargas
City Clerk

ATTEST:
Clerk of the City of Manteca

By: _____

Title:

APPROVED AS TO FORM:

By: _____
Salvador Navarrete
City Attorney

APPROVED AS TO FORM:

By: _____

Title:

SAN JOAQUIN AREA FLOOD CONTROL AGENCY

By: _____
CHRIS ELIAS
Executive Director

APPROVED AS TO FORM:

By: _____
SCOTT L. SHAPIRO
Agency Counsel

CITY OF LATHROP,
a municipal Corporation

By:_____

Title:

CITY OF MANTECA,
a municipal Corporation

By:_____

Title: Interim City Manager

ATTEST:

Clerk of the City of Lathrop

By:_____

ATTEST:

Clerk of the City of Manteca

By:_____

APPROVED AS TO FORM:

By:_____

Title:

APPROVED AS TO FORM:

By:_____

Title: City Attorney

SAN JOAQUIN AREA FLOOD CONTROL AGENCY

By:_____
CHRIS ELIAS
Executive Director

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

CREDITING POLICY FOR PRIOR ADVANCE FUNDING

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

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

Use of Prior Advance Funding Credit

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

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

CREDITING POLICY FOR CONSTRUCTION OF FACILITIES

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

Use of Constructed Facilities Funding Credit

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

REIMBURSEMENT POLICY FOR PRIOR ADVANCE FUNDING

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

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

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

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

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

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

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

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

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

Table B-1
Mossdale Tract: 2024 Financing Plan
Updated Regional Development Fee Revenue Analysis
Development Fee Rate Summary

	Fee Rate Summary (Current Adopted)				
				Demonstrative Purposes Only	
Land Use	**Cost Share Per Acre**	**Administrative Fee**	**Fee Rate Per Acre**	***Units / 1,000 Building Sq Ft Per Acre***	***Fee Rate per Unit / 1,000 Building Sq Ft***
Reference	[1]	3%			*[2]*
Single-Family	$23,217	$23,217	$23,217	*5.86*	*$3,959*
Multifamily	$21,726	$21,726	$21,726	*18.89*	*$1,150*
Commercial	$21,968	$21,968	$21,968	*12.21*	*$1,800*
Industrial	$17,207	$17,207	$17,207	*15.55*	*$1,106*

[1] Regional Development Impact Fee Rates for FY 24/25.

[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: 2024 Financing Plan
Updated Regional Development Fee Revenue Analysis
Total Development Impact Fee Revenue Estimate

		Revenue by Land Use					
Year		**Single Family**	**Multifamily**	**Commercial**	**Industrial**	**Increase Factor** [1] *0%*	**Total Fee Revenue** [1]
		Table B-3	*Table B-4*	*Table B-5*	*Table B-6*		
2016		N/A	N/A	N/A	N/A		$ 0
2017		N/A	N/A	N/A	N/A		$ 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]	N/A	N/A	N/A	N/A		$ 6,562,533
2024	[8]	$ 1,889,515	$ 144,956	$ 689,041	$ 734,990	1.00	$ 3,458,502
2025		$ 3,873,287	$ 344,021	$ 1,548,040	$ 1,562,387	1.00	$ 7,327,735
2026		$ 4,343,271	$ 424,364	$ 1,539,347	$ 3,204,312	1.00	$ 9,511,293
2027		$ 2,923,532	$ 348,236	$ 1,639,371	$ 1,939,554	1.00	$ 6,850,692
2028		$ 2,020,012	$ 51,032	$ 1,616,992	$ 1,977,935	1.00	$ 5,665,971
2029		$ 2,004,608	$ 51,813	$ 1,751,684	$ 1,580,736	1.00	$ 5,388,841
2030		$ 1,611,120	$ 350,368	$ 2,525,204	$ 1,242,276	1.00	$ 5,728,968
2031		$ 1,099,562	$ 47,916	$ 1,926,163	$ 1,267,121	1.00	$ 4,340,763
2032		$ 1,121,553	$ 150,697	$ 1,162,095	$ 1,292,464	1.00	$ 3,726,808
2033		$ 1,143,984	$ 103,859	$ 1,338,918	$ 2,383,927	1.00	$ 4,970,688
2034		$ 1,166,298	$ 105,936	$ 1,365,938	$ 2,373,504	1.00	$ 5,011,676
2035		$ 975,717	$ 108,054	$ 1,324,944	$ 2,344,596	1.00	$ 4,753,312
2036		$ 546,494	$ 110,216	$ 1,245,073	$ 2,392,143	1.00	$ 4,293,925
2037		$ 557,424	$ 112,420	$ 895,433	$ 1,931,971	1.00	$ 3,497,248
2038		$ 480,958	$ 47,301	$ 702,905	$ 1,315,440	1.00	$ 2,546,604
2039		$ 0	$ 0	$ 715,987	$ 1,341,749	1.00	$ 2,057,736
2040		$ 0	$ 0	$ 415,259	$ 1,368,584	1.00	$ 1,783,843
2041		$ 0	$ 0	$ 452,140	$ 486,934	1.00	$ 939,074
2042		$ 0	$ 0	$ 461,183	$ 496,673	1.00	$ 957,856
2043		$ 0	$ 0	$ 480,968	$ 505,603	1.00	$ 986,571
2044		$ 0	$ 0	$ 417,467	$ 0	1.00	$ 417,467
2045		$ 0	$ 0	$ 425,817	$ 0	1.00	$ 425,817
2046		$ 0	$ 0	$ 434,333	$ 0	1.00	$ 434,333
2047		$ 0	$ 0	$ 412,189	$ 0	1.00	$ 412,189
2048		$ 0	$ 0	$ 384,393	$ 0	1.00	$ 384,393
2049		$ 0	$ 0	$ 392,081	$ 0	1.00	$ 392,081
Total		**$ 25,757,334**	**$ 2,501,188**	**$ 26,262,966**	**$ 31,742,899**		**$ 104,153,438**

[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] Total revenues received January 2022 through November 2022. Amounts include interest for the program.
[7] Reflects an imputed amount based on the total revenues received through December 2024 less the above noted amounts.
[8] Assumes 50% of the projected revenues estimated on Tables B3 through B6 based on 2024 data through December refelected in 2023.

Table B-3
Mossdale Tract: 2024 Financing Plan
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Single Family

	Single Family Acres By Jurisdiction [1]					
Year	**Lathrop**	**Manteca**	**Stockton**	**Unincorp County**	**Total**	**Base Fee Revenue**
						Table B-1
				Initial Fee Rate/Acre		***$ 23,217***
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	0.0	0.0	0.0	0.0	0.0	$ 0
2022	0.0	0.0	0.0	0.0	0.0	$ 0
2023	0.0	0.0	0.0	0.0	0.0	$ 0
2024	5.3	157.5	0.0	0.0	162.8	$ 3,779,031
2025	5.3	131.0	0.0	27.3	163.6	$ 3,873,287
2026	20.5	125.3	6.7	27.3	179.8	$ 4,343,271
2027	15.2	62.7	13.5	27.3	118.7	$ 2,923,532
2028	15.2	24.4	13.5	27.3	80.4	$ 2,020,012
2029	15.2	24.4	11.3	27.3	78.2	$ 2,004,608
2030	15.2	26.0	0.0	20.4	61.6	$ 1,611,120
2031	15.2	26.0	0.0	0.0	41.2	$ 1,099,562
2032	15.2	26.0	0.0	0.0	41.2	$ 1,121,553
2033	15.2	26.0	0.0	0.0	41.2	$ 1,143,984
2034	15.2	26.0	0.0	0.0	41.2	$ 1,166,298
2035	15.2	18.6	0.0	0.0	33.8	$ 975,717
2036	0.0	18.6	0.0	0.0	18.6	$ 546,494
2037	0.0	18.6	0.0	0.0	18.6	$ 557,424
2038	0.0	15.7	0.0	0.0	15.7	$ 480,958
2039	0.0	0.0	0.0	0.0	0.0	$ 0
2040	0.0	0.0	0.0	0.0	0.0	$ 0
2041	0.0	0.0	0.0	0.0	0.0	$ 0
2042	0.0	0.0	0.0	0.0	0.0	$ 0
2043	0.0	0.0	0.0	0.0	0.0	$ 0
2044	0.0	0.0	0.0	0.0	0.0	$ 0
2045	0.0	0.0	0.0	0.0	0.0	$ 0
2046	0.0	0.0	0.0	0.0	0.0	$ 0
2047	0.0	0.0	0.0	0.0	0.0	$ 0
2048	0.0	0.0	0.0	0.0	0.0	$ 0
2049	0.0	0.0	0.0	0.0	0.0	$ 0
Total	***168.2***	***726.6***	***44.9***	***156.8***	***1,096.5***	***$27,646,849***

Source: Updated Development Absorption Projections dated December 18, 2024
Table 2, SJAFCA Mossdale Tract Area, Development Absorption Projections Acres (ac)

Table B-4
Mossdale Tract: 2024 Financing Plan
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Multifamily

	Multifamily Acres By Jurisdiction [1]					
Year	**Lathrop**	**Manteca**	**Stockton**	**Unincorp County**	**Total**	**Fee Revenue**
						Table B-1
				Initial Fee Rate/Acre		***$ 21,726***
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	0.0	0.0	0.0	0.0	0.0	$ 0
2022	0.0	0.0	0.0	0.0	0.0	$ 0
2023	0.0	0.0	0.0	0.0	0.0	$ 0
2024	5.4	7.9	0.0	0.0	13.3	$ 289,913
2025	5.4	10.1	0.0	0.0	15.5	$ 344,021
2026	5.4	5.8	7.5	0.0	18.8	$ 424,364
2027	5.4	2.2	7.5	0.0	15.1	$ 348,236
2028	0.0	2.2	0.0	0.0	2.2	$ 51,032
2029	0.0	2.2	0.0	0.0	2.2	$ 51,813
2030	1.9	12.4	0.0	0.0	14.3	$ 350,368
2031	1.9	0.0	0.0	0.0	1.9	$ 47,916
2032	1.9	0.0	4.0	0.0	5.9	$ 150,697
2033	0.0	0.0	4.0	0.0	4.0	$ 103,859
2034	0.0	0.0	4.0	0.0	4.0	$ 105,936
2035	0.0	0.0	4.0	0.0	4.0	$ 108,054
2036	0.0	0.0	4.0	0.0	4.0	$ 110,216
2037	0.0	0.0	4.0	0.0	4.0	$ 112,420
2038	0.0	0.0	1.7	0.0	1.7	$ 47,301
2039	0.0	0.0	0.0	0.0	0.0	$ 0
2040	0.0	0.0	0.0	0.0	0.0	$ 0
2041	0.0	0.0	0.0	0.0	0.0	$ 0
2042	0.0	0.0	0.0	0.0	0.0	$ 0
2043	0.0	0.0	0.0	0.0	0.0	$ 0
2044	0.0	0.0	0.0	0.0	0.0	$ 0
2045	0.0	0.0	0.0	0.0	0.0	$ 0
2046	0.0	0.0	0.0	0.0	0.0	$ 0
2047	0.0	0.0	0.0	0.0	0.0	$ 0
2048	0.0	0.0	0.0	0.0	0.0	$ 0
2049	0.0	0.0	0.0	0.0	0.0	$ 0
Total	***27.5***	***42.7***	***40.7***	***0.0***	***110.9***	***$2,646,144***

Source: Updated Development Absorption Projections dated December 18, 2024
Table 2, SJAFCA Mossdale Tract Area, Development Absorption Projections Acres (ac)

Table B-5
Mossdale Tract: 2024 Financing Plan
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		***$ 21,968***
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	0.0	0.0	0.0	0.0	0.0	$ 0
2022	0.0	0.0	0.0	0.0	0.0	$ 0
2023	0.0	0.0	0.0	0.0	0.0	$ 0
2024	40.1	16.5	2.3	3.8	62.7	$ 1,378,082
2025	40.1	20.3	2.3	6.3	69.1	$ 1,548,040
2026	38.4	20.3	2.3	6.3	67.4	$ 1,539,347
2027	38.4	21.4	2.3	8.3	70.3	$ 1,639,371
2028	38.4	19.1	2.3	8.3	68.0	$ 1,616,992
2029	38.4	23.3	2.3	8.3	72.2	$ 1,751,684
2030	49.1	42.4	2.3	8.3	102.1	$ 2,525,204
2031	42.5	23.3	2.3	8.3	76.3	$ 1,926,163
2032	12.4	22.2	2.3	8.3	45.2	$ 1,162,095
2033	12.4	22.2	2.3	14.1	51.0	$ 1,338,918
2034	12.4	22.2	2.3	14.1	51.0	$ 1,365,938
2035	12.4	22.2	2.3	11.6	48.5	$ 1,324,944
2036	12.4	18.4	2.3	11.6	44.7	$ 1,245,073
2037	12.4	5.2	2.3	11.6	31.5	$ 895,433
2038	12.4	3.8	2.3	5.7	24.3	$ 702,905
2039	12.4	3.8	2.3	5.7	24.2	$ 715,987
2040	0.0	3.8	2.3	7.6	13.8	$ 415,259
2041	0.9	3.8	2.3	7.6	14.7	$ 452,140
2042	0.9	3.8	2.3	7.6	14.7	$ 461,183
2043	0.9	3.8	2.3	8.0	15.0	$ 480,968
2044	0.9	3.8	2.3	5.7	12.8	$ 417,467
2045	0.9	3.8	2.3	5.7	12.8	$ 425,817
2046	0.9	3.8	2.3	5.7	12.8	$ 434,333
2047	0.9	3.8	2.3	4.8	11.9	$ 412,189
2048	0.9	3.8	2.3	3.8	10.9	$ 384,393
2049	0.9	3.8	2.3	3.8	10.9	$ 392,081
Total	***432.9***	***344.9***	***59.8***	***201.0***	***1,038.7***	***$26,952,007***

Source: Updated Development Absorption Projections dated December 18, 2024
Table 2, SJAFCA Mossdale Tract Area, Development Absorption Projections Acres (ac)

Table B-6
Mossdale Tract: 2024 Financing Plan
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Industrial

	Industrial Acres By Jurisdiction					
Year	**Lathrop**	**Manteca**	**Stockton**	**Unincorp County**	**Total**	**Fee Revenue**
						Table B-1
				Initial Fee Rate/Acre		***$ 17,207***
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	0.0	0.0	0.0	0.0	0.0	$ 0
2022	0.0	0.0	0.0	0.0	0.0	$ 0
2023	0.0	0.0	0.0	0.0	0.0	$ 0
2024	64.3	21.1	0.0	0.0	85.4	$ 1,469,979
2025	64.3	24.7	0.0	0.0	89.0	$ 1,562,387
2026	154.3	24.7	0.0	0.0	179.0	$ 3,204,312
2027	102.6	3.6	0.0	0.0	106.2	$ 1,939,554
2028	102.6	3.6	0.0	0.0	106.2	$ 1,977,935
2029	79.6	3.6	0.0	0.0	83.2	$ 1,580,736
2030	60.5	3.6	0.0	0.0	64.1	$ 1,242,276
2031	60.5	3.6	0.0	0.0	64.1	$ 1,267,121
2032	60.5	3.6	0.0	0.0	64.1	$ 1,292,464
2033	60.5	3.6	23.0	28.9	115.9	$ 2,383,927
2034	60.5	3.6	20.2	28.9	113.2	$ 2,373,504
2035	60.5	0.0	20.2	28.9	109.6	$ 2,344,596
2036	60.5	0.0	20.2	28.9	109.6	$ 2,392,143
2037	37.7	0.0	20.2	28.9	86.8	$ 1,931,971
2038	37.7	0.0	20.2	0.0	57.9	$ 1,315,440
2039	37.7	0.0	20.2	0.0	57.9	$ 1,341,749
2040	37.7	0.0	20.2	0.0	57.9	$ 1,368,584
2041	0.0	0.0	20.2	0.0	20.2	$ 486,934
2042	0.0	0.0	20.2	0.0	20.2	$ 496,673
2043	0.0	0.0	20.2	0.0	20.2	$ 505,603
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
Total	***1,142.3***	***99.3***	***225.0***	***144.3***	***1,610.9***	***$32,477,888***

Source: Updated Development Absorption Projections dated December 18, 2024
Table 2, SJAFCA Mossdale Tract Area, Development Absorption Projections Acres (ac)

Table B7
Mossdale Tract: 2024 Financing Plan
Creditable Pre-Project Expenditures

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

Source: City of Lathrop, LWA

APPENDIX C:

SAN JOAQUIN AREA FLOOD CONTROL AGENCY RESOLUTION NO. 24-22: RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY APPROVING FINAL ENGINEER'S REPORT, FORMING THE MOSSDALE TRACT OVERLAY ASSESSMENT DISTRICT AND ORDERING THE LEVY OF ASSESSMENT BEGINNING IN FISCAL YEAR 2024-25

Reso 24-22 SJAFCA Mossdale OAD Resolution of Formation C-1

RESOLUTION NO. SJAFCA 24-22

SAN JOAQUIN AREA
FLOOD CONTROL AGENCY

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY APPROVING FINAL ENGINEER'S REPORT, FORMING THE MOSSDALE TRACT OVERLAY ASSESSMENT DISTRICT AND ORDERING LEVY OF ASSESSMENTS BEGINNING IN FISCAL YEAR 2024-25

WHEREAS, the San Joaquin Area Flood Control Agency (the "Agency") is a joint powers agency that was created in May 1995 between the City of Stockton ("Stockton"), San Joaquin County ("County") and the San Joaquin County Flood Control and Water Conservation District ("SJCFCWCD"), for the purpose of providing flood protection services for the City of Stockton and surrounding unincorporated areas of the County;

WHEREAS, in January of 2018 Stockton, the County, the SJCFCWCD, the City of Lathrop ("Lathrop"), and the City of Manteca ("Manteca") executed an Amended and Restated Joint Exercise of Powers Agreement to reform the Agency by adding Lathrop and Manteca as members;

WHEREAS, in February 2018, SJAFCA, as part of the reformulation of the Agency's Joint Exercise of Powers Agreement to include the Cities of Lathrop and Manteca as members of the Agency, assumed the role of Local Flood Management Agency ("LFMA") as part of the efforts to provide Urban Level of Flood Protection to the area that includes the community of Weston Ranch in south Stockton, south to the City of Lathrop and west to the western portions of the City of Manteca commonly referred to as the "Mossdale Tract Area." In its role as LFMA, SJAFCA has advanced a funding program to generate the funds needed to implement improvements to the levee system protecting the Mossdale Tract Area ("the Project") to ensure the levees can meet Urban Levee Design Criteria ("ULDC") and the Area can achieve an Urban Level of Flood Protection ("ULOP");

WHEREAS, on June 28, 2018, in its role as LFMA, the Agency transmitted its first Annual Report of Adequate Progress toward Urban Level of Flood Protection to the Central Valley Flood Protection Board pursuant to Government Code §65007 (a)(5). The Annual Adequate Progress Report includes the details of a funding and financing plan to generate the needed local funding for the Project. The Annual Adequate Progress Report identified three new funding mechanisms to generate the local funding; a Regional Development Impact Fee program; an Enhanced Infrastructure Financing District; and the Mossdale Tract Overlay Assessment District ("Mossdale Tract OAD");

WHEREAS, in September 2019, the Agency entered into a contract with Willdan Financial Services to provide Assessment Engineering Services for the proposed Mossdale Tract OAD to provide a portion of the funding for ULOP related improvements and services;

WHEREAS, the Agency now plans to establish the Mossdale Tract OAD to fund a portion of the costs of constructing 200-year improvements to the levee and flood control system providing protection to Mossdale Tract Area, and ensure proper maintenance and operation of the related levees and flood control facilities (collectively, the "Services");

WHEREAS, the Services will provide special benefits to certain land in the Mossdale Tract Area (the "Properties") within the proposed boundaries of the Mossdale Tract OAD;

WHEREAS, the Agency has engaged the firm of Willdan Financial Services, to have a registered professional engineer certified by the State of California prepare a detailed Engineer's Report ("Engineer's Report") establishing a methodology to determine and apportion the special benefits received by the Properties from the Services and to allocate the costs of the Services in proportion to said special benefits;

WHEREAS, the proposed boundaries of the Mossdale Tract OAD area include all the Properties that receive special benefit from the Services, while excluding properties not receiving special benefits from the Services and any incidentally-benefited properties in adjacent areas;

WHEREAS, the Board of Directors of the Agency has determined to undertake proceedings pursuant to the Benefit Assessment Act of 1982, Government Code section 54703 et. seq. ("Act") to establish the Mossdale Tract OAD and to levy assessments to pay costs of the Services for the Properties to be included within the Mossdale Tract OAD boundary;

WHEREAS, the imposition of a new special assessment is subject to constitutional procedural requirements, including a ballot procedure involving the owners of the parcels proposed to be assessed;

WHEREAS, on April 18, 2024, the Board of Directors of the Agency adopted Resolution No. 24-07, which:

- Proposed forming the Mossdale Tract OAD and levying a special benefit assessment;
- Identified the Mossdale Tract OAD's proposed boundary;
- Preliminarily approved the Engineer's Report;
- Fixed the time of a public hearing to hear public comment on the proposed Mossdale Tract OAD and special benefit assessment; and,
- Directed the Agency's consultants and staff to undertake the procedural and approval processes including the mailing of notices and ballots which are necessary for the establishment of the Mossdale Tract OAD and levying of a special assessment proportional to the special benefits to be provided by the Services;

WHEREAS, also on April 18, 2024, the Board of Directors of the Agency adopted Resolution No. 24-08, which adopted Proposition 218 procedures to be followed in the implementation of the provisions of Proposition 218 relating to the proposed Mossdale Tract OAD (the "218 Procedures), and the 218 Procedures have been followed in connection with the activities directed by Resolution No. 24-07;

WHEREAS, during May and June of 2024 the Agency conducted an assessment ballot proceeding pursuant to Proposition 218 in which the landowners that would be specially benefited by the Services were provided by mail with notice of the proposed special assessment and public hearing and also provided the opportunity to complete a ballot as to whether the Agency should form the proposed Mossdale Tract OAD and levy the assessment;

WHEREAS, on June 20, 2024, the Board received a report from Staff and Consultants which included as Attachment 1 Addendum No. 1 to the San Joaquin Area Flood Control Agency Preliminary Engineer's Report Formation of Mossdale Tract Overlay Assessment District prepared by Willdan Financial Services dated April 18, 2024;

WHEREAS, as part of the assessment ballot proceeding, the Board of Directors of the Agency held a public hearing on June 20, 2024 at 6:00 PM in the City Council Chambers, Lathrop City Hall, located at 390 Towne Centre Dr., Lathrop, California for the purpose of receiving comments on and protests to the proposed benefit assessment and for accepting new or changed ballots from specially benefited landowners; and

WHEREAS, during the public hearing, the Board of Directors of the Agency heard and considered all public comments.

WHEREAS, on June 20, 2024, upon the conclusion of the public hearing, the Board of Directors of the Agency adopted Resolution No. 24-19 receiving Addendum No. 1 to the Preliminary Engineer's Report for the Mossdale Tract Overlay Assessment District and directing the tabulation of the ballots for the formation of the Mossdale Tract Overlay Assessment District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the San Joaquin Area Flood Control Agency as follows:

1. **Recitals**. The above recitals are true and correct and are incorporated into this Resolution by this reference.

2. **Ballot Proceeding**. A total of 2,430 assessment ballots were returned and received prior to the close of the public input portion of the public hearing on June 20, 2024. Of the assessment ballots returned, 2,335 assessment ballots were deemed valid, and 95 assessment ballots were declared invalid in that they were either not marked with a "Yes" or "No", were marked with both a "Yes" and a "No", were not signed, or for some other reason. In addition, ballots that were mutilated in such a way where the property ownership and barcode information was illegible or missing were excluded from the tabulation counts above.

3. **Ballot Tabulation**. The canvass of the assessment ballots submitted by property owners is complete and was certified by the Larsen Wurzel & Associates, Inc., and the votes cast were as follows:

Total Number of Valid Ballots Received: 2,335
Total Mossdale Tract OAD Amount of Valid Ballots: $458,106.48

Total Number of Valid "Yes" Votes: 1,434
Total Weighted Value of "Yes" Votes: $344,283.70
Total Weighted Percentage of "Yes" Votes: 75.15%

Total Number of Valid "No" Votes: 901
Total Weighted Value of "No" Votes: $113,822.78
Total Weighted Percentage of "No" Votes: 24.85%

Total Number of "Invalid" Ballots: 95
Total Mossdale Tract OAD Amount of "Invalid" Ballots: $23,457.78

After the ballots were weighted according to the proportional financial obligation of the affected property, the tabulation shows that 75.15% of the valid ballots were cast in support of the Mossdale Tract OAD formation. Since a majority protest, as defined by Article XIII D of the California Constitution, did not exist, the Board may levy the assessment as described in the Final Engineer's Report to pay the costs and expenses of the Services identified therein.

4. **Final Engineer's Report**. The Final Engineer's Report for the Mossdale Tract OAD, which reflects the information in Addendum No. 1 presented at the June 20, 2024 public hearing, together with the diagram of the Mossdale Tract OAD contained therein, and the proposed Benefit Assessment Roll for fiscal year 2024-25 contained therein, has been presented to the Board of Directors at this meeting and is incorporated herein by reference, are hereby confirmed and approved.

5. **Findings**. That based on the oral and documentary evidence, including the Final Engineer's Report, offered and received at the public hearing, the Board finds and determines that: (a) each of the several assessed lots and parcels of land within the Mossdale Tract OAD will be specially benefited by the Services (as described in the Final Engineer's Report) in at least the amount of the benefit assessment apportioned against such lots and parcels of land, respectively; and (b) there is substantial evidence to support, and the weight of the evidence is in favor of, this finding and determination as to special benefit to property within the LCMA Assessment District from the Services to be financed with assessment proceeds.

6. **Mossdale Tract OAD Formation**. The Mossdale Tract OAD is hereby formed, and assessments consistent with the Final Engineer's Report, as modified by successful appeals, are hereby levied, pursuant to the Act.

7. **Annual Levy of Assessments**. The first assessments to be levied on property in the Mossdale Tract OAD will be for fiscal year 2024-25 with authorized maximum assessment.

8. **Authorized Services**. The Services to be financed with assessment proceeds described in the Final Engineer's Report are hereby ordered.

9. **Maximum Assessment Adjustment per CPI**. As described in the Final Engineer's Report, to ensure that the Agency can provide the needed Services over time the Board of Directors of the Agency will have the authority, pursuant to Government Code Section 53739 (b), to levy the assessment within a designated range on an annual basis. The designated range will be from a minimum assessment, up to and including the authorized maximum assessment, as adjusted annually based on the CPI as described below.

Beginning in Fiscal Year 2025-26, the maximum authorized assessment may be increased subject to an annual inflationary escalator, based on the annual change in the Consumer Price Index February to February CPI-W for the San Francisco-Oakland-Hayward all Items, with Base Year 1982-84 = 100, published by the U.S. Department of Labor, Bureau of Labor Statistics, subject to a minimum of 0% and a maximum of 4% in any given year as described in the "Annual Inflationary Adjustment (Assessment Range Formula)" section of the Final Engineer's Report.

10. **Filing of Map & Collection of Assessment**. SJAFCA staff is directed to file or cause to be filed the diagram of Mossdale Tract OAD, the Final Engineer's Report and a certified copy of this Resolution with the Auditor/Controller of San Joaquin County. Upon such filing, commencing in Fiscal Year 2024-25 and each year thereafter upon approval by the Board of Directors of the Agency, the County/Auditor Controller shall enter on the County tax roll opposite

each lot or parcel of land in the Mossdale Tract OAD the amount of assessment thereupon as shown in the Final Engineer's Report and described in this Resolution. The benefit assessment shall be collected at the same time and in the same manner as County ad valorem taxes are collected and all laws providing for the collection and enforcement of County ad valorem taxes shall apply to the collection and enforcement of the assessments. After collection by the County Tax Collector, the net amount of the assessments, after deduction of any compensation due the County for collection, shall be paid to the Agency for the purposes of the Mossdale Tract OAD.

11. **Separate Fund Requirement**. The monies representing assessments collected shall be deposited in a separate fund or funds designated for the Mossdale Tract OAD. Amounts deposited to such fund(s) shall be expended only for the Services that specially benefit the lands within the Mossdale Tract OAD as described in the Final Engineers Report.

12. **Administrative Corrections**. The assessment, as it applies to any parcel, may be corrected, cancelled or a refund granted as appropriate, by order of the Board of Directors or by order of the Executive Director of the Agency. Any such corrections, cancellations or refunds shall be limited to current or future fiscal years and shall not be granted retroactively. The Agency may adopt, in the future, as the need arises, additional policies or procedures as needed to efficiently and effectively administer the Mossdale Tract OAD.

13. **CEQA Compliance**. The creation of the assessment funding mechanism is exempt from CEQA because it provides a funding mechanism in support of future actions which will be separately analyzed as projects under CEQA. Agency staff is directed to prepare and file or cause to be filed a Notice of Exemption to that effect with the proper office.

14. **Proposition 218 Compliance**. The assessment is in compliance with all laws pertaining to it, including Article XIII-D of the California Constitution (Proposition 218), and as described in the Final Engineers Report, the assessment is being levied without regard to property valuation.

PASSED, APPROVED AND ADOPTED this 18th day of July, 2024.

PAUL AKINJO, 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

APPENDIX D:
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

MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY AND THE MOSSDALE TRACT ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY
DATED JUNE 15, 2023

SJAFCA-PFA MOU D-1

Table D1 Updated EIFD & Financing Supporting Tables – Financing Revenues and Debt Service D-10

MEMORANDUM OF UNDERSTANDING
BETWEEN THE
SAN JOAQUIN AREA FLOOD CONTROL AGENCY AND
THE MOSSDALE TRACT ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY

This Memorandum of Understanding (this "MOU") is dated as of ___June 15__, 2023 (the "Effective Date"), and is entered into by and between the MOSSDALE TRACT INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY, a public agency (the "Authority"), and the SAN JOAQUIN AREA FLOOD CONTROL AGENCY, a joint powers authority ("SJAFCA"). Authority and SJAFCA are sometimes referred to in this MOU, individually, as a "Party" and, collectively, as the "Parties." The Parties enter into this MOU with reference to the following recited facts (each, a "Recital"):

RECITALS

A. The California Legislature enacted California Government Code (the "Code") sections 53398.50 through 53398.88 (the "EIFD Law") authorizing cities and counties to form enhanced infrastructure financing districts and use specified property tax increment revenue generated within such districts to finance certain infrastructure and community benefit projects; and

B. In enacting the EIFD Law, the California Legislature found and determined that with the dissolution of redevelopment agencies, public benefits will accrue, if local agencies finance public infrastructure and community benefit projects authorized under the EIFD Law;

C. On January 13, 2022 the City Council of the City of Lathrop adopted its resolution stating its intention to establish the Mossdale Tract Enhanced Infrastructure Financing District (the "EIFD");

D. on January 18, 2022, the City Council of the City of Manteca adopted its resolution of intent to participate in the proposed EIFD;

E. on February 8, 2022, the City Council of the City of Stockton adopted its resolution of intent to participate in the proposed EIFD;

F. on February 15, 2022, the San Joaquin County Board of Supervisors adopted its resolution of intent to participate in the proposed EIFD;

G. on March 2, 2022, the Authority directed the preparation of an Infrastructure Financing Plan (the "IFP") for the District;

H. on June 14, 2022, the City of Stockton, adopted its resolution approving the IFP;

I. on June 21, 2022, the County of San Joaquin, adopted its resolution approving the IFP;

J. on June 21, 2022, the City of Manteca, adopted its resolution approving the IFP;

K. on July 11, 2022, the City of Lathrop, adopted its resolution approving the IFP;

L. on July 21, 2022, the Authority adopted its resolution adopting the IFP for the EIFD and forming the EIFD;

M. The IFP provides for the EIFD to financially assist certain public flood control infrastructure projects including, but not limited to, public flood risk reduction infrastructure associated with ensuring that the resulting levee system complies with the Urban Levee Design Criteria promulgated by the California Department of Water Resources and SJAFCA's Resolution No. 19-06 and SJAFCA's Adopted Policy for Adapting Design Standards for the Mossdale Tract Area of SJAFCA in light of Climate Change;

N. SJAFCA and Authority desire to provide for an efficient process for the Authority to provide financial assistance to the identified SJAFCA infrastructure projects and for SJAFCA to provide staff resources for the efficient operation of the District;

NOW THEREFORE, in consideration of the above Recitals, the covenants, conditions and agreements set forth in this MOU, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. TERM. This MOU shall commence on the Effective Date and shall continue until amended by the parties or modified pursuant to Section 3.1.2, subject to the rights of the Parties under Section 7. Notwithstanding any provision of this MOU to the contrary, the term shall not exceed the duration of the EIFD.

2. ANNUAL INFRASTRUCTURE PROGRAM PROCESS. SJAFCA and Authority acknowledge and agree that all of the public infrastructure projects identified in the IFP for financing thru the EIFD constitute the Authority capital improvement projects ("Authority CIP(s)") and are part of a larger group of SJAFCA capital improvement projects ("CIPs") that will be designed, contracted for and constructed by SJAFCA, or by other public entities pursuant to contribution agreements with SJAFCA for SJAFCA to reimburse costs of construction of the capital improvements to the public entities.

3.1. Implementation. In order to provide for implementation of the Authority CIPs, SJAFCA and Authority agree that, by the end of the third fiscal year quarter of each fiscal year during which this MOU is in effect, SJAFCA shall deliver to Authority a list (the "List") of the Authority CIPs that SJAFCA plans to implement (whether one or more project phases or the complete Authority CIPs) during the immediately following fiscal year and request Authority transfer of funding for such Authority CIPs ("Approved Authority CIPs").

3.1.1. To the extent that Authority has funds currently on-hand and/or that are projected to be received and available (not previously committed to Authority operating expenses in the applicable Authority fiscal year budget or other Authority CIPs identified by SJAFCA for implementation) to finance Authority CIPs ("Available Funds") and SJAFCA has indicated that it needs such Available Funds for the planning, permitting, design and construction of the CIPs on the List, Authority shall allocate such Available

Funds to SJAFCA for the Approved Authority CIPs on the List in the order of priority presented by SJAFCA.

3.1.2. Notwithstanding this Section 3.1, for fiscal years 2023-24, 2024-2025, 2025-2026, and 2026-2027, if SJAFCA has not used the funding provided by the Authority within two years of receipt of that funding, then the Authority or one of its member agencies may request that the Authority and SJAFCA meet and confer as to the need and timing of future funding. Such meet and confer shall occur as between the Authority and SJAFCA and shall include a representative of each of the member agencies. The meeting shall discuss whether (i) any additional funding is needed from the Authority in the next or future fiscal years; (ii) the timing of any future funding; and (iii) whether the funding that has not been used should be returned to the Authority to be further returned back to the agency that provided the property tax increment, subject to compliance with any applicable Authority and/or SJAFCA financing obligations and covenants and applicable Federal tax law. Absent agreement of the Authority, SJAFCA, and the representatives of the member agencies, Available Funds shall continue to be allocated.

3.1.3. Allocation of funds projected to be received is subject to actual receipt of such funds by the Authority. The amount of Available Funds allocated to any Authority CIP shall be equal to the estimated cost of such Authority CIP not funded from other financing sources, until Authority has no more Available Funds or the amount of the estimated cost of such Authority CIP not funded from other financing sources has been allocated to SJAFCA, whichever occurs first.

3.1.4. Authority shall consider allocation of Available Funds to SJAFCA for the Authority CIPs identified for implementation in the immediately following fiscal year, to the extent practical, by the end of the third fiscal year quarter of each fiscal year, or as otherwise docketed for consideration by the Authority.

3.2. Funding Reallocation. If and to the extent that SJAFCA's priorities change for Authority CIPs identified for implementation, whether due to emergency, unforeseen circumstances accelerating or slowing project progress, other funding becoming available, increasing or decreasing costs, etc., SJAFCA may reallocate all or a portion of money allocated by Authority to another Authority CIP in compliance with the IFP and subject to approval by the Authority.

3.2.1. SJAFCA shall only spend money from the Authority on Authority CIPs in accordance with SJAFCA's then current process for budgeting and executing its projects.

3.2.2. If and to the extent that an Authority CIP allocated funds by Authority will not proceed to completion of the entire project, phase(s), or other elements for which Authority provided funding, such funding shall be either allocated by SJAFCA to another Authority CIP allocated funding by Authority or returned to Authority.

4. AUTHORITY BUDGET. Authority will endeavor to adopt a budget for its operating expenses and Authority CIP expenditures for Authority's immediately following fiscal year by the end of the third fiscal year quarter of each fiscal year. Authority's operating expense portion of its budget shall include funds allocated to reimburse SJAFCA for staff services provided to Authority pursuant to Section 5. When SJAFCA delivers to Authority the list of Authority CIPs that SJAFCA

plans to implement during the immediately following fiscal year, pursuant to Section 3, SJAFCA shall also deliver a budget estimate to Authority for SJAFCA staff services and Authority program operating expenses to Authority for the immediately following fiscal year.

5. SJAFCA STAFFING OF AUTHORITY. SJAFCA shall provide the employees, consultants, and legal services ("SJAFCA Staff") for the Authority on an as needed basis. Authority shall pay SJAFCA for the documented time of SJAFCA Staff who provide services to Authority at each person's then applicable hourly SJAFCA salary rate, including applicable overhead and load, or such rates as are charged to SJAFCA for non-SJAFCA employees. All SJAFCA Staff expenses incurred by Authority shall be billed to Authority and paid to SJAFCA using a billable internal order of SJAFCA.

5.1. At the request of Authority, SJAFCA shall send detailed accounting records of SJAFCA staff costs incurred in staffing the Authority. The costs of SJAFCA staff incurred by Authority shall accrue during any time period that Authority does not have revenue to pay such costs and shall be payable when Authority has revenue available to pay such costs.

5.2 SJAFCA and Authority acknowledge that employees, consultants, and legal counsel are providing services to both and hereby waive any conflicts that may arise from providing such services, recognizing the significant overlapping functions of SJAFCA and Authority and that Authority has been created for the exclusive purpose of providing needed funding to SJAFCA for the Authority CIPs.

6. COMPLIANCE WITH LAWS AND POLICIES. The Parties shall comply with all applicable laws, statutes, rules, regulations, orders, ordinances, resolutions, permits, requirements, and policies of the Federal, State, SJAFCA and other local governments to the extent applicable to their performance under this MOU.

7. REMEDIES FOR NON-PERFORMANCE. Notwithstanding any provision of this MOU to the contrary, if a Party fails to comply with any term or condition of this MOU, the other Party may exercise any or all of the following remedies: (a) any remedy specified in this MOU for such non-performance; or (b) any remedy available to the Party at law or in equity for such non-performance. The rights and remedies of the Parties under this MOU are cumulative and exercise of any one or more of such rights or remedies shall not limit, waive, or deny any of a Party's other rights or remedies under this MOU, at law or in equity, existing as of the Effective Date or later enacted or established, that may be available to a Party.

8. INFORMAL DISPUTE RESOLUTION. If the Parties have any dispute as to their respective rights, obligations, or duties under this MOU, or the meaning or interpretation of any provision contained in this MOU, they shall first attempt to resolve such dispute by informal discussion between their respective representatives. Within five (5) calendar days of determining the existence of any such dispute, the Party determining there is such a dispute may give Notice to the other Party of the existence of the dispute and the need to meet informally to resolve such dispute. The Parties shall endeavor, thereafter, to meet within five (5) calendar days of the second Party's receipt of such Notice, or at such time as is reasonable under the circumstances.

9. AUTHORITY INDEMNIFICATION OF SJAFCA. Authority shall defend, indemnify, protect, and hold harmless SJAFCA, its elected officials, officers, employees, representatives, and agents from and against any and all claims asserted, or liability established, for damages or injuries to any person or property, including injury to Authority members or Authority officers, employees, invitees, guests, or agents that arise from, or are connected with, or are caused, or claimed to be caused by, this MOU, or by one or more acts or omissions of Authority, Authority members, or Authority or Authority officers, employees, invitees, guests, or agents in performing this MOU, and all expenses of investigating and defending against same, including attorney's fees and costs. However, Authority's duty to indemnify and hold harmless pursuant to this Section 9 shall not include any claims or liability arising from the established sole negligence or willful misconduct of SJAFCA, its elected officials, officers, employees, representatives, or agents. SJAFCA may, at its sole discretion, conduct or participate in its own defense of any claim subject to this Section 9. If SJAFCA elects to conduct or participate in its own defense, or obtain independent legal counsel in defense of any claim subject to this Section 9, Authority shall pay SJAFCA for all costs related thereto, including attorney's fees and costs. Authority shall pay SJAFCA any and all costs SJAFCA incurs enforcing the indemnity and defense provisions set forth in this Section 9.

10. SJAFCA INDEMNIFICATION OF AUTHORITY. SJAFCA shall defend, indemnify, protect, and hold harmless Authority, its board members, and Authority or Authority, officers, employees, representatives, and agents from and against any and all claims asserted, or liability established, for damages or injuries to any person or property, including injury to SJAFCA's elected officials, officers, employees, invitees, guests, or agents that arise from, or are connected with, or are caused, or claimed to be caused by, this MOU, or by one or more acts or omissions of SJAFCA, its elected officials, officers, employees, invitees, guests, or agents in performing this MOU, and all expenses of investigating and defending against same, including attorney's fees and costs. However, SJAFCA's duty to indemnify and hold harmless pursuant to this Section 10 shall not include any claims or liability arising from the established sole negligence or willful misconduct of Authority, Authority members, or Authority or Authority officers, employees, representatives, or agents. Authority may, at its sole discretion, conduct or participate in its own defense of any claim subject to this Section 10. If Authority elects to conduct or participate in its own defense or obtain independent legal counsel in defense of any claim subject to this Section 10, SJAFCA shall pay Authority for all costs related thereto, including attorney's fees and costs. SJAFCA shall pay Authority any and all costs Authority incurs enforcing the indemnity and defense provisions set forth in this Section 10.

11. NOTICE. In all cases where Notice is required under this MOU, Notice may be given by electronic mail, messenger, nationally recognized overnight (one-business day) courier, or United States Postal Service first class mail. A Notice shall be effective on the date sent by electronic mail, if sent before 3:00 p.m. Pacific Time, the date personally delivered by messenger to the Notice recipient, the first business day after deposit with an overnight courier for next business day delivery, or the third business day after the Notice is deposited with the United States Postal Service, in each case with all applicable postage or delivery costs paid and addressed to SJAFCA or Authority as specified below. SJAFCA or Authority may change its Notice address by Notice delivered in accordance with this Section 11.

If to the SJAFCA: San Joaquin Area Flood Control Agency
22 E. Weber Avenue, Room 301
Stockton, CA 95202

Telephone: (209) 937-8211
Attention: Board Secretary

If to the Authority: Mossdale Tract Infrastructure Financing District Public Financing Authority
22 E. Weber Avenue, Room 301
Stockton, CA 95202
Telephone:
Attention: Authority Secretary

12. NO ASSIGNMENT. Neither Party shall have any right to assign all or any portion of this MOU to a third person. Any putative assignment of either Party's rights, obligations, or duties under this MOU shall not create a contractual relationship between the other Party and any putative assignee, and any such assignment shall be ineffective, null and void. Any assignment in violation of this Section 12 is grounds for immediate termination of this MOU, at the sole and absolute discretion of the Party not making the assignment.

13. MISCELLANEOUS PROVISIONS.

13.1. Governmental Powers. Nothing contained in this MOU shall be construed as a limitation upon the powers of SJAFCA or the Authority.

13.2. Governing Law. The terms and conditions of this MOU shall be construed and interpreted in accordance with the laws of the State.

13.3. Jurisdiction and Venue. The Parties agree to submit to the personal jurisdiction of, and that venue shall be in, any State court within the County of San Joaquin, State of California, for any dispute, claim, or matter arising out of, or related to, this MOU.

13.4. Integration and Amendment. This MOU, and any exhibits attached to this MOU, fully express all understandings of the Parties concerning the matters covered in this MOU. Any and all prior negotiations and agreements between the Parties regarding the subject matter of this MOU are merged into this MOU. No change, alteration, amendment, or modification of the terms or conditions of this MOU, and no verbal understanding of the Parties, their officers, agents, or employees shall be valid, unless made in the form of a written amendment to this MOU signed by both Parties. The Parties agree to enter into any and all amendments to this MOU that are necessary to comply with any and all new or modified Federal or State laws affecting this MOU.

13.5. No Waiver. No failure of either SJAFCA or Authority to insist upon the strict performance by the other of any term, covenant, or condition of this MOU, nor any failure to exercise any right or remedy consequent upon a breach of any term, covenant, or condition of this MOU, shall constitute a waiver of any such breach or the requirement to comply with such term, covenant, or condition. No waiver of any breach shall affect or alter this MOU, and each and every term, covenant, and condition, in this MOU shall continue in full force and effect regarding any existing or subsequent breach.

13.6. Successors in Interest. This MOU, and all rights, obligations, or duties under this MOU, shall be in full force and effect, whether or not any Party to this MOU has been succeeded by another entity, and all rights, obligations, or duties under this MOU shall be vested and binding on any Party's successor in interest, subject to the limitations in this MOU on assignment of this MOU.

13.7. Severability. The unenforceability, invalidity, or illegality of any provision of this MOU shall not render any other provision of this MOU unenforceable, invalid, or illegal.

13.8. Conflicts between Terms. If an apparent conflict or inconsistency exists between the main body of this MOU and any exhibit attached to this MOU, the main body of this MOU shall control. If a conflict exists between an applicable Federal, State, SJAFCA, or other law, rule, regulation, order, or code and this MOU, then the law, rule, regulation, order, or code shall control. Varying degrees of stringency among the main body of this MOU, the exhibits, and laws, rules, regulations, orders, or codes are not deemed conflicts, and the most stringent requirement shall control. Each Party shall notify the other immediately upon the identification of any apparent conflict or inconsistency concerning this MOU.

13.9. Principles of Interpretation. No inference in favor of or against any Party shall be drawn from the fact that such Party has drafted any part of this MOU. A word, term or phrase defined in this MOU may be used in the singular, plural, past tense or future tense, regardless of how it is defined, all in accordance with ordinary principles of English grammar, which shall govern all language in this MOU.

13.10. Counterparts. This MOU may be signed in multiple counterparts, which, when taken together, shall constitute a single signed original, as though all Parties had signed the same MOU.

13.11. Headings. All headings in this MOU are for convenience of reference only and shall not affect the interpretation of this MOU.

13.12. Exhibits Incorporated. All exhibits referenced in this MOU are incorporated into this MOU.

13.13. Survival of Obligations. All representations, indemnifications, warranties, and guarantees made in, required by, or given in accordance with this MOU, and all continuing obligations set forth in this MOU, shall survive expiration or earlier termination of this MOU.

13.14. Incorporation of Recitals. The Recitals preceding this MOU are true and correct and are incorporated into and made a part of this MOU.

13.15. Time of Essence. Time is of the essence of each provision of this MOU, unless otherwise specified in this MOU.

IN WITNESS WHEREOF, this MOU is entered into as of the date set forth above by SJAFCA, acting by and through its Board President or designee, and by the Authority, by and through the signature of the Authority's authorized representative(s), all as set forth below.

SAN JOAQUIN AREA FLOOD CONTROL AGENCY

By: _____

SCOTT L. SHAPIRO, Legal Counsel

MOSSDALE TRACT INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY

By: _____

CHRIS ELIAS, Executive Director

Table D-1
Mossdale Tract: 2024 Financing Plan
Updated OAD and EIFD Financing Supporting Tables
Financing Revenues and Debt Service

Year	Gross Available Assessment Revenues [1]	Gross EIFD Revenues *Table 1: EIFD Revenue Analysis*	Gross Revenues for Project & Financing	Total Debt Service	Assessment Revenue for Debt Service	EIFD Revenue for Debt Service [2]	Net Assessment Revenue for PayGo / Services	Net EIFD Revenue for PayGo & Future Projects [2]
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	$925,309	$925,309	$0	$0	$0	$0	$925,309
2024	$0	$1,872,403	$1,872,403	$0	$0	$0	$0	$1,872,403
2025	$2,241,378	$2,676,559	$4,917,937	$0	$0	$0	$2,241,378	$2,676,559
2026	$2,292,929	$3,627,251	$5,920,180	$0	$0	$0	$2,292,929	$3,627,251
2027	$2,338,788	$4,528,503	$6,867,291	$1,964,000	$1,964,000	$0	$374,788	$4,528,503
2028	$2,385,564	$5,440,346	$7,825,910	$1,964,000	$1,964,000	$0	$421,564	$5,440,346
2029	$2,433,275	$6,308,478	$8,741,752	$1,962,510	$1,962,510	$0	$470,765	$6,308,478
2030	$2,481,940	$2,972,991	$5,454,932	$1,959,950	$1,959,950	$0	$521,990	$2,972,991
2031	$2,531,579	$3,369,691	$5,901,270	$1,960,590	$1,960,590	$0	$570,989	$3,369,691
2032	$2,582,211	$3,722,560	$6,304,771	$1,959,950	$1,959,950	$0	$622,261	$3,722,560
2033	$2,633,855	$2,996,423	$5,630,278	$1,962,300	$1,962,300	$0	$671,555	$2,996,423
2034	$2,686,532	$3,307,484	$5,994,016	$1,963,150	$1,963,150	$0	$723,382	$3,307,484
2035	$2,740,263	$3,629,677	$6,369,940	$1,962,510	$1,962,510	$0	$777,753	$3,629,677
2036	$2,795,068	$3,934,945	$6,730,013	$1,960,380	$1,960,380	$0	$834,688	$3,934,945
2037	$2,850,969	$4,239,345	$7,090,315	$1,961,020	$1,961,020	$0	$889,949	$4,239,345
2038	$2,907,989	$4,523,757	$7,431,746	$1,964,210	$1,964,210	$0	$943,779	$4,523,757
2039	$2,966,149	$4,785,808	$7,751,957	$1,961,230	$1,961,230	$0	$1,004,919	$4,785,808
2040	$3,025,471	$5,054,333	$8,079,804	$1,960,800	$1,960,800	$0	$1,064,671	$5,054,333
2041	$3,085,981	$5,359,024	$8,445,005	$1,962,720	$1,962,720	$0	$1,123,261	$5,359,024
2042	$3,147,701	$5,658,676	$8,806,376	$1,962,510	$1,962,510	$0	$1,185,191	$5,658,676
2043	$3,210,655	$5,970,000	$9,180,655	$1,960,160	$1,960,160	$0	$1,250,495	$5,970,000

Table D-1
Mossdale Tract: 2024 Financing Plan
Updated OAD and EIFD Financing Supporting Tables
Financing Revenues and Debt Service

Year	Gross Available Assessment Revenues [1]	Gross EIFD Revenues *Table 1: EIFD Revenue Analysis*	Gross Revenues for Project & Financing	Total Debt Service	Assessment Revenue for Debt Service	EIFD Revenue for Debt Service [2]	Net Assessment Revenue for PayGo / Services	Net EIFD Revenue for PayGo & Future Projects [2]
2044	$3,274,868	$2,981,349	$6,256,216	$1,959,950	$1,959,950	$0	$1,314,918	$2,981,349
2045	$3,340,365	$3,127,815	$6,468,180	$1,961,660	$1,961,660	$0	$1,378,705	$3,127,815
2046	$3,407,172	$3,279,684	$6,686,856	$1,960,800	$1,960,800	$0	$1,446,372	$3,279,684
2047	$3,475,316	$3,437,147	$6,912,462	$1,961,660	$1,961,660	$0	$1,513,656	$3,437,147
2048	$3,544,822	$3,599,387	$7,144,209	$1,964,000	$1,964,000	$0	$1,580,822	$3,599,387
2049	$3,615,719	$3,766,514	$7,382,233	$1,963,360	$1,963,360	$0	$1,652,359	$3,766,514
2050	$3,688,033	$3,939,727	$7,627,760	$1,964,000	$1,964,000	$0	$1,724,033	$3,939,727
2051	$3,761,794	$4,119,240	$7,881,034	$1,961,440	$1,961,440	$0	$1,800,354	$4,119,240
2052	$3,837,029	$4,304,851	$8,141,881	$1,964,210	$1,964,210	$0	$1,872,819	$4,304,851
2053	$3,913,770	$4,494,400	$8,408,170	$1,963,360	$1,963,360	$0	$1,950,410	$4,494,400
2054	$3,992,045	$4,690,744	$8,682,789	$1,963,150	$1,963,150	$0	$2,028,895	$4,690,744
2055	$4,071,886	$4,894,121	$8,966,008	$1,963,360	$1,963,360	$0	$2,108,526	$4,894,121
2056	$4,153,324	$5,104,345	$9,257,669	$1,963,790	$1,963,790	$0	$2,189,534	$5,104,345
2057	$4,236,391	$5,318,043	$9,554,433	$0	$0	$0	$4,236,391	$5,318,043
2058	$0	$5,535,970	$5,535,970	$0	$0	$0	$0	$5,535,970
2059	$0	$5,761,485	$5,761,485	$0	$0	$0	$0	$5,761,485
2060	$0	$5,994,845	$5,994,845	$0	$0	$0	$0	$5,994,845
Total	***$103,650,829***	***$159,253,232***	***$262,904,061***	***$58,866,730***	***$58,866,730***	***$0***	***$44,784,099***	***$159,253,232***

[1] Based on actual FY 2024/25 Assessment Levy plus an assumed 2% per year increase for consverative purposes.
[2] Pay go Revenues from the EIFD are collected through 2034. The total amount of PayGo revenues needed to funding the 200-Year Project total $45,377,677. No debt service is needed to be supported by EIFD revenues.

RESOLUTION NO. SJAFCA 25-03

S A N J O A Q U I N A R E A
F L O O D C O N T R O L A G E N C Y

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RESOLUTION AUTHORIZING THE ISSUANCE OF THE MOSSDALE TRACT PROGRAM: 2024 ANNUAL ADEQUATE PROGRESS REPORT

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

The Executive Director has been authorized to issue the Mossdale Tract Program: 2024 Annual Adequate Progress Report for Urban Level of Flood Protection and transmit to the CA Central Valley Flood Protection Board.
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PASSED, APPROVED AND ADOPTED this 30th day of January 2025.

_____
, Chair
of the San Joaquin Area
Flood Control Agency

ATTEST:

_____
DARREN SUEN, PE, 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

DRAFT

End of
Agenda Packet