

HOW TO COMPLETE & RETURN YOUR BALLOT

Ballots must be received before the close of the public hearing on Thursday, June 20. By law, ballots received after the close of the public hearing cannot be accepted. To complete your ballot:

TO COMPLETE YOUR BALLOT:

- 1 Cast your vote by marking an "X" in the box next to "Yes" or "No"
- 2 Print and sign your name
- 3 Date your ballot
- 4 Place your entire ballot in the postage-paid return envelope

IMPORTANT!

Do not tear off any portion of the ballot or it will not be accepted.



TO RETURN YOUR BALLOT:

- A) BY MAIL** — Ballots must be in the postage-paid security envelope, mailed and received no later than 5 p.m., Thursday, June 20. Postmarks cannot be accepted.
- B) BY HAND** — Place in the security envelope and
- a. Deliver to City of Lathrop City Hall**, 390 Towne Centre Drive, Lathrop.
 - b. Deliver to any of the community meetings** as noticed in this ballot guide.
 - c. Deliver to the public hearing** at 6 p.m., Thursday, June 20, City of Lathrop City Council Chambers, 390 Towne Centre Drive, Lathrop.



Scan to visit our
website for more
information

ATTEND A COMMUNITY MEETING

Community Meeting

6:30 p.m., May 13

Joseph Widmer, Jr. Elementary School,
Multi-purpose Room;
751 Stonebridge Lane, Lathrop

Community Meeting

6:30 p.m., May 15

Oakwood Shores Club House,
3758 Castellina Way, Manteca
Parking is limited

Community Meeting

6:30 p.m., May 14

Great Valley Elementary,
Multi-purpose Room;
4223 McDougald Blvd., Stockton

PUBLIC HEARING & CLOSE OF BALLOTING

6 p.m., Thursday, June 20

City of Lathrop City Council Chambers
390 Towne Centre Drive, Lathrop

"YES" OR "NO," WHAT HAPPENS?

Yes, or no, there will be costs to property owners.

YES



New assessment begins fall 2024

Development and growth will pay 70% of the local cost share for the levee improvement project

SJAFCA can secure 77% state/federal cost share for the levee improvement project
(~\$363 million)

Project construction may begin as early as 2026

Project will provide 200-year flood protection & comply with state requirements, once complete

Project will protect lives, property, and the local economy, and stand up to changes in state/federal
flood protection regulations

Cities and County will be allowed to implement planned development, including commercial and retail

NO



Properties will not be charged an annual assessment to reduce flood risk and meet state
requirements for 200-year flood protection.

The levee improvement project will not be constructed, and flood risk and financial risk will
increase over time

Communities will lose ~\$363 million in state/federal funding for levee improvements.
Communities will be responsible for the full cost of any needed levee improvements in the future.

Communities will not be able to meet state requirements for 200-year flood protection, and risk
not meeting future changes to federal regulations (resulting in mandatory flood insurance)

The communities will not be allowed to adapt to changing economic conditions

There will be no redevelopment of existing properties, even if businesses quit or leave.

There will be no new development, including commercial and industrial. Planned development –
such as grocery stores and restaurants – will not be allowed to move forward.



PROPOSED ASSESSMENT *for* 200-YEAR FLOOD PROTECTION *for* MOSSDALE TRACT AREA

Official Notice & Ballot Information Guide

Questions?

www.sjafca.org/OAD | info@sjafca.com | 209-475-7009

VISIT WWW.SJAFCA.ORG/OAD FOR:

Assessment district boundary map

Assessment calculator

Frequently asked questions

Flood Risk Reduction Project information

Community meeting dates

ATTEND A COMMUNITY MEETING & PUBLIC HEARING!

Look inside for dates and locations

WHAT PROBLEM ARE WE TRYING TO SOLVE?

More than 22,000 properties in portions of south Stockton, Lathrop, Manteca, and surrounding unincorporated area (Mosssdale Tract) can flood from the San Joaquin River and French Camp Slough. Levees are the only protection against flood damages. Rapid shifts between too little and too much water (drought and flood) can wear down and weaken levees. And, thanks to major flood disasters in California and elsewhere in the U.S., state and federal regulations for flood protection are getting stricter. Failure to meet them has costly consequences for property owners and communities.

As a result, properties in the Mosssdale Tract area face two types of risk:

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

WHAT'S THE PROPOSED SOLUTION?

The best defense against both types of risk is to improve levees. The San Joaquin Area Flood Control Agency (SJAFCA) is responsible for reducing flood risk for the greater-Stockton metropolitan region through planning, financing, and implementing projects and programs to improve flood protection. The Agency is planning a \$473 million levee improvement project to protect lives, property, and the local economy, and to meet state requirements for 200-year flood protection. The project will improve levees along the east bank of the San Joaquin River and the south bank of French Camp Slough. It will also extend the existing dryland levee south of Highway 120 in Manteca.

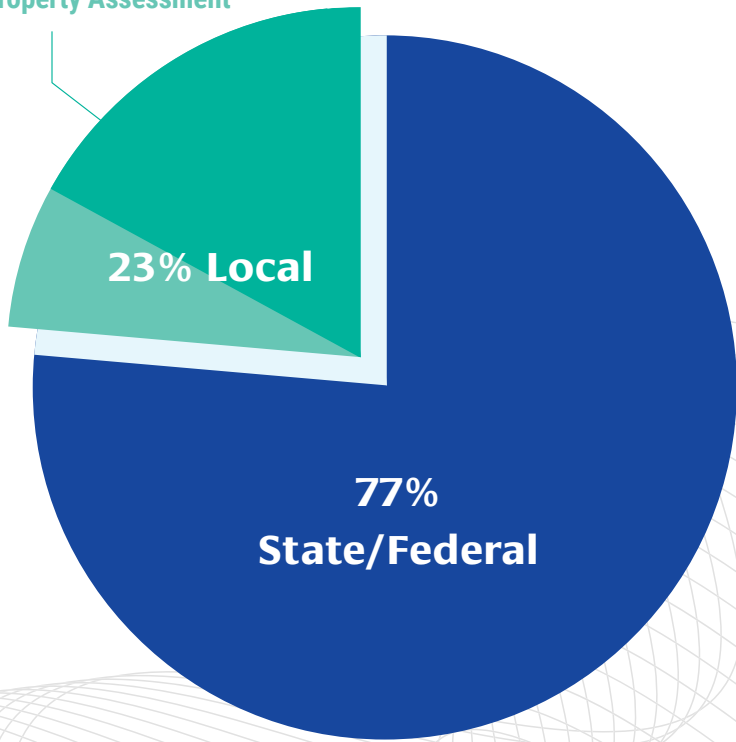


FEDERAL & STATE AGENCIES EXPECTED TO FUND 77% OF LEVEE IMPROVEMENT COSTS

Seventy-seven percent -- \$362.6 million -- of all project costs are expected to be paid by state and federal agencies. To secure the state and federal funding, SJAFCA must provide a local cost share of \$110 million, plus an additional \$22.4 million for early planning and design costs (total = \$132.4M).

Seventy percent (70%) of the local cost share will be funded by new development and growth. SJAFCA is proposing an annual property assessment to pay for the remaining 30%.

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



HOW PROPOSED ASSESSMENTS ARE CALCULATED

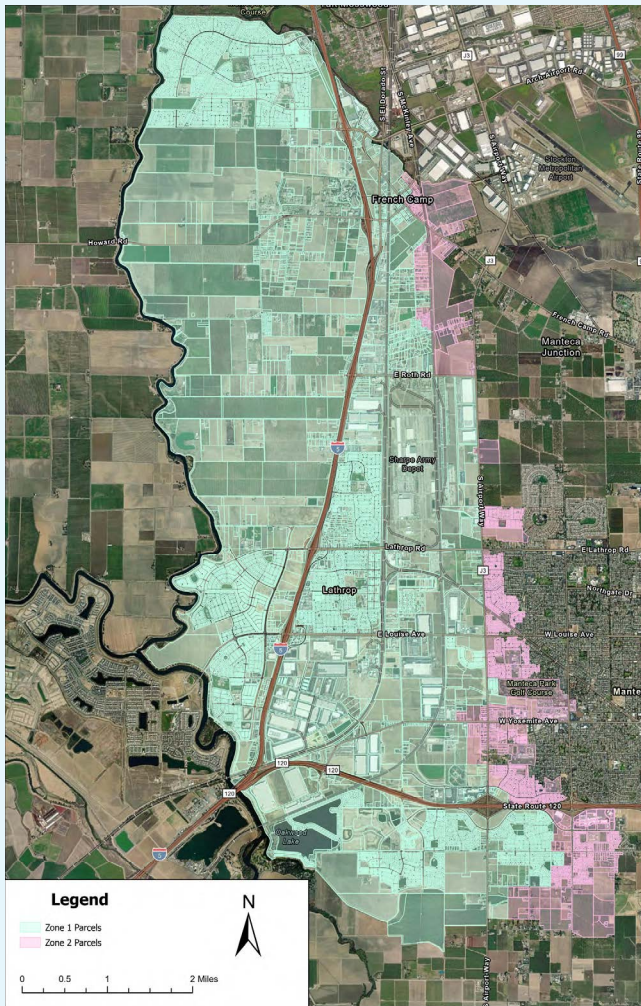
The proposed assessment district (see boundary map) includes all properties that will benefit from the avoidance of flood damage to land, structures and contents because of the project. By law, each property can only be assessed for the specific benefit it receives.

Each property's assessment differs based upon land use type, structure square footage, size of parcel, location, and depth of flooding. Zone 1 properties receive benefit from the avoidance of flood damages to land, structures, and their contents. Zone 2 properties only receive benefit for land. You can use the Assessment Calculator at

www.sjafca.org/OAD to review the factors being used to determine your property's benefit (parcel number required).

The assessment is expected to raise ~\$2.6M in fiscal year 2024/25. Assessment revenues can only be spent to fund the local cost share for the construction and maintenance of a levee improvement project that provides 200-year flood protection for the Mosssdale Tract area, as outlined in the Preliminary Engineer's Report (available online at www.sjafca.org/OAD). The assessment will end once construction bonds are paid (approximately 30 years).

The assessment can increase each year based upon cost of living (Consumer Price Index), but no more than 4 percent (whichever is less). Cost of living adjustments are not automatic. Any annual increase must be approved by the SJAFCA Board as part of its annual budget process.



Proposed boundary for the Mosssdale Tract Overlay Assessment District.