



APRIL 2025

Mossdale Tract

ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY

WHAT IS THE ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD)?

The EIFD, in conjunction with San Joaquin County, and the cities of Lathrop, Manteca, and Stockton, will use incremental participating taxing entity property tax revenue from properties within the EIFD boundaries (see map on reverse) to help finance the local cost share for a project to provide 200-year flood protection to properties within the EIFD boundary. Other financing sources for the project will include, but aren't limited to, state and federal funding, property assessments and development impact fees.

DOES THE ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) INCREASE MY PROPERTY TAXES?

No, the EIFD will not increase property taxes. Properties will continue to be subject to the base 1% property tax rate authorized by State law. A portion from the future growth of property taxes will be the source of funding for the EIFD. Generally speaking, property tax revenues grow each year. Growth in revenues can occur as a result of new development, the sale of properties (due to an increase in assessed value as part of a reassessment at sale) and the regular annual increase in assessed property values. Through the EIFD, the cities of Stockton, Lathrop and Manteca and San Joaquin County are committing a portion of the new property tax revenues from within the EIFD boundary to flood protection improvements. Those improvements will benefit the properties within the EIFD boundaries.

WHAT IS SJAFCA DOING TO REDUCE FLOOD RISK FOR MY PROPERTY?

Your property is located within the Mossdale Tract Area, which includes portions of Stockton, Lathrop and Manteca. It's home to about 55,000 people and critical infrastructure, like hospitals, police and fire stations, schools, Interstate 5 and State Route 120. This area is at risk of flooding from the San Joaquin River. This risk is expected to worsen due to extreme weather, specifically rapid swings between too little (drought) and too much (flood) water.

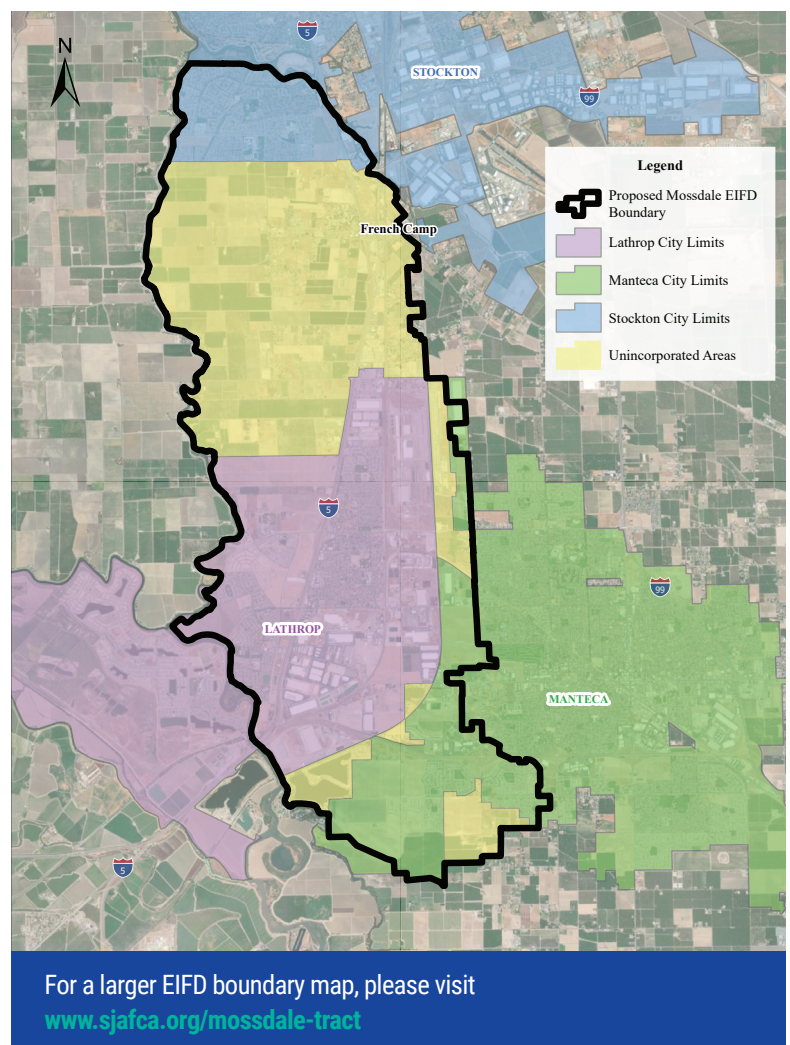
Properties in the Mossdale Tract Area – which includes Weston Ranch and portions of Lathrop and Manteca – are at risk of flooding from the San Joaquin River and its tributaries. The levees that provide flood protection to this area are maintained by Reclamation District 17 (RD 17). These levees currently provide 100-year flood protection, which is a flood that has a one percent chance of happening in any given year.

However, these levees are not adequate to meet the potential for increased flows in the San Joaquin River due to climate change. They also don't meet existing state requirements for 200-year flood protection, nor anticipated changes to federal regulations for 100-year flood protection.

SJAFCA is working with state and federal agencies on a \$500 million levee improvement project to reduce loss of life and property over the long term, and meet state and federal flood protection regulations. Generally speaking, the project consists of fix-in-place levee improvements along the east bank of the San Joaquin River and an extension of the existing dryland levee in Manteca, south of Highway 120. A draft of the project's environmental impact report is scheduled for public review in mid-2025. Construction on the dryland levee extension could begin as early as 2027.

SJAFCA expects state and federal agencies to cover 77 percent of project costs. The remaining 23 percent will be funded with a combination of local EIFD revenues, development impact fees, and an annual property assessment that was supported by property owners with 75 percent of the weighted vote (June 2024).

For more information, please visit www.sjafca.org/mossdale-tract, or (209) 475-7009.



PUBLIC NOTICE

NOTICE OF AVAILABILITY
OF DRAFT ANNUAL REPORT AND PUBLIC HEARING

April 8, 2025

Pursuant to Government Code section 53398.66(j)(2), the Public Financing Authority (the "Authority") of the Mossdale Tract Enhanced Infrastructure Financing District (the "District") has prepared the District's Fiscal Year 2023-2024 draft annual report (the "Report") to be considered for adoption following a public hearing to be held at the May 8, 2025, meeting of the Authority. The Authority meeting will begin at 1 p.m. or as soon thereafter as the matter may be heard.

1 p.m., Thursday, May 8
San Joaquin Council of Governments
555 E. Weber Avenue, Stockton, CA

The draft Report is available on the District's website in the following locations:

<https://www.sjafca.org/mossdale-tract>

<https://www.sjafca.org/governance/eifd-pfs-meetings-agendas>

End of official public notice

ABOUT SJAFCA

The San Joaquin Flood Control Agency (SJAFCA) is a Joint Powers Authority that was created in 1995. SJAFCA's mission is to reduce and manage the region's flood risk. To accomplish this mission, SJAFCA coordinates and partners with local, State and Federal agencies. SJAFCA's member agencies include the City of Stockton, San Joaquin County, City of Manteca, City of Lathrop, and the San Joaquin County Flood Control & Water Conservation District.

Visit SJAFCA's website at www.sjafca.org for the latest news, project updates and meeting announcements.



SAN JOAQUIN AREA
FLOOD CONTROL AGENCY

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sjafca.org

NOTICE OF AVAILABILITY
OF DRAFT ANNUAL REPORT
AND PUBLIC HEARING

DETAILS INSIDE

SAN JOAQUIN AREA
FLOOD CONTROL AGENCY



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