



APRIL 2026

# Mossdale Tract

## ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY

### WHY ARE YOU RECEIVING THIS NOTICE?

Your property is located within the Mossdale Tract Enhanced Infrastructure Financing District. Each year, the district publishes an annual report and conducts a public hearing prior to report adoption. Please read this notice for more information.

### 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 does not increase property taxes. Properties continue to be subject to the base 1% property tax rate authorized by State law. A portion from the future growth of property taxes is the source of funding for the EIFD. Generally speaking, property tax revenues grow each year. Growth in revenues 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 commit 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?

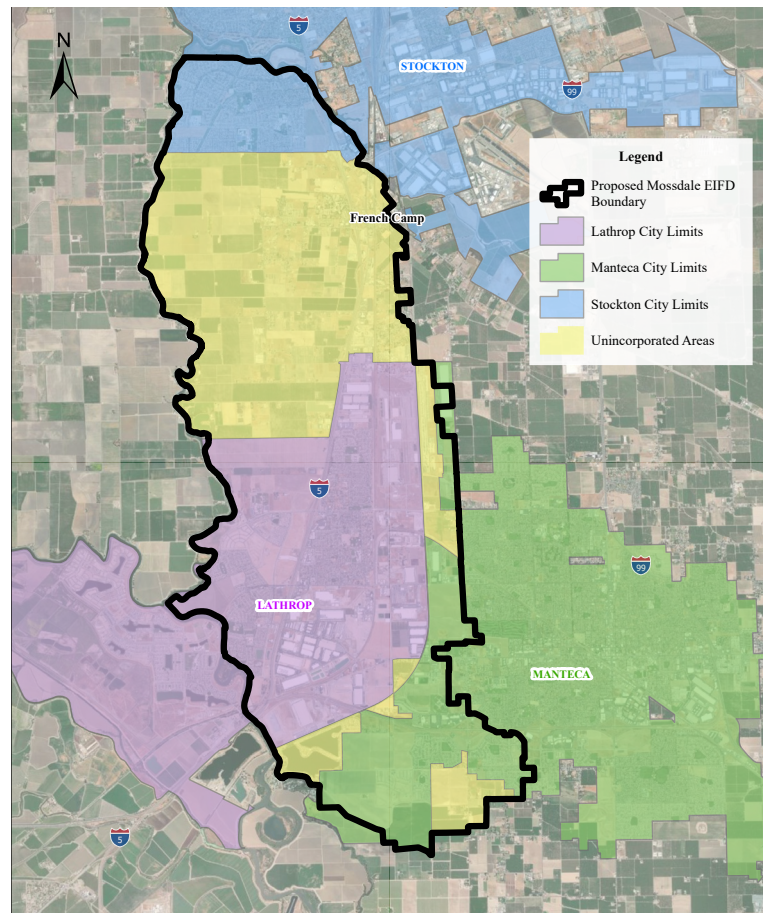
Your property is located within the Mossdale Tract Area, which includes portions of Stockton, Lathrop and Manteca. It's home to about 50,000 people and critical infrastructure, like hospitals, police and fire stations, schools, Interstate 5 and State Route 120. This area is at risk of flooding from the 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.

The levees that provide flood protection to the Mossdale Tract Area are maintained by Reclamation District 17 (RD 17). These levees currently provide 100-year flood protection, which is protection against 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 \$473 million levee improvement project for the Mossdale Tract Area 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. The project's environmental impact report is scheduled to be completed in mid-2026. Construction on the dryland levee extension could begin as early as 2028.

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 in June 2024.

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



For a larger EIFD boundary map, please visit [www.sjafca.org/mossdale-tract](http://www.sjafca.org/mossdale-tract)

PUBLIC NOTICE

**NOTICE OF AVAILABILITY  
OF ANNUAL REPORT AND PUBLIC HEARING**

April 14, 2026

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 2025-2026 annual report (the "Report") to be considered for adoption following a public hearing to be held at the May 14, 2026, meeting of the Authority. The Authority meeting will begin at 3 p.m. or as soon thereafter as the matter may be heard.

**3 p.m., Thursday, May 14, 2026**  
San Joaquin Council of Governments  
555 E. Weber Avenue, Stockton, CA

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

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

<https://www.sjafca.org/governance/eifd-pfa-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 includes representation from 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](http://www.sjafca.org) for the latest news, project updates and meeting announcements.



**SAN JOAQUIN AREA**  
FLOOD CONTROL AGENCY

**Darren Suen, P.E., Executive Director**

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Stockton, CA 95219

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DETAILS INSIDE