



SMITH CANAL GATE PROJECT

TEMPORARY CONSTRUCTION & PERMANENT EASEMENT PROPOSAL FOR STOCKTON GOLF & COUNTRY CLUB

NOVEMBER 2017

Background

The San Joaquin Area Flood Control Agency (SJAFCA) partnered with Reclamation Districts 1614 and 828 to design, finance and construct a project to provide 100-year flood protection for approximately 8,000 properties protected by Smith Canal levees. Once completed, approximately 5,000 properties will be removed from the current Federal Emergency Management Agency (FEMA) Special Flood Hazard Area, ending mandatory flood insurance requirements (properties with mortgages) and building restrictions (all properties). The project history dates back to 2005.

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Project Status

The \$37 million project meets State and Federal standards for reducing flood risk by isolating Smith Canal from the San Joaquin River during high water events. It includes a floodwall along the San Joaquin River between Dad's Point and the eastern boundary of the Stockton Golf & Country Club, tying into the existing FEMA-accredited levee. The floodwall will feature a 50-foot-wide gate for access to Atherton Cove and Smith Canal. Dad's Point will be raised and receive recreational and habitat-related improvements. Project design will be completed by the end of 2017. Construction is scheduled to begin mid-2018 and be completed by the end of 2019. The project will require a permanent property easement from the Stockton Golf & Country Club, along with a temporary easement for construction access.

Permanent & Temporary Easement Proposal

The project requires a small portion of the Stockton Golf & Country Club property for the floodwall tie-in and permanent maintenance access. In September, SJAFCA notified the Stockton Golf & Country Club of its decision to appraise the portion of the property necessary for project design and construction. The property subject to appraisal includes the cart path that runs parallel to Virginia Lane and a section now occupied by the upper 8th tee box. The acquisition would require a temporary relocation of the upper 8th tee box (only during a portion of construction), a widening of the cart path to accommodate occasional maintenance vehicle traffic, and limited tree removal.

SJAFCA has retained an independent, accredited appraiser familiar with similar and local property values to appraise the property. The resulting appraisal will include the appraiser's determination of the property's fair market value and the information upon which it is based. SJAFCA will then make a written offer to purchase the property for no less than the amount of the appraisal. SJAFCA, to the greatest extent practicable, will make every reasonable effort to acquire permanent and temporary easements by negotiated purchase and minimize impacts to Stockton Golf & Country Club during and following construction.

Why is this Important?

The project will reduce flood risk and remove properties from a FEMA Special Flood Hazard Area, or prevent them from being placed into one. This will end requirements for mandatory, high-cost flood insurance and floodplain building restrictions for approximately 5,000 properties. It will also provide homeowners with the ability to voluntarily purchase flood insurance at the lowest cost.



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Visit SJAFCA's website at www.sjafca.com for the latest news, project updates and meeting announcements. Questions? Call the project hotline at **209-487-1387**.