

SAN JOAQUIN AREA FLOOD CONTROL AGENCY MOSSDALE TRACT OVERLAY ASSESSMENT DISTRICT FORMATION

CITY COUNCIL REGULAR MEETING - MAY 13, 2024 – ITEM 5.1



BACKGROUND



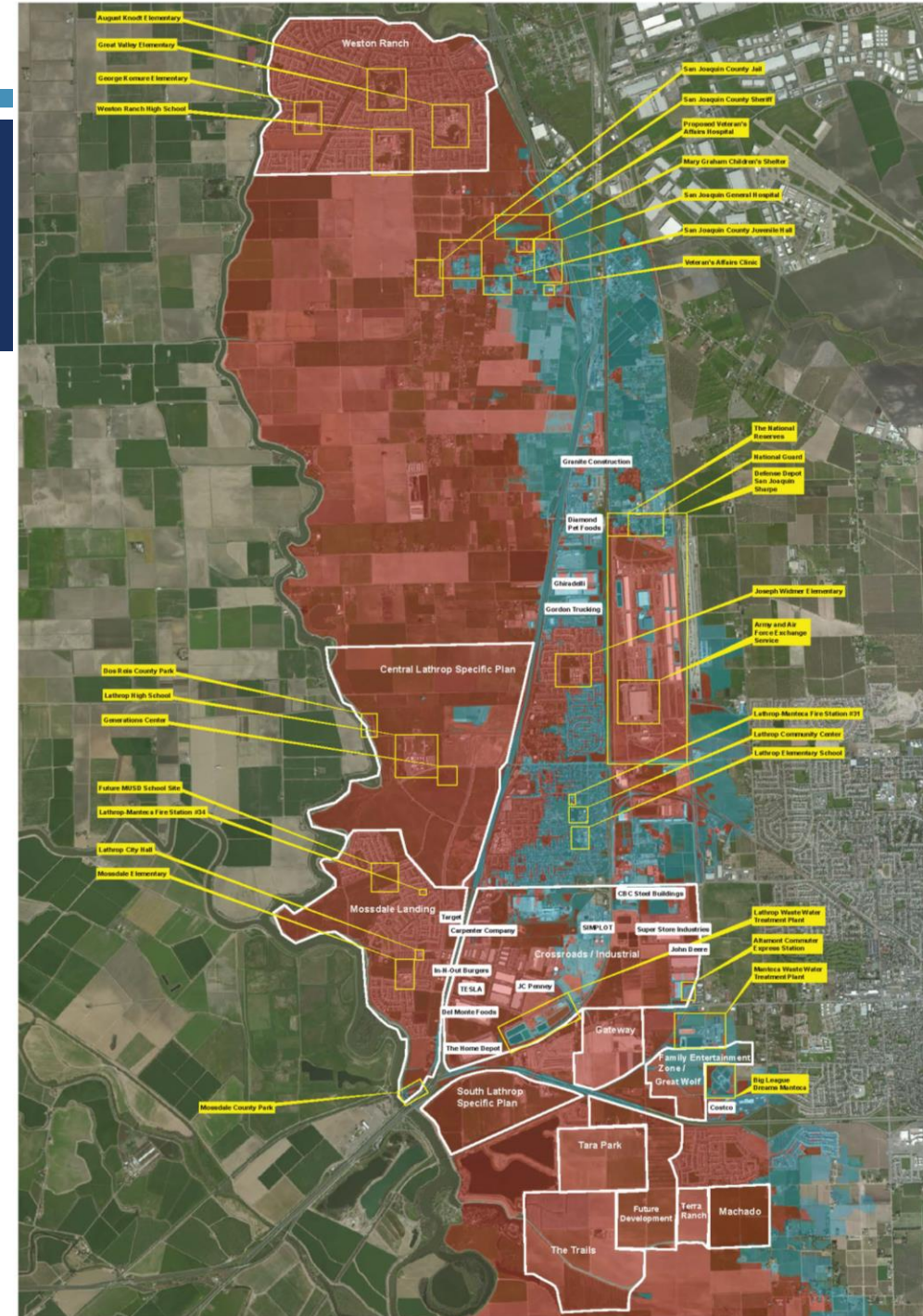
- What is SJAFCA?
 - Joint Powers Authority (1995)
 - Stockton, Lathrop, Manteca, San Joaquin County, San Joaquin County Flood Control & Water Conservation District
 - Reduce and manage flood risk
 - Plans, finances, and implements flood risk reduction projects and programs
 - 9-member Board of Directors



BACKGROUND (CONT.)

■ Mossdale Tract Area

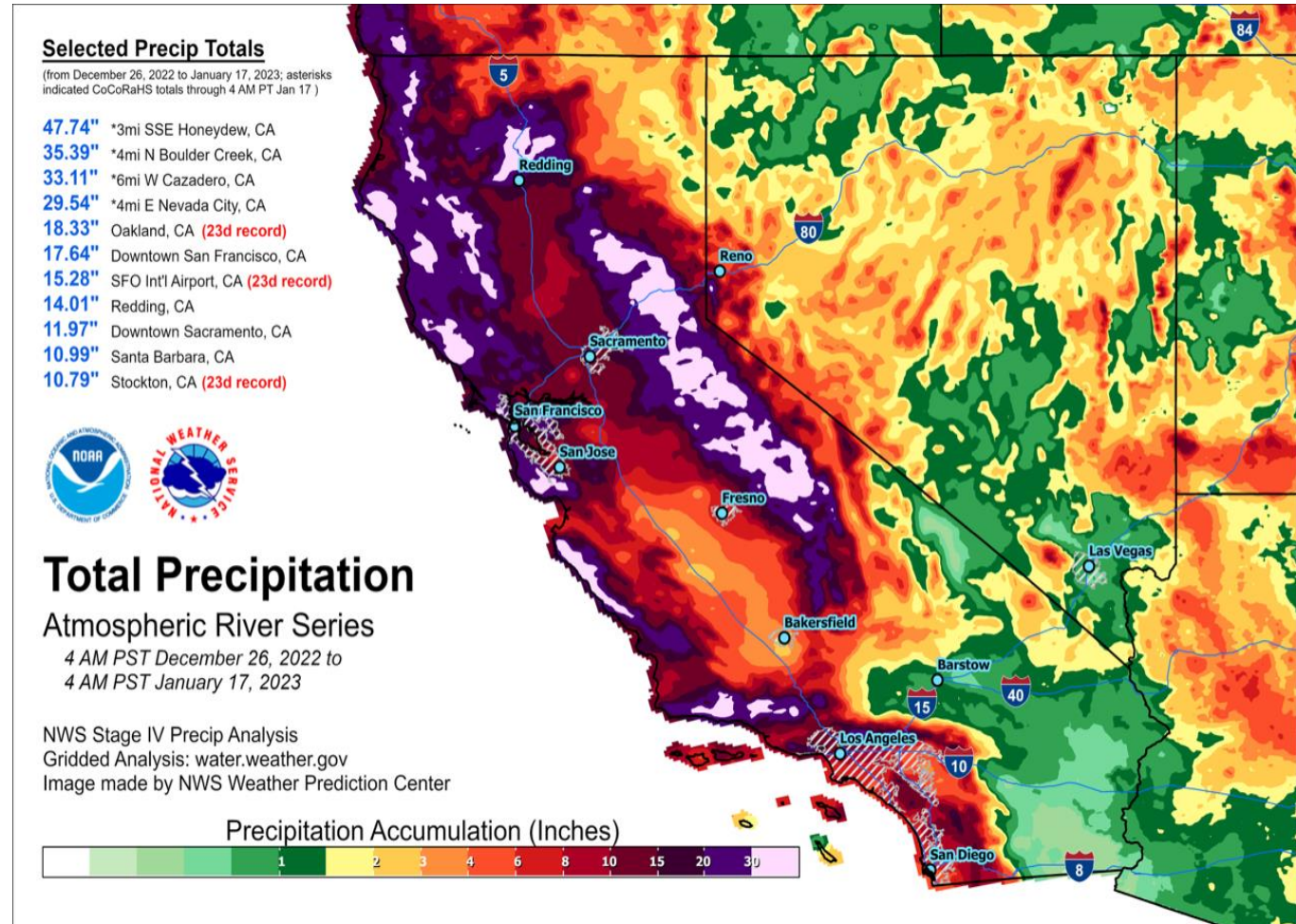
- Portions of Stockton, Lathrop and Manteca
- More than 55,000 residents
- 22K properties (20K residential)
- 32 schools
- Hospital & medical centers
- Fire, police stations
- Wastewater Treatment Plants - Lathrop & Manteca
- Correctional Facilities
- I-5 and Hwy 120



CHALLENGES



- State/Federal regulations for flood protection are becoming stricter
- Weather extremes are unpredictable
- Every major storm event stresses levee system
- Levees are the only/last defense against flooding
- Existing level of flood protection is not adequate
- Increased Flood Risk according to CA DWR.
 - 3x more flood flows in SJ River



COST OF DOING NOTHING



Property Damage

Depth	Cost
1 inch	\$10,819
6 inches	\$21,161
1 foot	\$29,360
2 feet	\$36,360
3 feet	\$39,831
4 feet	\$43,400

Source: FEMA, based on 1,000 SF home

Flood Insurance

FEMA Special Flood Hazard Areas

- Mandatory insurance for properties with mortgages / loans
- Costs increase 18% per year
- Won't fully cover damages
- Slow payment of claims

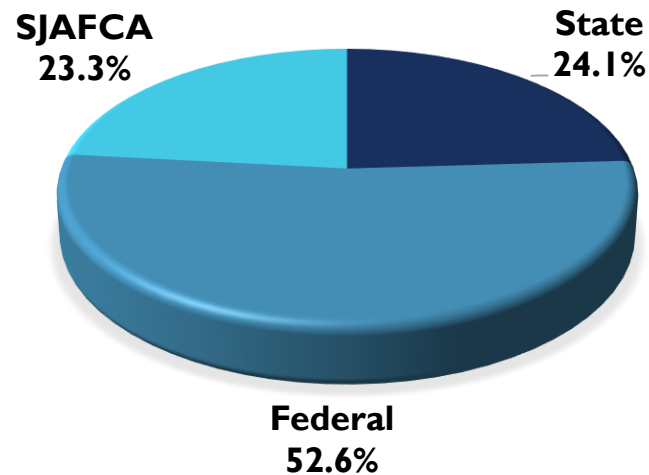
Economic / Development



200-YEAR LEVEE PROJECT - COSTS

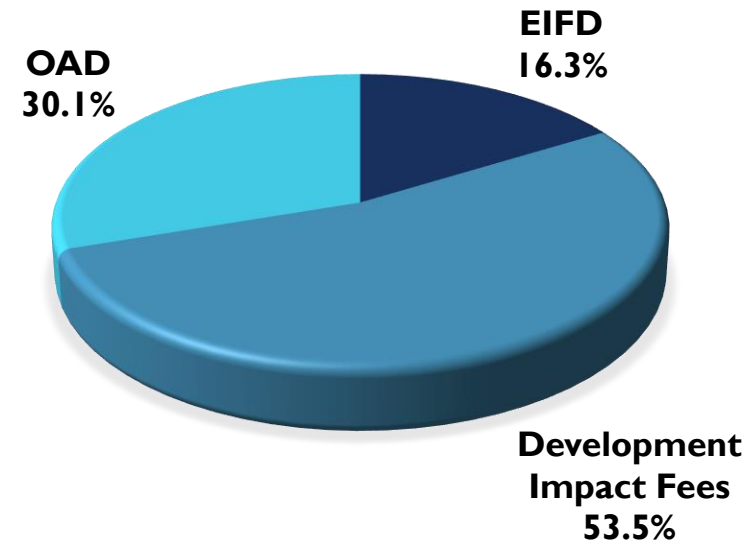


Total Project



- State/Federal = \$362.6 million
- Local = \$110.3 million

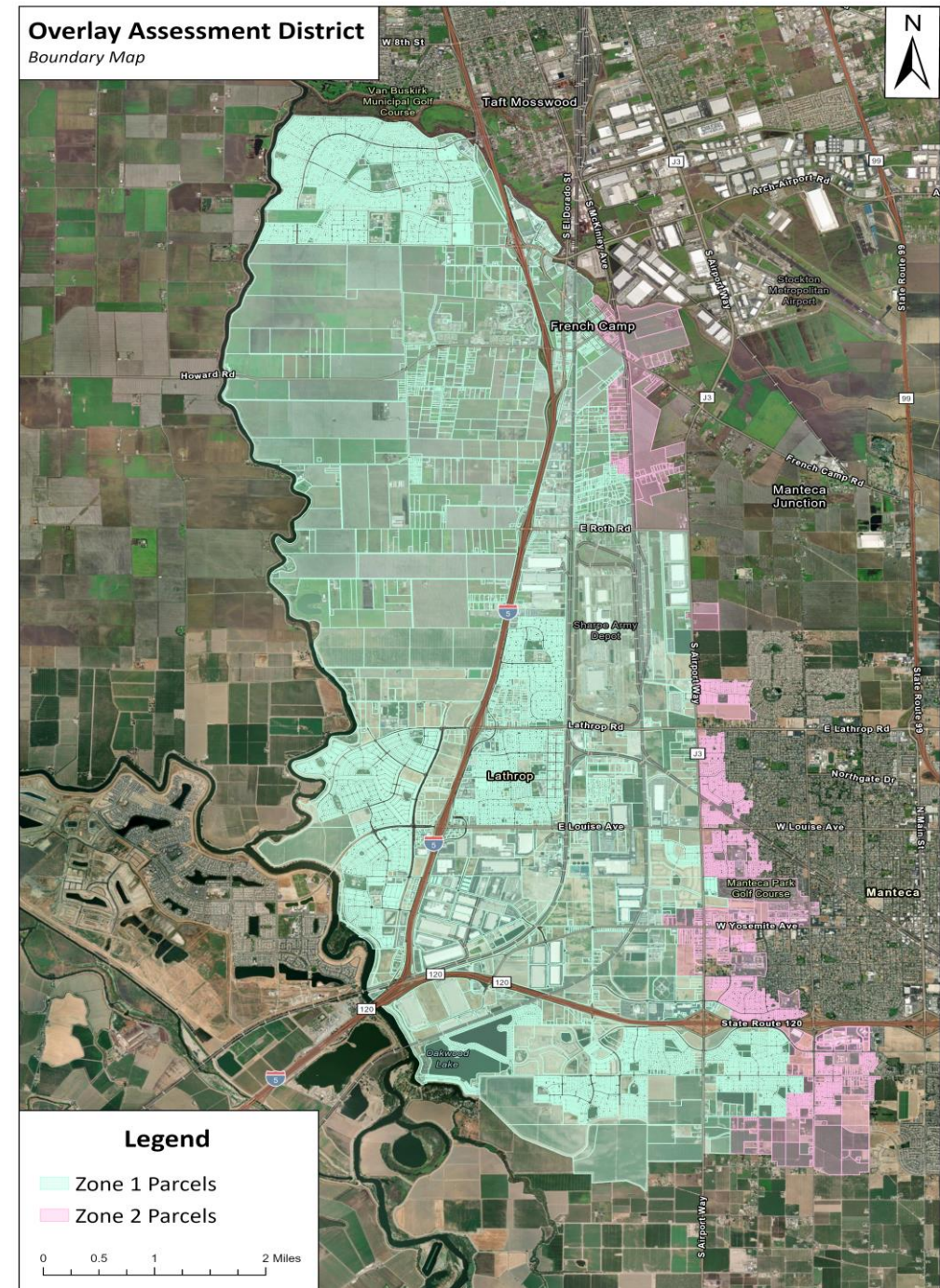
Local Share



- Development Impact Fees = \$70.9 Million
- Enhanced Infrastructure Financing District = \$21.7 Million
- Overlay Assessment = \$39.9 Million*
- Local Funding sources used to pay early planning a design costs (\$11.5 million) as well as cash flow / finance the project

OVERLAY ASSESSMENT DISTRICT

- Assessment District covers approx. 22,500 Parcels.
- Services – 200-Year Project and its ongoing maintenance
- Would raise approx. \$2,625,000 / Yr. (FY 2024-25 Budget)
- Subject to escalation based annual approval by SJAFCA Board limited to CPI with 4% cap.
- Term: 30-years from the issuance of bonds secured by the Assessments
- Bond issuance in late 2025 - early 2026



ASSESSMENT WEIGHT BY LAND USE



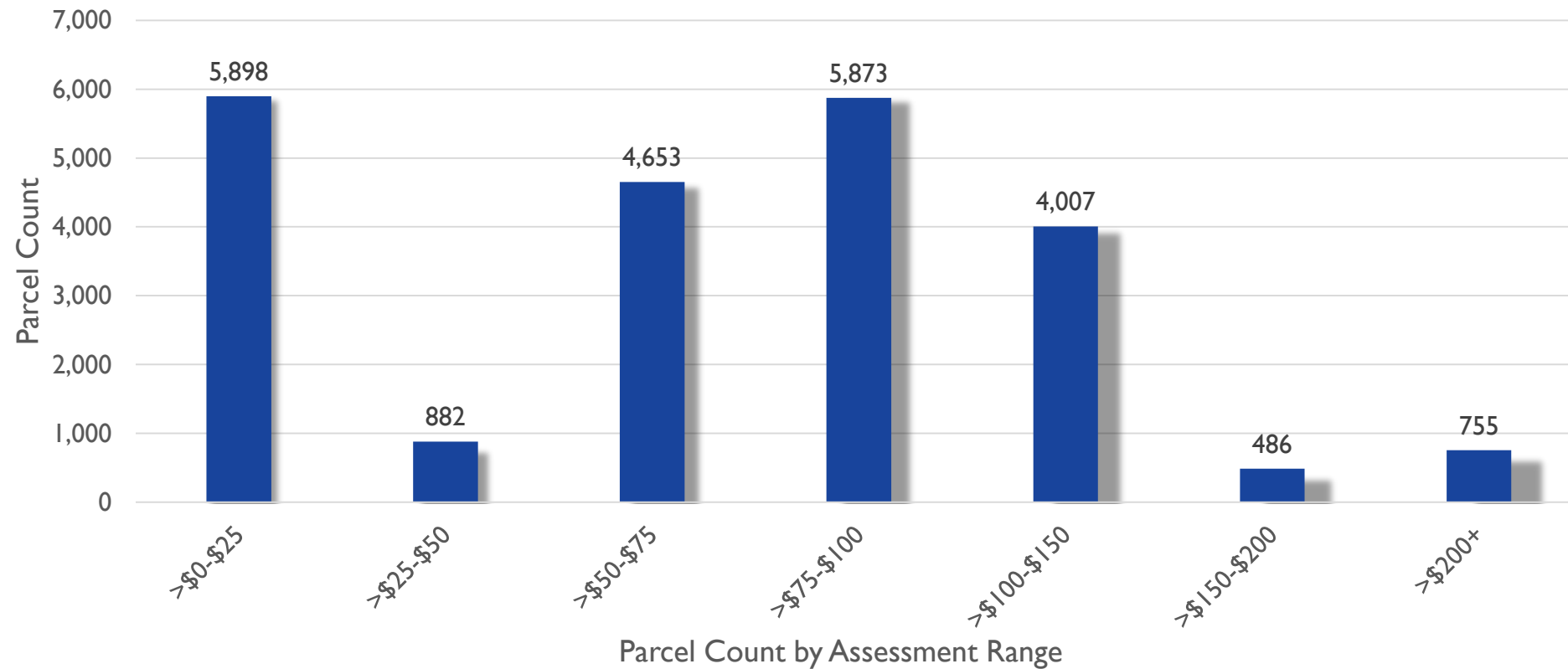
Land Use Category	Parcel Count	Proposed Assessment Rates / Parcel		Proposed FY 2024/25 Assessment	Share of Total Assessment
		Average	90th Percentile		
Single Family Residential	18,285	\$78	\$124	\$1,420,403	54.4%
Industrial	244	\$1,899	\$6,563	\$463,382	17.8%
Planned Commercial	86	\$2,736	\$4,444	\$235,334	9.0%
Commercial	227	\$896	\$2,322	\$203,330	7.8%
Vacant	3,209	\$39	\$39	\$125,220	4.8%
Public	69	\$1,634	\$8,464	\$112,753	4.3%
Planned Residential	91	\$194	\$617	\$17,691	0.7%
Multifamily Residential	86	\$131	\$300	\$11,255	0.4%
Agricultural	139	\$70	\$103	\$9,789	0.4%
Mobile Homes	32	\$173	\$590	\$5,550	0.2%
Planned Industrial	86	\$50	\$155	\$4,305	0.2%
Total	22,554	\$116		\$2,609,012	100.0%

ASSESSMENT RANGES (ALL LAND USE)



94% will pay less than \$12.50 per month (\$150/year)

All Land Uses - Parcel Counts
OAD Assessment Rates



PROP 218 PROCESS

- Only property owners vote, including public agencies
- Weighted vote (\$1 assessment = 1 vote)
- Majority Protest
 - Weight of ballots opposed exceed weight of ballots in favor

Timeline

- May 4 - Ballots mailed to property owners
- June 20 - Public Hearing at SJAFCA Special Meeting
- June 21 - Ballot Tabulation (until complete)
- July 18 - SJAFCA Board meeting/Balloting Results

200-Year Flood Protection for Mossdale Tract Area OFFICIAL BALLOT
PROPOSED ANNUAL ASSESSMENT

Property Owner: _____ Total Proposed Annual Assessment(s) for the listed parcels: _____

Parcel Number; Site Address; Proposed Assessment:
Note: This area will display information for up to 10 parcels owned by the record owner; the listing will show the amount to be charged for each parcel and for all parcels listed.

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

ATTEND A COMMUNITY MEETING

Community Meeting	Community Meeting
6:30 p.m., May 13 Joseph Widmer, Jr. Elementary School, Multi-purpose Room, 751 Stonebridge Lane, Lathrop	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 (1-28M dollars)
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.

San Joaquin Area Flood Control Agency
22 E Weber Ave # 301
Stockton, CA 95202

Official Notice & Ballot Information Guide
PROPOSED ASSESSMENT for 200-YEAR FLOOD PROTECTION for MOSSDALE TRACT AREA

Questions?
www.sjafca.org/OAD | info@sjgov.org | 209-475-7009

VISIT WWW.SJAFCA.ORG/OAD FOR:
Assessment district boundary map
Assessment calculator
Frequently asked questions

**OPEN PROMPTLY
PROPERTY ASSESSMENT
OFFICIAL BALLOT
ENCLOSED**

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 3 LATHROP, CA
POSTAGE WILL BE PAID BY ADDRESSEE

ATTN: CITY CLERK
CITY OF LATHROP
390 TOWNE CENTRE DR
LATHROP CA 95330-9901



COMMUNITY MEETINGS



Completed

- May 1 – Weston Ranch High School
- May 2 – Mossdale Elementary School

Upcoming

- 6:30 p.m., May 13 – Joseph Widmer Elementary School
- 6:30 p.m., May 14 – Great Valley Elementary School
- 6:30 p.m., May 15 – Oakwood Shores Club House
- Public Hearing: 6 p.m., June 20, Lathrop City Hall

More Information

Hotline: (209) 475-7009

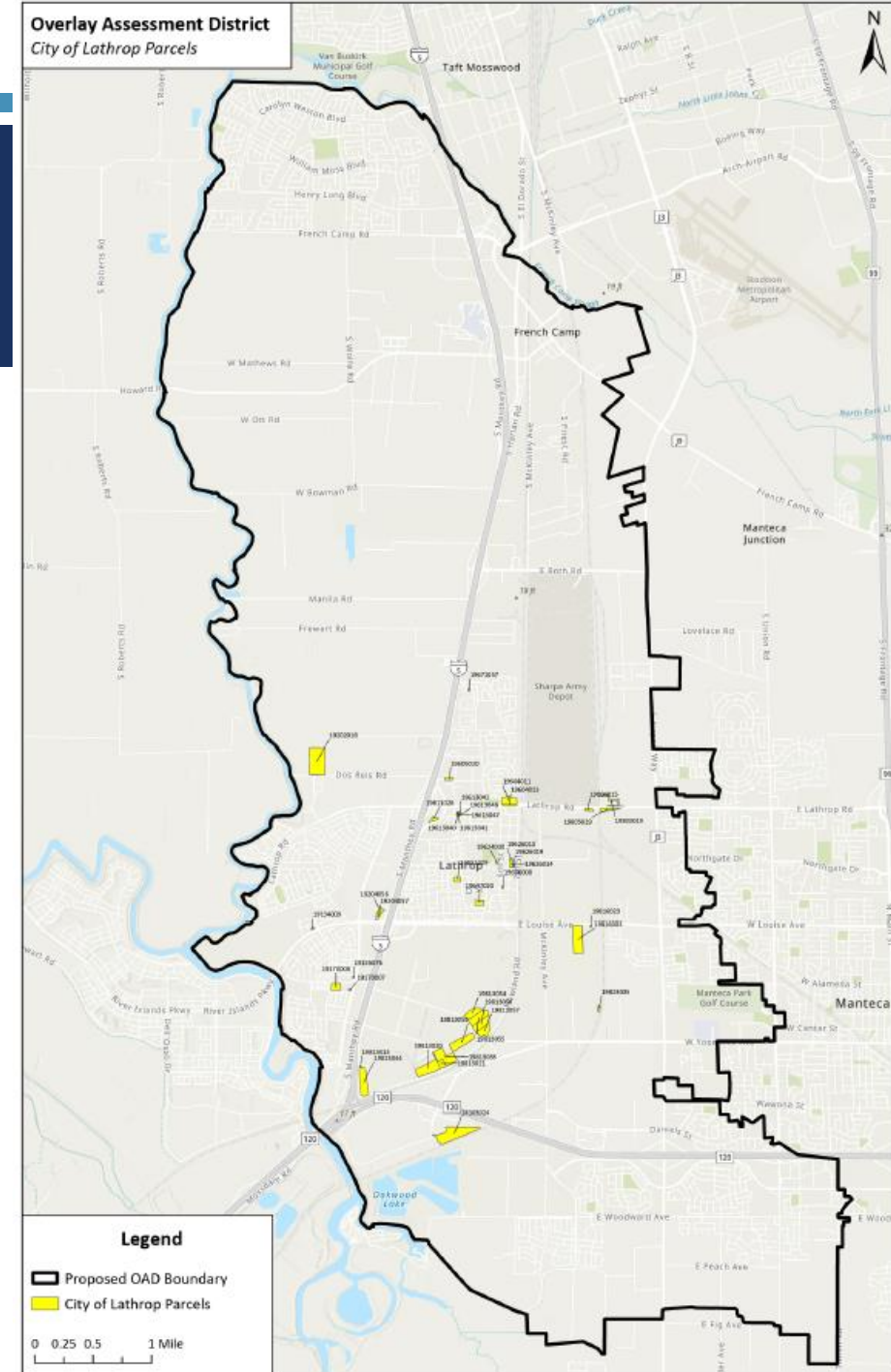
Email: info@sjafca.com

www.sjafca.org/OAD

- Frequently Asked Questions
- Boundary maps
- Preliminary Engineer's Report
- Assessment calculator

CITY OWNED PARCELS – 41 TOTAL

- Includes City Hall, Corp Yard, Water Infrastructure, Parks, etc.
- Combined Assessments for 2024-25 is \$30,511
- Request City Council authority and direction to complete, and return ballots



RECOMMENDATION



- THE CITY COUNCIL TO CONSIDER APPROVING BALLOTS FOR THE PROPOSED SAN JOAQUIN AREA FLOOD CONTROL AGENCY MOSSDALE TRACT OVERLAY ASSESSMENT DISTRICT FORMATION AND AUTHORIZE THE CITY MANAGER TO EXECUTE BALLOTS FOR CITY-OWNED PROPERTIES