

RECLAMATION DISTRICT No. 2029
400 E. Kettleman Lane, Suite 20-K (Clear Suites)
Lodi, CA 95240
recdistrict2029@gmail.com

PLEASE TAKE NOTICE that at 8:30 a.m. on **Thursday, April 24, 2025**, the Board of Trustees ("Board") of Reclamation District No. 2029 ("District") will meet at the law offices of Alan Richard Coon, 400 E. Kettleman Lane (Clear Suites offices), Lodi, CA ("Business Address"). This Special Meeting will be in the Main Conference room at Business Address. The Board reserves the right to advance items or consider matters out of order including the Special Presentation for the Solar Project and the report from the District's engineers.

Public Comment: Public comments are to begin promptly at 8:30 a.m. Public comments on agenda items will be limited to 5 minutes at the discretion of the Board Secretary. Public comments are only permitted at the start of the meeting and may address information and action items.

Special Presentation: The Board will discuss the Solar Project during Renewable Technology's Special Presentation of construction proposal (Attachment A) at PG&E's permitted relocation site, the purchase of land from landowner (Foppiano), the recent financing proposal (Attachment B) and "Direct Pay Program". Note that District seeks input from landowners regarding the Solar Project (Attachment C) which may also be discussed in Closed Session before acting on Solar Project Action matters.

1. Manager's Report: Manager James Harvey will provide an overall update of the status of levees, pumps, herbicide control and current conditions on Empire Tract Road.
2. Engineer's Report: MBK Engineers to present an Engineers' Report and request for repair of drain pipes at levee adjacent to DWSP. Please see the said Engineer's Report which is incorporated herein by reference. In addition, please find Attachment D, the April 14, 2025, letter ,regarding the results of the recent 2025 Spring Inspection by District Manager and Engineers concerning Waterside

Erosion and Anomalies. Finally, MBK requests consideration of performing sole-source small contract prior to end of FY to address critical sites on northeast side of District and consideration of scope/scale of summer fall erosion repairs (to include site repairs within LSAA designations which will require survey this spring and summer for rare plant species to comply with CDFW requirements);

3. Secretarial and Financial Matters: Secretary to provide status of Empire Tract Road application on abandonment, the "Close Out" of the City of Stockton/MUD's Delta Water Supply Project (DWSP) and proposed correspondence to landowners for Special Assessment and proposed Solar Project.

4. Action Item(s):

- A. Consider Approving and/or ratifying current invoices including DWSP Invoice (see attachments);
- B. Consider approval of Minutes for March 11, 2025 (Attachment E);
- C. Consider and Approve the Special Assessment Letter (Attachment F) and attending loan;
- D. Consider any action regarding efforts for partial abandonment of Empire Tract Road;
- E. Consider approval of new construction proposal for the Solar Project from Renewable Technologies, purchase of parcel for said Solar Project and financing arrangement (see attachments) with selected lender (Bank of Stockton);
- F. Consider and Action to perform (i) sole-source small contract prior to end of FY to address critical sites on northeast side of District and (ii) summer/fall erosion repairs within LSAA's tbd designations of rare plant species;
- G. Consider and Action approving Solar Project Proposal, purchase of land for solar project and 10-year loan with Bank of Stockton;
- H. Consideration and Action approving the use of independent contractors to submit IRS forms through portal seeking grant monies under the Direct Pay program. This action will grant discretion to the Secretary to negotiate terms and conditions with selected contractor and thereafter execute construction, financing and/or grant funding agreements; and

I. Action as required by MBK Engineers following report.

5. Informational Item: None.

6. Closed Session: A. Conference with Legal Counsel and Real Property Negotiator regarding Solar Project and financing. Government Code section 54954.5(b) and 54956.8 and B. Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a), (c) Campagna et al v. RD #2029 STK-CV-UED-2018-5895 Appeal and post judgment action.

7. Adjournment:

Dated: April 17, 2025



Alan Richard Coon, Secretary
Reclamation District No. 2029

ATTACHMENT A



RENEWABLE TECHNOLOGIES INCORPORATED

THE FUTURE OF ENERGY

Prepared For

Reclamation District #2029 Empire Island v2

209-601-9624

arcoon@arcoonlaw.com

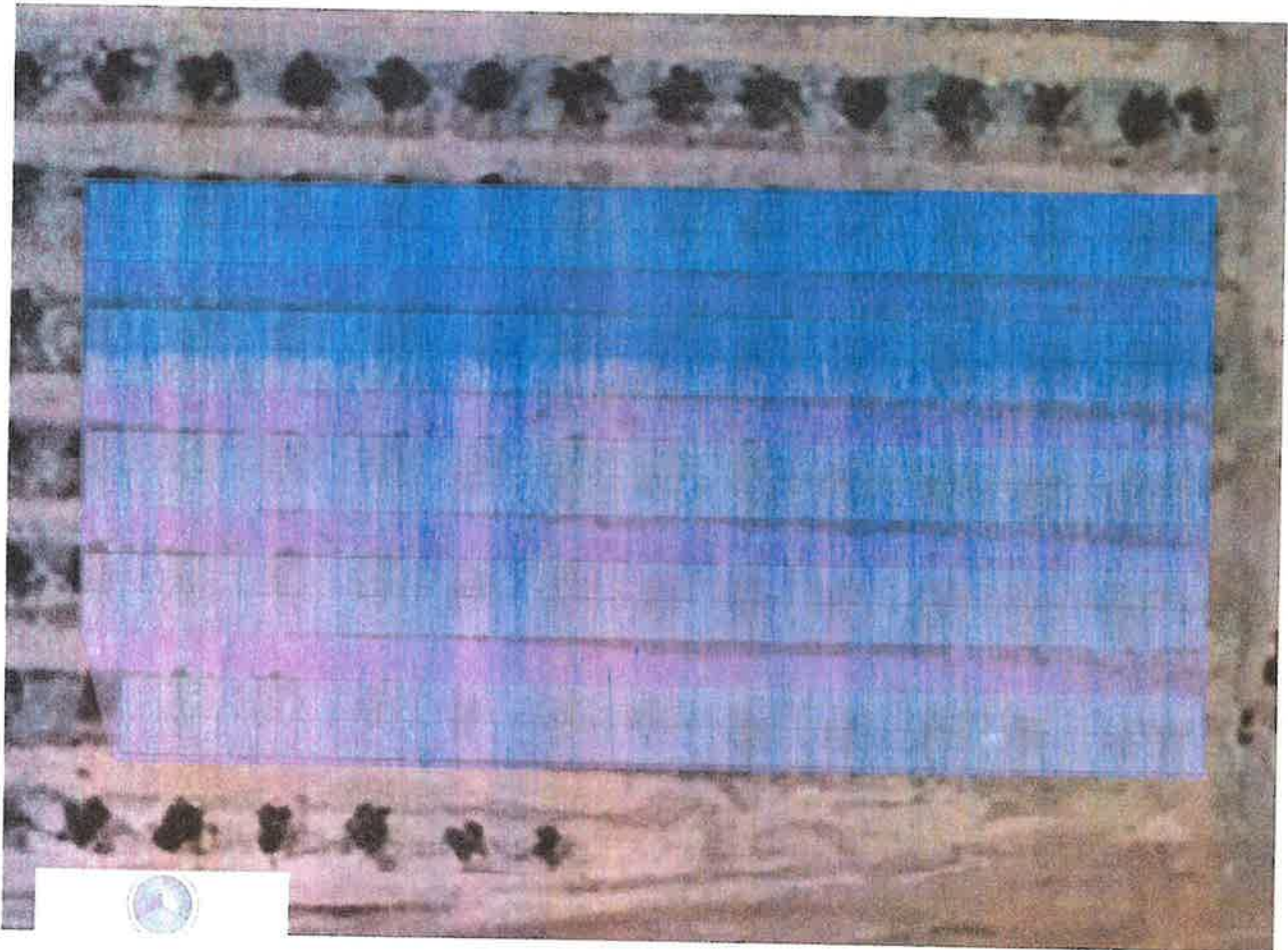


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1 PROJECT PORTFOLIO



Morada Produce

System Rating: 1 MW DC

Services Provided: Design, Development, EPC

Location: Stockton, CA

PROVEN TRACK RECORD

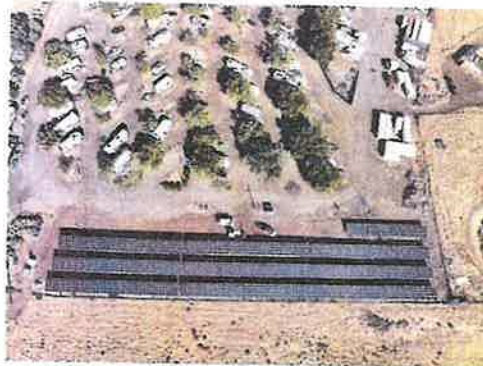


Olagaray Farms

System Rating: 150kW DC

Services Provided: Design, Development, and EPC

Location: Thorton, CA



Oasis West RV Park

System Rating: 300kW DC

Services Provided: Design, Development, and EPC

Location: Santa Nella, CA



Stockton Steel

System Rating: 1 MW DC

Services Provided: Design, Development, and EPC

Location: Stockton, CA

2 PROJECT SUMMARY

Payment Options	Cash Purchase
IRR - Term	14.7%
LCOE PV Generation	\$0.051 /kWh
Net Present Value	\$1,158,274
Payback Period	6.9 Years
Total Payments	\$998,500
Total Incentives	\$299,550
Net Payments	\$698,950
Electric Bill Savings - Term	\$3,930,703
Upfront Payment	\$998,500

COMBINED SOLAR PV RATING

Power Rating: 308,470 W-DC

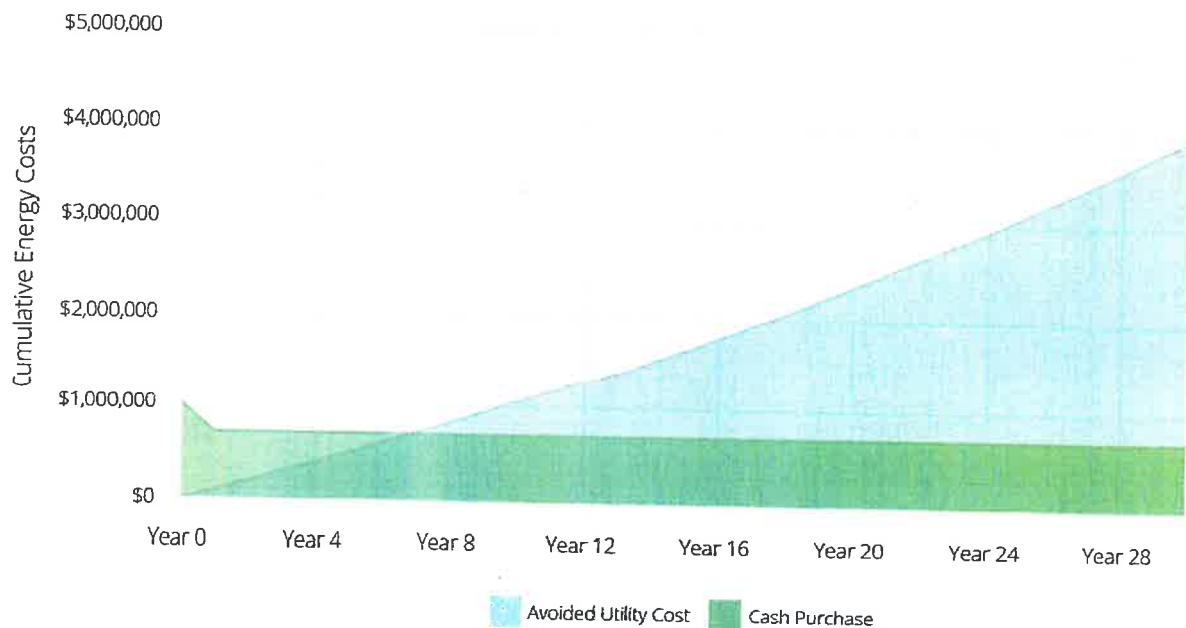
Power Rating: 268,696 W-AC-CEC

COMBINED ESS RATINGS

Energy Capacity: 0.0 kWh

Power Rating: 0.0 kW

CUMULATIVE ENERGY COSTS BY PAYMENT OPTION



2.1.1 PV SYSTEM DETAILS

GENERAL INFORMATION

Facility: SAID# 1499889992 Meter#1005512081
Address: 11750 W Eight Mile Rd Stockton CA 95219

SOLAR PV EQUIPMENT DESCRIPTION

Solar Panels: (566) Longi LR5-72HND-545M
Inverters: (5) SMA Sunny Tripower CORE1 50-US

SOLAR PV EQUIPMENT TYPICAL LIFESPAN

Solar Panels: Greater than 30 Years
Inverters: 15 Years

Solar PV System Cost and Incentives

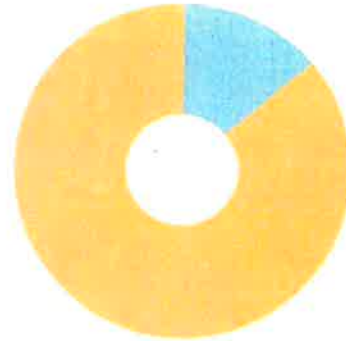
Solar PV System Cost	\$998,500
Direct pay - 30% ITC	-\$299,550
Net Solar PV System Cost	\$698,950

SOLAR PV SYSTEM RATING

Power Rating: 308,470 W-DC
Power Rating: 268,696 W-AC-CEC

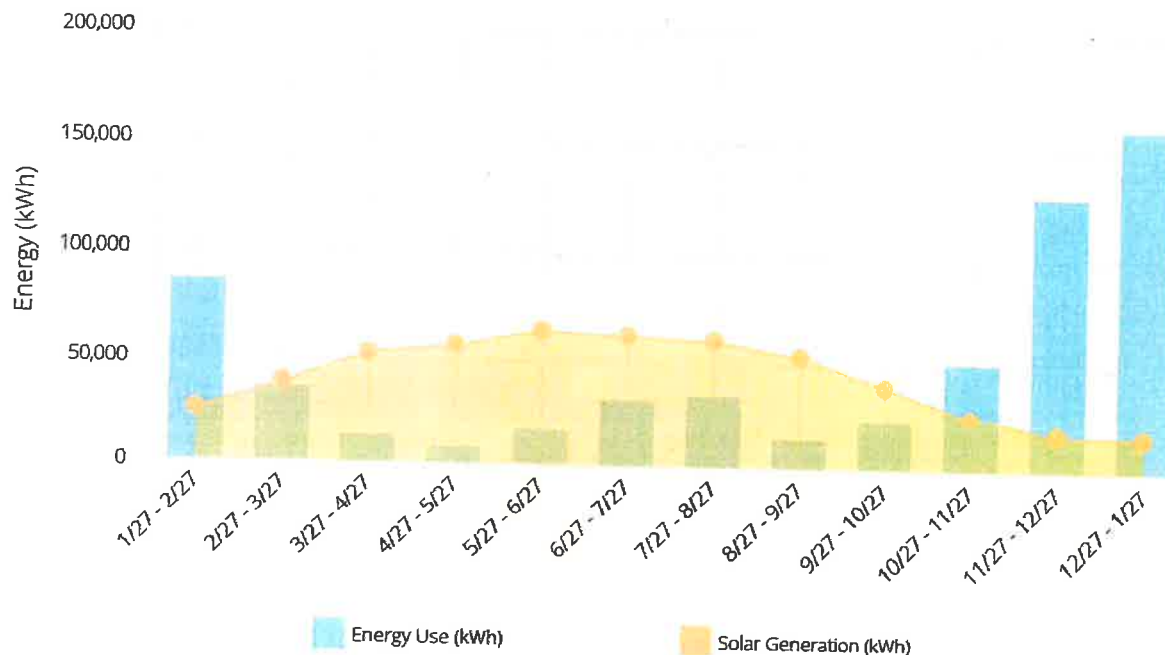
ENERGY CONSUMPTION MIX

Annual Energy Use: 598,249 kWh



Utility	81,866 kWh (13.68%)
Solar PV	516,383 kWh (86.32%)

MONTHLY ENERGY USE VS SOLAR GENERATION



2.1.2 REBATES & INCENTIVES

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

Direct Pay, Investment Tax Credit (ITC) - 30%

The Inflation Reduction Act (IRA) of 2022 contains a "direct pay" provision that enables certain tax-exempt customers, including state and local government, to receive a direct cash payment in lieu of an investment tax credit (ITC). Entities that qualify for direct pay are eligible to receive a 30% direct payment, assuming they meet the IRA established prevailing wage and apprenticeship requirements in order to qualify for the full 30% "increased rate", rather than a 6% "base rate". The IRA states that direct pay is only available for entities, including: an entity exempt from the tax, any State government (or political subdivision thereof), the Tennessee Valley Authority, an Indian tribal government, an Alaska Native Corporation, any corporation operating on a cooperative basis which is engaged in furnishing electric energy to persons in rural areas. These entities may take direct pay for solar and storage in the ITC and PTC as well as the ITC/PTC when tech neutral starts after 2025.

Total Incentive Value: \$299,550

2.1.3 UTILITY RATES

The table below shows the rates associated with your current utility rate schedule (AG-C). Your estimated electric bills after solar are shown on the following page.

Customer Charges				Energy Charges				Demand Charges			
Season	Charge Type	Rate Type	AG-C	Season	Charge Type	Rate Type	AG-C	Season	Charge Type	Rate Type	AG-C
S	Flat Rate	per day	\$1.43	S	On Peak	Import	\$0.22674	S	Flat Rate	Import	\$13.14
W	Flat Rate	per day	\$1.43	S	Off Peak	Import	\$0.1873	W	Flat Rate	Import	\$13.14
				W	On Peak	Import	\$0.19895	S	On Peak	Import	\$25.19
				W	Off Peak	Import	\$0.17326				

2.1.4 CURRENT ELECTRIC BILL

The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

RATE SCHEDULE: PG&E - AG-C

Time Periods	Energy Use (kWh)		Max Demand (kW)		Charges			
	On Peak	Off Peak	NC / Max	On Peak	Other	Energy	Demand	Total
1/27/2023 - 2/27/2023 W	11,156	74,543	288	-	\$44	\$15,135	\$3,784	\$18,964
2/27/2022 - 3/27/2022 W	4,596	31,864	220	-	\$40	\$6,435	\$2,891	\$9,366
3/27/2022 - 4/27/2022 W	1,526	11,383	75	-	\$44	\$2,276	\$986	\$3,306
4/27/2022 - 5/27/2022 W	914	6,512	76	-	\$43	\$1,310	\$999	\$2,352
5/27/2022 - 6/27/2022 W / S	2,611	13,315	90	73	\$44	\$3,062	\$2,725	\$5,832
6/27/2022 - 7/27/2022 S	3,930	28,720	161	120	\$43	\$6,270	\$3,363	\$11,075
7/27/2022 - 8/27/2022 S	4,242	30,595	90	74	\$44	\$6,692	\$3,047	\$9,783
8/27/2022 - 9/27/2022 S	2,036	11,916	163	163	\$44	\$2,694	\$6,248	\$8,986
9/27/2022 - 10/27/2022 S / W	720	21,099	171	0	\$43	\$3,820	\$2,077	\$5,940
10/27/2022 - 11/27/2022 W	4,722	46,688	174	-	\$44	\$9,029	\$2,286	\$11,359
11/27/2022 - 12/27/2022 W	15,301	111,750	212	-	\$43	\$22,406	\$2,786	\$25,235
12/27/2022 - 1/27/2023 W	20,677	137,431	279	-	\$44	\$27,925	\$3,666	\$31,635
Total	72,431	525,816	-	-	\$523	\$107,054	\$36,859	\$144,436

2.1.5 NEW ELECTRIC BILL

RATE SCHEDULE: PG&E - AG-C

Time Periods Bill Ranges & Seasons	Energy Use (kWh)		Max Demand (kW)		Charges			
	On Peak	Off Peak	NC / Max	On Peak	Other	Energy	Demand	Total
1/27/2023 - 2/27/2023 W	10,921	48,488	287	-	\$44	\$10,574	\$3,771	\$14,389
2/27/2022 - 3/27/2022 W	2,759	-5,364	216	-	\$40	\$380	\$2,838	\$2,498
3/27/2022 - 4/27/2022 W	-2,971	-37,420	74	-	\$44	\$7,074	\$972	\$6,058
4/27/2022 - 5/27/2022 W	-4,156	-45,600	76	-	\$43	\$8,727	\$999	\$7,686
5/27/2022 - 6/27/2022 W / S	-4,147	-44,168	90	61	\$44	\$9,080	\$2,471	\$6,564
6/27/2022 - 7/27/2022 S	-2,814	-26,886	161	94	\$43	\$5,674	\$4,483	\$1,147
7/27/2022 - 8/27/2022 S	-1,522	-24,324	90	73	\$44	\$4,901	\$3,021	\$1,835
8/27/2022 - 9/27/2022 S	-1,608	-38,091	162	162	\$44	\$7,499	\$6,209	\$1,245
9/27/2022 - 10/27/2022 S / W	-769	-17,853	171	0	\$43	\$3,316	\$2,077	\$1,196
10/27/2022 - 11/27/2022 W	4,577	20,895	173	-	\$44	\$4,531	\$2,273	\$6,849
11/27/2022 - 12/27/2022 W	15,287	94,992	211	-	\$43	\$19,500	\$2,773	\$22,315
12/27/2022 - 1/27/2023 W	20,616	121,024	278	-	\$44	\$25,070	\$3,653	\$28,768
Total	36,173	45,693	-	-	\$523	\$13,022	\$35,542	\$49,087

ANNUAL ELECTRICITY SAVINGS: \$95,348

3.1 Cash Purchase

Assumptions and Key Financial Metrics

IRR - Term	14.7%	Net Present Value	\$1,158,274	Payback Period	6.9 Years
ROI	323.7%	PV Degradation Rate	0.80%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.0%	Federal Income Tax Rate	0.0%	State Income Tax Rate	0.0%
Total Project Costs	\$998,500				

Years	Project Costs	Electric Bill Savings	Direct pay - 30% ITC	Total Cash Flow	Cumulative Cash Flow
Upfront	-\$998,500	-	-	-\$998,500	-\$998,500
1	-	\$95,348	\$299,550	\$394,898	-\$603,602
2	-	\$97,423	-	\$97,423	-\$506,179
3	-	\$99,536	-	\$99,536	-\$406,642
4	-	\$101,689	-	\$101,689	-\$304,953
5	-	\$103,881	-	\$103,881	-\$201,072
6	-	\$106,113	-	\$106,113	-\$94,959
7	-	\$108,386	-	\$108,386	\$13,427
8	-	\$110,699	-	\$110,699	\$124,127
9	-	\$113,054	-	\$113,054	\$237,181
10	-	\$115,450	-	\$115,450	\$352,631
11	-	\$117,889	-	\$117,889	\$470,520
12	-	\$120,370	-	\$120,370	\$590,890
13	-	\$122,893	-	\$122,893	\$713,783
14	-	\$125,460	-	\$125,460	\$839,243
15	-	\$128,070	-	\$128,070	\$967,313
16	-	\$130,724	-	\$130,724	\$1,098,036
17	-	\$133,421	-	\$133,421	\$1,231,458
18	-	\$136,163	-	\$136,163	\$1,367,621
19	-	\$138,949	-	\$138,949	\$1,506,570
20	-	\$141,780	-	\$141,780	\$1,648,350
21	-	\$144,656	-	\$144,656	\$1,793,006
22	-	\$147,577	-	\$147,577	\$1,940,583
23	-	\$150,542	-	\$150,542	\$2,091,126
24	-	\$153,553	-	\$153,553	\$2,244,679
25	-	\$156,609	-	\$156,609	\$2,401,288
26	-	\$159,710	-	\$159,710	\$2,560,999
27	-	\$162,857	-	\$162,857	\$2,723,855
28	-	\$166,048	-	\$166,048	\$2,889,903
29	-	\$169,284	-	\$169,284	\$3,059,188
30	-	\$172,565	-	\$172,565	\$3,231,753
Totals:	-\$998,500	\$3,930,703	\$299,550	\$3,231,753	

4.1 Cash Purchase

Assumptions and Key Financial Metrics

IRR - Term	14.7%	Net Present Value	\$1,158,274	Payback Period	6.9 Years
ROI	323.7%	PV Degradation Rate	0.80%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.0%	Federal Income Tax Rate	0.0%	State Income Tax Rate	0.0%
Total Project Costs	\$998,500				

Years	Upfront	1	2	3	4	5	6	7	8	9	10	11	12
Cash													
Project Costs	-\$998,500	-	-	-	-	-	-	-	-	-	-	-	-
Electric Bill Savings	-	\$95,348	\$97,423	\$99,536	\$101,689	\$103,881	\$106,113	\$108,386	\$110,699	\$113,054	\$115,450	\$117,889	\$120,370
Direct pay - 30% ITC	-	\$299,550	-	-	-	-	-	-	-	-	-	-	-
Cash Total	-\$998,500	\$394,898	\$97,423	\$99,536	\$101,689	\$103,881	\$106,113	\$108,386	\$110,699	\$113,054	\$115,450	\$117,889	\$120,370
Total Cash Flow	-\$998,500	\$394,898	\$97,423	\$99,536	\$101,689	\$103,881	\$106,113	\$108,386	\$110,699	\$113,054	\$115,450	\$117,889	\$120,370
Cumulative Cash Flow	-\$998,500	-\$603,602	-\$506,179	-\$406,642	-\$304,953	-\$201,072	-\$94,959	\$13,427	\$124,127	\$237,181	\$352,631	\$470,520	\$590,890

4.1 Cash Purchase

Assumptions and Key Financial Metrics

IRR - Term	14.7%	Net Present Value	\$1,158,274	Payback Period	6.9 Years
ROI	323.7%	PV Degradation Rate	0.80%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.0%	Federal Income Tax Rate	0.0%	State Income Tax Rate	0.0%
Total Project Costs	\$998,500				

Years	13	14	15	16	17	18	19	20	21	22	23	24
Cash												
Project Costs	-	-	-	-	-	-	-	-	-	-	-	-
Electric Bill Savings	\$122,893	\$125,460	\$128,070	\$130,724	\$133,421	\$136,163	\$138,949	\$141,780	\$144,656	\$147,577	\$150,542	\$153,553
Direct pay - 30% ITC	-	-	-	-	-	-	-	-	-	-	-	-
Cash Total	\$122,893	\$125,460	\$128,070	\$130,724	\$133,421	\$136,163	\$138,949	\$141,780	\$144,656	\$147,577	\$150,542	\$153,553
Total Cash Flow	\$122,893	\$125,460	\$128,070	\$130,724	\$133,421	\$136,163	\$138,949	\$141,780	\$144,656	\$147,577	\$150,542	\$153,553
Cumulative Cash Flow	\$713,783	\$839,243	\$967,313	\$1,098,036	\$1,231,458	\$1,367,621	\$1,506,570	\$1,648,350	\$1,793,006	\$1,940,583	\$2,091,126	\$2,244,679

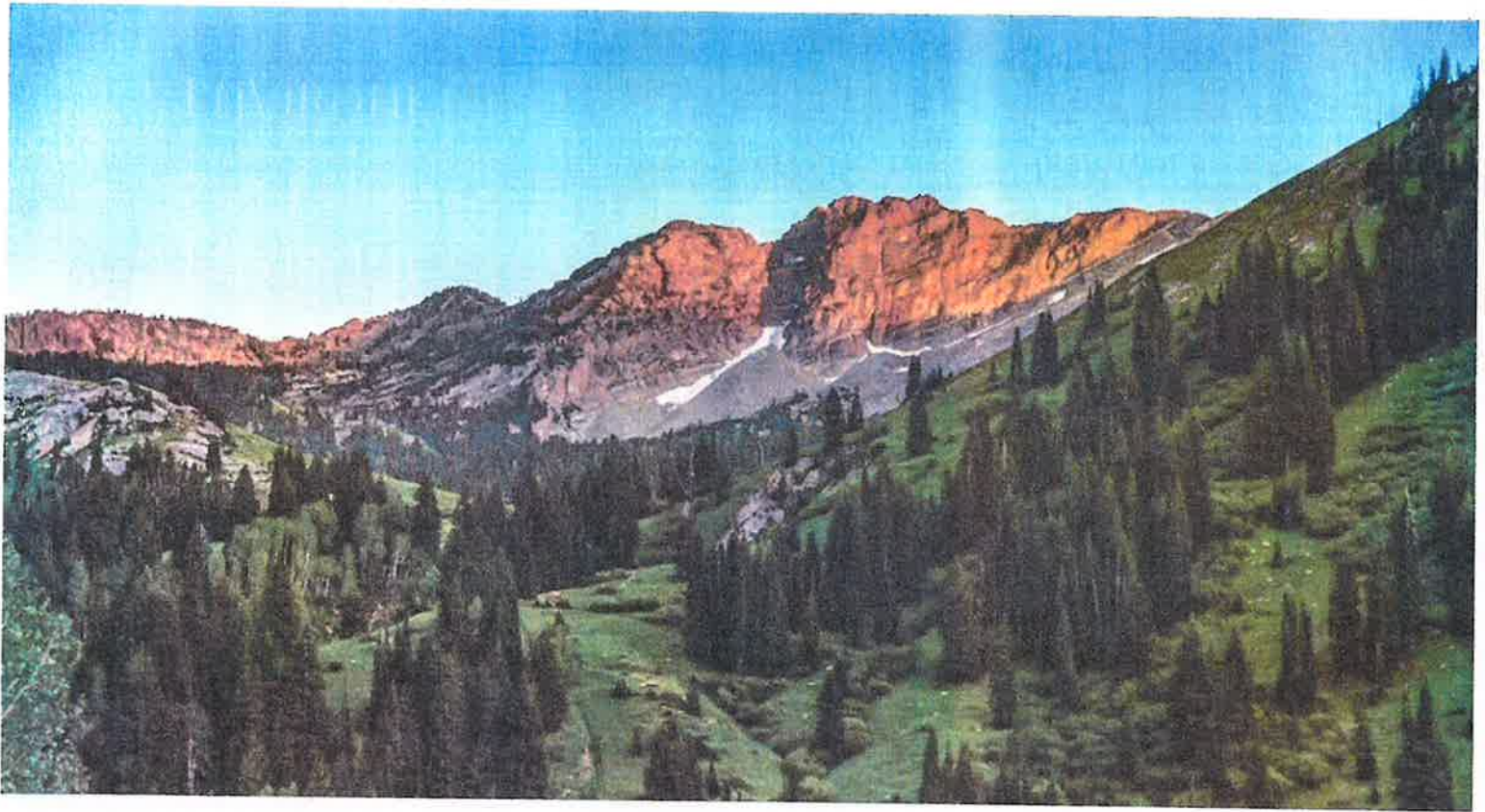
4.1 Cash Purchase

Assumptions and Key Financial Metrics

IRR - Term	14.7%	Net Present Value	\$1,158,274	Payback Period	6.9 Years
ROI	323.7%	PV Degradation Rate	0.80%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.0%	Federal Income Tax Rate	0.0%	State Income Tax Rate	0.0%
Total Project Costs	\$998,500				

Years	25	26	27	28	29	30	Totals
Cash							
Project Costs	-	-	-	-	-	-	-\$998,500
Electric Bill Savings	\$156,609	\$159,710	\$162,857	\$166,048	\$169,284	\$172,565	\$3,930,703
Direct pay - 30% ITC	-	-	-	-	-	-	\$299,550
Cash Total	\$156,609	\$159,710	\$162,857	\$166,048	\$169,284	\$172,565	\$3,231,753
Total Cash Flow	\$156,609	\$159,710	\$162,857	\$166,048	\$169,284	\$172,565	\$3,231,753
Cumulative Cash Flow	\$2,401,288	\$2,560,999	\$2,723,855	\$2,889,903	\$3,059,188	\$3,231,753	-

5 ENVIRONMENTAL BENEFITS



OVER THE NEXT 20 YEARS, YOUR SYSTEM WILL DO MORE THAN JUST SAVE YOU MONEY. ACCORDING TO THE EPA'S GREENHOUSE GAS EQUIVALENCIES CALCULATOR (SOURCE), YOUR SOLAR PV SYSTEM WILL HAVE THE IMPACT OF REDUCING:



8,090
tons of CO₂ Offset



18,394,423.09
Miles Driven By Cars



121,350
Trees Planted

ATTACHMENT B



BANK OF STOCKTON

ESTABLISHED 1867

WITHSTANDING THE TEST OF TIME



4/17/2025

Reclamation District 2029
400 E Kettleman Ln Ste 20K
Lodi, CA 95240

Trustees of Reclamation District 2029,

On behalf of the Bank of Stockton ("Bank"), I am pleased to provide this term sheet ("Term Sheet") proposing the financing outlined below. It is important to note that this Term Sheet only represents Bank's expression of interest and is not intended as, nor should it be construed as, Bank's commitment to lend. This Term Sheet outlines the primary terms and conditions under which the Bank is willing to consider the proposed financing.

Borrower: Reclamation District 2029

Type of Credits: Term Loan

Purpose: Provide a term loan to finance the total project costs of installing a solar system at 11750 W. Eight Mile Rd., Stockton, CA 95219.

Principal Amount: \$1,098,350

Term: 10 years

Repayment: Monthly P&I based on 10-year amortization

Interest Rate: 6.50% Fixed

Loan Fee: \$250

Collateral: Security agreement and specific UCC filing on the solar system.

Additional Conditions: Investment Tax Credit must be used to paydown loan balance when received.

Preliminary Financial, Reporting and Other Covenants:

- Financial Reporting Requirements:
 - Borrower to provide annual financial statements within 90 days of its fiscal year end prepared by the District
 - Borrower to provide annual audited financial statements with 15 days of completion
- Bank's receipt of all loan documents, duly executed by the parties thereto and in form and substance satisfactory to Bank. Bank's loan documents will contain other terms and conditions not contained in this Term Sheet.

This Expression of Interest Term Sheet should be considered as an expression of interest and as such, does not represent a commitment to lend. Should the Loan be approved, it could be subject to additional terms and conditions and may include changes to terms and conditions detailed herein.

Sincerely,



AVP Business Banking Officer
Bank of Stockton

The undersigned wishes to proceed with a loan application under the terms as generally outlined above. We recognize that terms and conditions are subject to change and that upon additional credit investigation and underwriting, the request for financing may ultimately be declined. We further agree to provide the Bank with necessary financial and supporting information, as the Bank may deem necessary, in a timely manner.

Borrower Name

Signature

Date

ATTACHMENT C

DELTA FARMS RECLAMATION DISTRICT No. 2029

(EMPIRE TRACT)

400 E KETTLEMAN LANE, SUITE 20-K

LODI, CA 95240

(209) 601-9624

arcoons@arcoonslaw.com

Trustees:
and Attorney:

James Harvey

Richard Coon

Chris Podesto

Engineer:

Mike Quartaroli

Moncrief

Secretary

Alan

Michael

April 21, 2025

Landowners

Re: Proposed Solar Project

Project Start Date: Estimated August 2025

Financing: 10 Year Option

Attachments: Construction Contract; Proposed Financing; PG&E Agreement

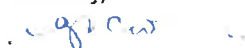
Dear Landowner:

As many of you know, the Board has been exploring a solar project opportunity to reduce its forever escalating electricity charges. There was some delay caused by the replacement of the originally procured contractor, obtaining PG&E's approval to relocate the site, negotiation with new landowner for the replacement site, the county building approval process and exploring various financing opportunities. Now, at the **District's Special Meeting scheduled at 8:30 am for April 24, 2025**, the Board will decide on the construction proposal from Renewable Technologies and proposed financing. The Board will also be updated on possible future grant monies available under the Infrastructure Act via the Direct Pay Program, a federal program which allows public agencies to receive partial reimbursement for solar projects with awarded tax credit funds.

Additional and detailed information can be located within the attached Construction Contract, proposed financing (Term Sheet), and PG&E Interconnection Agreement, versions of which were previously discussed and/or made available in the Agenda package of previous Board meetings.

The District would like landowner input either through attendance or via written comments sent by email (recddistrict2029@gmail.com) before the Board Meeting. Please advise if you plan on attending in person so I can accommodate with sufficient chairs. The Agenda will posted on its website at <https://southdeltawater.org/rd-2029>. Of course, please call if you have any questions.

Sincerely,



Attorney and Secretary

ATTACHMENT D

DON TRIEU, P.E.
DARREN CORDOVA, P.E.
NATHAN HERSHEY, P.E., P.L.S.
LEE G. BERGFELD, P.E.
BEN TUSTISON, P.E.
THOMAS ENGLER, P.E., CFM
MICHAEL MONCRIEF, P.E.
NICOLE ORTEGA-JEWELL, PMP
KYLE KNUTSON, P.E.
ANNE WILLIAMS, P.E.
PATRICK HO, P.E.

FOUNDERS:
ANGUS NORMAN MURRAY
1913-1985
JOSEPH I. BURNS
1926-2021
DONALD E. KIENLEN
1930-2023

April 14, 2025

Via Email: recdistrict2029@gmail.com

Mr. Alan Coon, Secretary
Reclamation District No. 2029
400 East Kettleman Lane, Suite 20-K
Lodi, CA 95240

**Subject: Reclamation District No. 2029: Empire Tract
Waterside Erosion and Anomalies
2025 Spring Inspection Results:**

Dear Secretary Coon:

MBK Engineers performed a recent site review on March 20, 2025 with Jim Harvey to follow up on the site review performed November 27, 2024. The intent of the review was to determine if additional damage and levee movement is occurring on the waterside of the Empire Tract levee system.

The recent inspection was performed after a series of rainfall events that have started to saturate the levees. The natural high tides for the year have come through the Delta without significantly connecting to the timing of major atmospheric rivers of storm surges.

There are a few areas with significant discernible differences in conditions where new or worsening existing erosion were identified. Many other sites were identified that have progressed to Critical or Serious levels from the list of Monitor sites. See attached map of current Critical and Serious sites.

The Critical sites have to be monitored; these sites are exposed and susceptible to high energy storm events, and conditions could deteriorate quickly without the repairs needed to address existing conditions and subsequent impacts. The existing erosion sites deemed as critical should be repaired as soon as possible, and other existing erosion should be monitored for changes in condition. Future repairs should be planned for this year to address maintenance and repair sites along the levee. Mr. Harvey and MBK agree that a small sole-source project, again focusing on 9-10 sites along the northeastern section of the District, prior to the end of the fiscal year would be advisable while planning for a potential large project later this summer/fall to address other Critical sites.

Summer/Fall critical repairs should focus on those remaining LSAA permit accessible areas along the south and west levee. This LSAA expires at the end of the year; there is significant value to addressing the sites within the permitted area that are failing along the waterside slope of the levee.

Once these repairs are completed this year, the District should consider applying for another LSAA to cover all remaining Erosion sites along the District. The expiring LSAA provided 10 years of coverage to the District in support of their maintenance and repair requirements. This option can be considered at a future District meeting; maps and estimated will be provided to support discussion.

MBK is requesting direction from the District and General Manager on possible sole-source work to address critical sites this spring, planning for summer/fall repairs, and the potential for developing CDFW permitting for next 10 years of repairs. If there are any questions, please notify me at your convenience. I can be reached at (916) 761-1281 or (916) 456-440 or by email at moncrief@mbkengineers.com.

Sincerely,
MBK ENGINEERS
Engineers for Reclamation District No. 2029

Michael Moncrief, P.E.

MM/mr/nl

3900.1 RD 2029 SITE INSPECTION WATERSIDE REPAIRS 2025-04-14

Enclosures: Critical/Serious Site Map; Quantity and Cost Estimate of Critical, Serious and Monitoring Sites

cc: *Via Email* RD 2029 Trustees Jim Harvey, Michael Quartaroli and Chris Podesto



MBK
ENGINEERS

455 University Avenue, Suite 100
Sacramento, California 95825

Phone: (916) 456-4400 • Fax: (916) 456-0253

RECLAMATION DISTRICT NO. 2029
EMPIRE TRACT

EROSION SITES

SCALE:	1" = 3000'
JOB NUMBER:	4300.1
DRAWN BY:	NR
DATE:	04/07/2025
SHEET:	1 OF 1

Site Data

Reclamation District No. 2029 - Empire Tract
 Eroded Slopes or High Energy Damage Potential Sites
 Bank Protection Project(S) 2025 Damaged Sites

SERIOUS PRIORITY SITES					
SITE NUMBER	BEGIN STATION	END STATION	LENGTH (FT)	QUANTITY (TON)	
33	22+00	23+00	100	70	EL
34	34+00	35+00	100	70	
35	63+50	64+50	100	70	
36	65+50	66+50	100	70	
37	101+50	101+70	20	10	NL
38	115+75	116+50	75	50	
39	120+50	121+50	100	70	
40	127+50	134+00	650	460	
41	135+00	136+80	180	130	
42	137+30	138+40	110	80	
43	139+25	143+50	425	300	
44	151+00	163+00	1,200	840	
45	176+00	177+00	20	10	
46	193+80	195+00	120	80	
47	198+75	201+25	250	180	
48	204+50	205+00	50	40	WL
49	245+75	247+25	150	110	
50	233+50	236+00	250	180	
51	295+00	296+00	100	70	
52	339+00	343+50	450	320	
54	346+50	349+00	250	180	
55	354+00	362+00	800	560	
56	379+00	380+75	175	120	
57	515+00	516+00	100	70	SL
58	519+50	522+80	330	230	
59	527+00	527+20	20	10	
60	531+00	532+50	150	110	
TOTALS			6,375	4,490	

COST ESTIMATE \$314,000

Site Data

Reclamation District No. 2029 - Empire Tract
Eroded Slopes or High Energy Damaged Sites
Bank Protection Project(s) 2025 Spring Post Flood Season Damaged Sites

CRITICAL PRIORITY SITES					
SITE #	BEGIN STA	END STA	LENGTH (FT)	QUANTITY (TON)	
1	6+00	7+75	175	120	EAST LEVEE (EL)
2	16+50	18+50	200	140	
3	37+70	41+00	330	230	
4	46+50	47+50	100	70	
5	49+20	49+70	50	40	
6	54+00	56+00	200	140	
8	60+00	62+00	200	140	
9	79+50	81+00	150	110	
10	93+50	94+50	100	70	
11	126+50	127+50	100	70	NORTH LEVEE (NL)
12	131+00	132+00	100	70	
14	134+00	135+00	100	70	
15	136+00	137+30	130	90	
16	138+40	139+25	85	60	
17	145+00	151+00	600	420	
18	169+25	174+75	550	390	
19	171+00	176+00	500	350	
20	183+50	184+30	80	60	
21	211+00	212+50	150	110	WEST
22	215+50	222+00	650	460	
23	251+50	253+00	150	110	
24	325+00	335+50	1050	740	
25	339+50	340+00	50	40	
26	349+00	350+50	150	110	
27	367+00	379+00	1200	840	
28	424+00	424+50	50	40	SOUTH
29	437+25	437+75	50	40	
30	441+00	443+00	200	140	
31	447+00	448+00	100	70	
32	522+80	523+20	40	30	
TOTAL REMAINING			6,085	4,310	

REMAINING COST ESTIMATE \$300,000

ATTACHMENT E

Alan Richard Coon
Telephone
Secretary
9624

(209) 601-

RECLAMATION DISTRICT NO. 2029

400 E. Kettleman Lane, Suite 20-K (Clear Suites)

Lodi, CA 95240

recdistrict2029@gmail.com

MINUTES

On Tuesday, **March 11, 2025**, at 8:30 a.m., the Board of Trustees ("Board") of Reclamation District No. 2029 ("District") was called to order at 8:30 a.m. in the main conference room located at 400 E. Kettleman Lane, Suite 20-K ("Business Address") to conduct a Special Meeting. The Board reserved the right to advance certain items and consider matters out of order.

Present: Trustees, Chris Podesto, Mike Quartaroli and James Harvey (also Manager). Also present were Secretary and General Counsel Alan Coon; District Engineer, Michael Moncrief (MBK Engineers); and landowner, Wes Day.

Public Comment: There was no public comment.

Discussion Post Special Presentations: The Board discussed the Zoom presentations they attended on February 26, 2025, regarding proposed solar project construction proposal from Renewable Technologies and a presentation by CPA on the Direct Payment Program. The Board also discussed related issues including PG&E delays, County building permit delays, lease vs. land purchase, financing and future development options.

Secretary advised that the District's ownership of the solar project would require the District provide security and insurance which the Board discussed in detail. The overall consensus was to purchase land from landowner Foppiano and, if possible, finance the construction over 10 years with Bank of Stockton, a local lender. The Board ratified, re-authorized and further directed District staff to seek loan financing for the construction of the solar project, to negotiate purchase of land for solar project site and grant reimbursement through the Direct Payment Program (Infrastructure Act).

The Board then advanced the Engineer's Report:

2. Engineer's Report: Michael Moncrief, via Zoom, presented MBK Engineer's Report dated March 11, 2025, which is attached and incorporated herein by reference. In summary, the Engineer advised that the 2023-24 Subventions Claim estimated reimbursement is \$184,260 payable in May or June 2025. The Board heard and approved a submission of an application for \$342,000 as a placeholder sum for the Work Plan for Subventions 2025-26 agreeing to modify the line item for the gate. See Action Item below for further action.

Engineer Moncrief noted that 22 critical sites (approx. 4,000 LF) were repaired but there remained 18 critical sites (2,600 LF) and 17 serious sites (4,500 LF) as well 11 sites (11,000 LF) to monitor.

Engineer Moncrief noted miscellaneous matters as follows: received and answered annual questions from insurance company; advised of recent ditch cleaning at the former Munger Bros. parcels; question regarding removal of abandoned tanks at former Herman & Helen's Marina (Secretary will check with landowner Foppiano); MBK updated the Board as to status of the Emergency Operation Plan Update including FCM Revisions; it remains unknown when FEMA/OES will get reimbursement (estimated total is \$55,359.73); and RD 2041's proposed replacement "Medford Island" ramp has been approved by CVFPB but still awaiting approvals from Coast Guard, Fish & Wildlife and USACE.

The Board was provided with an update on closure of DWSP following the initial meeting with City of Stockton (B. Granberg and MUD Asst. Director, Travis Small) and their engineer, Kevin Tillis. There is hope close out will occur this year.

Manager's Report: Manager James Harvey informed the Board of recent homicide on levee adjacent to Herman & Helen's Marina and large homeless camping, some with fire pits, primarily located on the southern end of Empire Tract Road (ETR). Manager Harvey also noted increased "gang signs" along ETR. Manager advised that all pumps work although the 65 hp pump will need future repair.

Secretarial and Financial Matters: Secretary provided for approval miscellaneous invoices/checks together with financial reports, status of warrants and recent warrant calls paid with the annual O&M Assessment. Secretary advised that once record review was completed the data scanning would begin.

The Board then discussed and directed application for the loan for the Solar Project estimated at around \$1,000,000 before potential grant offset (Direct Pay Program). The Board reconfirmed direction to Secretary to employ outside contractor(s) to assist in the application for said grant funds.

1. Action Item(s): The Board discussed each of the Action items, electing to delete Action Items E and I. Then the Trustees, upon a joint motion by Trustee Harvey, seconded by Trustee Podesto, unanimously passed Action Item #s A-D and F-H as follows:

- A. Approved current invoices including DWSP Invoice;
- B. Approved appointing of the current independent accounting firm, Schwartz, Giannini, et al to prepare Special Assessment Ledgers for each landowner (10-year term) in anticipation of Bank of Stockton loan;
- C. Approved employing Lewis & Brisbois regarding closeout trial motions in the matter of Campagna (fees, etc.) and decision to acquire the digitally stored trial records/documents;
- D. Approved Minutes for November 12, 2024;
- E. DROPPED any action regarding efforts for abandonment of Empire Tract Road;
- F. Approved continuing negotiation of construction proposal for the Solar Project from Renewable Technologies and authorized/ratified continued negotiation with the proposed "bridge" and "take out" financing arrangement with Bank of Stockton. This action Item shall also include approval to negotiate shape/size of Foppiano parcel and direction to Secretary to lease or purchase said updated parcel depending upon Board decision regarding third party financing or proceeding under Direct Pay program;
- G. Approved employing Center for Public Enterprise (CPE) as consultant to assist in applying for the Direct Pay program and directing secretary to seek additional contractor to assist in filing tax forms, if necessary;
- H. Approved submission of Application for Subventions Program 2025-2026; and
- I. Dropped this Action Item.

2. Informational Item: The Trustees were reminded to complete and return Form 700. There was a brief discussion of the letter from the California Water Boards entitled, "Notice of Proposed Rulemaking – Water Measurement and Reporting Regulations Revisions".

3. Closed Session: The Board elected not to go into Closed A. Conference with Legal Counsel and Real Property Negotiator regarding Solar Project and financing.

Government Code section 54954.5(b) and 54956.8 and B.
Conference with Legal Counsel – Existing Litigation.
Government Code §54956.9 (a), (c) Campagna et al v. RD
#2029 STK-CV-UED-2018-5895 Complaint and Appeal.

-
6. Closed Session: The Board returned from the Closed ratified action by Secretary Coon on the Solar Project which had directed and authorized Secretary Coon to negotiate Solar Project Contract and the loan agreement.

7. Adjournment: The Board unanimously adjourned at 10:48 pm.

Approval Date: April 24, 2025

Secretary

Alan Richard Coon,

-
-
-
4. Adjournment:

Dated: March 4, 2025

Alan Richard Coon, Secretary
Reclamation District No. 2029

ATTACHMENT F

DELTA FARMS RECLAMATION DISTRICT No. 2029
EMPIRE TRACT
400 E. KETTLEMAN LANE, SUITE 20-K
LODI, CA 95240
(209) 601-9624

NEW EMAIL: recddistrict2029@gmail.com

Trustees:

Attorney

James Harvey
Coon
Chris Podesto
Mike Quartaroli
Moncrief

Secretary and

Alan Richard

Engineer:

Michael

April __, 2025

LANDOWNER
ADDRESS

Re: **Special Assessment Number 1**

Dear Landowner:

On September 30, 2024, the Board of Directors ("Board") of Reclamation District No. 2029 ("District") ordered the initiation of the proceedings for the formation of a "Special Assessment" pursuant to the provisions of California Code Section 53750, 54710 et seq. and Article XIII-D of the California Constitution, to be known as the Levee and Drainage Facilities Improvement Assessment District ("Special Assessment"). The Board adopted Resolution No.s 2024-09-30 A & B which generally provided "Resolution Initiating Proceedings, Providing Intention to Levy Assessments . . . , Preliminarily Approving the Engineer's Report, and Providing Notice of Public Hearing"; and the "Mailing of Assessment Ballots for the Reclamation District No. 2029 Levee and Drainage Facilities Improvement Assessment." The Board provided a 45-day written mailed notice ("Notice") and form ballot ("Ballot") to each record owner of assessable parcels of real property located within the Special Assessment

boundaries for the proposed Special Assessment. A public hearing was held at a special meeting of the Board on Wednesday, December 4, 2024 on the issue of whether the Levee and Drainage Facilities Improvement Assessment should be formed and Special Assessments levied and collected over a ten year period as proposed in an Engineer's Report prepared by SCI Consulting Group ("SCI"). In addition to the Notice, Ballot and presentation by SCI, the public meeting answered questions from landowners and otherwise restated and provided information generally including, but not limited to, the total amount of the proposed "Special Assessment Sum" (\$1,600,000.00); the reason and basis for the assessment chargeable to each owner's parcel; the date, time and place of the public hearing on the tabulation of the ballots; and a summary of the voting procedures and the effect of any majority protest.

A majority of the ballots were returned before December 03, 2024, and were then validated, tabulated and counted at a public hearing held on December 04, 2024, by SCI, the District's Assessment Engineer. The tabulated votes were unanimous in favor of the Special Assessment with no written protests. The Board unanimously approved Resolution No. 2024-09-30C directing the Special Assessment.

Thereafter, at the previous request of the landowners within the District's assessment jurisdiction and at the direction of the Board, the District negotiated a bank loan ("Loan") with the Bank of Stockton (Lender) for the Special Assessment Sum to permit Landowners with the opportunity to pay their pro rata share of the principal sum and accrued interest of the Special Assessment over a ten-year period. Lender has agreed to a payoff by each landowner before Assessment No. 1 is due (on or before May 30, 2025), and thereafter during the 2 months (December and January) for the remaining Special Assessment term in the same manner as is currently available for the annual Operation and Maintenance Assessment. A "Special Assessment Ledger" is attached for your records and future calculations.

Substantial penalty for late payment is imposed by law. Thus, the Special Assessment **if not initially paid in full** on or before May 30, 2025, for Special Assessment No. 1 to avoid interest shall be paid between December 1, 2025, and January 31, 2026 ("Payment Period"), and the Payment Period of each succeeding year, for the remaining annual assessments. Any payments not Received during the Payment Period will be increased by the statutory penalty of 10% and the total amount will bear interest

thereafter at the law-imposed rate of 1-1/2% per month ("Penalty"). Rigorous penalties for non-payment are imposed by law, including the sale of your property at auction. There is no five-year delinquency permitted as in the case with county taxes, and sale of your land for a delinquent assessment can be held at any time after the delinquency date.


The total amount of your share of the first of the ten (10) annual assessments, being a pro-rated period (7-months), herein Special Assessment No. 1, is:

069-070-05:	\$	_____.
069-070-06:	\$	_____.
TOTAL:		XXXXXX.XX

The Special Assessment must be paid between December 1, 2025, and no later than January 31, 2026. This Special Assessment must be paid in full before its delinquency date to avoid Penalty. You should make your checks payable to Reclamation District No. 2029 and mail your payment to 400 East Kettleman Lane, Suite 20-K, Lodi, California, 95240. Please do not mail to the San Joaquin County Assessor's office as this may result in delinquent payment. A self-addressed envelope is enclosed with this letter for your convenience. Please note that the check must be RECEIVED, not just mailed, by the District during the Payment Period to avoid Penalty.

The District would also like to remind you that the Landowner is responsible for contacting the District of any land sale, change of ownership and/or change of billing address. It is not the District's responsibility. Should you have any questions or concerns, please feel free to contact me.

Sincerely,


ALAN RICHARD COON
Attorney and Counsel
ARC:ded Enclosure