

STAFF

Steve Schwabauer, General Manager
Jennifer Spaletta - General Counsel
Shasta Burns - Deputy Secretary
Daniel de Graaf - District Engineer
CPA – Lyndsay George
Budget Manager – Susan Bjork

BOARD OF DIRECTORS

President - Joe Valente
Vice President – Jason Colombini
Secretary – Brady Colburn
Treasurer - Charles Starr II
Director – David Simpson

**NORTH SAN JOAQUIN WATER CONSERVATION DISTRICT
NOTICE OF MEETING AND PUBLIC HEARING AND AGENDA FOR
REGULAR MEETING OF THE BOARD OF DIRECTORS**

Monday, August 31, 2026

2:00 p.m.

**Lodi Grape Festival Grounds- Barrel Room
413 E. Lockeford St, Lodi CA 95240**

The agenda and all noted documentation may be viewed and downloaded at www.nsjwcd.com.org . Requests to receive the agenda and documentation by e-mail may be submitted in writing to the Secretary of the Board. The NSJWCD printed agendas are posted at the District's location of business at: 498 E. Kettleman Lane, Lodi. The District's mailing address is: PO Box 334, Victor CA 95253.

NOTICE: Members of the public may address the Board of Directors concerning any agenda item during the Board's consideration of that item. The public may address non-agenda items at the end of the regular meeting. No action will be taken on those items; however, the Board may agendaize items for future consideration.

- 1. Call to Order - Roll Call - Acceptance of Agenda**
- 2. Correspondence/Announcements**
- 3. Action Items**

Any and all of **the following agenda items are subject to action** being taken by the Board of Directors by motion, resolution or ordinance.

Action items may be added to the agenda upon determination by a majority vote of the Board that an emergency exists, as defined by state law, or by a 2/3 vote of the Board that (1) there is a need to take immediate action; and (2) that the need for action came to the District's attention after the agenda was posted.

A. PUBLIC HEARING

1. Hold Public Hearing to form Improvement District 4

B. CONSENT CALENDAR

1. Approval of the Minutes for the Regular Scheduled Board Meeting on July 27, 2026 (*attachment 1*). *Pages 4-7*

C. FINANCIAL/ADMINISTRATIVE

1. Receive and Approve August, 2026 NSJWCD Monthly Treasurer's Report and Summary of Accounts and Transfers (*attachment 2*) pages - 7-13
2. Approve Payment of Bills (*attachment 3*)
3. Receive Update on three-month cash flow projection (*attachment 4*) page 14
4. Approve Application to Add Lands to Improvement District No. 3 (*attachment 5*) pages 15-20
5. Consider Resolution 2026-____ Final Order of the Board of Directors of the North San Joaquin Water Conservation District Forming Improvement District No. 4, to be known as the North Water Users Improvement District, and Levying a Special Assessment (*attachment 6*) pages 21-35

D. CONTRACTS

1. Authorize General Manager to enter Finance Agreement to purchase Bobcat T650 and attachments including two buckets a brush cat front mower and Eterra Boom Mower with Bobcat Central of Stockton, Ca (\$169,576.90 - zero percent interest for 48 months at \$4,532.85 per month) (*attachment 7*) pages 36-37

E. SYSTEM AND PROJECTS

1. General Manager's Report
2. North System
 - i. NS Phase 2 update
3. South System
 - i. Brandt Road Lateral Update
4. Cal-Fed/Woodbridge
 - i. Pump Update
5. Tracy Lake ID

F. Grant Activity (*attachment 8*) pages 38-43

G. Groundwater Charge

H. Sustainable Groundwater Management Act/ GWA Activity

I. MICUP/SJC Mokelumne River Application

J. Bay Delta /Healthy Rivers and Landscapes

K. Landowner communications

L. Board Planning Calendar

4. Director and Staff Reports

A. Directors Reports

B. Committee Reports

C. Other

5. Public Comment on Items Not on the Agenda

Interested persons in the audience are welcome to introduce any topic within the jurisdiction of the NSJWCD Board. The time allowed for each speaker for comments made by the public is limited to 3 minutes. Matters presented under this agenda item may be discussed, but no action can be taken by the Board at this meeting except as follows:

- Briefly respond to statements made or questions raised.
- Ask a question for clarification.
- Provide a reference to staff or other resources for factual information.
- Request staff to report back at a subsequent meeting.
- An individual Board member or the Board itself may have the matter placed on a future agenda.

6. Closed Session – 4 items

Closed Session pursuant to Section 54956.9(a) Existing Litigation
CONFERENCE WITH LEGAL COUNSEL – *California Sportfishing Protection Alliance v. Eastern San Joaquin Groundwater Authority, et al., Stanislaus County Superior Court, Case No. CV-20-001720*

Closed Session pursuant to Section 54956.9(a) Existing Proceeding
CONFERENCE WITH LEGAL COUNSEL – *SWRCB Pending Application A029835*

Closed Session pursuant to Section 54956.9(a) Anticipated Litigation – two cases Bay Delta/Flow Proceeding, and one case where facts shall not be disclosed because they are unknown to potential litigants

Closed Session pursuant to Government Code Section 54956.8 Real Property Negotiations– a) North System Easements and Leases – Negotiators are General Counsel Jennifer Spaletta and General Manager Steve Schwabauer for the District and for the landowners, Thomas and Jean Powell, Lodi CA APN 017-250-07, James Patrick and Sandra Marie Hale Trust, 01725008, Karen Somers 01725016 b) South System Recharge Locations Negotiators; and Benjamin and Shirley Goehring Trust APN 05113061.

Closed Session pursuant to Section 54957b – General Manager Contract Review

Return to Open Session

All reportable actions taken in closed session will be announced in open session following the closed session and will be duly noted in the official minutes of the meeting.

7. Motion to Adjourn

Next Regular Meeting August 31, 2026 from 2:00 PM- 4:00 PM

Lodi Grape Festival Grounds- Barrel Room

413 E. Lockeford St, Lodi CA 95240

Action may be taken on any item

Agendas and Minutes may also be found at [http:// www.NSJGroundwater.org](http://www.NSJGroundwater.org)

Note: If you need disability-related modification or accommodation in order to participate in this meeting, please contact North San Joaquin Water Conservation District Staff at (209) 712-1693 at least 48 hours prior to the start of the meeting

President Joe Valente - Area 3
Vice President Jason Colombini - Area 2
Director David Simpson – Area 1
Treasurer Charles Starr – Area 4 -Absent
Secretary Brady Colburn – Area 5

General Counsel Jennifer Spaletta
Special Counsel Roger Masuda - Absent
Daniel deGraaf – District Engineer
Deputy Secretary – Shasta Burns
General Manager – Steve Schwabauer

**NORTH SAN JOAQUIN WATER CONSERVATION DISTRICT
REGULAR MEETING AND CONCURRENT SPECIAL MEETING
OF THE BOARD OF DIRECTORS**

Lodi Grape Festival Grounds – Barrel Room
413 E. Lockeford Street, Lodi, CA

Monday, July 27, 2026

REGULAR MEETING

1. Call to Order - Roll Call - Acceptance of Agenda - The meeting was called to order by President Valente at 2:02 p.m. A motion for the acceptance of the Agenda of July 27, 2026, 2026 made by Vice President Colombini, second by Treasurer Starr. Motion passed 4/0/0.

2. Correspondence/Announcements – Introductions from the public.

3. Action Items Note: Votes recorded as: For/Against/Abstention (name)

A. CONSENT CALENDAR

Approval of the Minutes of the Regular Scheduled Board meeting on June 29, 2026 and the Special Board Meeting Minutes on July 17, 2026. A motion to approve the meeting of the Regular Scheduled Board Meeting on June 29, 2026 and the Special Board Meeting Minutes on July 17, 2026 with a correction to the Special Meeting Minutes to say “No public comments presented,” made by Vice President Colombini, second by Director Simpson. Motion passed 4/0/0.

B. FINANCIAL MATTERS

1. Receive and approve July 2026 NSJWCD Monthly Treasurer’s Report and Summary of Accounts and Transfers presented to the board. Accountant, Lyndsay George prepared financial statements for Board action. A motion to approve July 2026 NSJWCD Monthly Treasurer’s report, and to approve a late bill for deGraaf Engineering and approval of deGraaf Engineering’s monthly invoice to be paid before the next meeting subject to General Manager, General Counsel, and Board President review, made by Director Simpson, second by Secretary Colburn. Motion passed 4/0/0.

2. Approve Payment of Bills. A motion to approve payment of bills listed in the

Board meeting packet, made by Vice President Colombini, second by Secretary Colburn. Motion passed 4/0/0.

3. Receive Update on three-month cash flow projection- Cash Flow Statement handout and the meeting prepared by Budget Manager and presented by General Manager.

4. Adopt revised 2026-2027 Budget- A motion to approve 2026-2027 Revised Budget as presented in the board meeting packet, made by Director Simpson, and second by Vice President Colombini. Motion passed 4/0/0

5. Consider Application go Add Lands to Improvement District No. 3 – Review of application for Improvement District No. 3 by General Counsel. Board agreed to this concept and will be sent to landowners and then brought back to board for official agreement when completed.

D. CONTRACTS

1. **Resolution 2026-12** to Accept Easements for South System Pipeline- A motion to Accept Easements for South System Pipeline Accepting Easements for South System Phase III Pipeline Project made by Vice President Colombini second by Director Simpson. Roll call vote: Simpson; Aye, Colombini; Aye, Colburn; Aye, Valente; Aye. Motion passed 4/0/0. Simpson, Absent.
2. Approve 2026-2027 Scope and Budget for Consero Solutions - General Manager reviewed Scope presented in the board meeting packet. A motion to approve Consero Solutions Scope and to hold on Task 2, and a contract amount not to exceed \$40,000, made by Director Simpson, second by Secretary Colburn. Motion passed 4/0/0.
3. Approve 2026-2027 Scope and Budget for Stoel Rives- General Counsel reviewed prior year budgeted categories and explained rate averaging and reviewed estimated legal services for fiscal year 2026-27 as presented in the memo included in the board meeting packet. A motion to approve Scope and Budget for Stoel Rives in the amount made by Secretary Colburn, second by Vice President Colombini. Motion passed 4/0/0
4. Approve 2026-2027 scope for Granberg Associates – A motion to approve 2026-2027 Granberg & Associates Agreement Services in the amount not to exceed \$14,000 made by Vice President Colombini, second by Secretary Colburn. Motion passed 4/0/0

E. System and Projects

1. General Manager's Report- Discussion only.
2. North System – is running at full speed.
 - i. NS Phase 2- Discussion only.
 - ii. Improvement District No. 4 Update and Schedule August Public Hearing- Timeline discussed. Discussion item only.
3. South System

- i. SS Locust Tree Basin Discussion – Discussion only
- 4. Cal-Fed/Woodbridge – No update at this time.
- 5. Tracy Lake ID- The pump is still being repaired and should be operational by the fall.
- F. Grant Activity- No update at this time.
- G. Groundwater Charge- Discussion item only.
- H. Sustainable Groundwater Management Act/GWA Activity- GWA activity
 - 1. Discuss Draft Groundwater Measurement Policy – Review by General Counsel. Draft Sustainable Groundwater Management Rules and Regulations.
- I. MICUP/SJC Mokelumne River Application – Application was accepted by the State Water Resources Control Board.
- J. Bay Delta Flow Program Update/Healthy River Application – No update at this time.
- K. Landowner Communications – No update at this time.
- L. Board Planning Calendar –
- 4. Director and Staff Reports**
 - A. Director's Report –No report at this time.
 - B. Committee Reports – No reports at this time.
 - C. Other – No reports at this time.
- 5. Public Comment** – Woodbridge Irrigation is asking for a letter of support for a recharge grant application they will be submitting.
- 6. Closed Session** – The Board entered closed session at 4:23 pm, and came out of closed session. **Return to Open Session** – President Valente returned the meeting to open session and announced there was no reportable action.
- 7. Adjournment** - Motion to adjourn the NSJWCD Regular Meeting on July 27, 2026 made by Vice President Colombini, second by Director Simpson. Motion passed 4/0/0. Meeting adjourned at 4:55 p.m.

The next regular scheduled Board Meeting August 31, 2026, from 2:00 p.m. - 4:00 p.m.

The above minutes of the North San Joaquin Water Conservation District Board of Directors Meeting of March July 27, 2026.

Respectfully submitted:
Board Clerk- Shasta Burns

North San Joaquin Water Conservation District
Vendor Balance Summary
All Transactions

	<u>Aug 24, 26</u>
Arnaudo Construction, Inc.	345,700.37
BaseCamp Environmental, Inc.	2,362.50
de Graaf Engineering, Inc.	21,960.30
Edwards, Lien & Toso, Inc.	3,600.00
Fowler Brothers Farming, Inc	37,615.45
GEI Consultants	21,821.25
Granberg & Associates	1,162.50
HydroFocus, Inc	400.00
Karen Somers	1,667.80
Kludt Oil	532.82
Lyndsay George	6,477.70
Moore Biological Consultants	7,576.00
Pacific Southwest Irrigation	146,496.96
Richard Rodriguez Farms	3,200.00
Rincon Consultants, Inc.	11,308.11
Shasta Burns	4,532.30
Sierra Controls, LLC	1,518.35
Spaletta Law PC	1,162.50
Stoel Rives, LLP	30,050.00
Wagner & Bonsignore CCE	3,667.50
Zanjero, Inc.	555.00
TOTAL	<u>653,367.41</u>

North San Joaquin Water Conservation District
Treasurer's Report
August 2026 - Monthly Summary of Accounts
As of August 22, 2026

The chart below is a summary of account information including account balances and transactions since the last scheduled Board meeting (July 2026). The attached reports are prepared by LG A&A Services for the month of August 2026. Additional attachments that follow include accounts payable, recommendations for bill payments and transfers as noted herein.

NSJWCD Accounts Summary - July 22, 2026	Beg Balance with approved transfers	Checks after last meeting	ACH/AutoPay's made after last meeting	Transfer after meeting	Revenue Received after last meeting	Current Balance August 22, 2026	Proposed bills to be paid today	Proposed transfer	Ending balance August 22, 2026
F&M Checking - New	830,800.66	(34,142.05)	(77,886.98)		31,377.60	750,149.23	(593,530.71)		156,618.52
F&M ID #3	127,352.87				180.96	127,533.83			127,533.83
F&M Tracy Lake O&M	27,084.85		(144.52)			26,940.33			26,940.33
County GW Fund	1,426,470.53					1,426,470.53			1,426,470.53
County Account Fund (GF)	220,171.99					220,171.99			220,171.99
Total	\$ 2,631,880.90	\$ (34,142.05)	\$ (78,031.50)	\$ -	\$ 31,558.56	\$ 2,551,265.91	\$ (593,530.71)	\$ -	\$ 1,957,735.20

Payments After Last Meeting		Revenue Received After Last Meeting		Proposed Bills To Be Paid Today	
				Classes	
ADP Fees	141.02	Interest	7.96	General Expenses	20,282.92
AVID Water LLC	235.80	WID - Sweep	3,191.88	Ground Water	42,705.41
Dropbox	19.99	SSJID - Sweep	3,191.88	O&M - NS	4,384.28
Irrigation Resources Inc	28.95	CSJWCD - Sweep	3,191.88	O&M - Recharge	50.02
J. Milano Hardware	678.31	GW - Galt Union	1,000.40	O&M - SS	7,911.00
Lodi News-Sentinel	285.05	GW - Oak View	669.60	Capital - Brandt Lateral	250,725.30
Microsoft	79.70	MICUP - City of St	16,449.00	Capital - Locust Basin	206,949.18
Onstar	69.98	Void Ck# 20121	3,675.00	Capital - NS PH 1B	45,109.25
Payroll	24,122.47			Capital - NS Pump	12,257.50
PG&E-01151-5	32,165.08			Capital - SS PH 3	3,155.85
PG&E-32763-0	13,826.21	ID #3 Interest	180.96		
PG&E-57551-9	5,102.04				
QuickQuack	24.99				
State Compensation In:	1,073.41				
Zoom.US	33.98				
PG&E	144.52				
Total	78,031.50	Total	31,558.56	Total	593,530.71

1. SEE ATTACHMENT 1 - ACCOUNTS PAYABLE REPORT.

2. CURRENT PAYMENT RECOMMENDATIONS - SEE TABLE BELOW:

Amaudo Construction, Inc.	345,700.37	Capital Projects
BaseCamp Environmental, Inc.	2,362.50	FYE 6/30/2023 Audit
de Graaf Engineering, Inc.	21,960.30	July Invoice
Edwards, Lien & Toso, Inc.	3,600.00	Appraisal Services
Granberg & Associates	1,162.50	July Services
Karen Somers	1,667.80	Refund GW Charges 2-Yrs
Kludt Oil	532.82	Fuel Invoices
Lyndsay George	6,477.70	Services 07.16.26 thru 08.15.26
Moore Biological Consultants	7,576.00	April/May/July Invoices
Pacific Southwest Irrigation	146,496.96	O&M Invoices / Brand Lateral Invoice
Richard Rodriguez Farms	3,200.00	Rip South Field
Rincon Consultants, Inc.	11,308.11	June/July Services
Shasta Burns	4,532.30	August Invoice
Sierra Controls, LLC	1,518.35	SCADA System - Teck Basin
Spaletta Law PC	1,162.50	August Rent
Stoel Rives, LLP	30,050.00	July Services
Wagner & Bonsignore CCE	3,667.50	MICUP - Services thru 07.31.26
Zanjero, Inc.	555.00	ET Analysis
Total Payments Proposed	<u>\$ 593,530.71</u>	

3. REMAINING ACCOUNTS PAYABLE – \$59,836.70

- a. \$ 37,615.45 – Fowler Brothers Farming – Locust Tree Basin Work
- b. \$ 21,821.25 – GEI Consultants – Overages on Task 1 and Task 2 MICUP Contracts
- c. \$ 400.00 – HydroFocus – July 2026 Bill

4. WARRANTS PAYABLE

- a. \$299,988.17 – F&M Bank

5. ACCOUNTS RECEIVABLE – \$699,174.87

- a. \$ 373,998.26 – San Joaquin County – SGMA Grant – Invoice #9, Retention Payments #12-14
- b. \$ 257,951.38 – DWR – IRWM Grant – Retention Payments #2-10
- c. \$ 54,256.83 – DWR – VA Grant – Retention Payments #1-6 & Invoices #7-8
- d. \$ 12,968.40 – Direct Bill Groundwater Charges

6. OTHER RECEIVABLES - \$39,550.00 – Refund due from F&M Bank.

7. CHECKS RECORDED AFTER LAST BOARD MEETING

- Check #20134 – de Graaf Engineering - \$33,742.05 – June Invoice
- Check #20135 – Old Republic Title Company - \$400 – SS Pipeline Easement

8:22 AM

08/26/26

Accrual Basis

North San Joaquin Water Conservation District

Unpaid Bills by Vendor

All Transactions

Date	Num	Memo	Account	Class	Open Balance
Arnaudo Construction, Inc.					
08/13/2026	Brandt Lateral	Brandt Road Lateral	6115.5 · Pipeline	Capital Outlay:Brandt Lateral	106,116.64
08/20/2026	T&M	Oil Winery Road	6205 · Repairs, Ops & Maintenance	.Operations:South System O&M	5,350.00
08/20/2026	NS 1B App #13	Pipeline	6115.5 · Pipeline	Capital Outlay:North System Phase 1B	45,109.25
08/20/2026	Locust Tree Basin #1		6115.3 · Groundwork	Capital Outlay:Locust Tree Basin	189,124.48
Total Arnaudo Construction, Inc.					345,700.37
BaseCamp Environmental, Inc.					
08/01/2026	53076		6180.3 · Consulting	Capital Outlay:North System Pump	2,362.50
Total BaseCamp Environmental, Inc.					2,362.50
de Graaf Engineering, Inc.					
08/14/2026	1349	General	6180.4 · Engineering Expense	-G&A	3,022.60
08/14/2026	1349	Operations - North System	6180.4 · Engineering Expense	.Operations:North System O&M	893.00
08/14/2026	1349	Operations - South System	6180.4 · Engineering Expense	.Operations:South System O&M	1,140.00
08/14/2026	1349	South System PH IIIA	6180.4 · Engineering Expense	Capital Outlay:South System Phase 3	475.00
08/14/2026	1349	Locust Tree Basin	6180.4 · Engineering Expense	Capital Outlay:Locust Tree Basin	14,624.70
08/14/2026	1349	Brandt Road Lateral	6180.4 · Engineering Expense	Capital Outlay:Brandt Lateral	1,653.00
08/14/2026	1349	North System Pump Station	6180.4 · Engineering Expense	Capital Outlay:North System Pump	152.00
Total de Graaf Engineering, Inc.					21,960.30
Edwards, Lien & Toso, Inc.					
05/14/2026	ELT09553	Appraisal Services - Doi Property	6165 · Outside Services	-Groundwater Management	3,600.00
Total Edwards, Lien & Toso, Inc.					3,600.00
Fowler Brothers Farming, Inc					
07/28/2026	3831	Cherry Trees and Drip Line Removal	6115.3 · Groundwork	Capital Outlay:Locust Tree Basin	24,444.60
07/28/2026	3832	Cherry Trees and Drip Line Removal	6115.3 · Groundwork	Capital Outlay:Locust Tree Basin	13,170.85
Total Fowler Brothers Farming, Inc					37,615.45
GEI Consultants					
06/26/2026	003204733	MICUP May 2026 Services Task 1	6180.14 · MICUP	-Groundwater Management	3,675.00
08/19/2026	003208395	MICUP July 2026 Services - Task 2	6180.14 · MICUP	-Groundwater Management	18,146.25
Total GEI Consultants					21,821.25
Granberg & Associates					
08/03/2026	48	July Services - IRWM Grant	6180.8 · Project Management	Capital Outlay:South System Phase 3	1,162.50
Total Granberg & Associates					1,162.50
HydroFocus, Inc					
08/13/2026	5658-47	Billing Period July 2026	6180.5 · Hydrologist	-Groundwater Management	400.00
Total HydroFocus, Inc					400.00
Karen Somers					
08/20/2026		Refund Groundwater Charges - 2 Years	6020 · Ground Water Charge	-Groundwater Management	1,667.80
Total Karen Somers					1,667.80
Kludt Oil					
07/15/2026	705625	Fuel Steve's Truck	6236.1 · Fuel	-G&A	100.53
07/31/2026	706247	Fuel Steve's Truck	6236.1 · Fuel	-G&A	211.85

8:22 AM

08/26/26

Accrual Basis

North San Joaquin Water Conservation District

Unpaid Bills by Vendor

All Transactions

Date	Num	Memo	Account	Class	Open Balance
08/15/2026	706897	Fuel Steve's Truck	6236.1 · Fuel	-G&A	220.44
Total Kludt Oil					532.82
Lyndsay George					
08/15/2026	1070	Services 07.16.26-08.15.26	6180.1 · Accounting	-G&A	6,477.70
Total Lyndsay George					6,477.70
Moore Biological Consultants					
05/11/2026	4417/04-26	North Pump Station Replacement Project	6180.12 · Biological Consultant	Capital Outlay:North System Pump	3,708.00
06/05/2026	4417/04-26 #2	North Pump Station Replacement Project	6180.12 · Biological Consultant	Capital Outlay:North System Pump	2,028.00
08/07/2026	4417/07-26	North Pump Station Replacement Project	6180.12 · Biological Consultant	Capital Outlay:North System Pump	1,840.00
Total Moore Biological Consultants					7,576.00
Pacific Southwest Irrigation					
07/15/2026	339621	Fan Filter Replacement	6205 · Repairs, Ops & Maintenance	.Operations:North System O&M	3,491.28
08/12/2026	342421	Lakso Basin	6205 · Repairs, Ops & Maintenance	.Operations:Recharge O&M	50.02
08/17/2026	342727 36 & 38	Brandt Road Lateral	6115.5 · Pipeline	Capital Outlay:Brandt Lateral	142,955.66
Total Pacific Southwest Irrigation					146,496.96
Richard Rodriguez Farms					
08/06/2026	0186	Rip South Field Two Ways	6115.3 · Groundwork	Capital Outlay:Locust Tree Basin	3,200.00
Total Richard Rodriguez Farms					3,200.00
Rincon Consultants, Inc.					
08/20/2026	76787	Invoice Period 06.01.26-07.31.26	6180.14 · MICUP	-Groundwater Management	11,308.11
Total Rincon Consultants, Inc.					11,308.11
Shasta Burns					
08/20/2026	241	August Invoice	6180.9 · Board Clerk	-G&A	4,280.00
08/20/2026	241 - M	August Invoice	6228 · Travel	-G&A	252.30
Total Shasta Burns					4,532.30
Sierra Controls, LLC					
07/31/2026	258158	SCADA System - Teck Basin	6115.1 · Automation/SCADA	Capital Outlay:South System Phase 3	1,518.35
Total Sierra Controls, LLC					1,518.35
Spaletta Law PC					
08/01/2026		Rent	6142 · Lease Expense	-G&A	1,162.50
Total Spaletta Law PC					1,162.50
Stoel Rives, LLP					
08/10/2026	8135048	General Services	6180.6 · Legal	-G&A	4,555.00
08/10/2026	8135049	CSPA EJ GSP Writ	6180.6 · Legal	-Groundwater Management	1,375.50
08/10/2026	8135050	MICUP Project	6180.6 · Legal	-Groundwater Management	3,432.50
08/10/2026	8135051	Groundwater Management	6180.6 · Legal	-Groundwater Management	16,511.00
08/10/2026	8135052	North System Projects	6180.6 · Legal	Capital Outlay:North System Pump	2,167.00
08/10/2026	8135054	Mokelumne River Water Rights	6180.6 · Legal	-Groundwater Management	588.00
08/10/2026	8135053	South System Projects	6180.6 · Legal	.Operations:South System O&M	1,421.00
Total Stoel Rives, LLP					30,050.00

North San Joaquin Water Conservation District
Unpaid Bills by Vendor
All Transactions

Date	Num	Memo	Account	Class	Open Balance
Wagner & Bonsignore CCE					
08/01/2026	08-26-453	Service thru 07.31.26	6180.14 · MICUP	-Groundwater Management	3,667.50
Total Wagner & Bonsignore CCE					3,667.50
Zanjero, Inc.					
08/07/2026	8246	ET Analysis	6180.3 · Consulting	-Groundwater Management	555.00
Total Zanjero, Inc.					555.00
TOTAL					653,367.41

North San Joaquin Water Conservation District
Three Month Cash Statement

For period: September 2026 through November 2026

Balances	September	October	November
Beginning cash balances	\$1,803,261	\$1,158,135	\$440,061
Projected revenues	\$21,265	\$10,417	\$10,417
Projected expenditures	\$666,391	\$728,491	\$612,530
Projected ending cash balances	\$1,158,135	\$440,061	(\$162,052)

Cash projection is insufficient to meet 3 month projected expenditures.

RESOLUTION 2026-_____

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE NORTH SAN JOAQUIN
WATER CONSERVATION DISTRICT TO ADD LANDS TO
IMPROVEMENT DISTRICT NO. 3**

- A. The Board of Directors of North San Joaquin Water Conservation District (NSJWCD) received a Petition for formation of the South System Water Users Improvement District No. 3 (ID #3) from a group of landowners (not including the Landowner noted in Recital B) on October 29, 2018. NSJWCD officially formed ID #3 on December 17, 2018 through Resolution 2018-15. The ID#3 formation petition provides that lands of up to 4,000 acres may join ID#3.
- B. NSJWCD has received a request from Landowner Cortopassi Partners, LLC to include the Property, consisting of the following San Joaquin County Assessor's Parcel Numbers, into ID #3:

APN	Gross acres
063-18-33	97.83
063-14-04	20.53
063-09-15	62.67
063-10-06	22.16
063-10-17	15.69
063-10-34	25.17
Total	244.05

- C. NSJWCD has confirmed that it can serve the above-described parcels with surface water from the South System.
- D. Landowner has reviewed and is willing to execute the "AGREEMENT TO ADD LANDS TO THE SOUTH SYSTEM WATER USERS IMPROVEMENT DISTRICT NO. 3 OF NORTH SAN JOAQUIN WATER CONSERVATION DISTRICT AND TO LEVY AN ASSESSMENT ON THE LAND" and pay the first seven years of assessments for ID#3 this year to bring the lands current with all other members of ID#3.
- E. Adding the additional lands to ID#3 generates review towards the capital costs of improving the South System delivery infrastructure and facilitates the increased use of surface water in-lieu of groundwater to assist NSJWCD in achieving groundwater sustainability.

IT IS HEREBY ORDERED as follows:

1. NSJWCD approves the additional of the above-described parcels to ID#3 subject to compliance with the terms and conditions of the Petition for Formation for ID#3, and the Landowner's execution and compliance with the "AGREEMENT TO ADD LANDS TO THE SOUTH SYSTEM WATER USERS IMPROVEMENT DISTRICT NO. 3 OF NORTH SAN JOAQUIN WATER CONSERVATION DISTRICT AND TO LEVY AN ASSESSMENT ON THE LAND."

2. The General Manager is authorized to execute the Agreement on behalf of NSJWCD and the ID#3 Trustee, and District staff are directed to levy and collect the applicable assessments.

Moved by Director _____, seconded by Director _____, that the foregoing resolution be adopted.

Upon roll call the following vote was had:

Ayes: _____ Directors
Noes: _____ Directors
Absent: _____ Directors
Abstain: _____ Directors

The President declared the resolution adopted.

I, Brady Colburn, Secretary of the Board of Directors of the NORTH SAN JOAQUIN WATER CONSERVATION DISTRICT, do hereby CERTIFY that the foregoing is a full, true and correct copy of a resolution duly adopted at a regular meeting of the Board of Directors held the 31th day of August, 2026

**AGREEMENT TO ADD LANDS TO
THE SOUTH SYSTEM WATER USERS IMPROVEMENT DISTRICT NO. 3
OF NORTH SAN JOAQUIN WATER CONSERVATION DISTRICT
AND TO LEVY AN ASSESSMENT ON THE LAND**

This Agreement is entered into as of the latest date entered next to the signatures below, between Cortopassi Partners, LLC (“Landowner”), the record owner(s) of the land identified with particularity in Exhibit A (“Property”) incorporated herein, and the Board of Directors of the North San Joaquin Water Conservation District, acting as Trustees for Improvement District No. 3 (“Trustees”), individually referred to as “Party” and collectively referred to as “Parties.”

RECITALS

A. The Board of Directors of North San Joaquin Water Conservation District (NSJWCD) received a Petition for formation of the South System Water Users Improvement District No. 3 (ID #3) from a group of landowners (not including the Landowner) on October 29, 2018. NSJWCD officially formed ID #3 on December 17, 2018 through Resolution 2018-15.

B. Thereafter, Trustees received a request from Landowner to include the Property, consisting of the following San Joaquin County Assessor’s Parcel Numbers, into ID #3:

APN	Gross acres
063-18-33	97.83
063-14-04	20.53
063-09-15	62.67
063-10-06	22.16
063-10-17	15.69
063-10-34	25.17
Total	244.05

C. Landowner’s request was approved by the Trustees on August 31, 2026, subject to Landowners execution of this Agreement;

D. Landowner desires to include the Property into the ID #3 on the terms set forth in this Agreement and to proportionately share in the capital costs and the annual operation and maintenance costs for the improvements necessary to deliver NSJWCD surface water to lands within ID #3.

AGREEMENT

1. Inclusion Processing Fee; Initial Connection Fee.

- a. Inclusion Processing Fee. Upon signing this Agreement, Landowner shall pay NSJWCD \$1,000 to cover NSJWCD’s cost to process the addition of the lands to ID #3.

- b. **Initial Connection Fee.** Within 30 days of the date the NSJWCD Board of Directors approves this Agreement, Landowner shall pay a Connection Fee to NSJWCD for the Capital Assessment account of ID#3. The Connection Fee shall be equal to the ID#3 acreage assessment that has been imposed for all prior years as of the date of the Final Order of the NSJWCD Board of Directors to include the Property within ID#3 is adopted. Inclusion into ID#3 shall not be effective until NSJWCD has received the Connection Fee.
2. **Lands Included.** Upon payment of the Connection Fee, the Property shall become part of ID #3.
3. **Voluntary Assessment and Lien.** Landowner agrees that the Property will be subject to an initial annual assessment of \$50.00 per acre each year for ten years (“acreage assessment”), with 2028 being the last year when the annual assessment will be payable, to fund the balance of the cost to complete the Proposed Improvement Plan for ID #3, and such other assessment as are duly approved by the landowners of ID #3. Landowner agrees that the assessment shall be a lien on the Property as provided in the Water Code.
4. **Waiver of Right to Notice and Opportunity to Vote on the Existing Assessment under Proposition 218 and the Water Code.** Landowner acknowledges that ID #3 was formed, and the initial acreage assessment for ID #3 was imposed in compliance with the provisions of Proposition 218 and the Water Code (“Existing Assessment”) prior to when Landowner decided to join ID #3. As to the Existing Assessment, Landowner expressly waives the right to notice of formation or levy of assessment under the Water Code, Proposition 218 or any other law, waives the right to cast a vote or protest under Proposition 218 on the assessment, and agrees not to challenge the assessment on that basis.
5. **Terms and Conditions of Petition for Formation and Other Documents.** Landowner acknowledges that it has read and understands the terms and conditions of the original Petition for Formation for ID#3, the Engineer’s Report for ID#3, and the Final Order by the NSJWCD Board of Directors forming ID#3 and levying the assessment, and agrees to those terms and conditions.
6. **Payment of Other NSJWCD Charges in addition to Annual Assessments.** Landowner understands that the Landowner will need to pay NSJWCD annually for other charges, such as a Water Charge and other applicable NSJWCD assessments and charges.
7. **Landowner Representations; Notification to Property’s Debt Lienholders.** By signing below Landowner represents and warrants that it is the record owner of title to the Property and will notify any lienholders regarding this Agreement.

LANDOWNER

Cortopassi Partners, LLC

ID#3 TRUSTEES

By: _____

Name: _____

Date: _____

By: _____

Name: _____

Date: _____

**AGREEMENT TO ADD LANDS TO
THE SOUTH SYSTEM WATER USERS IMPROVEMENT DISTRICT NO. 3
OF NORTH SAN JOAQUIN WATER CONSERVATION DISTRICT
AND TO LEVY AN ASSESSMENT ON THE LAND**

This Agreement is entered into as of the latest date entered next to the signatures below, between Cortopassi Partners, LLC (“Landowner”), the record owner(s) of the land identified with particularity in Exhibit A (“Property”) incorporated herein, and the Board of Directors of the North San Joaquin Water Conservation District, acting as Trustees for Improvement District No. 3 (“Trustees”), individually referred to as “Party” and collectively referred to as “Parties.”

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A. The Board of Directors of North San Joaquin Water Conservation District (NSJWCD) received a Petition for formation of the South System Water Users Improvement District No. 3 (ID #3) from a group of landowners (not including the Landowner) on October 29, 2018. NSJWCD officially formed ID #3 on December 17, 2018 through Resolution 2018-15.

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063-10-17	15.69
063-10-34	25.17
Total	244.05

C. Landowner’s request was approved by the Trustees on August 31, 2026, subject to Landowners execution of this Agreement;

D. Landowner desires to include the Property into the ID #3 on the terms set forth in this Agreement and to proportionately share in the capital costs and the annual operation and maintenance costs for the improvements necessary to deliver NSJWCD surface water to lands within ID #3.

AGREEMENT

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3. **Voluntary Assessment and Lien.** Landowner agrees that the Property will be subject to an initial annual assessment of \$50.00 per acre each year for ten years (“acreage assessment”), with 2028 being the last year when the annual assessment will be payable, to fund the balance of the cost to complete the Proposed Improvement Plan for ID #3, and such other assessment as are duly approved by the landowners of ID #3. Landowner agrees that the assessment shall be a lien on the Property as provided in the Water Code.
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5. **Terms and Conditions of Petition for Formation and Other Documents.** Landowner acknowledges that it has read and understands the terms and conditions of the original Petition for Formation for ID#3, the Engineer’s Report for ID#3, and the Final Order by the NSJWCD Board of Directors forming ID#3 and levying the assessment, and agrees to those terms and conditions.
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7. **Landowner Representations; Notification to Property’s Debt Lienholders.** By signing below Landowner represents and warrants that it is the record owner of title to the Property and will notify any lienholders regarding this Agreement.

LANDOWNER

Cortopassi Partners, LLC

ID#3 TRUSTEES

By: _____

Name: _____

Date: _____

By: _____

Name: _____

Date: _____

RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

North San Joaquin Water Conservation
District
P.O. Box 334
Victor, CA 95253

For recorder's use

RESOLUTION 2026-

**RESOLUTION OF FINAL ORDER OF THE BOARD OF DIRECTORS OF THE
NORTH SAN JOAQUIN WATER CONSERVATION DISTRICT FORMING
IMPROVEMENT DISTRICT NO. 4, TO BE KNOWN AS THE NORTH WATER USERS
IMPROVEMENT DISTRICT, AND LEVYING A SPECIAL ASSESSMENT**

RESOLUTION 2026-

**RESOLUTION OF FINAL ORDER OF THE BOARD OF DIRECTORS OF THE
NORTH SAN JOAQUIN WATER CONSERVATION DISTRICT FORMING
IMPROVEMENT DISTRICT NO. 4, TO BE KNOWN AS THE NORTH WATER USERS
IMPROVEMENT DISTRICT, AND LEVYING A SPECIAL ASSESSMENT**

WHEREAS, the Board of Directors of the North San Joaquin Water Conservation District, on August 31, 2026 at 2:00 PM, held a public hearing on the petition for formation of Improvement District No. 4, to be known as the North Water Users Improvement District, under the provisions of Chapter 3, Part 7, Division 21, of the California Water Code.

Based upon the evidence presented at the public hearing, including the Petition for Formation attached as Exhibit A, the Board of Directors finds the following:

- A. Two-thirds or more in number of the holders of title or evidence of title to the land in the proposed improvement district have signed the petition for the formation of an improvement district, attached hereto as Exhibit A.
- B. The North San Joaquin Water Conservation District has properly caused to be prepared a Survey of the proposed improvements.
- C. Plans and Specifications, an Estimate of the Cost of the Improvements and a Statement of the Proposed Assessment are included in the Petition for Formation and have been filed with the Secretary of the Board of Directors of the North San Joaquin Water Conservation District.
- D. Proper and timely notice of the hearing was given in accordance with California Water Code Sections 75190 and 75191 and the California Constitution or waived by the affected landowners.
- E. All affected landowners have consented to the formation and levy of assessments.
- F. Each of the tracts of land within the boundaries of the proposed improvement district will be benefited by the formation of the improvement district.
- G. It is in the best interests of the North San Joaquin Water Conservation District and the proposed improvement district to form the improvement district and to construct the proposed improvements.
- H. The assessment hereinafter levied is necessary for the purpose of constructing the proposed improvements.

IT IS HEREBY ORDERED as follows:

1. The petition for the formation of Improvement District No. 4 is hereby approved and Improvement District No. 4 is hereby formed. The North San Joaquin Water Conservation District is authorized to proceed with any necessary environmental review, acquisition of required permits and approvals, design engineering, and other pre-construction work and, after completion of the environmental review and securing of required permits and approvals, to proceed with the construction of the improvements set forth in the petition and in accordance with the applicable survey and estimate of the costs.
2. Board of Directors hereby levies and apportions the capital assessment according to benefits in the manner set forth in the Petition for Formation attached hereto as Exhibit A, attached hereto and incorporated herein by reference.
3. The capital assessment of \$60.00 per acre per year shall be payable over ten (10) years in ten (10) annual installments with the first installment due and payable December 1, 2026.
4. In addition to the above capital assessment, there shall be assessed against the lands of the improvement district water charges sufficient to pay for the necessary operation and maintenance costs, as determined by the Board, of the improvement district's facilities and related improvements for the delivery of surface water. The water charges shall be levied and apportioned according to the benefits to each acre in each year and shall be in addition to any other assessment levied upon the lands within the improvement district. Operation and maintenance costs will include all Pacific Gas & Electric Company charges, District employee costs, facility maintenance and repair costs, facility replacement costs, property insurance on improvement district facilities, liability insurance, costs for compliance with all applicable project permits and regulatory approvals, and a contingency fund of 5%. The District employee costs shall be charged to the improvement district based upon the number of hours worked on improvement district-related matters times the employee's then applicable hourly rate (including employee benefits and Workers Compensation costs).
5. The improvement district assessment and each installment thereof, shall be and remain a lien on such lands in the same manner and effect as would an annual assessment of the North San Joaquin Water Conservation District, whether or not any such annual assessment is actually levied by the District.
6. This Final Order forming the improvement district and levying the assessments shall be entered in the minutes of the Board and the Secretary of the Board shall cause a certified copy of this Final Order to be recorded in the office of the San Joaquin County Recorder.

Moved by Director _____, seconded by Director _____, that the foregoing resolution be adopted.

Upon roll call the following vote was had:

Ayes: _____ Directors

Noes: ___ Directors
Absent: ___ Directors
Abstain: ___ Directors

The President declared the resolution adopted.

I, Brady Colburn, Secretary of the Board of Directors of the NORTH SAN JOAQUIN WATER CONSERVATION DISTRICT, do hereby CERTIFY that the foregoing is a full, true and correct copy of a resolution duly adopted at a regular meeting of the Board of Directors held the 31th day of August, 2026.

Execution Copy

**PETITION FOR THE FORMATION OF
IMPROVEMENT DISTRICT NO. 4, TO BE KNOWN AS
THE NORTH SYSTEM SURFACE WATER USERS IMPROVEMENT DISTRICT**

**TO THE HONORABLE BOARD OF DIRECTORS OF THE NORTH SAN JOAQUIN
WATER CONSERVATION DISTRICT:**

1. PETITION. We, the undersigned, hereby petition for the formation of an Improvement District Number 4 (ID4) within the North San Joaquin Water Conservation District (District) to provide for participation in the North System Project (Project), and for the levying of an assessment on the lands within the improvement district. We certify that we represent all of the holders of title of land situated within the boundaries of the proposed ID4.

2. PLANS: The plans and purpose of the Project of the proposed ID4 are:

- a. The District plans to construct a new North System Pump Station and rehabilitate or replace pipelines and related appurtenances to deliver surface water for irrigation and groundwater recharge purposes from the North System Pump Station to a portion of Tretheway Road and a portion of Acampo Road.
- b. The facilities that comprise the “Project” for purposes of ID4 include:
 - The planned new North System pump station and 48” main from the pump station to Tretheway road, to be installed 2027-2028 (The ID4 landowners may utilize the existing temporary pumps until the new pump is completed).
 - +/- 2700 feet of 42” pipe along Acampo Road, and a 42” crossing under Acampo Road installed in 2025-2026.
 - +/- 2500 feet of 42” pipe along Tretheway Road installed in 2024-2025
 - +/- 1300 feet of 14” pipe along Tretheway Road installed in 2023
 - A planned connection between the 42” and 14” pipes on Tretheway Road (which traverses a gas line).

- c. The facilities described in subsection 2.b. are sufficient to deliver water to the District's Lakso Recharge project and to approximately 600 acres of lands in the vicinity of the Project.
- d. The total cost of the Project is approximately \$7.95 million dollars. The District has or will fund these facilities with approximately \$5.660 million in grant funding, approximately \$1.929 million in groundwater charge revenue and approximately \$360,000 in ID4 assessments .
- e. Based on the estimated use of the Project facilities over a thirty year period, the Project will be used for groundwater recharge purposes 84% of the time and irrigation purposes 16% of the time. The \$360,000 in ID4 assessments reflects this equitable division of Project costs, not covered by grant funding.
- f. The undersigned landowners represent owners of land that can be served from the Project described herein and are willing to contractually agree to assess themselves \$60.00 per acre for ten years to fund and equitable share of the cost of the Project based on the direct benefits that the undersigned landowners will receive through access to surface water for irrigation.

3. INCLUDED LANDS:

- a. At least 200 acres of lands must sign this Petition to move forward with the formation of ID4. Additional acres may elect to join ID No. 4 provided:
 - 1. The total acreage in ID4 does not exceed 600 acres (which limit may be revised by a majority vote of the members of ID4 and the approval of the District); AND
 - 2. Any acreage that joins pays a connection fee equal to the acreage assessment imposed for all prior years [for example, if 10 acres joins after three years of assessments have been levied, the connection fee is $\$60 \times 3 \text{ yrs} \times 10 \text{ acres} = \$2,100$] plus interest on the prior assessments at the same rate paid by the District for any borrowed funds; AND

3. All landowners that join ID4 must consent in writing to joining the ID, paying the assessments, and having the assessments be a lien on their real property as allowed by law.

4. ASSESSMENTS:

- a. Lien. The undersigned acknowledge that the ID4 assessment is a lien on their real property and may be used as security for the financing for the Project.
- b. Initial Assessment. The Initial Assessment shall be \$60.00 per acre per year for ten years. The assessment shall be used only for the Project construction costs. The assessment shall not be used to fund any other projects of the District or to fund other operation and maintenance expenses of the District or to fund turnouts or laterals that serve only one landowner. If the Initial Assessment, combined with other funding sources, is insufficient to complete the Project, the landowners may consider a future assessment as described below. If the Initial Assessment raises surplus funds, the surplus shall be held in a designated reserve account for North System repairs or improvements.
- c. Future Assessments. The landowners may approve additional future assessments with a majority vote, with votes weighted based on proportional financial obligation (one acre one vote).

5. PRIORITY.

- a. The District shall provide Landowners in ID4 with shared first priority to access and use surface water available to the District on the North System, under the District's water right Permit 10477, on their acreage in ID4 for irrigation purposes. This first priority right shall be shared with the District's recharge project(s) utilizing the Project. Other landowners, who are not members of ID4, shall have a lower priority right to use the Project capacity.

- b. The undersigned acknowledge that the District has previously agreed with the landowners in the Tracy Lakes Improvement District No. 1 that when the District does have water available under Permit 10477, the first 3,000 acre-feet are to be made available to the District's North and South System, the next 4,000 acre-feet are to be made available to the Tracy Lakes System, and the balance (up to 13,000 acre-feet) are currently available for delivery at the discretion of the Board of Directors.
- c. To the extent the District determines that use of surface water for irrigation results in any form of a credit for groundwater purposes pursuant to a plan developed under the Sustainable Groundwater Management Act, the landowners in ID4 who have paid for the Project and have used surface water on their properties for irrigation purposes, shall be entitled to the credits associated with their surface water use. Any surface water delivered through the Project by the District for groundwater recharge purposes, including Flood MAR projects on landowner properties, shall be credited to the District.
- d. The undersigned acknowledge that the District does not have access to surface water in all year types and cannot guarantee an annual water supply. The District's Permit 10477 water is generally not available for irrigation in Dry, Critically Dry and most Below Normal year types.

6. LANDOWNER TURNOUTS AND DIVERSIONS. Landowners in ID4 are responsible for installing the facilities necessary to divert and take water from the Project facilities at the Landowners' sole cost and expense. The design and installation of the facilities which connect to the District's facilities shall be reviewed and approved by the District's Engineer. All diversions of District water from the District's facilities shall be metered with meters approved by the District and installed at the Landowners' expense.

7. SURFACE WATER CHARGE: Landowners in ID4 shall pay, in addition to the annual acreage assessment, a surface water charge for all water scheduled for delivery, as set by the District from time to time, to cover the actual operation and maintenance expenses for the

delivery of surface water. Landowners who are not members of ID4 will pay a higher water charge to cover a contribution toward capital costs.

8. COMMITTEE: The District shall establish an advisory committee for ID4 comprised of at least three members of ID No. 4 to review projects, expenditures and other matters related to ID4 and provide recommendations to the District.

9. MODIFICATION: The terms and conditions of ID4 as set forth in this Petition may be modified from time to time upon approval of the District and a majority vote of the acres in the ID4.

10. EXHIBITS: This petition includes the attached *Exhibit A and Exhibit B*:

- a. The names of the owners of all the land within the proposed improvement district and a description of the parcel or parcels of land owned by each such owner within the proposed improvement district according to the next preceding equalized assessment book of the County of San Joaquin are contained in attached **Exhibit A**. The list of parcels contained in **Exhibit A** constitutes a description of all the land eligible to be included in the proposed improvement district at this time.
- b. The attached **Exhibit B** map shows the land to be included within the boundaries of the proposed improvement district. The District shall cause an amended improvement district map to be prepared as additional acres are added to the ID4.

11. CONSENT TO WAIVER OF HEARING AND OTHER FORMALITIES.

a. The undersigned hereby waive notice of hearing and any hearing by the District on the formation of Improvement District No. 4 and expressly consent to the formation of the improvement district, the levy of the \$60.00 per acre assessment for ten years, and the recording of the District's order approving the formation of the improvement district and levy of assessment as a lien against the real property listed on Exhibit A. The undersign also expressly waive any other procedural or due process requirements, including but not limited to compliance

Execution Copy

with Proposition 218, and consent to the levy of the assessment against their properties in exchange for the right to receive surface water under the terms set forth above. The undersigned further consent to the setting of a 2026 surface water rate of \$60.00 per acre-foot and waive any procedural or other legal requirements, including but not limited to compliance with Proposition 218.

IN WITNESS WHEREOF, we have signed our names and caused this petition to be dated as of the date of the last signature on Exhibit A hereto.

[signatures attached in Exhibit A]

EXHIBIT A – LANDS TO COMPRISE IMPROVEMENT DISTRICT NO. 4

Parcel/Acres	Landowner	Signature and Date
017-240-09 – 75.67 acres	John Lakso and Helen Lakso, Trustees of the Lakso Family Trust	<i>John Lakso, Trustee</i> <i>Helen Lakso Trustee</i>
017-240-08 – 79.09 acres	John Lakso and Helen Lakso, Trustees of the Lakso Family Trust	<i>John Lakso, Trustee</i> <i>Helen Lakso Trustee</i>
172-220-10 – 79.87 acres	John Lakso and Helen Lakso, Trustees of the Lakso Family Trust	<i>John Lakso, Trustee</i> <i>Helen Lakso Trustee</i>
017-180-17 – 46.74 acres	Creekside Land Company LLC	
017-180-18 – 47.60 acres	Creekside Land Company LLC	
017-240-17 – 9.73 acres		
017-240-13 – 29.12 acres		
017-240-04 – 39.39 acres		
017-240-05 – 39.69 acres		

EXHIBIT A – LANDS TO COMPRISE IMPROVEMENT DISTRICT NO. 4

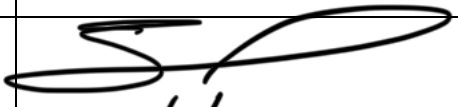
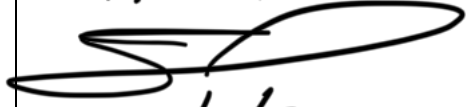
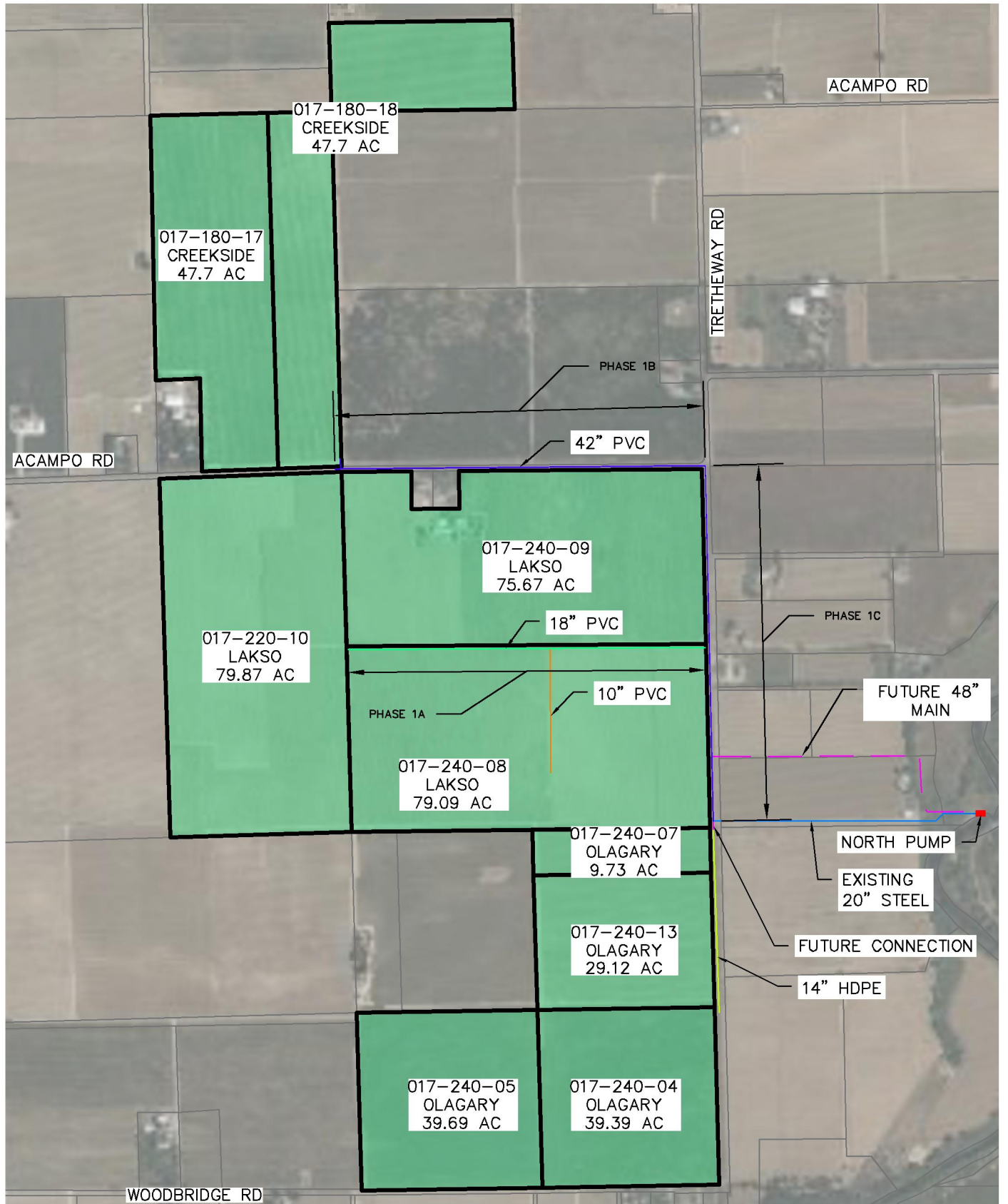
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172-220-10 – 79.87 acres	John Lakso and Helen Lakso, Trustees of the Lakso Family Trust	
017-180-17 – 46.74 acres	Creekside Land Company LLC	 7/1/24
017-180-18 – 47.60 acres	Creekside Land Company LLC	 7/1/24
017-240-17 – 9.73 acres		
017-240-13 – 29.12 acres		
017-240-04 – 39.39 acres		
017-240-05 – 39.69 acres		

EXHIBIT B – MAP OF IMPROVEMENT DISTRICT NO. 4 LANDS



DE GRAAF
ENGINEERING, INC.

degraafengineeringinc.com (209) 614-2745 P.O. Box 87 Ripon CA 95366

PROPOSED ID4 PARCELS

1" = 1000'

5/13/26

NORTH SAN JOAQUIN WATER CONSERVATION DISTRICT

IMPROVEMENT DISTRICT 4 FORMATION

			Funding for Elements		Allocation of District Cost			
	Vendor	Total	Grant	District	GW Recharge		Irrigation - ID4	
IMPROVEMENT DISTRICT NO. 4 PROJECT ELEMENTS								
Permanent North System pipelines								
42" Pipeline (2,700'+/-) - Acampo Rd -Phase 1B	Arnaudo	\$ 1,664,520.52	\$ 1,664,520.52	\$ -	84%	\$ -	16%	\$ -
42" Pipeline (2,500' +/-) - Tretheway Rd - Phase 1C	Arnaudo	\$ 914,008.48	\$ 914,008.48	\$ -	84%	\$ -	16%	\$ -
42" crossing under Acampo Rd to North - Estimate	Arnaudo	\$ 50,000.00	\$ 10,000.00	\$ 40,000.00	84%	\$ 33,685.83	16%	\$ 6,314.17
		\$ 2,628,529.00						
Connection from 42" PVC to 14" HDPE under gas line, Tretheway Rd				\$ -				
Engineer's estimate		\$ 250,000.00	\$ -	\$ 250,000.00	84%	\$ 210,536.44	16%	\$ 39,463.56
Reynolds Recharge remaining infrastructure								
14" HDPE (1300'+/-) - Phase 1A - Tretheway Rd		\$ 71,323.84	\$ 71,323.84	\$ -	84%	\$ -	16%	\$ -
New North Pump Station, 48" main out to Tretheway Rd								
Engineer's Estimate		\$ 5,000,000.00	\$ 3,000,000.00	\$ 2,000,000.00	84%	\$ 1,684,291.55	16%	\$ 315,708.45
Subtotal		\$ 7,949,852.84	\$ 5,659,852.84	\$ 2,290,000.00		\$ 1,928,513.82		\$ 361,486.18
OTHER NORTH SYSTEM IMPROVEMENTS NOT CHARGED TO ID4								
Temporary Pump Station								
temp pump and generator install and rental	Arnaudo	\$ 110,245.69	\$ 110,245.69	\$ -	100%	\$ -	0%	\$ -
temp pump and generator rental	Arnaudo	\$61,007	\$61,007	\$ -	100%	\$ -	0%	\$ -
temp pump and generator rental	Arnaudo	\$53,460	\$53,460	\$ -	100%	\$ -	0%	\$ -
temp pump and generator rental	Arnaudo	\$38,774	\$38,774					
temp pump work	Arnaudo	\$16,464	\$16,464					
1st pump skid install	Pacific SW	\$156,509	\$156,509					
2nd pump skid install	Arnaudo	\$ 137,500.00	\$ 137,500.00	\$ -	100%	\$ -	0%	\$ -
two fish screens	ISI	\$ 86,200.00	\$ 86,200.00					
		\$ 660,160.10	\$ 660,160.10					
Lakso Recharge Project								
Lakso 18" e/w Lateral	Avid	\$ 160,809.58	\$ -	\$ 160,809.58	100%	\$ 160,809.58	0%	\$ -
Lakso 10" n/s lateral	Pacific SW	\$ 36,947.31	\$ 36,947.31					
Original basin work	Richard Rodriguez	\$ 50,000.00	\$ 50,000.00		100%	\$ -		
Phase 1C basin work	Arnaudo	\$ 274,000.00		\$ 274,000.00	100%	\$ 274,000.00		
		\$ 521,756.89						
TOTAL ALL		\$ 9,131,769.83	\$ 6,406,960.25	\$ 2,724,809.58		\$ 2,363,323.40		

** Excludes permitting, engineering, surveying, easements and project management costs - almost all covered by grants to date

	acres		wet	dry	average
Average Recharge Use of System	79.09	84%	6525	1780	4152
Average Irrigation Use of System	518.87	16%	1557	0	778
					4930.53

	Acres
Creekside	95.40
Lakso Irrigated	155.54
Lakso Recharge	79.09
Olagaray	117.93
Additional Acres	150
Total	597.96



Quotation Number: **MM1985947**
 Quote Sent Date: **Aug 24, 2026**
 Expiration Date: **Sep 23, 2026**
 Prepared By: **Mario Marin**
 Phone: +12092425307
 Email: mario.marin@bobcatcentral.com

Customer
**North San Joaquin County Water
 Conservation District**
 498 E KETTLEMAN LN
 LODI, CA, 95240-5945
 Phone: +12093290250

Contact
Steve Schwabauer
 Phone: +12093290250

Dealer
Bobcat Central, Inc, Stockton, CA
 3516 NEWTON ROAD
 STOCKTON, CA, 95205

Item Name	Item Number	Quantity	Price Each	Total
T650 T4 Bobcat Compact Track Loader	M0511	1	74,564.00	74,564.00
Standard Equipment: 74 HP Tier 4 Turbo Diesel Engine Auxiliary Hydraulics: Variable Flow Backup Alarm Bob-Tach Bobcat Interlock Control System (BICS) Cylinder Cushioning - Lift, Tilt Engine/Hydraulic Systems Shutdown Glow Plugs (Automatically Activated) Horn		Instrumentation: Engine Temperature & Fuel Gauges, Hour Meter, RPM and Warning Indicators Lift Arm Support Lift Path: Vertical Lights, Halogen Front & Rear Operator Cab: Includes: Top & Rear Windows, Seat Bar, Seat Belt Roll Over Protective Structure (ROPS) meets SAE-J1040 & ISO 3471 Falling Object Protective Structure (FOPS) meets SAE-J1043 & ISO 3449, Level I; (Level II is available through Bobcat Parts) Parking Brake: Spring Applied, Pressure Released (SAPR) Solid Mounted Carriage with 4 Rollers Tracks: Rubber, 12.6" Narrow C-Pattern Warranty: 2 years, or 2000 hours whichever occurs first		
Selectable Joystick Controls	M0511-R01-C04	1	1.00	1.00
Closed Cab Comfort Plus	M0511-P12-C40	1	13,059.00	13,059.00
Includes: Closed Cab, HVAC, Heated Cloth Air Ride Seat, Power Bob-Tach, Standard Flow, Two-Speed Travel, Deluxe Display, Standard Fan, Keyless Ignition, Single Direction Bucket Position, Ride Control, Sound Reduction Package, 7-Pin Attachment Control, Handsfree Bluetooth Radio, Rear View Camera				
High-Flow Hydraulics	M0511-R03-C03	1	2,464.00	2,464.00
17.7" C-Pattern Rubber Track	M0511-R09-C02	1	1,785.00	1,785.00
74" Heavy Duty Bucket	7272680	1	2,048.00	2,048.00
Long Bolt-on tooth kit	7355992	7	56.48	395.36
80" Heavy Duty Bucket	7272681	1	2,229.00	2,229.00
Bolt-On Cutting Edge, 80"	6718008	1	362.98	362.98
72" Brushcat (Std Flow)	7218087	1	9,947.00	9,947.00
Special Applications Polycarbonate Door Kit	7128395	1	2,345.61	2,345.61
Total for T650 T4 Bobcat Compact Track Loader				109,200.95
Quote Subtotal				109,200.95
Dealer PDI				850.00

	Freight Charges	1,700.00
	Destination Charges	591.00
	Dealer Assembly Charges	798.00
	3 rd party mower below	
	Ettera offset mower	44,240.00
	Sales Total before Taxes	157,379.95
	Taxes	12,196.95
	Quote Total - USD	169,576.90

Customer Acceptance:		
Quotation Number: MM1985947	Purchase Order: _____	
Authorized Signature:		
Print: _____	Sign: _____	
Date: _____ Email: _____ Tax Exempt: Y ☐ / N ☐		

<u>Machine Financing Options</u>	Rate	Terms	Down Payment	Finance Amount	Estimated Monthly Payment
T650 T4 Bobcat Compact Track Loader					
☐ Finance Program - 0.0%/48Mo Financing must be through Doosan Bobcat Capital Solutions and is subject to credit approval. Down payment may be required. Additional fees may apply. See Bobcat program documents for details.	0.00%	48	0.00	169,576.90	3,532.85

P.O. Box 334, Victor, CA 95253

PREPARED BY: Petrea Marchand, Consero Solutions
Steve Schwabauer, General Manager

RECOMMENDATION: Receive Update on 2026-27 State Budget Proposals and North San Joaquin Water Conservation District (District) Project Funding Opportunities

BACKGROUND:

The Legislature passed and the Governor signed a final 2026-27 budget on June 15, 2026, but the Governor is still negotiating final changes with the California State Senate and the California State Assembly through budget trailer bills, including all Proposition 4 allocations of interest to the District. The Legislature expects to pass the Proposition 4 budget trailer bill by August 31, 2026, the end of the 2026 legislative session. (The Legislature must release a copy of the Proposition 4 trailer bill to the public by August 28, 2026 to meet a legal requirement to provide the public with 72 hours to review before a vote. Since this report was written prior to the release of the trailer bill, the General Manager will provide a verbal update on the trailer bill at the August 31, 2026 District Board meeting.) The trailer bill is expected to contain allocations for the Sustainable Groundwater Management Act Implementation Grant Program (SGMA Grant Program), the Multibenefit Land Repurposing Program, and the new Watershed Resilience Grant Program (which replaces the Integrated Regional Water Management Grant Program.) The District's newly approved Master Plan should strengthen the District's position to apply for Proposition 4 funding because it sets District priorities with community input, although the District must review grant guidelines to determine the District's competitiveness for funding.

At the April 30, 2026 Proposition 4 workshop on the SGMA grant program and the Watershed Resilience Program, DWR noted the following highlights about both programs:

- Advance payment of up to 25% of the grant award is now available to initiate awarded projects;
- Indirect costs an eligible expense (Note: the eligibility of indirect costs for reimbursement will help the District recoup some overhead costs associated with managing grant-funded projects, if awarded, if the District has the appropriate indirect cost paperwork in place);
- 40% of Proposition 4 funds must directly benefit disadvantaged communities and vulnerable populations
- Proposition 4 broadens the definition of "disadvantaged community" to areas with a median household income below 80% of the area median or 80% of the statewide median—meaning some higher-income areas could newly qualify.
- Proposition 4 created a new definition for "vulnerable population" with an associated online tool as follows:

"A subgroup of population with a region or community faces a disproportionately heightened risk or increased sensitivity to impacts of climate

change and that lacks adequate resources to cope with, adapt to, or recover from such impacts.”

The new DWR mapping tool considers both social vulnerability and climate hazard; draft program guidelines will provide more detail on how the information from the tool will affect grant competitiveness.

DISCUSSION:

1. California Department of Water Resources Sustainable Groundwater Management Implementation Grant Program

Project Name: N/A

Amount Requested: TBD

Amount of Cost Share: TBD

Release Request for Grant Application: Draft guidelines expected fall 2026; full solicitation mid-2027 (TBD)

Application Due: TBD

Status: DWR has confirmed it will divide the \$386.25 million in Proposition 4 funding for sustainable groundwater management among five components: the SGMA Implementation Grant Program (\$320 million, one award per basin/subbasin through a single statewide solicitation), the Flood Diversion and Recharge Enhancement Assistance Program (technical assistance only, not a grant, \$20 million), the Underrepresented Communities Technical Assistance Program (technical assistance only, not a grant, \$20 million), the San Joaquin River Restoration Program (\$15.5 million), and Conveyance Assistance (\$5 million).

DWR is separately advancing a smaller, near-term Sustainable Groundwater Management grant program funded in the 2025-26 budget (\$3.5 million for small GSAs pumping less than 10,000 acre-feet annually, plus \$6 million for technical assistance). DWR released draft guidelines for this smaller program on July 31, 2026, opening a public comment period through September 30, 2026, with public workshops on September 1 and September 22, 2026.

For the main \$320 million SGMA Implementation Grant Program, DWR does not expect to release draft guidelines or a Proposal Solicitation Package until early fall 2026; DWR has tentatively scheduled a Tribal public comment workshop for October 20, 2026 and a general public comment workshop for November 5, 2026, with applications due mid-2027 and awards in late 2027 or early 2028. DWR reiterated there will be only one statewide funding solicitation and one grant award per basin, with a required “reasonable geographic” spread of funding.

Eligible priorities include recharge and conjunctive use projects, subsidence best management practice implementation, water conservation and agricultural land adaptation, conveyance projects, and demand management activities. DWR is reserving a minimum of \$25 million of the

overall groundwater funding for tribal water resources projects and has encouraged basins to coordinate with tribal governments within their boundaries as part of a combined basin application rather than a separate submission. DWR also confirmed a project needs to benefit only a disadvantaged community or a vulnerable population (not both) to count toward the 40% benefit requirement, and that recycled water expansion projects are eligible to offset groundwater use.

Context: Section 91012 of Proposition 4 states: “Of the funds made available by Section 91010, three hundred eighty-six million two hundred fifty thousand dollars (\$386,250,000) shall be available...for projects related to groundwater storage, groundwater banking, groundwater recharge, or instream flow projects that support the conjunctive use of groundwater and surface water supplies.”

2. **California Department of Food and Agriculture (CDFA) Office of Environmental Farming and Innovation State Water Efficiency and Enhancement Program (SWEET)**
Project Name: San Joaquin County Multi-District Groundwater Overdraft and Energy Use Reduction Project
Amount Requested: \$3 million (NSJWCD’s share is a small portion of this amount due to the lack of disadvantaged or vulnerable communities in the District)
Amount of Cost Share: TBD (only concept proposal submitted)
Concept Proposal Submitted: May 14, 2026
Full Proposal Invitation Notification: June 2026
Full Proposal Application Due: August 2026
Award Notification: September 2026
Award Execution: January 2027

Status: The District worked with Woodbridge Irrigation District, the Central San Joaquin Water Conservation District, the South San Joaquin Irrigation District, and the San Joaquin County Farm Bureau to submit a concept proposal for a SWEET grant in May 2026. In August 2026, CDFA notified Woodbridge Irrigation District that CDFA would not invite the partners to submit a full application. The project partners are seeking feedback from CDFA as to why the concept proposal was not successful. Consero will drop this funding opportunity from future updates since this was the last SWEET funding opportunity for the foreseeable future.

Context: The 2025-26 and 2026-27 budgets allocate a total of \$39 million to the SWEET program, all of which is available for award in the 2026 funding round for which the District applied with partners. Carolyn Cook with the Department has confirmed the Department will not offer a SWEET grant solicitation in 2027. Proposition 4 contains a total of \$40 million for the SWEET program and specifically states funds “shall be available for the State Water Efficiency and Enhancement Program to promote on-farm water use efficiency with focus on multiple-benefit projects that improve resilience to climate change and save water on California agricultural operations.” The Legislature will likely appropriate the remaining \$1 million in later budget years to support CDFA’s management of the program.

3. California Department of Conservation Multibenefit Land Repurposing Program (MLRP)

Project Name: N/A

Amount Requested: TBD

Amount of Cost Share: TBD

Solicitation Release Date: TBD

Application Due: TBD

Draft guidelines: Summer 2026

Public Comment Workshops and Tribal Roundtables: Summer-Fall 2026

Solicitation: Fall 2026

Awards: Winter 2026 - 2027

Status: At the California Department of Conservation's (DOC) July 20, 2026, Proposition 4 webinar, Megan Powers, MLRP Grant Manager, confirmed Proposition 4 allocates \$200 million to MLRP; the program received \$32 million in the 2025-26 fiscal year and expects \$64 million in the current 2026-27 fiscal year. Ms. Powers said DOC expects to release updated draft guidelines for public comment in August 2026, with final guidelines expected in November-December 2026 and awards in 2027. Ms. Powers confirmed the first Proposition 4 funding round will accept applications from high- and medium-priority groundwater basins, not only critically overdrafted basins as in prior rounds, though DOC has not yet finalized how scoring will treat critically overdrafted basins, which scored higher in prior rounds. DOC is also considering phased grant awards to allow grantees to begin planning earlier and is coordinating with DWR and the Wildlife Conservation Board. As with other Proposition 4 programs, DOC must award 40% of MLRP funding to disadvantaged communities.

Context: In January 2025, the Governor proposed \$12 million for the Multibenefit Land Repurposing Program in 2025-26 and \$51 million in 2026-27. The State Legislature increased the proposed amounts to \$65 million in 2026-27 and \$32 million 2025-26, demonstrating the State Legislature's support for this program. The District had declined to apply to the Multibenefit Land Repurposing Program in the past because the program did not allow the District to count groundwater recharge or demand reduction through program-funded projects towards its water budget. District staff will review the updated guidelines to determine whether the Department has addressed this issue.

4. Department of Water Resources Watershed Resilience Program (formerly Integrated Regional Water Management Program)

Project Name: TBD

Amount Requested: TBD

Amount of Cost Share: TBD

Solicitation Release Date: Conservation Implementation draft guidelines expected September 2026 (concept proposals early 2027, full applications spring 2027); Planning+ draft guidelines expected winter 2026-27 (tentative)

Application Due: TBD

Application Due: TBD

Status: DWR has confirmed the \$152 million Watershed Resilience Grant Program will be split into two solicitations. The Conservation Implementation solicitation (approximately \$60.1 million) will fund water conservation capital projects in agricultural or urban areas selected by a “collaborative group”; the minimum project amount is \$3 million (which may comprise multiple conservation projects), with no maximum yet determined and no cost share required. Example eligible projects may include leak detection and metering installation and direct-install projects for commercial, industrial, and institutional users; individual turf-replacement rebate projects will not be eligible. DWR expects to release draft guidelines and a Proposal Solicitation Package for Conservation Implementation in September 2026, following a Tribal workshop (October 12, 2026) and a general public workshop (October 22, 2026), with concept proposals due in early 2027 and full applications in spring 2027.

The second solicitation, Watershed Resilience Planning+ (approximately \$92.3 million), will fund either development of a new Watershed Resilience Plan (or expansion of an existing plan, including prior Integrated Regional Water Management plans) or implementation of priority projects identified in such a plan; the award size is approximately \$8 million (about \$3 million for plan development and \$5 million for implementation of the highest-priority project(s)). DWR expects to release draft guidelines for Planning+ in winter 2026-27, with concept proposals in late 2027. DWR confirmed the watershed boundary definition will remain flexible (it does not need to follow the HUC-8 boundaries DWR uses for its water planning analysis, or political boundaries) and that existing Integrated Regional Water Management regions are well-positioned to apply. DWR will require applicants to represent a collaborative group and will develop scoring criteria that also encourages inclusion of water conservation projects within a broader Watershed Resilience Plan.

Context: Proposition 4 contains \$100 million for integrated regional management, which DWR will use for this program in addition to \$75 million in Proposition 4 for urban and agricultural water conservation. DWR is transitioning away from the Integrated Regional Water Management Plan Program because the California Water Plan is moving to a watershed approach to water management. Proposition 4 states the \$100 million is used for “integrated regional water management to improve climate resilience on a watershed basis, hence the transition to the new Watershed Resilience Program.

5. California Department of Conservation Working Lands and Riparian Corridors Program

Project Name: TBD

Amount Requested: TBD

Amount of Cost Share: TBD

Draft/Revised Guidelines: October 2026 (public comment)

Final Guidelines: December 2026-January 2027

Application Due: Spring 2027 (TBD)

Awards: Summer 2027 (TBD)

Status: At the California Department of Conservation’s (DOC) July 20, 2026, Proposition 4 Proposition 4 webinar, Karin Roux, DLRP Program Manager for Land Conservation Programs, said Proposition 4 allocates approximately \$77.5 million to the program which funds riparian restoration projects protecting, restoring, and enhancing land along rivers, creeks, and streams on agricultural land, including land used for traditional tribal agricultural practices; planning and implementation are separate three-year grant phases requiring separate applications. Eligible planning activities include site assessment, biological studies, budget and timeline development, permitting research, and stakeholder meetings; eligible implementation activities include project management, labor, equipment, materials, permitting, long-term management plans, and signage. The program has been closed since its last award round in 2023; DOC is updating guidelines through tribal outreach and public comment, aiming to finalize guidelines this winter, open applications in spring 2027, and make awards summer 2027. Ms. Roux confirmed applicants can use the existing Proposition 68 guidelines as a starting point since eligible project types will be similar, with Proposition 4-specific language added.

This program could be a fit for riparian or streamside recharge and multi-benefit projects along waterways within the District’s boundaries. The District could partner with East Bay Municipal Utility District or other partners to implement projects. Since the State is moving towards awarding funds to multi-benefit projects, applying for a planning grant may help develop ideas to create multi-benefit projects that further the District’s groundwater recharge and conjunctive use priorities. Consero recommends evaluating Master Plan projects for which the District may wish to add riparian restoration components once revised guidelines are released for comment in October 2026.

Context: Proposition 4’s \$77.5 million for this program significantly increases available funding compared to the \$8.5 million awarded across all three prior rounds combined.