



Proposed Assessment for 200-Year Flood Protection

The San Joaquin Flood Control Agency is proposing an annual property assessment to fund a portion of the local cost share for a \$473 million levee improvement project.

The project will meet state requirements for 200-year flood protection for more than 22,000 properties in Mossdale Tract. It will protect lives, property, and the local economy, and stand up to changes to state and federal flood protection regulations.



WHY ARE ASSESSMENTS DIFFERENT FOR EVERY PROPERTY?

Assessments for each property are based upon the benefit received from the avoidance of flood damages to land, structures, and their contents. Under state law, each property can only be assessed for benefit to that property. Individual property assessments are calculated on several factors including:

Location of Property (determines Benefit Zone)	Land-use Type (e.g. Single-Family Residential; Commercial; Industrial)	Parcel Size (acreage)	Size of Structure (square footage)	Depth of Flooding
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The following example shows how assessments change based upon location and flood depths. Properties in Zone 1 are assessed for land, structures, and their contents. Properties in Zone 2 are assessed for land only.

ASSESSMENT INCREASES AS BENEFIT INCREASES

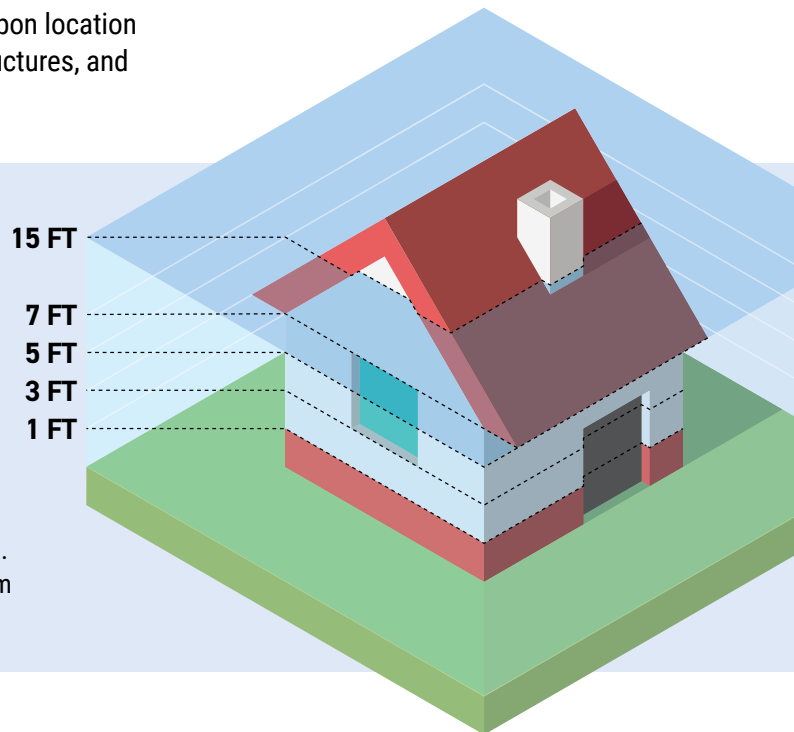
Land Use Type: **Single-Family Home, 1 story**

Square Footage: **1,800 square feet**

Parcel Size: **0.18 acre lot**

ZONE ASSESSMENT	EXAMPLE FLOOD DEPTHS (IN FEET)				
	1	3	5	7	14.01+
1	\$20.04	\$50.32	\$62.14	\$70.46	\$83.44
2	\$10.60				

3 feet of flooding causes more structure damage than 1 foot of flooding. Therefore, the property with 3 feet of flooding receives more benefit from the avoidance of flood damages than a property with 1 foot of flooding.



Visit www.sjafca.org/OAD for more information including:

- ✓ [Assessment Calculator](#)
- ✓ [Frequently Asked Questions](#)
- ✓ [Boundary Map](#)
- ✓ [Mossdale Tract Urban Flood Risk Reduction Project](#)

Questions? Contact Us!

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