

## **Appendix E**

### **Financial Plan**

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## **E1 Regional Financial Plan**

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### **E1.1 Regional Economic Profile**

#### ***E1.1.1 Overview of Jurisdictions in the Regions***

The Lower San Joaquin & Delta South regions (collectively the “Regions”) are located within San Joaquin County (“County”) and includes a host of municipalities, including the entire city of Lathrop, significant portions of the cities of Stockton and Manteca, a small segment of the city of Tracy, and an unincorporated portion of the County. **Map E-1** shows the Regions’ boundaries and demonstrates its relationship with constituent jurisdictions.

**Table E-1** shows the number of residents and households in the Regions. As shown, the Regions is populated by approximately 385,000 residents, which is just less than half of San Joaquin County’s total population. Of the cities that are at least partially located within the Regions, Stockton is the largest with a total population of 295,000, followed by Tracy (84,000), Manteca (70,000), and Lathrop (19,000). Several small unincorporated communities also exist within the Regions, including French Camp, Morada, and others.

An economic region generally consists of a metropolitan area that contains a sufficient concentration of employment and population to sustain that area. In the case of the Regions, the boundaries do not conform to existing jurisdictional lines and the resulting availability and analysis of economic data is limited and can be somewhat problematic. For this reason—and because the economy of the Regions is significantly influenced by nearby areas—an “Economic Region” is presented in many of the tables, figures, and accompanying discussion below, which for the purposes of this analysis consists of the Regions itself plus the nearby cities of Ripon and Lodi.



**Table E-1 Regional Population / Household Overview**

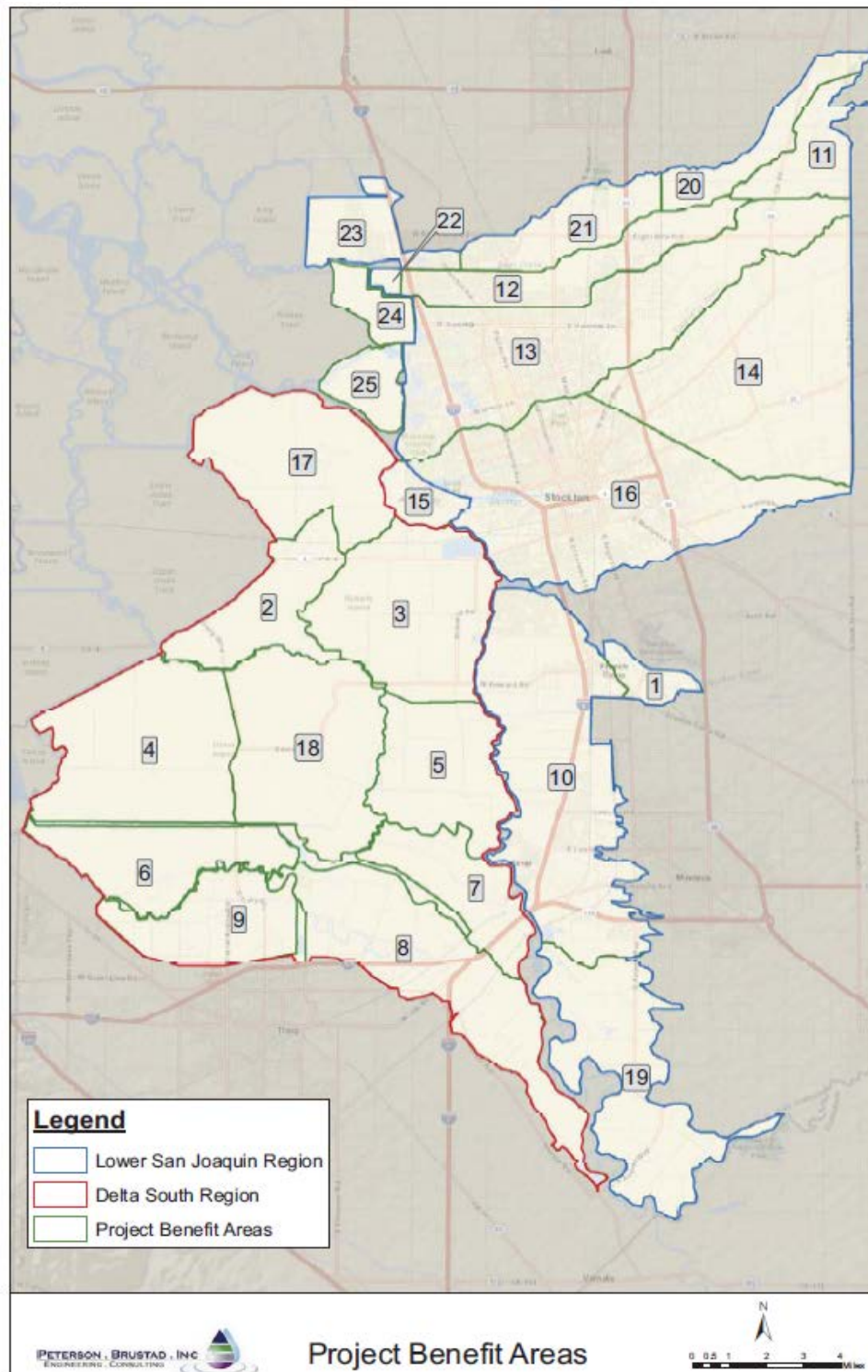
| Flood Region Population/Household Overview (2013)                                                |                                                |                   |                | Regional Flood Management Plan<br>Financial Plan: Economic Profile |                |
|--------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------|----------------|--------------------------------------------------------------------|----------------|
| Area                                                                                             | Notes                                          | Population (2013) |                | Housing Units (2013)                                               |                |
|                                                                                                  |                                                | Number            | %              | Number                                                             | %              |
| <b>San Joaquin County [1]</b>                                                                    |                                                | <b>698,414</b>    |                | <b>235,906</b>                                                     |                |
| <b>Flood Region [2]</b>                                                                          |                                                | <b>385,823</b>    | <b>100.00%</b> | <b>129,620</b>                                                     | <b>100.00%</b> |
| <b>Cities Partially or Entirely Within the Flood Region [2]</b>                                  |                                                |                   |                |                                                                    |                |
| Lathrop                                                                                          | Entirely located within Flood Region           | 19,209            | 4.98%          | 5,535                                                              | 4.27%          |
| Stockton                                                                                         | Mostly located within Flood Region             | 296,344           | 76.81%         | 100,003                                                            | 77.15%         |
| Manteca                                                                                          | Significant portion within Flood Region        | 71,164            | 18.44%         | 24,242                                                             | 18.70%         |
| Tracy                                                                                            | Very small portion located within Flood Region | 84,060            | 21.79%         | 25,996                                                             | 20.06%         |
| <b>Total</b>                                                                                     |                                                | <b>451,568</b>    | <b>117.04%</b> | <b>150,241</b>                                                     | <b>115.91%</b> |
| <b>Other Rural Communities Entirely Within the Flood Region [3]</b>                              |                                                |                   |                |                                                                    |                |
| French Camp CDP                                                                                  |                                                | 4,421             | 1.15%          | 590                                                                | 0.46%          |
| Morada CDP                                                                                       |                                                | 4,387             | 1.14%          | 1,588                                                              | 1.23%          |
| <b>Cities Located Outside the Flood Region But Part of Economic Region [2]</b>                   |                                                |                   |                |                                                                    |                |
| Lodi                                                                                             | Adjacent to Flood Region boundary              | 62,930            |                | 23,803                                                             |                |
| Ripon                                                                                            | Approx. 5 miles from Flood Region boundary     | 14,606            |                | 5,176                                                              |                |
| [1] Figures are from California Department of Finance, E-5 file.                                 |                                                |                   |                |                                                                    |                |
| [2] From Claritas, as provided by DWR.                                                           |                                                |                   |                |                                                                    |                |
| [3] From US Census Bureau American Community Survey. Represent 5-year estimates for 2008 - 2012. |                                                |                   |                |                                                                    |                |
| Sources: California DOF, US Census Bureau, Claritas, and New Economics & Advisory                |                                                |                   |                |                                                                    |                |

### **E1.1.2 Regional Land Use Breakdown**

Predominantly rural in nature, yet strategically located within relatively close proximity to major urban centers, the economy of the Regions is largely driven by agriculture and logistics/warehousing activities.

For purposes of estimating the funding capacity of the region as discussed later in this chapter, the region was subdivided into discrete impact areas as shown in **Map E-2**. This boundary encompasses the benefitting properties of the improvements and projects outlined within this plan. This area is larger than the Regions' boundary and includes the lands within the Regional Atlas designated as Areas of Local Interest. **Table E-2**, provides a breakdown of this area's land uses. This land use breakdown is distinct from the land use makeup of the Regions as a whole, as the breakdown excludes the area of the Regions that would otherwise not appear on County Assessor rolls and, as a result, would likely generate little or no value in terms of its ability to fund future infrastructure improvements. As shown, much of the Regions' land is dedicated to agriculture while a significant proportion is made up of urbanized and developed areas.

**Map E-2      Project Benefit Areas**



**Table E-2 Land Consumption Patterns**

| Land Consumption Patterns                                              | Regional Flood Management Plan<br>Financial Strategy: Economic Profile |               |
|------------------------------------------------------------------------|------------------------------------------------------------------------|---------------|
|                                                                        | Flood Region                                                           |               |
| Item                                                                   | Acres                                                                  | % of Total    |
| Residential                                                            | 19,837                                                                 | 8.4%          |
| Industrial                                                             | 4,471                                                                  | 1.9%          |
| Rural/Agricultural                                                     | 194,393                                                                | 82.6%         |
| Utilities/Transportation                                               | 4,261                                                                  | 1.8%          |
| Commercial                                                             | 5,956                                                                  | 2.5%          |
| Government                                                             | 6,562                                                                  | 2.8%          |
| <b>Total</b>                                                           | <b>235,481</b>                                                         | <b>100.0%</b> |
| <u>Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA</u> |                                                                        |               |

### ***E1.1.3 Regional Economic Drivers***

San Joaquin County is marked by a high concentration of agricultural activities and produces over \$2.4 billion of agricultural goods per year. **Table E-3** summarizes the agricultural output of San Joaquin County, which includes significant quantities of grapes, walnuts, milk, almonds, cherries, and tomatoes.

In addition to agriculture, San Joaquin County has a strong foothold in the logistics industry because of its central location within the state, along critical transportation routes and among key population and employment centers. The County possesses a variety of key assets in various modalities of the transportation infrastructure system, including roadway, rail, air, and water.

Because of this focus on logistics, the Regions possesses a high concentration of industrial buildings, which are predominantly characterized as warehouse distribution facilities. **Table E-4** shows the industrial building inventory of cities within the Regions, which contains over 94 million square feet building space, or 135 square feet per person. Over 60 percent of this space is characterized as “warehouse” space which is significantly higher than other urban centers in Northern California, including nearby Sacramento County. Furthermore, San Joaquin County contains a very high amount of industrial space as benchmarked to its population base (135 square feet per resident), indicating the Regions’ specialty in warehousing and logistics activities.

**Table E-3 Major Crops**

| Major Crops, 2012 (Flood Region Counties)                                |                              |         |            | Regional Flood Management Plan<br>Financial Plan: Economic Profile |            |            |
|--------------------------------------------------------------------------|------------------------------|---------|------------|--------------------------------------------------------------------|------------|------------|
| Crop                                                                     | Total<br>Production<br>Value | Acres   | Value/Acre | Unit                                                               | No. Units  | Value/Unit |
| <b>San Joaquin County</b>                                                |                              |         |            |                                                                    |            |            |
| Grapes                                                                   | \$549,054,000                | 110,300 | \$4,978    | Ton                                                                | 892,000    | \$616      |
| Walnuts                                                                  | \$456,966,000                | 57,800  | \$7,906    | Ton                                                                | 159,000    | \$2,874    |
| Milk                                                                     | \$404,109,000                | NA      | NA         | CWT                                                                | 23,771,000 | \$17       |
| Almonds                                                                  | \$300,426,000                | 56,100  | \$5,355    | Ton                                                                | 69,000     | \$4,354    |
| Cherries                                                                 | \$225,416,000                | 20,660  | \$10,911   | Ton                                                                | 63,800     | \$3,533    |
| Tomatoes                                                                 | \$102,632,000                | 30,200  | \$3,398    | Ton                                                                | 1,161,000  | \$88       |
| Hay                                                                      | \$89,602,000                 | 63,700  | \$1,407    | Ton                                                                | 387,000    | \$232      |
| Silage Corn                                                              | \$72,495,000                 | 52,300  | \$1,386    | Ton                                                                | 1,611,000  | \$45       |
| Grain Corn                                                               | \$69,788,000                 | 60,600  | \$1,152    | Ton                                                                | 292,000    | \$239      |
| Cattle, Calves                                                           | \$66,987,000                 | NA      | NA         | CWT                                                                | 107,000    | \$626      |
| Apples                                                                   | \$45,157,000                 | 3,610   | \$12,509   | Ton                                                                | 78,800     | \$573      |
| Asparagus                                                                | \$36,125,000                 | 6,320   | \$5,716    | Ton                                                                | 12,500     | \$2,890    |
| <b>Total</b>                                                             | <b>\$2,418,757,000</b>       |         |            |                                                                    |            |            |
| <b>Sources: 2012 San Joaquin County Agricultural Report</b>              |                              |         |            |                                                                    |            |            |
| <i>Cattle* CWT - "Carcass" Weight or Live weight of Animal</i>           |                              |         |            |                                                                    |            |            |
| <i>Dairy** CWT - Hundredweight/Centum weight (equivalent to 100 lbs)</i> |                              |         |            |                                                                    |            |            |

**Table E-4 Regional Industrial Building Space**

| Flood Region Industrial Building Space                                                                                                                                      |                    |                     | Regional Flood Management Plan<br>Financial Plan: Economic Profile |                                    |                     |                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------|--------------------------------------------------------------------|------------------------------------|---------------------|---------------------------------------------|
| Industrial Prototype                                                                                                                                                        | San Joaquin County |                     |                                                                    | Sacramento County (For Comparison) |                     |                                             |
|                                                                                                                                                                             | Total<br>Sqft      | Percent<br>of Total | Total<br>Industrial<br>Sqft per<br>Resident                        | Total<br>Sqft                      | Percent<br>of Total | Total<br>Industrial<br>Sqft per<br>Resident |
| Light Industrial                                                                                                                                                            | 31,794,546         | 34%                 |                                                                    | 49,371,791                         | 44%                 |                                             |
| Warehouse                                                                                                                                                                   | 59,056,231         | 63%                 |                                                                    | 21,937,025                         | 20%                 |                                             |
| R&D/ Flex [1]                                                                                                                                                               | 3,449,568          | 4%                  |                                                                    | 40,581,667                         | 36%                 |                                             |
| <b>Total</b>                                                                                                                                                                | <b>94,300,345</b>  | <b>100%</b>         | <b>135</b>                                                         | <b>111,890,483</b>                 | <b>100%</b>         | <b>77</b>                                   |
| [1] Sacramento County R&D/ Flex data includes Flex/ High Tech./ R&D, Special Purpose, and Incubator categories.                                                             |                    |                     |                                                                    |                                    |                     |                                             |
| Sources: Colliers Research & Forecast Report, Q1, 2012 for San Joaquin County, and CBRE Industrial MarketView, Q1 2014 for Sacramento County, and New Economics & Advisory. |                    |                     |                                                                    |                                    |                     |                                             |

A significant portion of the Regions' warehouse distribution stock has been added in recent years as evidenced by falling vacancy rates and over 2.4 million square feet of net absorption of industrial space in 2013, indicating the continued strengthening of this sector in the Economic Region.<sup>1</sup>

Another method to evaluate the Regions' economic base is to review the major employers present in the Regions. **Table E-5** lists San Joaquin County's 32 largest employers. As shown, over half of the County's major employers can be categorized as serving either the agricultural/ food or logistics industries, further underscoring the importance of these industries in the regional economy.

<sup>1</sup> From Colliers Research and Forecast Report for San Joaquin County, Fourth Quarter, 2013.

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**Table E-5 Major Private Employers (Economic Region)**

| Major Private Employers (Economic Region)                                                                                                                    |             |                                     | Regional Flood Management Plan<br>Financial Plan: Economic Profile |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------|--------------------------------------------------------------------|--|
| San Joaquin County                                                                                                                                           |             |                                     |                                                                    |  |
| Employer                                                                                                                                                     | City        | In<br>Flood<br>Region               | Employees                                                          |  |
| Agriculture/Food/ Logistics                                                                                                                                  |             |                                     |                                                                    |  |
| 1 Ghirardelli Chocolate Company                                                                                                                              | Lathrop     | <input checked="" type="checkbox"/> | 150                                                                |  |
| 2 Pacific Coast Producers                                                                                                                                    | Lodi        | <input type="checkbox"/>            | 500-1000                                                           |  |
| 3 Eckert Cold Storage Co.                                                                                                                                    | Manteca     | <input type="checkbox"/>            | 250                                                                |  |
| 4 Franzia Winery                                                                                                                                             | Ripon       | <input type="checkbox"/>            | 300                                                                |  |
| 5 O G Packing and Cold Storage                                                                                                                               | Stockton    | <input type="checkbox"/>            | 1000-4999                                                          |  |
| 6 Seneca Fruit Products                                                                                                                                      | Stockton    | <input checked="" type="checkbox"/> | 1000-4999                                                          |  |
| 7 Diamond of California                                                                                                                                      | Stockton    | <input type="checkbox"/>            | 500                                                                |  |
| 8 Farmington Fresh Apple & Cherry Packing                                                                                                                    | Stockton    | <input checked="" type="checkbox"/> | 300                                                                |  |
| 9 Safeway Warehouse & Distribution                                                                                                                           | Tracy       | <input type="checkbox"/>            | 1,400                                                              |  |
| 10 United Grocers                                                                                                                                            | Tracy       | <input type="checkbox"/>            | 800                                                                |  |
| 11 Leprino Foods Cheese Manufacturing                                                                                                                        | Tracy       | <input type="checkbox"/>            | 300                                                                |  |
| 12 Schneider National Trucking                                                                                                                               | French Camp | <input checked="" type="checkbox"/> | 200                                                                |  |
| 13 Swift Transportation Trucking                                                                                                                             | Lathrop     | <input checked="" type="checkbox"/> | 450                                                                |  |
| 14 Super Stores Industries Grocery Warehouse                                                                                                                 | Lathrop     | <input checked="" type="checkbox"/> | 400                                                                |  |
| 15 Home Depot Int'l Distribution                                                                                                                             | Lathrop     | <input checked="" type="checkbox"/> | 350                                                                |  |
| 16 Safeway Distribution Warehouse                                                                                                                            | Tracy       | <input type="checkbox"/>            | 1,400                                                              |  |
| Other                                                                                                                                                        |             |                                     |                                                                    |  |
| 17 San Joaquin General Hospital                                                                                                                              | French Camp | <input checked="" type="checkbox"/> | 1000-4999                                                          |  |
| 18 Blue Shield of California call center                                                                                                                     | Lodi        | <input type="checkbox"/>            | 1,600                                                              |  |
| 19 Waste Management                                                                                                                                          | Lodi        | <input type="checkbox"/>            | 1,200                                                              |  |
| 20 St Joseph Medical Ctr/Healthcare Call Center                                                                                                              | Stockton    | <input checked="" type="checkbox"/> | 4,600                                                              |  |
| 21 Whirlpool Corporation                                                                                                                                     | Stockton    | <input checked="" type="checkbox"/> | 1000-4999                                                          |  |
| 22 Division of Juvenile Justice                                                                                                                              | Stockton    | <input checked="" type="checkbox"/> | 1000-4999                                                          |  |
| 23 Kaiser Permanente                                                                                                                                         | Stockton    | <input checked="" type="checkbox"/> | 1000-4999                                                          |  |
| 24 Dameron Hospital                                                                                                                                          | Stockton    | <input checked="" type="checkbox"/> | 1,200                                                              |  |
| 25 University of the Pacific                                                                                                                                 | Stockton    | <input checked="" type="checkbox"/> | 900                                                                |  |
| 26 AT&T                                                                                                                                                      | Stockton    | <input checked="" type="checkbox"/> | 500                                                                |  |
| 27 Bank of Stockton                                                                                                                                          | Stockton    | <input checked="" type="checkbox"/> | 440                                                                |  |
| 28 Adessa Golden Gate (auto Wholesaler)                                                                                                                      | Stockton    | <input checked="" type="checkbox"/> | 400                                                                |  |
| 29 Applied Aerospace Structures Corp.                                                                                                                        | Stockton    | <input checked="" type="checkbox"/> | 370                                                                |  |
| 30 Sodexo (Hospital Linen Service)                                                                                                                           | Stockton    | <input checked="" type="checkbox"/> | 250                                                                |  |
| 31 All Trade Handyman Management                                                                                                                             | Tracy       | <input type="checkbox"/>            | 1000-4999                                                          |  |
| 32 Defense Distribution Depot                                                                                                                                | Tracy       | <input type="checkbox"/>            | 1000-4999                                                          |  |
| EDD LaborMarket Major Employers by Co. These estimates are limited to ranges. Specific job estimates are provided by the San Joaquin Partnership as of 2012. |             |                                     |                                                                    |  |

### E1.1.4 Employment by Industry

Employment patterns and industry specializations in the Regions can be understood by evaluating the concentration of jobs by sector for the County compared to California as a whole. For purposes of economic development, a concentration level of 1.20 or greater generally indicates that a region is “specialized” in that particular sector, a level of 0.80 to 1.20 suggests that the region’s level is commensurate with the statewide average for that sector, and a level of 0.80 or less suggests that a region may have insufficient levels in the sector. **Table E-6** shows that as of 2010 the County enjoyed a very high employment concentrations in the Farm Employment as well as Forestry, Fishing, and Other, (each approximately three times the California average). Transportation and Warehousing was another highly-specialized industry, at more than double California’s job concentration. All of these industries are projected to be similarly strong in 2040, with the Transportation and Warehousing industry significantly strengthening its position.

In contrast, several “white collar” industries are significantly under-specialized in the County, including the Information and Professional and Technical Services categories. In 2010, these categories represented only about 40% of the State’s concentration, while by 2040, this concentration is projected to fall to just 30%.

**Table E-6 Employment by Industry, Flood Counties**

| Employment by Industry, Flood Counties              |                       |                                                |         |                           | Regional Flood Management Plan<br>Financial Plan: Economic Profile |                                                |         |                           |
|-----------------------------------------------------|-----------------------|------------------------------------------------|---------|---------------------------|--------------------------------------------------------------------|------------------------------------------------|---------|---------------------------|
| Item                                                | 2010                  |                                                |         |                           | 2040                                                               |                                                |         |                           |
|                                                     | California<br>% Total | San Joaquin County<br>Number<br>(in thousands) | % Total | SJ County<br>as a % of CA | California<br>% Total                                              | San Joaquin County<br>Number<br>(in thousands) | % Total | SJ County<br>as a % of CA |
| <b>Total Jobs</b>                                   |                       |                                                |         |                           |                                                                    |                                                |         |                           |
| <b>Specialized Industries</b>                       |                       |                                                |         |                           |                                                                    |                                                |         |                           |
| Farm Employment                                     | 1.07%                 | 8.59                                           | 3.20%   | 299%                      | 0.77%                                                              | 8.38                                           | 2.13%   | 275%                      |
| Forestry, Fishing & Other                           | 1.02%                 | 8.38                                           | 3.12%   | 306%                      | 0.92%                                                              | 13.29                                          | 3.38%   | 367%                      |
| Utilities                                           | 0.30%                 | 1.09                                           | 0.41%   | 135%                      | 0.28%                                                              | 1.72                                           | 0.44%   | 159%                      |
| Wholesale Trade                                     | 3.67%                 | 11.77                                          | 4.38%   | 119%                      | 3.42%                                                              | 23.27                                          | 5.91%   | 173%                      |
| Transportation & Warehousing                        | 2.86%                 | 16.33                                          | 6.08%   | 213%                      | 2.69%                                                              | 30.61                                          | 7.78%   | 289%                      |
| Educational Services                                | 2.19%                 | 5.83                                           | 2.17%   | 99%                       | 3.25%                                                              | 20.28                                          | 5.15%   | 159%                      |
| State & Local Govt                                  | 10.79%                | 31.67                                          | 11.79%  | 109%                      | 8.91%                                                              | 43.13                                          | 10.96%  | 123%                      |
| <b>Select Under-Specialized Industries</b>          |                       |                                                |         |                           |                                                                    |                                                |         |                           |
| Information                                         | 2.77%                 | 3.08                                           | 1.15%   | 41%                       | 2.35%                                                              | 2.81                                           | 0.71%   | 30%                       |
| Professional & Tech Services                        | 8.76%                 | 9.36                                           | 3.49%   | 40%                       | 10.20%                                                             | 12.85                                          | 3.26%   | 32%                       |
| <b>Other Industries</b>                             | 66.58%                | 172.43                                         | 64.21%  |                           | 67.22%                                                             | 237.24                                         | 60.28%  |                           |
| <b>Total</b>                                        | 100.00%               | 268.53                                         | 100.00% |                           | 100.00%                                                            | 393.58                                         | 100.00% |                           |
| Sources: Woods & Poole Economics 2012 State Profile |                       |                                                |         |                           |                                                                    |                                                |         |                           |

### E1.1.5 Commercial Real Estate Assessment

One of the Regions’ primary competitive advantages is its reduced cost of doing business, as compared to some other urban centers in California. The commercial real estate market within the

Regions is significantly less costly than other urban areas in Northern California, as demonstrated in **Table E-7**. The asking rents for retail, office, and industrial real estate in the Regions are generally significantly less costly than the Sacramento region, and in most cases just a fraction of the prices found in the San Francisco Bay Area.

**Table E-7 Regional Commercial Lease Rates**

| Flood Region Commercial Lease Rates                           |                                     | Regional Flood Management Plan<br>Financial Plan: Economic Profile |                          |  |
|---------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------|--------------------------|--|
| Area                                                          | Asking Lease Rates (\$/Sq. Ft./Mo.) |                                                                    |                          |  |
|                                                               | Retail<br><i>Direct NNN</i>         | Office<br><i>Full-service</i>                                      | Industrial<br><i>NNN</i> |  |
| <b>Bay Area</b>                                               | <b>N/A</b>                          | <b>\$4.25 [1]</b>                                                  | <b>\$0.60 [2]</b>        |  |
| <b>Sacramento Region</b>                                      | <b>\$1.46</b>                       | <b>\$1.66</b>                                                      | <b>\$0.43</b>            |  |
| <b>Flood Region Submarkets</b>                                |                                     |                                                                    |                          |  |
| San Joaquin County                                            | \$1.31 [3]                          | \$1.22 [4]                                                         | \$0.29 [5]               |  |
| Stockton/ Lathrop [6]                                         | \$0.50 - \$1.25 [6]                 | \$1.00 - \$1.50 [6]                                                | \$0.20 - \$0.50 [6]      |  |
| Prepared by New Economics & Advisory                          |                                     |                                                                    |                          |  |
| [1] Reflects San Francisco Peninsula Market, as of 2013 Q3.   |                                     |                                                                    |                          |  |
| [2] Reflects 2012 Q3 for Tri-Valley market.                   |                                     |                                                                    |                          |  |
| [3] From CBRE 2Q 2012.                                        |                                     |                                                                    |                          |  |
| [4] From CBRE 4Q 2013.                                        |                                     |                                                                    |                          |  |
| [5] From CBRE 4Q 2013.                                        |                                     |                                                                    |                          |  |
| [6] Based on review of listing data from Loopnet, April 2014. |                                     |                                                                    |                          |  |

### **E1.1.6 Wages in the Economic Region**

In addition to the low cost of real estate in the Regions, wages paid to workers are also significantly lower than other areas in the state, making it an attractive place to do business from a cost standpoint. According to the Bureau of Labor Statistics, the average weekly wage for workers in San Joaquin County is \$810, which is just 68 percent of the rate paid to California workers overall, and well below the rates in many Bay Area counties, which can range from \$1,200 to \$3,200 per week (**Table E-8**).

**Table E-8      Regional Wages**

| <b>Flood Region Wages</b>            |  | <b>Flood Management Plan<br/>Financial Plan: Economic Profile</b> |             |
|--------------------------------------|--|-------------------------------------------------------------------|-------------|
|                                      |  | Average                                                           | % of        |
| Area                                 |  | Weekly<br>Wage                                                    | CA Avg.     |
| <b>United States</b>                 |  | <b>\$1,000</b>                                                    | <b>84%</b>  |
| <b>California</b>                    |  | <b>\$1,186</b>                                                    | <b>100%</b> |
| <b>Flood Region Data</b>             |  |                                                                   |             |
| San Joaquin County                   |  | \$810                                                             | 68%         |
| <b>Comparison Data</b>               |  |                                                                   |             |
| San Mateo County                     |  | \$3,240                                                           | 273%        |
| Santa Clara County                   |  | \$1,906                                                           | 161%        |
| San Francisco                        |  | \$1,694                                                           | 143%        |
| Alameda County                       |  | \$1,265                                                           | 107%        |
| Contra Costa County                  |  | \$1,168                                                           | 98%         |
| Prepared by New Economics & Advisory |  |                                                                   |             |

### ***E1.1.7      Socio-Economic Characteristics of Economic Region***

**Table E-9** provides a summary of recent socio-economic data available for the State, the Regions' boundaries, and the cities located within the Economic Region. The reported indicators in the Regions demonstrate a variety of socio-economic difficulties, including higher unemployment rates, lower household incomes, higher rates of poverty, and lower education levels as compared to statewide averages. However, there are certain cities within the Economic Region—namely the cities of Tracy and Ripon—that demonstrate substantially more favorable conditions and refer to the prosperity, quality of life, and appeal of these cities as residential enclaves.

**Table E-9 Economic Indicators**

| Economic Indicators [1]                                                                                                     |                          | Regional Flood Management Plan<br>Financial Plan: Economic Profile |                                                        |                                                 |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------|
| Area                                                                                                                        | Unemployment<br>Rate [2] | Median HH<br>Income                                                | Percentage of<br>Individuals Below<br>the Poverty Line | Percentage of<br>Residents HS<br>Grad or Higher |
| <b>California</b>                                                                                                           | 8.5%                     | \$61,400                                                           | 15.3%                                                  | 81.0%                                           |
| <b>San Joaquin County</b>                                                                                                   | 11.7%                    | \$53,895                                                           | 17.5%                                                  | 76.8%                                           |
| <b>Flood Region [3]</b>                                                                                                     | n/a                      | \$44,105                                                           | 18.2%                                                  | 71.9%                                           |
| <b>Cities in Economic Region</b>                                                                                            |                          |                                                                    |                                                        |                                                 |
| Lathrop                                                                                                                     | 9.4%                     | \$62,255                                                           | 7.4%                                                   | 74.0%                                           |
| Lodi                                                                                                                        | 8.8%                     | \$49,034                                                           | 17.3%                                                  | 78.7%                                           |
| Manteca                                                                                                                     | 10.1%                    | \$62,411                                                           | 9.7%                                                   | 81.3%                                           |
| Ripon                                                                                                                       | 8.1%                     | \$73,925                                                           | 9.3%                                                   | 89.7%                                           |
| Stockton                                                                                                                    | 14.2%                    | \$47,246                                                           | 23.3%                                                  | 73.7%                                           |
| Tracy                                                                                                                       | 7.2%                     | \$75,259                                                           | 9.6%                                                   | 82.8%                                           |
| <i>Prepared by New Economics &amp; Advisory</i>                                                                             |                          |                                                                    |                                                        |                                                 |
| [1] All data is from US Census Bureau American FactFinder, unless otherwise noted.                                          |                          |                                                                    |                                                        |                                                 |
| [2] Unemployment data from California Employment Development Department, April 2014.<br>Not available for the Flood Region. |                          |                                                                    |                                                        |                                                 |
| [3] Flood Region data from Claritas.                                                                                        |                          |                                                                    |                                                        |                                                 |

Furthermore, the Regions contain pockets of areas classified as Disadvantaged Communities (DAC). DWR provides a tool to determine DAC status as part of the IRWM planning process. DAC status is determined based on the DAC definition provided in DWR's Proposition 84 and 1E IRWM Guidelines, dated August, 2010. A MHI of less than \$48,706 is the DAC threshold (80% of the statewide MHI). The GIS mapping tool provided by DWR indicates that the communities of Stockton, Kennedy, Taft Mosswood and French Camp are all considered DAC's. These areas, shown in **Table E-10**, would be eligible, under current funding criteria, for higher State cost sharing under certain funding programs funded by Propositions 1E and 84.

**Table E-10 Disadvantaged Communities**

| Disadvantaged Communities<br>within the Flood Region                                                                                                                                                                                                                    | Regional Flood Management Plan<br>Financial Plan: Economic Profile |                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------|
|                                                                                                                                                                                                                                                                         | Median<br>Household<br>Income                                      | MHI as<br>% of<br>California |
| <b>Community</b>                                                                                                                                                                                                                                                        |                                                                    |                              |
| California                                                                                                                                                                                                                                                              | \$60,883                                                           |                              |
| San Joaquin County                                                                                                                                                                                                                                                      | \$54,341                                                           | 89.3%                        |
| <b>Disadvantaged Community</b>                                                                                                                                                                                                                                          |                                                                    |                              |
| Stockton                                                                                                                                                                                                                                                                | \$47,946                                                           | 78.8%                        |
| Kennedy                                                                                                                                                                                                                                                                 | \$35,450                                                           | 58.2%                        |
| Taft Mosswood                                                                                                                                                                                                                                                           | \$33,581                                                           | 55.2%                        |
| French Camp                                                                                                                                                                                                                                                             | \$39,729                                                           | 65.3%                        |
| <i>Sources: DWR Disadvantaged Community Mapping Tool<br/>(<a href="http://www.water.ca.gov/irwm/grants/resourceslinks.cfm">http://www.water.ca.gov/irwm/grants/resourceslinks.cfm</a>) accessed 01-08-2014. U.S. Census Bureau, 2010<br/>American Community Survey.</i> |                                                                    |                              |
| <i>Prepared by LWA</i>                                                                                                                                                                                                                                                  |                                                                    |                              |

### **E1.1.8 Residential Real Estate Assessment**

The Regions provide a range of home price options, which are generally much more affordable than the prices found in the Bay Area. As such, the Central Valley and the Regions accommodate many households who are seeking a greater value for their dollar, or who are otherwise priced out of more costly urban markets.

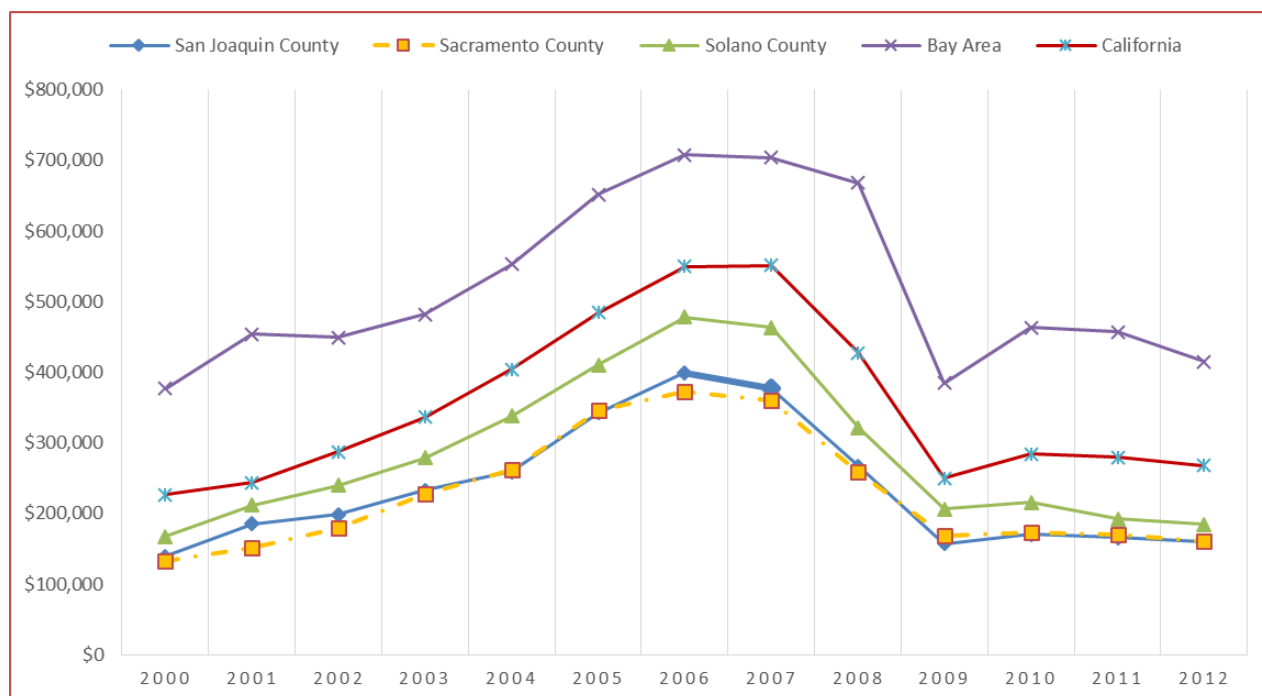
**Table E-11** shows home values in cities as compared to other nearby and competing cities in the Sacramento and Bay Area regions. As shown, the median home prices in San Joaquin County and the cities within the Regions are generally lower than the median home price for California. In particular, Stockton home prices are far below the state's at just 44% of California's median, while Manteca and Lathrop are within 25% of California's median and the City of Tracy is nearly equal to the statewide median. However, when comparing these jurisdictions to Bay Area markets such as Contra Costa, Alameda, and Santa Clara counties, the Regions' home values are significantly lower, as shown in **Table E-11**.

**Table E-11 Regional Home Price Comparison**

| Flood Region Home Price Comparison              |                       | Regional Flood Management Plan<br>Financial Plan: Economic Profile |  |
|-------------------------------------------------|-----------------------|--------------------------------------------------------------------|--|
| Area                                            | March, 2014<br>Median | % of Calif.                                                        |  |
| <hr/>                                           |                       |                                                                    |  |
| State of California                             | \$376,000             | 100%                                                               |  |
| San Joaquin County                              | \$249,500             | 66%                                                                |  |
| Cities Within Flood Region                      |                       |                                                                    |  |
| Stockton                                        | \$165,000             | 44%                                                                |  |
| Manteca                                         | \$300,000             | 80%                                                                |  |
| Lathrop                                         | \$290,000             | 77%                                                                |  |
| Tracy                                           | \$365,000             | 97%                                                                |  |
| Other Comparison Geographies                    |                       |                                                                    |  |
| Sacramento County                               | \$245,000             | 65%                                                                |  |
| Solano County                                   | \$300,000             | 80%                                                                |  |
| Contra Costa County                             | \$535,000             | 142%                                                               |  |
| Alameda County                                  | \$423,000             | 113%                                                               |  |
| Santa Clara County                              | \$704,500             | 187%                                                               |  |
| <hr/>                                           |                       |                                                                    |  |
| Sources: Dataquick, DQ News, and New Economics. |                       |                                                                    |  |

Like other areas of California and the rest of the nation, the Regions saw home values decline precipitously during the “Great Recession” which began in 2008. **Figure E-1** shows the median home prices of several Northern California markets and the state overall in each year from 2001 to 2012. As shown, each area experienced rapid home price declines from 2007 to 2009, and then a period of stagnant growth from 2009 to 2012. San Joaquin County’s home values declined over 60 percent from a peak of \$399,000 in 2006 to \$160,000 in 2012. Only in the past few years have home prices begun to recover, and recent data from DataQuick indicates substantial prices gains of over 20% from March 2013 to March 2014, although these price levels are still far below the pre-recession “bubble” levels of the mid-2000s. As many local agencies rely on property assessments and taxes to fund improvements and services, the depressed housing prices in Regions have a significant impact on a local municipality’s ability to generate new revenues.

**Figure E-1 Median Home Values - Select California Geographies**



### E1.1.9 Future Growth Prospects

The California State Department of Finance projects that the state's population will grow, on average, by less than 1 percent annually through 2020 and 2035. While the same level of demographic and employment data is not available at a sub-county level, projected growth within the Regions by the regional metropolitan planning organizations, Woods and Poole, and the California Department of Finance provide insight into the potential level of growth anticipated by those organizations for their planning purposes.

Future growth in housing and employment was estimated for the entire cities of Stockton, Lathrop, and Manteca, since these cities are all located substantially within the Regions.<sup>2</sup> However, it should be noted that these statistics include the portions of the cities of Stockton and Manteca which are outside the regional boundary. Therefore, this assessment is likely to overestimate the amount of growth that is due to occur within the strict boundaries of the Regions.

**Table E-12** summarizes that the regional jurisdictions are anticipated to grow by nearly 74,000 new housing units, (1.68% percent annually) and by approximately 72,000 jobs (1.25% annually) by 2040, which are significantly greater than the anticipated statewide growth rates. This growth

<sup>2</sup> The city of Tracy and the unincorporated County are not included in these figures, since they are not anticipated to experience growth within the regional boundary.

is based on projections from the COGs through 2035 and extended by five years to reach 2040. **Table E-13** contains supporting data for this projection calculation.

These indicators provide an insight into the expected demand for new housing and commercial development. While new development creates new impacts associated with the demand for flood risk mitigation, (by virtue of increases the consequences of a flood), new residential and commercial development could also provide additional resources to fund future improvements and services.

**Table E-12      Potential Growth through 2040**

| <b>Potential Growth (Through 2040)</b>                                  |  | <b>Regional Flood Management Plan</b>   |             |
|-------------------------------------------------------------------------|--|-----------------------------------------|-------------|
| <b>Jurisdictions Substantially Within the Flood Region</b>              |  | <b>Financial Plan: Economic Profile</b> |             |
| <b>Item</b>                                                             |  | <b>Residential Units</b>                | <b>Jobs</b> |
| Year: 2013                                                              |  | 129,780                                 | 125,043     |
| Year: 2035                                                              |  | 187,268                                 | 185,133     |
| Resulting Avg. Annual Growth Rate                                       |  | 1.68%                                   | 1.25%       |
| Projected: 2040                                                         |  | 203,544                                 | 197,027     |
| Growth: 2013 - 2040                                                     |  | 73,764                                  | 71,984      |
| <u>Sources: California DOF, SJCOG, and New Economics &amp; Advisory</u> |  |                                         |             |

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**Table E-13 Growth Forecasts in Regional Jurisdictions**

| Growth Forecasts in Flood Region Jurisdictions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                |                     |                 |                   |                 |             | Regional Flood Management Plan<br>Financial Plan: Economic Profile |                 |                   |                 |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|---------------------|-----------------|-------------------|-----------------|-------------|--------------------------------------------------------------------|-----------------|-------------------|-----------------|---------------|
| Jurisdiction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Current Estimate |                | Future Projection 1 |                 |                   |                 |             | Future Projection 2                                                |                 |                   |                 |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Year [1]         | Amount         | Year                | Total<br>Amount | Avg Ann<br>Growth |                 | % of Total  | Year                                                               | Total<br>Amount | Avg Ann<br>Growth |                 | % of<br>Total |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |                |                     |                 | Total<br>Growth   | Total<br>Growth |             |                                                                    |                 | Total<br>Growth   | Total<br>Growth |               |
| <b>CALIFORNIA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                |                     |                 |                   |                 |             |                                                                    |                 |                   |                 |               |
| Population (in 1,000s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2013             | 37,966         | 2020                | 40,818          | 1.04%             | NA              | NA          | 2035                                                               | 46,330          | 0.85%             | NA              | NA            |
| Employees (in 1,000s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2010             | 19,711         | 2020                | 22,272          | 1.23%             | NA              | NA          | 2035                                                               | 27,212          | 1.34%             | NA              | NA            |
| <b>FLOOD REGION HOUSING UNITS [1]</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                |                     |                 |                   |                 |             |                                                                    |                 |                   |                 |               |
| Stockton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 2013             | 100,003        | 2020                | 116,629         | 2.22%             | 16,626          | 70%         | 2035                                                               | 134,254         | 0.94%             | 34,251          | 60%           |
| Lathrop                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2013             | 5,535          | 2020                | 9,110           | 7.38%             | 3,575           | 15%         | 2035                                                               | 18,473          | 4.83%             | 12,938          | 23%           |
| Manteca                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2013             | 24,242         | 2020                | 27,635          | 1.89%             | 3,393           | 14%         | 2035                                                               | 34,541          | 1.50%             | 10,299          | 18%           |
| <b>Total Housing Units: Flood Region</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>2013</b>      | <b>129,780</b> | <b>2020</b>         | <b>153,374</b>  | <b>2.41%</b>      | <b>23,594</b>   | <b>100%</b> | <b>2035</b>                                                        | <b>187,268</b>  | <b>1.68%</b>      | <b>57,488</b>   | <b>100%</b>   |
| <b>FLOOD REGION JOBS [2]</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |                |                     |                 |                   |                 |             |                                                                    |                 |                   |                 |               |
| Stockton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 2006             | 103,977        | 2020                | 131,309         | 1.68%             | 27,332          | 92%         | 2035                                                               | 157,823         | 1.23%             | 53,846          | 92%           |
| Lathrop                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2006             | 5,458          | 2020                | 5,909           | 0.57%             | 451             | 2%          | 2035                                                               | 7,090           | 1.22%             | 1,632           | 3%            |
| Manteca                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2006             | 15,608         | 2020                | 16,371          | 3.17%             | 1,816           | 6%          | 2035                                                               | 20,220          | 1.27%             | 3,028           | 5%            |
| <b>Total Employees: Flood Region</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>2008/2009</b> | <b>125,043</b> | <b>2020</b>         | <b>153,589 </b> | <b>1.73%</b>      | <b>29,599</b>   | <b>100%</b> | <b>2035</b>                                                        | <b>185,133 </b> | <b>1.25%</b>      | <b>58,506</b>   | <b>100%</b>   |
| <div><div>[1] Current estimates from California Department of Finance. Projections from 2035 Regional Transportation Plan (prepared in 2014 by SJCOG).</div><div>[2] Current estimates from 2011 Regional Transportation Plan Update (prepared in 2009 by SJCOG). Projections from 2035 Regional Transportation Plan (prepared in 2014 by</div></div> <div>Sources: SACOG Draft MTP/SCS 2035 Update-- Appendix E-3 Land Use Forecast Background Documentation; Butte County Long-Term Regional Forecasts 2010-202, Prepared by Butte County Association of Governments, January 26, 2011; Woods and Poole, 2012 (for California employment projections); DOF County-level population projections.</div> |                  |                |                     |                 |                   |                 |             |                                                                    |                 |                   |                 |               |

#### E1.1.9.1 Housing Growth

**Table E-14** contains a list of known proposed and planned development projects in the Regions, with their corresponding land use plans. The projects shown in **Table E-14** serve to illustrate the scale of new development that could potentially occur within the next real estate cycle; however, many additional projects would need to be developed to achieve the growth projections envisioned for these communities. As shown, there are currently over 52,000 residential units planned for development in the cities of Stockton and Lathrop. No residential development projects are currently planned to occur in the areas within the Regions in the unincorporated county or the cities of Tracy or Manteca.

#### E1.1.9.2 Employment Growth

Stockton is by far the largest employment center in the Regions, and over 90 percent of future job growth around the Regions is expected to occur within this city. Although most future employment growth in the Regions is expected to occur in the City of Stockton as opposed to other Regions jurisdictions, the City of Lathrop is expected to experience a large amount of non-residential development which will likely occur in new “greenfield” areas. **Table E-14** shows that over 1,100 acres of new office and industrial development is currently planned in the City of Lathrop, while approximately 700 acres of similar uses are predicted to be added in Stockton.

**Table E-14 Proposed Development Projects**

| Select Approved, Proposed and Planned Development Projects in the Flood Region                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      | Regional Flood Management Plan<br>Financial Strategy: Economic Profile |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------------------------------------------------------------|------------|
| Jurisdiction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Residential<br>Units | Commercial Acres                                                       |            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      | BP/Ind                                                                 | Commercial |
| Stockton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                                                                        |            |
| Bear Creek East                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2,100                | 5                                                                      | 5          |
| Bear Creek South                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 3,622                | 0                                                                      | 12         |
| The Preserve                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7,564                | 0                                                                      | 0          |
| North Stockton Village                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3,900                | 0                                                                      | 0          |
| Mariposa Lakes [1]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1,674                | 380                                                                    | 18         |
| Weston Ranch Town Center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0                    | 0                                                                      | 45         |
| Delta Cove                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1,545                | 0                                                                      | 8          |
| Sanctuary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 7,070                | 25                                                                     | 10         |
| Crystal Bay                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1,343                | 0                                                                      | 0          |
| ACE Facility Annexation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0                    | 73                                                                     | 0          |
| Tidewater Crossing [2]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2,663                | 224                                                                    | 17         |
| Total Stockton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 31,481               | 708                                                                    | 115        |
| Lathrop                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                                                                        |            |
| Central Lathrop Specific Plan [3]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 6,300                | 280                                                                    | 0          |
| West Lathrop Specific Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                                                        |            |
| River Islands                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 11,000               | 450                                                                    | 45         |
| Mossdale Village                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 3,201                | 0                                                                      | 127        |
| Lathrop Gateway                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0                    | 168                                                                    | 140        |
| South Lathrop Specific Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0                    | 222                                                                    | 10         |
| Total Lathrop                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 20,501               | 1,120                                                                  | 322        |
| Manteca                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                                                                        |            |
| Family Entertainment Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0                    | 0                                                                      | 110        |
| Centerpoint Northwest Airport Way Master Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0                    | 300                                                                    | 0          |
| Total Manteca                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0                    | 300                                                                    | 110        |
| TOTAL MAJOR IDENTIFIED PROJECTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 51,982               | 2,128                                                                  | 547        |
| <p>[1] Mariposa Lakes is not located entirely within the Flood Region boundary. This table only accounts for the land uses within the Flood Region boundary.</p> <p>[2] Tidewater Crossing is located primarily within the Flood Region boundary. The entire project is included in this table, although a small portion exists outside the Flood Region</p> <p>[3] According to the City of Lathrop, the Central Lathrop Specific Plan has recently begun vertical development and approximately 500 residential units are under construction. These 500 units have been deducted from the 6,800 units planned for this project.</p> <p>Sources: Stockton Planning Dept, Lathrop Planning Dept, Manteca Planning Dept, San Joaquin County, New Economics &amp; Advisory.</p> |                      |                                                                        |            |

#### ***E1.1.10 Regional Economic Profile Findings***

- **Finding 1: The Regions lie within the heart of the San Joaquin Valley and include a wide range of development typologies.** The geography of the Regions include several different types of communities whose socio-economic settings differ substantially. For instance, the City of Stockton is a mature and established urban community with a host of residential and non-residential building typologies. On the other hand, the cities of Lathrop and Manteca are primarily residential bedroom communities, although they are working to diversify their building stock to include commercial, industrial, and recreational offerings.
- **Finding 2: The San Joaquin Valley's economy is driven by agriculture and logistics.** In addition to its historic farming role, the San Joaquin Valley has also established itself as a major logistics node for Northern California by leveraging its transportation infrastructure and proximity and accessibility to several other regional markets which make it an ideal location for distribution.
- **Finding 3: The regional communities are characterized by a broad range of socio-economic conditions.** While most of the Regions demonstrate socio-economic indicators that are less favorable than statewide averages, some nearby jurisdictions (such as the cities of Tracy and Ripon) have lower unemployment, higher household incomes, lower rates of poverty, and higher education levels than the state.
- **Finding 4: Although the residential housing market within regional communities is beginning to reemerge, in the short-term home prices will likely remain soft.** San Joaquin County is largely considered "ground zero" of the Great Recession, and experienced home price reductions of roughly 60% between 2006 and 2012. As the market has worked through an unusually large inventory of foreclosures, home prices have remained suppressed. In the medium-long term, however, it is expected that growing economic activity and increasing home prices in the Bay Area will once again exert upward pressure on home prices in the San Joaquin Valley and the portion of homes financially under water will dissipate over time.
- **Finding 5: The Regions are expected to experience significant growth by 2040, including both residential and commercial development.** Real estate conditions have been improving since 2009 and existing communities are expected to expand greatly through annexations, some of which will occur within the Regions.
- **Finding 6: The Regions' communities are anticipated to experience rapid and sustained growth in both population and employment.** The Regions' three major jurisdictions are predicted to add approximately 74,000 new housing units and 72,000 new jobs by 2040. However, this growth relies on the assumption that the Central Valley will continue to provide a lower cost of labor and cost of living compared to the Bay Area. As such, home prices and incomes are expected to remain relatively low in order to sustain long-term growth.

Ultimately these finding support the following conclusions about the need and importance of flood risk reduction projects described within the plan and the ability of the region to finance and fund the identified projects.

- The agricultural economy that predominantly defines the Regions is critical to the economic viability of the supporting urban centers throughout the Region. The role of food production within the Central valley is critical to the economic security of the Region and the state as a whole. Flood risk reduction projects and management actions are needed to protect this economic sector. Further analysis will need to be completed to ensure that the level of investments are proportionate to the level of risk associated with losses.
- The goods movements and logistics role in the Regions is important to its economic viability and important to the economic security of the state as a whole. Flood risk reduction projects are needed to protect the infrastructure and investments made within the urban areas of the Region this economic sector.
- The socio-economic and real estate profile of the Regions, in terms of wages, unemployment household incomes and property values, will limit the Regions' ability to fund all types of new infrastructure and services. The Regions will need to evaluate and prioritize any limited ability to fund flood risk reduction infrastructure and services in the context of the need for services.

## E1.2 Funding Sources

In general, funding for flood risk management efforts comes from three sources; Federal, State and local governments. California's Flood Future report (and associated Attachment I: Finance Strategies) provides an excellent overview and description of the general funding regime currently being utilized to enhance California's flood system. The Attachment also identifies and describes many of the funding and financing mechanisms available to local agencies to fund flood control infrastructure and services.

Within the Regions, investments from Federal, State and local sources have been made and are also currently underway. The following provides a general overview of the current flood control funding sources within the Regions.

### E1.2.1 Federal Funding

There are several ways in which Federal funding flows into the Regions. SJAFCFA is currently receiving reimbursements for previously completed improvements authorized through WRDA 1996. As the Federal government appropriates funding, SJAFCFA is able to receive reimbursement for the Federal cost share of the project. The USACE, in partnership with the State and SJAFCFA, currently have ongoing studies of flood risk and potential improvements in the Regions. These efforts could ultimately lead to additional Federal funding or crediting for locally advanced and completed flood risk reduction improvements. Ongoing flood risk evaluation and study efforts in the Regions are shown in **Table E-15**.

**Table E-15 Federal Study Efforts in the Regions**

| Name                                      | Description                                                                                                                                                                   | Non-Federal Sponsor |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Lower San Joaquin River Feasibility Study | A study that will reach to the southern part of San Joaquin County along the San Joaquin River up to and through Stockton, including the Lodi waste water treatment plant. In | SJAFCFA             |

|                                                                 |                                                                                                                                                                                                                                                                                           |                                     |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|                                                                 | addition, the study includes the watersheds east of Stockton, and covers nearly 140 miles of levees. The results of this study will help determine needed improvements for future flood protection systems in an effort to reach or exceed the future 200-year level of flood protection. |                                     |
| Delta Islands and Levees Feasibility <sup>3</sup>               | Addresses a variety of critical issues in the Delta including ecosystem restoration and flood risk management.                                                                                                                                                                            | DWR                                 |
| CALFED Levee Stability                                          | Prioritizes levee projects and presents the Corps' long-term strategy for Delta levees while providing guidance for Congress to direct the Corps to participate in the improvement of specific Delta Levees.                                                                              | DWR                                 |
| Long Term Management Strategy for Dredged Material in the Delta | To improve operational efficiency and coordination in the discharge of the collective and individual agency decision making responsibilities resulting in approved dredging and dredge material management actions in the Delta.                                                          | State Water Resources Control Board |

#### **E1.2.1.1 Securing Federal Funding**

Given the constraints of the current approach for evaluating and garnering Federal investment for projects coupled with waning Federal budgets and forecasted Federal expenditures, continuing to secure significant Federal investment in the Regions will likely become more difficult in the future. Furthermore, the evaluation, project identification and appropriation process for projects is protracted, expensive and can lead to higher project costs that may, in some cases, not be in the best economic interest of local project proponents. The timing of securing new Federal funding could be protracted and is not likely to lead to near term funding for immediately identified efforts. Congress recently passed WRRDA 2014 and typically does not consider new bills for at least five years. The last bill that authorized new projects was in 2007. As a result, funding and financing plans for near term projects identified within this plan should not rely heavily on near term Federal investment.

Finally, funding from the USACE could flow into the region as a result of repairs completed through the PL84-99 rehabilitation assistance program. To the extent there are damages as a result of a flood, this program would help rehabilitate damaged levees so long as the levees met PL 84-99 standards. Achieving these standards to ensure that Federal assistance after a flood is available has been targeted as a minimum standard within the Regions to ensure future financial viability for flood risk reduction efforts.

#### **E1.2.2 State Funding**

In the near term, the State plans to utilize the remaining Proposition 1E bond funds authorized through June 2016 for projects identified within the Central Valley. Within the CVFPP, the State

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<sup>3</sup> Study formulated to support CVFPP.

has identified that these remaining bond funds are well short of the identified need for investment in the flood risk reduction within the Central Valley,<sup>4</sup> and that additional bond authorizations will be needed.<sup>5</sup> As part of ongoing CVFPP planning process, over the next few years, the State will be identifying how it will address the future role it will play in securing funding for identified improvements and developing a sustainable funding source to meet the long term demands for flood control infrastructure. The State Legislature and Governor will need to play a significant role with respect to how State and local funding can be generated within the region as it proposes and considers legislation associated with planned updates to the CVFPP and future financing/funding plan recommendations.

Other policy efforts that could generate future State funding include the recommendations presented within the Governor's Water Action Plan. These recommendations include providing support and expanding funding for Integrated Water Management Planning and Projects, creating incentives for multi-benefit projects, providing assistance to disadvantaged communities, prioritizing funding to reduce flood risk and improve flood response. In addition to recommendations that could direct State funding to the region, the Governor's Water Action Plan also identified recommendations that could make it easier to generate local funding including removing barriers to local and regional funding for water projects. One of the key concepts in the Water Action Plan is that the administration will develop a water financing strategy that leverages various sources of water-related project funding and proposes options for eliminating funding barriers, including barriers to co-funding multi-benefit projects.

**Tables E-16 through E-20** provides a breakdown of the programs that are currently and expected to be available to local agencies to assist within funding the projects and programs identified within this RFMP. The typical cost share percentages for these programs is listed, however, these cost sharing percentages can vary widely based upon project specific attributes.

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<sup>4</sup> The CVFPP identified costs to implement the State Systemwide Investment Approach between \$14 to \$17 Billion. The California's Flood Futures Report identified costs to upwards of \$50 billion statewide.

<sup>5</sup> 2012 Central Valley Flood Protection Plan, Page 4-38 to 4-40.

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**Table E-16 FEMA Funding Programs**

| Agency | Program Name (Acronym)            | Program Summary                                                                                                                                                                                                                                                                                                                                     | Status | Who is Eligible to Apply                                                                                                       | Cost Share Range                           |
|--------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| FEMA   | Flood Mitigation Assistance (FMA) | The FMA program is a grant program that provides funding to States, Territories, Tribal entities and communities to assist in their efforts to reduce or eliminate the risk of repetitive flood damage to buildings and structures insurable under the National Flood Insurance Program (NFIP).                                                     | FEMA   | Native American tribal governments (Federally recognized), State governments, City or township governments, County governments | Varies 75%-100%                            |
| FEMA   | Pre-Disaster Mitigation (PDM)     | The PDM Grant Program is designed to assist States, Territories, Indian Tribal governments, and local communities to implement a sustained pre-disaster natural hazard mitigation program to reduce overall risk to the population and structures from future hazard events, while also reducing reliance on Federal funding from future disasters. | FEMA   | Native American tribal governments (Federally recognized), State governments, City or township governments, County governments | 75% 90% for small impoverished communities |

**Table E-17 California Natural Resource Agency Funding Programs**

| Agency                                   | Program Name (Acronym)                  | Program Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Status                             | Who is Eligible to Apply                               | Cost Share Range |
|------------------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------|------------------|
| State-California Natural Resource Agency | California River Parkway Program (CRPP) | The Proposition 50 California River Parkways Grant Program in the Resources Agency is a competitive grant program for river parkways projects. Eligible projects must provide public access or be a component of a larger parkway plan that provides public access. In addition, projects must meet two of the following conditions:<br>1.) Provide compatible recreational opportunities including trails for strolling, hiking, bicycling, and equestrian uses along rivers and streams.<br>2.) Protect, improve, or restore riverine or riparian habitat, including benefits to wildlife habitat and water quality.<br>3.) Maintain or restore the open-space character of lands along rivers and streams so that they are compatible with periodic flooding as part of a flood management plan or project.<br>4.) Convert existing developed riverfront land into uses consistent with river parkways.<br>5.) Provide facilities to support or interpret river or stream restoration or other conservation activities. | California Natural Resource Agency | Public Agencies and California Nonprofit Organizations | TBD              |

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**Table E-18 California DWR Funding Programs**

| Agency    | Program Name (Acronym)                                          | Program Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Status      | Who is Eligible to Apply                                                                                                                                                                                                                                                                                                                                                                                                                                | Cost Share Range |
|-----------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| State DWR | Early Implementation Program (EIP)                              | Fund "ready," no regrets Projects for State Plan of Flood Control Facilities in Urban areas in advance of adoption of the Central Valley Flood Protection Plan. These funds will be for: (a) repair, rehabilitation, reconstruction or replacement of levees, weirs, bypasses and facilities of the State Plan of Flood Control and (b) improving or adding facilities to the State Plan of Flood Control to increase levels of flood protection for Urban Areas.                                                                                                                                                                                                                                                                                                                                                                                                                   | Phasing Out | Eligible applications are local public agencies or Joint Powers Authority                                                                                                                                                                                                                                                                                                                                                                               | 50% to 90%       |
| State DWR | Central Valley Flood System Conservation-Framework and Strategy | The program funds planning and implementation of projects in support of the Central Valley Flood System Conservation Framework and the Conservation Strategy. The projects will incorporate environmental stewardship and sustainability principles into State Plan of Flood Control flood management activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Starting Up | Federal, State and Local public agencies; private mitigation banks, Non-profits (501(c)(3))                                                                                                                                                                                                                                                                                                                                                             | Up to 100%       |
| State DWR | Flood Corridor Program                                          | This statewide program funds multi-objective, flood risk reduction projects that protect and restore floodplains and preserve or enhance wildlife habitat and agriculture. The program funds primarily non-structural projects, including acquiring and conserving floodplains, removing structures and precluding development in flood prone areas, and constructing earthen detention basins, along with restoring habitat and protecting agricultural land. Setback levees are also included when they enable a more naturally functioning floodplain.<br>Flood Corridor Program includes three flood protection grant programs:<br><ul style="list-style-type: none"> <li>• Flood Protection Corridor Program (Propositions 13 and 84)</li> <li>• Floodway Corridor Program (Proposition 1E)</li> <li>• Central Valley Nonstructural Grants Program (Proposition 1E)</li> </ul> | Ongoing     | Local public agencies (county, city, district or joint powers authority), nonprofit organizations, California Native American Tribes registered as a nonprofit organization or partner of a nonprofit or local public agency. Also, direct expenditure funding to other government agencies (local, State, or Federal), nonprofit organizations, or contractors for projects proposed by DWR that are in the State's interest to fulfill program goals. | Up to 100%       |

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|              |                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |                                                                                                                                                                                     |                                                   |
|--------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| State DWR    | Small, Rural, and Agricultural Community Flood Risk Reduction (SRACFRR) | Projects to reduce flood risk in small, rural, and agricultural communities in the Central Valley. Funds support non-routine O&M, O&M plan updates, evaluations, feasibility studies, design, and construction of proactive repairs to flood control facilities of the SPFC and appurtenant non-project levees.                                                                                                                                   | Future      | Local agencies: evaluate SPFC facilities must protect small and rural communities in the Central Valley designated by the CVFPP to have a High or Moderate-High Flood Threat Level. | 50 to 90%                                         |
| State DWR    | System Wide Flood Risk Reduction (SWFRR)                                | Implement recommendations of Basin-wide Feasibility Studies                                                                                                                                                                                                                                                                                                                                                                                       | Future      | Eligible applications are local public agencies or Joint Powers Authority                                                                                                           | Up to 100%                                        |
| State DWR    | Urban Flood Risk Reduction (UFRR)                                       | Levee repair or improvement projects within the Central Valley that are located within the urban area and are State Plan of Flood Control facilities.                                                                                                                                                                                                                                                                                             | Future      | Eligible applications are local public agencies or Joint Powers Authority                                                                                                           | 50 to 90%                                         |
| State DWR    | Flood System Repair Projects (FSRP)                                     | Evaluate (feasibility), design, and construct repairs of non-urban SPFC Facility (levees, channels, structures, etc.) deficiencies                                                                                                                                                                                                                                                                                                                | Starting Up | Eligible applications are local public agencies or Joint Powers Authority                                                                                                           | 50% to 90%                                        |
| State DWR    | Delta Levees Subventions (DLS)                                          | Cost share program for the maintenance and rehabilitation of non-project and eligible project levees in the Delta. The Subventions Program is authorized by California Water Code Sections 12980 et seq., and is managed by DWR. The Central Valley Flood Protection Board (Board) reviews and approves DWR's recommendations and enters into agreements with local agencies to reimburse eligible costs of levee maintenance and rehabilitation. | Ongoing     | LMAs within the Primary and Secondary Zones of the Legal Delta.                                                                                                                     | Up to 75%                                         |
| State FESSRO | <u>Delta Special Projects (DSP)</u>                                     | Cost share grant program for local maintaining agencies in the Delta to rehabilitate non-project and eligible project levees. The program was established by the California Legislature under SB 34, SB 1065, and AB 360. The intent of Legislature, as stated in the Water Code, is to preserve the Delta as much as it exists at the present time.                                                                                              | Ongoing     | LMAs within the Primary and Secondary Zones of the Legal Delta and limited areas within the Suisun Marsh.                                                                           | 75% to 95%<br><br>Up to 100% for Habitat Projects |
| State DWR    | <u>Flood ER - Forecast Coordinated Operations</u>                       | To further participation of reservoir operators (affecting CV) in the F-CO program, especially in obtaining necessary decision support system tools & equipment and field measuring equipment.                                                                                                                                                                                                                                                    | Ongoing     | Federal agencies, State agencies or California Local Public agencies with responsibility for operating a reservoir that has a flood                                                 | 50% to 90%                                        |

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|  |  |  |  |                                                                                                                                                                                                                                |  |
|--|--|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  |  |  |  | control reservation pool and is willing to participate in the Forecast-Coordinated Operations program and willing to coordinate its reservoir releases with other reservoir operators in the river system during flood events. |  |
|--|--|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**Table E-19 California IRWM Funding Programs**

| Agency     | Program Name (Acronym)                      | Program Summary                                                                                                                                                                                                                                                                                                                            | Status  | Who is Eligible to Apply                                                                                                                                                                 | Cost Share Range |
|------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| State IRWM | Integrated Regional Water Management (IRWM) | Grant funds for development and revisions of IRWM Plans, and implementation of projects in IRWM Plans. Goals of Projects: to assist local public agencies to meet long-term water management needs of the State, including the delivery of safe drinking water, flood risk reduction, and protection of water quality and the environment. | Ongoing | Applicant must be a local public agency or nonprofit representing an accepted IRWM Region. Other IRWM partners may access funds through their own agreements with the applicant/grantee. | Up to 75%        |

**Table E-20 USACE Funding Programs**

| Agency      | Program Name<br>(Acronym)                         | Program Summary                                                                                                                                                                                                                                                                                                                                                                                                                          | Status  | Who is Eligible<br>to Apply | Cost Share<br>Range                                   |
|-------------|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------------|-------------------------------------------------------|
| USACE/State | USACE/CVFPB<br>Civil Works Projects<br>(USACE CW) | If a feasibility study is completed a Chiefs Report is provided to congress. If congress authorizes the chief's report a local agency can advance a project with the USACE upon securing Federal appropriations.                                                                                                                                                                                                                         | Ongoing | CVFPB with a local Sponsor  | 35% Split between CVFPB and local Sponsor             |
| USACE/State | USACE/CVFPB<br>Feasibility Studies<br>(USACE FS)  | The objective of preparing a feasibility report is to identify the recommended plan: project scope, economic benefit, and an accurate cost and schedule baseline identified with potential project risks. Analysis of specific design alternatives, selection of a final recommended technical design solution, and development of confident cost estimates, schedule products, and risk identification are part of project formulation. | Ongoing | CVFPB with a local Sponsor  | 50% USACE<br>50% State;<br>State and Locals Split 50% |

### **E1.2.3 Local Funding**

The cities, counties, local maintaining agencies and the regional flood control agencies within the Regions all have played a significant part in funding the local share of flood control improvements and operations and maintenance. Funding by local agencies within the region is limited due to constitutional and statutory constraints to the way local governments can fund and finance capital improvements and services. As noted previously, Attachment I to *California's Flood Future Report* provide a detailed description of funding mechanisms available to local agencies to fund flood control improvements.

In general, revenues for flood management within the Regions are generated from property based taxes, fees and assessments. In California, a local agency's ability to provide ongoing services and invest in its infrastructure is limited by voter-approved initiatives, such as Proposition 13 (1978) (limiting property tax increases), Proposition 218 (1996) (requiring voter approval for new assessments), and Proposition 26 (2010) (redefining many fees as taxes). The impacts of institutional and legal constraints associated with raising local funding for flood infrastructure and services is described in great detail in the Public Policy Institute of California's report, *Paying for Water in California*, March 2014. **Table E-21** provides a summary of the local funding methods used by many agencies in California and the Regions to fund flood management improvements and services. The table describes the general uses of the funding source and the attributes and applicability of the mechanism for flood management. In addition to these sources, many local agencies supplement funding for flood work specifically through enterprise revenues related to storm water management and general fund revenues.

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**Table E-21 Summary of Potential Local Funding Mechanisms**

|                                                    | Funding Attribute                        |                             |              |               |                |                               | Pro/Con                                                                                                                                                                 |                                                                                                                                                                        |                                                                                                          |
|----------------------------------------------------|------------------------------------------|-----------------------------|--------------|---------------|----------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Item                                               | Use                                      | Voter Approval              | Benefit Test | Bonds Allowed | Funding Period | Entity                        | Pro                                                                                                                                                                     | Con                                                                                                                                                                    | Note                                                                                                     |
| Enterprise Revenues                                |                                          |                             |              |               |                |                               |                                                                                                                                                                         |                                                                                                                                                                        |                                                                                                          |
| Utility User Fees/Taxes                            | O&M/<br>Capital Improvements             | 50% by<br>Property Assessed | Yes          | Yes           | Long-Term      | Varies                        | Would be broad based applying to all parcels. Depending upon service provided, could be exempt from Prop 218 balloting process. (Solely flood control would not apply.) | Might require enabling legislation for the specific district. Prop 218 would apply.                                                                                    |                                                                                                          |
| Sales Tax Measure                                  | O&M/<br>Capital Improvements as Approved | 2/3                         | No           | Yes           | As Authorized  | Cities or Counties            | Flexible if approved.                                                                                                                                                   | Difficult to approve and limited to amount over statewide sales tax rate.                                                                                              |                                                                                                          |
| Benefit Assessment Districts [1]                   |                                          |                             |              |               |                |                               |                                                                                                                                                                         |                                                                                                                                                                        |                                                                                                          |
| Various Water Code Sections (i.e. LD Law / RD Law) | O&M/<br>Capital Improvements             | 50% by<br>Property Assessed | Yes          | No            | Long-Term      | Reclamation & Levee Districts | Simple Majority Approval, Ongoing Funding Source                                                                                                                        | Applicability of Prop 218 - Must Show Benefit, issues regarding certain public properties.                                                                             | Used to fund maintenance or capital works. Through other authority, can be used to finance improvements. |
| Benefit Assessment District Act of 1982            | O&M/<br>Capital Improvements             | 50% of<br>Property Assessed | Yes          | No            | Long-Term      | Flexible                      | Simple Majority Approval, Ongoing Funding Source                                                                                                                        | Must Show Benefit Improvements/Services must be within the Boundary, , issues regarding certain public properties.                                                     | Could provide some reimbursement of Advance Funding                                                      |
| Municipal Improvement District Act of 1913/1915    | Capital Improvements                     | 50% of<br>Property Assessed | Yes          | Yes           | Long-Term      | Flexible                      | Simple Majority Approval, Ongoing Funding Source                                                                                                                        | Must Show Benefit Improvements/Services must be within the Boundary                                                                                                    | Could provide some reimbursement of Advance Funding                                                      |
| Geological Hazard Abatement Districts (GHAD)       | O&M/<br>Capital Improvements             | 50% of<br>Property Assessed | Yes          | Yes           | Long-Term      | Independent District          | Broad scope of works, locally autonomous, Simple Majority Approval, Ongoing Funding Source. Certain exemptions from review under CEQA apply.                            | Must prepare Plan of Control. Creates new independent entity with organizational responsibility (similar to JPA), Prop 218 applies with respect to assessments levied. | As independent entity could be alternative to JPA. Can fund reserves.                                    |
| Community Facilities Districts [1]                 | O&M/<br>Capital Improvements             | 2/3’s<br>(See Note)         | No           | Yes           | Long-Term      | Flexible                      | Benefit not Needed, Flexible in Forming District, Improvements located anywhere                                                                                         | 2/3 Approval Difficult to Obtain                                                                                                                                       | Voting requirements change depending on presence of registered voters within boundary.                   |

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| Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Funding Attribute               |                |              |               |                |                                   | Pro/Con                                           |                                                                                                                                 | Note                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------|--------------|---------------|----------------|-----------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Use                             | Voter Approval | Benefit Test | Bonds Allowed | Funding Period | Entity                            | Pro                                               | Con                                                                                                                             |                                                                   |
| <b>Development Impact Fees</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Capital Improvements            | NA             | Yes          | NA            | Long-Term      | County & City (Land Use Agencies) | Implemented by Agency Action in Short Time Period | -Must Show Benefit<br>-Development Feasibility Issues<br>-Only works if area of flood control Benefit is slated for Development | Could provide some reimbursement of Advance Funding               |
| <b>Advance Funding [2]</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Planning & Capital Improvements | NA             | NA           | NA            | Short-Term     | N/A                               | Can cover upfront planning/operations costs       | Limited/Uncertain Availability                                                                                                  | Could be subject to reimbursement from various sources over time. |
| Source: California Flood Future's Report - Attachment I, Finance Strategies, California Government Code, LWA and EPS.<br>[1] Can be implemented by cities, counties, special independent districts, and JPA's with these types of members.<br>[2] Advance Funding is defined as General Fund, developer, and/or other local public or private funding which could be subject to reimbursement from long term funding sources. More a way of financing improvements and shifting financing risk. |                                 |                |              |               |                |                                   |                                                   |                                                                                                                                 |                                                                   |

### **E1.2.3.1 Region Specific Funding Programs**

#### **SJAFCA Program**

SJAFCA's local funding program has consisted of the formation of an Assessment District to fund the construction of the FPRP and fund its long term operations & maintenance. The capital component of this Assessment District is no longer levied and the O&M portion levies approximately \$825,000 annually with increases tied to CPI. SJAFCA contracts for the maintenance with the San Joaquin County Flood Control & Water Conservation District. The annual O&M revenue is not sufficient to fund the annual O&M budgeted expenditures,<sup>6</sup> as a result SJAFCA has had to withdraw funds from its O&M reserve fund to cover the budgeted O&M expenses. SJAFCA also has in place an Assessment District to fund the design, construction and long term operations & maintenance of the proposed Smith Canal Gate Closure Structure. This Assessment District will levy approximately \$1,663,000 annually to fund the annualized capital cost and O&M.

Currently SJAFCA's does not have a sustainable funding source for its Agency Operations. The Agency has six staff positions: Executive Director, Deputy Executive Director, Senior Civil Engineer, Associate Civil Engineer, Project Manager and Secretary. SJAFCA contracts for services such as legal counsel, Federal advocacy, and annual auditing. SJAFCA's annual operating budget for Fiscal Year 2013-14 is \$1,276,000. Currently the Agency is funding its annual agency operating costs from surplus fund balances. An evaluation of funding opportunities for SJAFCA's future role of long term planning, recertification of levees and future project implementation as well as the funding of increased Operations & Maintenance requirements is currently underway.

The future delivery of projects of regional interest and benefit could be implemented by SJAFCA as the local sponsor. This should be evaluated as part of future planning and implementation efforts for specific projects. Ultimately, a detailed evaluation of SJAFCA's role, its jurisdictional boundary and the specific identification of funding sources will need to take place as part of the feasibility evaluation stage of future projects.

#### **San Joaquin County Flood Control & Water Conservation District**

As described earlier in this report, the San Joaquin County Flood Control & Water Conservation District has broad water related service responsibilities throughout the County which includes maintenance responsibilities for flood control systems along Bear Creek and the Calaveras River. The district has several funding sources however, only certain charges it levies on property owners are used for the operations and maintenance of levees. Those listed below are in addition to the funding received from SJAFCA for O&M as noted above.

- Zone No. 9 – Zone 9 provides maintenance of 216 miles of project levees, 107 miles of project channels and approximately 100 miles of non-project channels. Maintenance

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<sup>6</sup> SJAFCA O&M Budgeted Expenditures for FY 2013-14 were \$881,500.

includes vegetation control, streambed clearing, erosion control, rodent control, and patrol road maintenance. The district collects approximately \$2.4 million per year.

- Zone No. 10 – Zone 10 is the successor to the former Woodbridge Protection District Nos. 1 and 2, whose responsibilities included providing emergency flood protection and performing emergency remediation work along approximately 5.3 miles of the levee system along the Mokelumne River during periods of flooding. The district collects approximately \$13,000 per year.

#### **Reclamation District / LMA Funding**

There are 30 local maintaining agencies within the Regions which include; 14 RD's and Drexler Tract in the Delta South Region; 12 RD's in the Lower San Joaquin; and 3 other RD's with interest in the RFMP process. Each LMA has its own budget and funding sources. Some districts receive an apportionment of the property taxes collected by the County and some collect direct assessments on the property tax bills through their authority under reclamation district law or other assessment enabling statute. Some RD's provide services beyond flood control including irrigation. In addition, many of the Agency's receive funding from DWR through the Delta Levees Subventions program to supplement their local funding. As a result of this mix of funding sources, some data regarding district budgets may not be reflective of those expenditures and revenues solely related to levee and flood control services. **Table E-22** below shows the current Property Assessment revenue budgets of the respective RD's in the Region as well as their budgeted Levee Maintenance expenditures. This information has been compiled from various sources including RD assessment engineer's reports, DWR's Inspection and Local Maintaining Agency Report (2013), the State Controller's Special Districts Annual report as well as information obtained directly from LMAs through the RFMP outreach process.

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**Table E-22 Reclamation District Assessment Budgets**

| RD Assessment Budgets            |                                                     |          | Regional Flood Management Plan<br>Financial Plan: Funding |          |
|----------------------------------|-----------------------------------------------------|----------|-----------------------------------------------------------|----------|
| Levee Maintaining Agency         | Property Based<br>Revenues (Assessments<br>/ Taxes) | Source   | Approx Levee<br>O&M<br>Expenditures                       | Source   |
|                                  |                                                     |          |                                                           |          |
| RD 1 (Union Island)              | \$108,000                                           | SCO      | \$180,000                                                 | DWR      |
| RD 2 (Union Island)              | \$93,500                                            | SCO      | \$284,300                                                 | SCO      |
| RD 17 (Mossdale) [6]             | \$3,000,000                                         | SCO [1]  | \$550,000                                                 | RD       |
| RD 403 (Rough & Ready)           | \$40,300                                            | SCO      | \$36,000                                                  | SCO      |
| RD 404 (Boggs Tract)             | \$486,000                                           | AE       | \$50,000                                                  | DWR      |
| RD 524 (Middle Roberts Island)   | \$40,000                                            | SCO      | \$74,000                                                  | DWR      |
| RD 544 (Upper Roberts Island)    | \$100,000                                           | SCO      | \$150,000                                                 | DWR      |
| RD 684 (Lower Roberts Island)    | \$460,000                                           | SCO      | \$2,925,000                                               | SCO [5]  |
| RD 773 (Fabian Tract)            | \$115,500                                           | AE       | \$225,000                                                 | RD       |
| RD 828 (Weber Tract)             | \$50,700                                            | SCO      | \$31,200                                                  | SCO      |
| RD 1007 (Pico & Nagle)           | \$26,000                                            | SCO      | \$27,000                                                  | SCO      |
| RD 1608 (Lincoln Village West)   | \$287,500                                           | SCO      | \$651,000                                                 | SCO      |
| RD 1614 (Smith Tract)            | \$420,000                                           | AE       | \$650,000                                                 | SCO      |
| RD 2042 (Delta Farms)            | \$1,260,000                                         | SCO [1]  | \$288,000                                                 | SCO      |
| RD 2058 (Pescadero)              | \$199,700                                           | None [4] | \$0                                                       | None [4] |
| RD 2062 (Stewart)                | \$176,000                                           | SCO      | \$270,000                                                 | DWR      |
| RD 2064 (River Junction)         | \$0                                                 | SCO      | \$82,500                                                  | DWR      |
| RD 2074 (Sargent-Barnhart Tract) | \$620,000                                           | SCO [2]  | \$675,000                                                 | SCO      |
| RD 2075 (McMullin)               | \$60,000                                            | SCO      | \$53,800                                                  | DWR      |
| RD 2085 (Kasson)                 | \$90,250                                            | SCO      | \$54,400                                                  | DWR      |
| RD 2089 (Stark)                  | \$21,000                                            | SCO      | \$24,000                                                  | DWR      |
| RD 2094 (Walthall)               | \$0                                                 | None [4] | \$14,700                                                  | DWR      |
| RD 2095 (Paradise Cut)           | \$47,000                                            | SCO      | \$52,500                                                  | DWR      |
| RD 2096 (Wetherbee Lake)         | \$22,000                                            | SCO [3]  | \$13,000                                                  | DWR      |
| RD 2107 (Mossdale Island)        | \$23,000                                            | SCO      | \$40,000                                                  | DWR      |
| RD 2115 (Shima Tract)            | \$32,200                                            | SCO      | \$37,400                                                  | SCO      |
| RD 2116 (Holt Station)           | \$0                                                 | SCO      | \$900                                                     | SCO      |
| RD 2119 (Wrights-Elmwood)        | \$461,000                                           | AE       | \$155,000                                                 | SCO [5]  |
| RD 2126 (Atlas Tract)            | \$75,000                                            | SCO      | \$42,000                                                  | RD       |

**Source Legend**  
SCO = Reported as Property Assessments from the State Controllers Annual Special District's Annual Report for FYE June 30, 2012, Table 10 - Land Reclamation and Levee Maintenance.  
AE = Reported from Assessment Engineer of the District  
RD = Reported from RD during Stakeholder input process  
DWR = Reported from DWR's "Inspection and Local Maintaining Agency 2013 Annual Report"

[1] Notes that debt services is part of assessment revenue uses as reported by SCO.  
[2] Reported as Charges for services, not Property Assessment revenue.  
[3] Reported as Secured and Unsecured Property Tax Revenue, not Assessment Revenue.  
[4] No data reported from any Source.  
[5] Shows uses net of debt service from SCO report.  
[6] Uses not reflective of debt service costs on outstanding bonds.

*Prepared by LWA*

## **E1.3 Project Funding Strategies**

Each Area within the region has previously made efforts to implement its own unique combination of Federal, State and local sources to manage flood risk overtime. The goal of this plan is present a resource of information, make an assessment of the ability to fund new improvements within the Regions, and present general strategies and next steps for different groupings of improvements that the Regions, as a whole and stakeholders individually, can use to develop more detailed project specific financial plans in the future.

Funding needs for projects and management actions have been estimated and broken out into three tiers by time period. Tier 1 represents costs expected to be incurred within the first five years, Tier 2 are costs between years 6-12 and Tier 3 is beyond 12 years, but assumed to span to the end of the next 25 years. The costs for Tiers 1 and 2 (the near term costs) have been compared to the near term ability of the beneficiaries to generate funding as further discussed below.

### ***E1.3.1 Regionally Significant Projects***

Several projects have been identified and conceptualized through the regional planning process. These projects are significant in that they provide benefits to lands throughout the regions and some also incorporate multi-benefit aspects such as water supply, ecosystem restoration and flood protection restoration. Funding for these more complex projects needs to be addressed as these projects move from the conceptual stage to the feasibility analysis stage.

Financial plans should attempt to incorporate a myriad of potential Non-Local funding sources available through various programs. There will be opportunities for projects to blend funding from various programs from the Federal and State level. The challenge for these projects will be to compile a strategy for blending these funding sources together by parsing out the scopes of work in an efficient manner and matching the available funding to those scopes to maximize opportunities. To the extent that the Regions have identified a certain benefits from these proposed projects and can claim these benefits to leverage funding for other regional priorities, then transferring local dollars from future funding capacity captured in the region toward these projects may make sense.

The State has identified some of the regionally significant projects as part of the SSIA within the CVFPP and ultimately the CVFPB resolved that for the proposed improvements that provide systemwide benefits, systemwide flood control beneficiaries should contribute to the cost of providing systemwide benefits. Ultimately, the lead entity that shepherds projects identified within the CVFPP should seek leverage funding from the State through a forthcoming System Wide Flood Risk Reduction program. The State has indicated that funding for feasibility level work could provide up to 100% cost share. It will be important to ensure that feasibility studies be scoped to include the development of financial plans as part of the analysis.

Feasibility level financial planning work should include; 1) the identification of the beneficiaries of the proposed improvements; 2) the development of a methodology to apportion the costs and associated benefits of the needed improvements; and, 3) the development of a detailed funding and financing plan the clearly articulates the funding mechanisms that will be utilized, the lead entities and agencies responsible for implementing them and any needed financing associated with project implementation. Any evaluation should clearly account for and articulate those improvements

above and beyond those currently identified and being funded as part of other programs and identify opportunities to leverage multiple funding sources.

### ***E1.3.2 Specific Projects / Efforts***

The Regions have identified projects and flood management efforts that have been described in the RFMP by project type. The following **Tables E-23** and **E-24** presents summaries of the costs by funding source (i.e. Federal, State and local sources) and further summarize the costs as near term (those costs identified as Tier 1 and 2 costs) versus the total cost long terms costs. Because of the limited availability of Federal funding, as further discussed below, the near term costs have only been categorized with funding from State or local sources. Costs have not been categorized as funded from Federal sources in the near term.

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**Table E-23 Lower San Joaquin Region Projects/Programs**

| <u>Regional Projects for All LMAs</u>             | Near Term (Tier 1 & 2) |           |           | Long Term Total (All Tiers) |               |               |             |
|---------------------------------------------------|------------------------|-----------|-----------|-----------------------------|---------------|---------------|-------------|
|                                                   | \$ million             |           |           | \$ million                  |               |               |             |
|                                                   | State                  | Local     | Total     | Fed                         | State         | Local         | Total       |
| Master Plan for Mosdale to Stanislaus Corridor    | 1                      | 1         | 2         | 0                           | 1             | 1             | 2           |
| San Joaquin National Wildlife Refuge Expansion    | 0                      | 0         | 0         | 7.5                         | 3.75          | 3.75          | 15          |
| Floodplain at Dos Rios (transitory storage)       | 4.25                   | 4.25      | 8.5       | 4.25                        | 2.125         | 2.125         | 8.5         |
| Study Reservoir Storage Improvements              | 1                      | 1         | 2         | 0                           | 1             | 1             | 2           |
| Coordinated Reservoir Ops                         | 1.75                   | 1.75      | 3.5       | 0                           | 3             | 3             | 6           |
| Dredge SJ River from Paradise Cut to Stanislaus R | 45                     | 15        | 60        | 0                           | 45            | 15            | 60          |
| <b>Total</b>                                      | <b>53</b>              | <b>23</b> | <b>76</b> | <b>11.75</b>                | <b>55.875</b> | <b>25.875</b> | <b>93.5</b> |

| <u>Residual Risk Management</u>      | Near Term (Tier 1 & 2) |             |             | Long Term Total (All Tiers) |             |              |              |
|--------------------------------------|------------------------|-------------|-------------|-----------------------------|-------------|--------------|--------------|
|                                      | \$ million             |             |             | \$ million                  |             |              |              |
|                                      | State                  | Local       | Total       | Fed                         | State       | Local        | Total        |
| <b>Flood O&amp;M</b>                 |                        |             |             |                             |             |              |              |
| Increase SJ County O&M               | 0                      | 22          | 22          | 0                           | 0           | 50           | 50           |
| Identify After-event Erosion         | 5.5                    | 5.5         | 11          | 0                           | 6.25        | 18.75        | 25           |
| Develop Enhance O&M                  | 0                      | 6.6         | 6.6         | 0                           | 0           | 15           | 15           |
| <b>Enhanced Emergency Response</b>   |                        |             |             |                             |             |              |              |
| Improve SJ County Alert System       | 0.1375                 | 0.1375      | 0.275       | 0                           | 0.3125      | 0.3125       | 0.625        |
| All-weather road RD 2064             | 0.75                   | 0.25        | 1           | 0                           | 0.75        | 0.25         | 1            |
| Additional Information Collect/Share | 2.2                    | 2.2         | 4.4         | 0                           | 7.5         | 7.5          | 15           |
| Local ER Planning                    | 4.4                    | 4.4         | 8.8         | 0                           | 10          | 10           | 20           |
| Additional Forecasting/Notific.      | 2.2                    | 2.2         | 4.4         | 0                           | 5           | 5            | 10           |
| <b>Floodplain Risk Management</b>    |                        |             |             |                             |             |              |              |
| Raise Structures & Protect Utilities | 3.5                    | 3.5         | 7           | 0                           | 0           | 7            | 7            |
| Flood Contingency Map for RD 2115    | 0.01                   | 0.01        | 0.02        | 0                           | 0           | 0.02         | 0.02         |
| Flood Contingency Map for RD 2126    | 0.01                   | 0.01        | 0.02        | 0                           | 0           | 0.02         | 0.02         |
| Land Use and Floodplain Management   | 5.5                    | 5.5         | 11          | 0                           | 0           | 20           | 20           |
| Governance Investigation             | 0.5                    | 0.5         | 1           | 0                           | 0           | 1            | 1            |
| <b>Total</b>                         | <b>24.7</b>            | <b>52.8</b> | <b>77.5</b> | <b>0.0</b>                  | <b>29.8</b> | <b>134.9</b> | <b>164.7</b> |

| <u>Projects by LMA/City</u><br><u>Summary of Improvement Type by Source</u> | Near Term (Tier 1 & 2) |              |              | Long Term Total (All Tiers) |              |              |               |
|-----------------------------------------------------------------------------|------------------------|--------------|--------------|-----------------------------|--------------|--------------|---------------|
|                                                                             | \$ million             |              |              | \$ million                  |              |              |               |
|                                                                             | State                  | Local        | Total        | Fed                         | State        | Local        | Total         |
| HMP Geometry                                                                | 0                      | 0            | 0            | 0                           | 0            | 0            | 0             |
| PL 84-99 Geometry                                                           | 50.4                   | 16.8         | 67.2         | 0                           | 50.4         | 16.8         | 67.2          |
| Penetrations & Enroachments                                                 | 1.5                    | 0.5          | 2            | 0                           | 1.4          | 0.6          | 2             |
| Seepage/Slope Stability                                                     | 11.1                   | 3.7          | 14.8         | 0                           | 69.45        | 23.15        | 92.6          |
| Erosion                                                                     | 4.2                    | 1.4          | 5.6          | 0                           | 12.6         | 4.2          | 16.8          |
| Other Geometry                                                              | 1.8615                 | 0.6205       | 2.482        | 0                           | 32.7615      | 10.9205      | 43.682        |
| Improve Dryland Levee                                                       | 27.75                  | 9.25         | 37           | 0                           | 38.1         | 12.7         | 50.8          |
| Channel Improvements                                                        | 12.3                   | 4.1          | 16.4         | 0                           | 46.48        | 19.92        | 66.4          |
| Internal Drainage                                                           | 3.15                   | 3.15         | 6.3          | 0                           | 3.15         | 3.15         | 6.3           |
| Improve to 200-year ULOP                                                    | 112.5                  | 37.5         | 150          | 765.05                      | 308.9625     | 102.9875     | 1177          |
| Other Structures                                                            | 26.04                  | 11.16        | 37.2         | 25.155                      | 27.09        | -13.545      | 38.7          |
| Analysis                                                                    | 5.65                   | 5.65         | 11.3         | 0                           | 8.475        | 2.825        | 11.3          |
| <b>Total</b>                                                                | <b>256.5</b>           | <b>93.8</b>  | <b>350.3</b> | <b>790.2</b>                | <b>598.9</b> | <b>183.7</b> | <b>1572.8</b> |
| <b>Total LSJ Regional Plan Costs by Source</b>                              | <b>334.2</b>           | <b>169.6</b> | <b>503.8</b> | <b>802.0</b>                | <b>684.6</b> | <b>344.4</b> | <b>1830.9</b> |

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**Table E-24 Delta South Projects/Programs**

| <u>Regional Projects for All LMAs</u> | Near Term (Tier 1 & 2) |            |             | Long Term Total (All Tiers) |              |             |              |
|---------------------------------------|------------------------|------------|-------------|-----------------------------|--------------|-------------|--------------|
|                                       | \$ million             |            |             | \$ million                  |              |             |              |
|                                       | State                  | Local      | Total       | Fed                         | State        | Local       | Total        |
|                                       |                        |            |             |                             |              |             |              |
| Paradise Cut Expansion                | 80.75                  | 4.25       | 85          | 0                           | 318.25       | 16.75       | 335          |
| Middle River Siltation study          | 0.15                   | 0.15       | 0.3         | 0                           | 0.15         | 0.15        | 0.3          |
| <b>Total</b>                          | <b>80.9</b>            | <b>4.4</b> | <b>85.3</b> | <b>0</b>                    | <b>318.4</b> | <b>16.9</b> | <b>335.3</b> |

| <u>Residual Risk Management</u>    | Near Term (Tier 1 & 2) |             |             | Long Term Total (All Tiers) |               |               |              |
|------------------------------------|------------------------|-------------|-------------|-----------------------------|---------------|---------------|--------------|
|                                    | \$ million             |             |             | \$ million                  |               |               |              |
|                                    | State                  | Local       | Total       | Fed                         | State         | Local         | Total        |
|                                    |                        |             |             |                             |               |               |              |
| <b>Flood O&amp;M</b>               |                        |             |             |                             |               |               |              |
| Identify After-event Erosion       | 5.5                    | 5.5         | 11          | 0                           | 6.25          | 18.75         | 25           |
| Develop Enhance O&M                | 0                      | 6.6         | 6.6         | 0                           | 0             | 15            | 15           |
| <b>Enhanced Emergency Response</b> |                        |             |             |                             |               |               |              |
| All-weather Road RD 1              | 1.5                    | 0.5         | 2           | 0                           | 1.5           | 0.5           | 2            |
| All-weather Road RD 2              | 1.5                    | 0.5         | 2           | 0                           | 1.5           | 0.5           | 2            |
| All-weather Road RD 684            | 0.3                    | 0.1         | 0.4         | 0                           | 0.3           | 0.1           | 0.4          |
| All-weather Road RD 773            | 4.5                    | 1.5         | 6           | 0                           | 4.5           | 1.5           | 6            |
| All-weather Road Rd 2058           | 0.075                  | 0.025       | 0.1         | 0                           | 0.075         | 0.025         | 0.1          |
| All-weather Road RD 2089           | 0.45                   | 0.15        | 0.6         | 0                           | 0.45          | 0.15          | 0.6          |
| Additional Info. Collect/Share     | 2.475                  | 0.825       | 3.3         | 0                           | 5.65          | 5.65          | 11.3         |
| Local ER Planning                  | 2.2                    | 2.2         | 4.4         | 0                           | 5             | 5             | 10           |
| Additional Forecasting/Notific.    | 2.2                    | 2.2         | 4.4         | 0                           | 5             | 5             | 10           |
| <b>Floodplain Risk Management</b>  |                        |             |             |                             |               |               |              |
| Flood Contingency Map RD 1         | 0                      | 0.02        | 0.02        | 0                           | 0             | 0.02          | 0.02         |
| Flood Contingency Map RD 2         | 0                      | 0.02        | 0.02        | 0                           | 0             | 0.02          | 0.02         |
| Flood Contingency Map RD 524       | 0                      | 0.02        | 0.02        | 0                           | 0             | 0.02          | 0.02         |
| Flood Contingency Map RD 773       | 0                      | 0.02        | 0.02        | 0                           | 0             | 0.02          | 0.02         |
| Flood Contingency Map RD 2089      | 0                      | 0.02        | 0.02        | 0                           | 0             | 0.02          | 0.02         |
| Raise Structures                   | 0                      | 20          | 20          | 0                           | 0             | 20            | 20           |
| Land Use and Floodplain Man.       | 0                      | 5.5         | 5.5         | 0                           | 0             | 10            | 10           |
| <b>Total</b>                       | <b>20.7</b>            | <b>45.7</b> | <b>66.4</b> | <b>0</b>                    | <b>30.225</b> | <b>82.275</b> | <b>112.5</b> |

| <u>Projects by LMA/City</u><br><u>Summary of Improvement Type by Source</u> | Near Term (Tier 1 & 2) |              |              | Long Term Total (All Tiers) |              |              |               |
|-----------------------------------------------------------------------------|------------------------|--------------|--------------|-----------------------------|--------------|--------------|---------------|
|                                                                             | \$ million             |              |              | \$ million                  |              |              |               |
|                                                                             | State                  | Local        | Total        | Fed                         | State        | Local        | Total         |
|                                                                             |                        |              |              |                             |              |              |               |
| HMP Geometry                                                                | 0                      | 0            | 0            | 0                           | 0            | 0            | 0             |
| PL 84-99 Geometry                                                           | 17.10075               | 5.70025      | 22.801       | 0                           | 19.20075     | 6.40025      | 25.601        |
| Penetrations & Enroachments                                                 | 8.4645                 | 2.8215       | 11.286       | 0                           | 7.9002       | 3.3858       | 11.286        |
| Seepage/Slope Stability                                                     | 184.8                  | 61.6         | 246.4        | 0                           | 248.175      | 82.725       | 330.9         |
| Erosion                                                                     | 24.9                   | 8.3          | 33.2         | 0                           | 24.9         | 8.3          | 33.2          |
| Other Geometry                                                              | 1.95                   | 0.65         | 2.6          | 0                           | 78.9         | 26.3         | 105.2         |
| Improve Dryland Levee                                                       | 0.3                    | 0.1          | 0.4          | 0                           | 44.775       | 14.925       | 59.7          |
| Channel Improvements                                                        | 0                      | 0            | 0            | 0                           | 7.7          | 3.3          | 11            |
| Internal Drainage                                                           | 0                      | 0            | 0            | 0                           | 0            | 0            | 0             |
| Improve to 200-year ULOP                                                    | 127.5                  | 42.5         | 170          | 0                           | 127.5        | 42.5         | 170           |
| Other Structures                                                            | 1.68                   | 0.72         | 2.4          | 0                           | 1.68         | 0.72         | 2.4           |
| Analysis                                                                    | 0.9                    | 0.9          | 1.8          | 0                           | 1.35         | 0.45         | 1.8           |
| <b>Total</b>                                                                | <b>367.6</b>           | <b>123.3</b> | <b>490.9</b> | <b>0.0</b>                  | <b>562.1</b> | <b>189.0</b> | <b>751.1</b>  |
| <b>Total DS Regional Plan Costs by Source</b>                               | <b>469.2</b>           | <b>173.4</b> | <b>642.6</b> | <b>0.0</b>                  | <b>910.7</b> | <b>288.2</b> | <b>1198.9</b> |

Project costs have been allocated to the identified funding sources based upon conservative assumptions for cost sharing. State cost sharing has been assumed based upon available DWR funding program cost sharing guidelines, however, it is important to note that DWR cost sharing criteria typically considers project attributes that include the project's location, potentially the specific project sponsor, specific project benefits and other project specific features that go beyond simply the project type. Therefore, the assumed State cost sharing amounts shown in the tables could above or below the actual State cost sharing for a specific improvement as implemented by a local project sponsor. The balance of a project's cost is assumed to be funded from local sources. As noted above, no Federal funding has been assumed for near term costs (Tiers 1 and 2). Federal funding has been assumed on a limited basis for the total project costs, however, there are many factors that will affect the ability of the Regions to garner Federal funding as further discussed below.

## **E1.4 Constraints on Funding Capacity and Related Issues**

The State and USACE prepared the Flood Futures report as part of the Statewide Flood Management Planning Program effort. The report provides a historical estimate of the funding provided by local, State, and Federal governments for flood management projects. The report discusses constraints that local agencies have in securing funding. Specifically the report mentions constraints associated with Propositions 13 and 218 that have made it more challenging for local maintaining agencies to raise funding for flood risk reduction improvement projects. Constraints from Proposition 218 and 13 have been well documented by the State and were highlighted as an issue in DWR's January 2005 White Paper, *Responding to California's Flood Crisis*.

The Public Policy Institute of California's (PPIC) report, *Paying for Water in California*, essentially argues that services for flood, storm water, and ecosystem are frustrated by legal and institutional barriers to secure adequate funding. The report reiterates the State's position regarding local funding constraints associated with Propositions 13 and 218. The PPIC report cites the 2012 Biggart Waters Act, Federal legislation focused on implementing actuarial insurance rates, as a policy level decision that would potentially increase a community's willingness to pay for flood risk reduction projects. Communities with a large enough tax bases and economical project costs can choose to tax their property to construct flood risk reduction projects. While transitioning to actuarial flood insurance rates could increase the amount of assessment that a property owner would be willing to pay there are limits. These issues are discussed in more detail below.

### **E1.4.1 Tax Rate and Infrastructure Burden Considerations**

In order to consider an area's ability to generate additional taxes and assessment, the uses of taxing capacity for all infrastructure and services should be considered. The California Debt and Investment Advisory Commission (CDIAC) promulgates guidelines with respect to land secured financing including the use of assessments and Mello-Roos. CDIAC's Mello-Roos Guidelines (1991) suggest that jurisdictions should integrate Mello-Roos financing into the land use regulatory framework. Local governments should do this so that there is a process for coordinating the use of land secured financing. The concern is that in the absence of coordinated planning, taxpayers could vulnerable to onerous overlapping tax burdens imposed by a multitude of local governments that may provide services to the same group of tax payers. This issue is analogous

to the current ongoing efforts associated with planning for the future of flood management infrastructure. To the extent that there are a multitude of planning efforts all developing concurrent funding and financing strategies, these efforts should be coordinated to ensure that there is sufficient funding capacity available from the identified beneficiaries.

A reasonable land secured financing would be supported by property tax burdens that would not exceed 2% of the market value of the improved property. Some jurisdictions limit this amount to only 1.8%. Assuming a median home price in the Regions of approximately \$250,000, at a 2.0% limit, after leaving a conservative 1.1% for current ad valorem overlapping debt, the median home could only support an additional \$2,250 of annual taxes to fund all other annual infrastructure and service costs within a reasonable financing limit. It would be unreasonable to assume that all of the remaining tax limit could be captured to finance and fund additional flood management infrastructure and services. Furthermore, the approval processes for additional taxes and assessments governed by Proposition 218 presents significant challenges to local jurisdictions. This further erodes at the ability to capture available funding capacity.

As more detailed plans for funding services and infrastructure are developed, a coordinated approach must be made to ensure that the funding capacity for infrastructure and services is not pre-empted by other entities and that the financing goals and policies of the region's jurisdictions are reflective of their priorities. This is especially important within in San Joaquin County, where there are more than 90 special districts, it is important to ensure that interests competing for local property tax based revenues are coordinating their efforts.

Coordination with State led efforts to fund system-wide improvements will also need to take place to ensure that any proposals for funding State programs, such as central valley-wide or regional assessments, do not pre-empt locally led efforts and priorities and recognize the contributions of regions that have already passed flood based assessments.

#### ***E1.4.2 FEMA Flood Insurance – Pricing Mechanism***

Flood risk reduction projects have a unique pricing mechanism in the Federal Emergency Management Agencies (FEMA) National Flood Insurance Program (NFIP). The potential for being mapped into a 100-year floodplain provides communities with a metric to make informed decisions to determine if it would be less expensive to pay for flood insurance or tax themselves to pursue construction of flood improvements.

The NFIP established the 100-year flood as the threshold for determining if structures with federally guaranteed mortgages are required to purchase flood insurance. Currently, the NFIP makes flood insurance available to structures located within participating communities at subsidized rates. However, Federal legislation passed in 2012 (The Biggert-Waters Flood Insurance Reform Act of 2012 or "BW-12") was intended to make flood premiums more representative of the actual risk posed from flooding (the actuarial rate). While recent legislation signed into law in March 2014 (the Homeowner Flood Insurance Affordability Act of 2013 or "HFIAA") makes modifications to BW-12 with respect to current subsidized insurance rates, initial guidance provided by FEMA indicates that flood insurance premiums will still be increasing.

The Federal Government's decision to move toward actuarial rates provides a direct linkage between the cost of insurance and structural flood risk reduction improvements. Because the vast

majority of homes within the US are financed with federally guaranteed mortgages that require flood insurance, in the face of 100-year flood risk, the cost of mitigation cannot be escaped by the homeowner. Simply put, a homeowner with a home located in a floodplain will face a cost, either a flood insurance premium cost, or a cost to demonstrate that their property should not have been mapped within the 100-year floodplain, or a cost to construct structural flood risk reduction improvements that provide a minimum 100-year level of protection. It is reasonable to assume that a practical homeowner would prefer the lesser of these costs. In the case of many communities within the Central Valley of California located within deep floodplains expensive structural levee improvement projects are required to meet the FEMA 100-year standard.

There are, however, limits to direct correlation of flood insurance rates and the ability of a local community to tax itself. The direct linkage is easily complicated by many identifiable factors including:

- For large coordinated structural levee improvement projects, typically a property tax increase is needed in order to finance the local cost share of the project cost. Because such projects take many years to complete, homeowners could be forced to pay both the high cost of flood insurance while the flood risk remains, as well as the annual tax needed to construct the improvements. As a result, homeowners will typically not be in favor of taxing themselves for the full amount of any long term savings.
- Land based financing funds many critical services within local communities and these services are competing for limited funding. For areas where existing taxes and assessments on properties are already perceived as high, additional taxing capacity for flood improvements would be limited and compete against other services required by the community.
- As discussed above in Tax Rate and Infrastructure Burden Considerations, some communities within California have adopted policies consistent with recommendations from the California Debt and Investment Advisory Commission (CDIAC). Not only will increased flood assessments compete with other services but the magnitude of a local flood assessment must also fit within the adopted policies of local communities that are attempting to efficiently manage debt within the context of State policies and guidelines.
- If future flood insurance rates exceed a homeowner's ability pay the cost of their taxes, mortgage and flood insurance, no additional assessment capacity would exist to fund flood management projects.

Flood insurance rates do provide a starting point for a community to make an informed decision about how much they would be willing to pay to fund flood improvements. However, a project specific rate study coupled with a well-planned and executed strategic public outreach campaign are also required to assess and determine a communities willingness and ability to pay additional taxes or assessments for flood management. Ultimately, flood insurance is just one of many factors to be taken into consideration.

### **E1.4.3 Proposition 218 & Publicly Owned Parcels/Property**

Many LMA and JPA's within the Regions have relied on benefit assessments imposed pursuant to the statutory authorities provided in Water Code §55000 et. seq. ("Reclamation District Law") and/or Government Code §54703 et. seq., the Benefit Assessment District Act of 1982, to generate funding for flood control services. These laws were implemented before the effective imposition of the assessment rules put in place pursuant to Proposition 218 on July 1, 1997. The provisions of the statutes upon which many LMAs rely do not implicitly grant the authority to levy assessments on certain public property. Reclamation District Law exempts assessments on streets, roads and schools.<sup>7</sup> The Benefit Assessment District Act of 1982 precludes assessments on any property owned by a Federal or State governmental or any another local agency.<sup>8</sup> However, local agencies imposing these assessments are conflicted due to the provisions of Proposition 218. Many local agencies believe that the provisions of Proposition 218, which governs the apportionment of benefit and imposition of assessments as prescribed by Article 13 Section 4 of the California Constitution, are in conflict with these statutes.<sup>9</sup> Many new flood control and drainage assessments provide significant benefit to roads and publically owned parcels and the apportionment of benefit consistent with the provisions of Proposition 218 requires that assessments be allocated to those lands. Due to the conflicts between the underlying statutes providing the authority to impose assessments and the provisions of Proposition 218, local agencies providing these services are left in a position of being unable to collect the full amount of funding needed to provide services and new improvements or facing difficult constitutional legal challenges. This dilemma poses an additional burden on local agencies trying to fund flood control and drainage services.

### **E1.4.4 FEMA Agricultural Zone**

A significant portion of agricultural lands in California's Central Valley are not protected by levees constructed to modern standards. In order for states like California to continue to sustain a robust agricultural economy and discourage urbanization of these rural areas, changes are needed to the NFIP that will promote the sustainability of agriculture in the floodplain. MapMod and RiskMAP have, or will, map most of the agricultural areas in the Central Valley into a special flood hazard area (SFHA). The rural communities that occupy these floodplains lack the financial ability to cost-effectively improve their levee systems to meet FEMA's 100-year certification criteria. The restrictions on development in an SFHA, while effectively curbing residential development in the

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<sup>7</sup> Reference Water Code §51200. The assessments levied by a district shall include all lands and rights of way within the district, owned by the State or by any city, county, public corporation, or utility district formed under the laws of the State *other than public roads, highways, and school districts.* (emphasis added)

<sup>8</sup> Reference Government Code §54715. (a) "The legislative body of a local agency may by ordinance or resolution, adopted after notice and public hearing, determine and propose for adoption an annual assessment on each parcel of real property within the jurisdiction of the local agency, *except that the governing body shall not impose an assessment upon a federal or state governmental agency or another local agency.* (emphasis added)

<sup>9</sup> California Constitution Article 13D (Assessment & Property-Related Fee Reform) §4. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.

floodplain, do not provide the flexibility needed to sustain the current vibrant agricultural economy that is critical to California's Central Valley. These strict regulations have rendered financially infeasible and/or unattainable the reinvestment in agricultural operation facilities, commercial facilities in support of agriculture, equipment repair facilities, livestock and crop processing facilities, housing for agricultural operators or temporary farm workers. These regulations could also affect the ability of agricultural operations to rely on collateralizing (with the Commodity Credit Corporation) grain stored in the floodplain.

Within small communities, the implementation of a Zone D designation would involve working with FEMA to designate the small communities as Zone D rather than Zone AE. The Zone D designation is used where there are possible but undetermined flood hazards, but no definitive analysis of flood hazards has been conducted. The Zone D might be properly applied to agricultural zones with high levels of protection, even if the areas cannot be certified as out of the 100-year floodplain. The Zone D designation would allow for new structures to be constructed. Additional investigation of how rates would be calculated would be required but this could be a significant component of the future development of plans for regional improvements.

To ensure that an appropriate level of flood risk is achieved in concert with the financial capability of the area, the State should support the Regions' efforts for flood insurance reform ensuring that the agricultural use of the area is sustainable and allowing for the existing vibrant agricultural economy to thrive.

#### ***E1.4.5 Constraints on Federal Funding***

The USACE has historically been a major contributor to investment in flood risk reduction infrastructure in California. The USACE is faced with more demands for building and maintaining its projects than available Federal funding allows (Stern & Carter, 2011). It is estimated the USACE has a backlog of authorized projects higher than \$62 billion. However, some of the backlogged appropriations are related to projects that are unlikely to be constructed, as throughout the nation they are not competitive when compared against other projects.

There are many factors contributing to the growth of the USACE backlog. Authorizations have outpaced appropriations, aging infrastructure requires more significant financial investments, and escalation of construction related costs have all contributed to increasing the backlog of authorized projects. **Table E-25** was developed from the fiscal year 2015 Federal budget and shows that the USACE civil works budget is shrinking and future projections suggest that recent cuts to the civil works budget are intended to be permanent with only modest annual increases. The USACE civil works budget is projected to be about \$4.5 to \$5.0 billion over the next five years. Looking back at Federal budget over the past 5 years would suggest that less than 50% of the USACE budget is utilized for construction activities that would reduce the total backlog of authorized projects. When adjustments for inflation are considered the real value of Corps construction appropriations have been shown to be flat for the last 20 years and the projected budget for the next 10 years suggests that trend will continue.

Securing Federal funding for large flood risk reduction projects will continue to become more competitive. In the past, funding for authorized projects has relied heavily on prioritizing appropriations based on a project's benefit to cost ratio (BCR). This approach limits Federal investments to areas that can achieve a very robust BCR and generally these projects would be in

urban areas where significant benefits exist. In FY 2010 budget requests, the administration required ongoing flood management projects to generally have a BCR greater than 2.5, and for new start projects the minimum BCR was generally 3.2. While the BCR's for projects vary each year, the competition for limited Federal funding also increases as authorizations continue to outpace appropriations.

**Table E-25 USACE Annual Budget Projections and Percent Reduction in Backlog**

| Report                                                    | Actual | Enacted | Requested | Out Years |       |       |       |       |       |       |       |       |
|-----------------------------------------------------------|--------|---------|-----------|-----------|-------|-------|-------|-------|-------|-------|-------|-------|
|                                                           | 2013   | 2014    | 2015      | 2016      | 2017  | 2018  | 2019  | 2020  | 2021  | 2022  | 2023  | 2024  |
| Corps of Engineers                                        | \$8.1  | \$5.5   | \$4.5     | \$4.7     | \$4.7 | \$4.9 | \$5.0 | \$5.1 | \$5.2 | \$5.3 | \$5.4 | \$5.6 |
| Percent Change per year                                   |        | -32%    | -18%      | 4%        | 0%    | 4%    | 2%    | 2%    | 2%    | 2%    | 2%    | 4%    |
| Estimated Construction<br>(Retiring Backlog)              |        | \$2.8   | \$2.3     | \$2.4     | \$2.4 | \$2.5 | \$2.5 | \$2.6 | \$2.6 | \$2.7 | \$2.7 | \$2.8 |
| Percent of Backlog (\$60 Bil)                             |        | 4.6%    | 3.8%      | 3.9%      | 3.9%  | 4.1%  | 4.2%  | 4.3%  | 4.3%  | 4.4%  | 4.5%  | 4.7%  |
| Percent of Backlog (\$80 Bil)                             |        | 3.4%    | 2.8%      | 2.9%      | 2.9%  | 3.1%  | 3.1%  | 3.2%  | 3.3%  | 3.3%  | 3.4%  | 3.5%  |
| Source: Federal Budget FY 13-14 and annual budget reports |        |         |           |           |       |       |       |       |       |       |       |       |

#### ***E1.4.6 State Funding Incentives***

The State is developing a suite of programs to provide funding to urban areas, small communities and rural areas, and for system-wide improvements. The State has been extremely successful under its existing Early Implementation Program with the development of financial incentives to create objective based outcomes that support the goals of the CVFPP. Developing appropriate incentives that encourage local communities to implement flood risk reduction projects consistent with the CVFPP goals is one of the most powerful tools available to the State. Examples of current incentives include increased cost share for projects that protect State facilities, creation of open space, habitat, and recreation opportunities, construction of setback levees, and protection of disadvantaged communities. For instance, it can be politically challenging to implement setback levees and system improvement projects. However, when a community can make a strong case that advancing these types of projects will allow a local agency to leverage limited local funding and increase the amount of flood risk reduction that can be implemented it can garner support from a community. Developing incentives that encourage local communities to meet the objectives of the CVFPP will result in local communities formulating projects that are acceptable to the community and will advance the objectives of the CVFPP.

#### ***E1.4.7 Local, State, and Federal Funding Percentages***

A number of different estimates have been released that attempt to describe the different cost percentages paid by the locals, State and Federal government. Estimates of historic percentages were provided in the PPIC report on Paying for Water in California and the Flood Futures Report. The CVFPP provided an estimate of future percentages assumed for implementation of the State System-wide Investment Approach (SSIA). **Table E-26** compares estimates of historical percentages paid by local, State, and the Federal government to the estimates provided in the CVFPP. When comparing the historic percentages paid to the estimates in the CVFPP it is clear that significant State and Federal funding will be required to complete work under the CVFPP.

Reliance on the Federal government to contribute up to 46% of the costs to complete the CVFPP is not very likely given historic Federal contributions and constraints on Federal funding. When considering the legal and institutional constraints on raising local funding and securing significant Federal funding it is not clear if implementation of the CVFPP as currently defined can be achieved without significant State funding support.

**Table E-26 Historic and projected cost shares to complete flood risk reduction projects**

| Report                                       | Local | State | Federal | Total |
|----------------------------------------------|-------|-------|---------|-------|
| PPIC Report "Paying for Water in California" | 62%   | 27%   | 12%     | 100%  |
| Flood Futures Report (2000 to 2010)          | 72%   | 12%   | 17%     | 100%  |
| CVFPP SSIA Potential Cost Sharing by Agency  | 8%    | 46%   | 46%     | 100%  |

#### **E1.4.7.1 Other Non-Local Funding Sources**

Opportunities exist for local agencies to leverage funding from Non-Governmental Organizations for projects that have components or features that align with the interest of those agencies. Opportunities for funding could include funding for environmental restoration and agricultural easement acquisition. Environmental enhancement and open space projects that are funded by the NGO's could lead to opportunities to leverage additional State funding for flood risk reduction projects to the extent the combined multi-benefit projects align with certain objective criteria for State Funding resulting in supplemental cost sharing. Further, coordination with the Mid and Upper San Joaquin region will be critical to ensure that the multi-benefit component of projects that affect a system are properly accounted for. As local project proponents evaluate available funding options for projects, agencies should look for opportunities to combine or add features to projects within and across regions that combine funding sources and that ultimately result in the lowest net local cost. In combination with this effort however, the State and local agencies will need to work to determine and develop sources of sustainable funding for the long maintenance and operation of restoration and habitat enhancement projects.

#### **E1.4.8 Relative Local Funding Capacity for Additional Improvements & Services**

Given the existing constraints of local jurisdictions to generate additional local funding for improvements and services (O&M), namely Propositions 13 and 218, in the currently constrained environment, the two most feasible ways for local jurisdictions to generate funding are from voter approved taxes and assessments and self-imposed development impact fees. In order to determine the relative remaining local funding capacity of the region to fund additional flood control improvements and services, a rough assessment of the remaining capacity to impose additional assessment and fees upon itself was completed.

##### **E1.4.8.1 Assessment Capacity and Land Based Funding Approach**

As noted previously, the Regions were divided into sub-zones based on defined hydraulic basins as shown in **Map E-2**. Because of constraints of Proposition 218 and other property / land based funding mechanisms that tie the proportionality of the funding generated from the land to the use of the land, LWA analyzed the land uses in each of the project benefit zones. The source of the land use information for purposes of this analysis was parcel and use code information obtained

from ParcelQuest which represents San Joaquin County assessor data. LMAs in the region reviewed the land uses and provided input into the land use information and associated categorizations.

In order to calculate the relative funding capacity from each of the benefit zones, two approaches were used to estimate funding capacity. **Attachment 1** provides a detailed analysis for each benefit zone that derives the funding capacity. **Table E-27** summarizes the analysis and indicates the RD's within each zone and the Region analyzed.

Funding Capacity Analysis Approaches:

*Two approaches for determining funding capacity were employed; A Baseline Approach and Maximum Capacity Approach.*

*The Baseline Approach assumes that current average assessments per acre assessment levied by those RD's in the region that currently levy assessments could be extrapolated to all acreage in the region.*

*The Maximum Capacity Approach assumes that the average assessment per acre levied by 13 relatively new assessment districts throughout the Central Valley could be applied to all acreage in the region. This is considered the Maximum Capacity for planning purposes within this report.*

Lower San Joaquin River/ Delta South RFMP  
Appendix E - Financial Plan  
November 2014

**Table E-27 Summary of Capacity Analysis**

| Summary of Capacity Analysis<br>Lower San Joaquin/Delta South RFMP                                                                                                                                                                                                                                                                                                                         |                                 |                       | Regional Flood Management Plan<br>Financial Plan: Funding |                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------|-----------------------------------------------------------|---------------------|
| Benefit<br>Area                                                                                                                                                                                                                                                                                                                                                                            | RDs in Benefit<br>Area Analysis | Current Budget<br>[1] | <u>Capacity</u><br><i>Baseline</i>                        | <i>Maximum</i>      |
| <b>Lower San Joaquin Region</b>                                                                                                                                                                                                                                                                                                                                                            |                                 |                       |                                                           |                     |
| 1                                                                                                                                                                                                                                                                                                                                                                                          | N/A                             | \$0                   | \$79,063                                                  | \$168,573           |
| 10                                                                                                                                                                                                                                                                                                                                                                                         | 17                              | \$3,000,000           | \$2,210,561                                               | \$5,035,076         |
| 11                                                                                                                                                                                                                                                                                                                                                                                         | N/A                             | \$0                   | \$104,966                                                 | \$111,618           |
| 12                                                                                                                                                                                                                                                                                                                                                                                         | N/A                             | \$0                   | \$633,672                                                 | \$1,686,312         |
| 13                                                                                                                                                                                                                                                                                                                                                                                         | 1608, 2074                      | \$907,500             | \$1,888,399                                               | \$5,902,595         |
| 14                                                                                                                                                                                                                                                                                                                                                                                         | N/A                             | \$0                   | \$557,392                                                 | \$1,000,719         |
| 15                                                                                                                                                                                                                                                                                                                                                                                         | 403                             | \$40,300              | \$216,139                                                 | \$647,244           |
| 16                                                                                                                                                                                                                                                                                                                                                                                         | 404, 828, 1614                  | \$2,552,700           | \$1,802,928                                               | \$5,588,476         |
| 20                                                                                                                                                                                                                                                                                                                                                                                         | N/A                             | \$0                   | \$139,185                                                 | \$323,977           |
| 21                                                                                                                                                                                                                                                                                                                                                                                         | None                            | \$0                   | \$419,475                                                 | \$954,355           |
| 22                                                                                                                                                                                                                                                                                                                                                                                         | 2126                            | \$75,000              | \$13,762                                                  | \$10,861            |
| 23                                                                                                                                                                                                                                                                                                                                                                                         | 2042                            | \$1,260,000           | \$425,568                                                 | \$1,032,513         |
| 24                                                                                                                                                                                                                                                                                                                                                                                         | 2115                            | \$32,200              | \$43,995                                                  | \$34,720            |
| 25                                                                                                                                                                                                                                                                                                                                                                                         | 2119                            | \$461,000             | \$108,194                                                 | \$164,543           |
| 19A                                                                                                                                                                                                                                                                                                                                                                                        | 2064                            | \$0                   | \$143,435                                                 | \$206,562           |
| 19B                                                                                                                                                                                                                                                                                                                                                                                        | 2075                            | \$60,000              | \$107,266                                                 | \$78,460            |
| 19C                                                                                                                                                                                                                                                                                                                                                                                        | 2094                            | \$0                   | \$54,349                                                  | \$43,032            |
| 19D                                                                                                                                                                                                                                                                                                                                                                                        | 2096                            | \$22,000              | \$19,822                                                  | \$90,366            |
| <b>Sub-Total LSJ Region</b>                                                                                                                                                                                                                                                                                                                                                                |                                 | <b>\$8,410,700</b>    | <b>\$8,968,173</b>                                        | <b>\$23,080,003</b> |
| <b>Delta South Region</b>                                                                                                                                                                                                                                                                                                                                                                  |                                 |                       |                                                           |                     |
| 2                                                                                                                                                                                                                                                                                                                                                                                          | Drexler, 2116                   | \$0                   | \$245,223                                                 | \$205,016           |
| 3                                                                                                                                                                                                                                                                                                                                                                                          | 524                             | \$40,000              | \$481,797                                                 | \$676,252           |
| 4                                                                                                                                                                                                                                                                                                                                                                                          | 2                               | \$93,500              | \$213,122                                                 | \$174,460           |
| 5                                                                                                                                                                                                                                                                                                                                                                                          | 544                             | \$100,000             | \$190,000                                                 | \$151,189           |
| 6                                                                                                                                                                                                                                                                                                                                                                                          | 773                             | \$115,500             | \$132,551                                                 | \$112,564           |
| 7                                                                                                                                                                                                                                                                                                                                                                                          | 2062, 2107                      | \$199,000             | \$133,600                                                 | \$172,499           |
| 8                                                                                                                                                                                                                                                                                                                                                                                          | 2058, 2085, 2095                | \$336,950             | \$381,808                                                 | \$733,321           |
| 9                                                                                                                                                                                                                                                                                                                                                                                          | 1007                            | \$26,000              | \$213,212                                                 | \$314,471           |
| 17                                                                                                                                                                                                                                                                                                                                                                                         | 684                             | \$460,000             | \$248,290                                                 | \$251,633           |
| 18                                                                                                                                                                                                                                                                                                                                                                                         | 1, 2089                         | \$129,000             | \$347,893                                                 | \$384,150           |
| <b>Sub-Total DS Region</b>                                                                                                                                                                                                                                                                                                                                                                 |                                 | <b>\$1,499,950</b>    | <b>\$2,587,495</b>                                        | <b>\$3,175,554</b>  |
| <b>Legend</b>                                                                                                                                                                                                                                                                                                                                                                              |                                 |                       |                                                           |                     |
| Current Budget below Baseline Capacity estimate                                                                                                                                                                                                                                                                                                                                            |                                 |                       |                                                           |                     |
| Current Budget below Maximum Capacity estimate                                                                                                                                                                                                                                                                                                                                             |                                 |                       |                                                           |                     |
| Current Budget above Maximum Capacity estimate                                                                                                                                                                                                                                                                                                                                             |                                 |                       |                                                           |                     |
| [1] Current Budgeted Revenue number shown is based on information provided directly by the RD's or found within the State Controller's (SCO) Special District's 2012 Annual Report - Table 10. Table 10 of the SCO report shows General and Special Revenue Fund information by Activity. This information is taken from Activity classification "Land Reclamation and Levee Maintenance." |                                 |                       |                                                           |                     |
| Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA                                                                                                                                                                                                                                                                                                                            |                                 |                       |                                                           |                     |

It's important to note that the above analysis does not take into consideration other taxes and assessments currently burdening the area along with future needs for other infrastructure and public services. It will be important to consider an area's ability to generate additional taxes and assessments and other uses of taxing capacity as further discussed above in Section E1.4.1.

Based on the methodology employed, the Lower San Joaquin Region has additional funding capacity based upon current state of development in the Region. The variance between the baseline and maximum capacity approaches suggests that to the extent the Lower San Joaquin Region was to implement assessments at similar levels to those assessments recently imposed throughout the Central Valley, a significant amount of funding could be generated. It is important to note that the capacity of different zones within the Regions vary significantly due to existing assessments already in place. Further, additional development within the Region, as described and discussed in Section E1.1, would also generate additional incremental assessments to fund future improvements.

Based on the methodology employed, the Delta South Region has a more limited amount of additional funding capacity. This is due to the relatively undeveloped nature of the property in the Region. Generally, developed parcels are able to carry more infrastructure funding burden than undeveloped agricultural property. It should be noted that given the two approaches for determining capacity, the Baseline versus the Maximum Capacity Approach, in some cases, the Baseline approach estimated greater capacity for funding than the Maximum Capacity approach. This is due to the fact that the Maximum Capacity approach allocated more benefit to developed structures and the Baseline approach allocated more benefit to undeveloped parcels. Ultimately, the analysis concludes that there is not a significant amount of additional funding capacity in the Delta South Region. This additional amount of funding would not be sufficient to fund the projected project costs identified within this report.

#### ***E1.4.9 New Development Funding***

A discussed further in Section E1.1.9, future growth with the region is focused within the City of Stockton and areas within Lathrop including River Islands (RD 2062 Stewart Island) and Mossdale Village (RD 17 Mossdale). While projects in Lathrop have already developed financing plans that include future funding for planned improvements needed in order to move forward with development, future development interests can provide additional up front funding improvements and ultimately contribute to long term Operations & Maintenance of levees. However, there are limitations to imposition of development impacts fees stemming from the statutory nexus requirements of AB 1600 (Government Code §66000 et. seq.) New development cannot be required to fix existing deficiencies through the imposition of a development impact fee and development impacts fees cannot be used for maintenance. A specific analysis of the funding capacity of new development is beyond the scope of the financial plan. Efforts are underway by project proponents and stakeholders in the Regions. Any future funding analysis should include a review of the beneficiaries of the flood projects identified within this plan and the proposed development plans in Stockton, Lathrop and Mossdale. This analysis should determine if a reasonable nexus can be drawn between the proposed projects and the need for the improvements. A more detailed project specific financial planning effort could lead to evaluation and appropriateness of a future funding programs tied to new development that include impact fees,

special taxes and assessments to fund additional projects that help fund needed improvements and mitigate for the impacts of new development in the floodplain.

#### ***E1.4.10 Local Funding Capacity Summary***

**Table E-28** provides a comparison of the estimated funding capacity to the projected near term (Tier 1 & 2) and long term net local funding needs with each Region.

There are approximately 130,000 parcels in the Lower San Joaquin Region. The funding capacity analysis assumes that a net additional \$14,670,000 could be generated annually. This would equate to an average annual per parcel assessment increase of approximately \$113. In the Delta South Region there are approximately 105,000 parcels. The funding capacity analysis assumes that a net additional \$1,680,000 could be generated annually. This would equate to an average annual per parcel assessment increase of approximately \$16. The disparity between is solely driven by the difference in the level of development between the two regions.

**Table E-28 Comparison of Local Funding Need to Capacity**

| Comparison of Local Funding Need to Capacity |  | Regional Flood Management Plan<br>Financial Plan: Funding |
|----------------------------------------------|--|-----------------------------------------------------------|
| Region                                       |  | <i>Estimated Maximum<br/>Funding Capacity</i>             |
| <b>Lower San Joaquin</b>                     |  |                                                           |
| Estimated Capacity of Region                 |  | \$23,080,000                                              |
| Current Annual Funding                       |  | \$8,410,000                                               |
| Net Local Additional Capacity                |  | \$14,670,000                                              |
| Total Estimated Financing Capacity           |  | \$182,000,000                                             |
| Estimated Local Costs Near Term              |  | \$169,600,000                                             |
| Estimated Local Costs Long Term              |  | \$344,400,000                                             |
| <b>Delta South Region</b>                    |  |                                                           |
| Estimated Capacity of Region                 |  | \$3,180,000                                               |
| Current Annual Funding                       |  | \$1,500,000                                               |
| Net Local Additional Capacity                |  | \$1,680,000                                               |
| Total Estimated Financing Capacity           |  | \$21,000,000                                              |
| Estimated Local Costs Near Term              |  | \$173,400,000                                             |
| Estimated Local Costs Long Term              |  | \$288,200,000                                             |

In the Lower San Joaquin Region, additional investigation into specific projects and the exploration of funding sources that leverage the projected growth in the region is warranted. In addition, an appropriate allocation of project costs to specific beneficiaries is needed. However,

because of the complex nature of the improvements, and the interrelationships between the various zones in the Region, it would be wise for the region as whole to develop allocation and funding guidelines and principals that help focus future detailed financial strategies for specific projects. Future regional planning efforts could address this effort. It is important to note however, that while additional funding capacity may exist, capturing the capacity, given the constraints of Proposition 218, will be inefficient and likely present significant challenges for the Region.

The relatively low funding capacity of Delta South Region is consistent with the land use profile of this portion of the Region. Additional investigation and the exploration of new funding sources that further leverage the existing land uses in this portion of the region may not ultimately yield a significant amount of additional funding. Efforts to generate additional funding maybe better focused on garnering support for State led subventions and special projects funding. Further, targeted investments in the Delta South Region that are coupled with and tied to regionally led efforts consistent with the SSIA will help support efforts that benefit the entire region.

#### **E1.4.11 Operations and Maintenance Funding Needs**

The ability to adequately operate and maintain the levee system varies within the region. DWR has documented the cost and extent of levees maintained and each LMAs O&M costs in the annual *Inspection and Local Maintaining Agency Report*. A review of the information within the annual DWR inspections report suggests that levee maintenance in the Region generally varies from \$4,000 to \$17,000 per mile. A review of the inspection reports also suggests that many LMAs have minimally acceptable ratings or unacceptable ratings in the fall of 2013.

The mission of many LMAs is both internal drainage and levee maintenance. The O&M cost per mile can vary based on the scope of activities performed by and LMA, local maintenance practices, and restrictions on securing adequate funding to properly maintain levees. While understanding the annual costs associated with an LMAs O&M practices per mile is important, performance based metrics would be required to make a determination of the minimum or average cost per levee mile required to meet current State and Federal standards. This analysis could be performed with existing levee inspection data that is collected by the State and the USACE.

### **E1.5 Conclusions & Recommendations**

Recent studies and reports providing analysis, commentary, and policy recommendations related to funding flood management have had a common theme emphasizing the importance of creating sufficient and sustainable funding sources to manage flood risk over time. DWR's *California Flood Futures Report* identifies existing funding constraints and presents recommendations for actions that could lead to new funding sources. PPIC's *Paying for Water in California* identifies and describes those same constraints with respect to local funding and presents recommendations that would help local entities address the funding gaps identified within the report. Ultimately, creating a sustainable and politically actionable funding source for flood management will require some action by the State Legislature to change the current constitutional and statutory constraints on raising new revenue. The Region, State and DWR should explore the following recommendations, some of which could be implemented in the near term. In the long term, the State should continue efforts to implement recommendations made in recent studies focusing on long term stable funding for flood management.

**Recommendation 1: *Align funding program incentives to the Goals and Objectives of the CVFPP.*** In many cases providing local agencies with more favorable cost sharing and crediting provisions will help position the State to secure limited Federal funding. Increasing the amount of Federal funding available helps the limited State and local funding available be applied to small communities and rural areas that face significant financial challenges in meeting the goals established in the CVFPP.

Proposition 1E requires the State to “Secure the maximum feasible amounts of Federal and local matching funds to fund disaster preparedness and flood prevention projects in order to ensure prudent and cost-effective use of these funds to the extent that this does not prohibit timely implementation of this article.” The interpretation of this section of Proposition 1E should be evaluated in the larger context of the State’s objectives and should be reflected in the State’s financial strategy with a realistic understanding of the constraints of both Federal and local funding. The interpretation that the State should work to maximize the amount of local funding could undermine the State’s ability to secure a significant amount of Federal funding. Maximizing the amount of Federal funding may require that the State to provide local agencies with favorable cost sharing and crediting provisions under State funding programs.

**Recommendation 2: *Support efforts for flood insurance reform for agricultural land uses.*** In the rural agricultural areas within the Region, where the economic profile is predominately characterized by a rural and agricultural setting and the capacity to fund additional flood risk reduction projects is constrained, in some cases, the most economical and financially feasible way to manage the flood risk may not be to construct additional improvements. Where a specific set of improvements primarily benefits an agricultural land use and a supporting community; local, State and Federal interests may conclude that the benefits of structural improvements do not outweigh the costs. To resolve this issue, and to ensure that an appropriate level of flood risk is achieved in concert with the financial capability of the area, the State should support the Region’s efforts for flood insurance reform ensuring that the agricultural use of the area is sustainable and allow for the existing vibrant agricultural economy to thrive.

**Recommendation 3: *Provide funding for the evaluation and establishment of new local funding mechanisms.*** The State should consider providing funding to evaluate and implement new local funding mechanisms to generate the local cost share of projects consistent with the SSIA. The State has made it a clear priority to maximize the value of its investment by leveraging non-State funding sources. Directly funding efforts to establish new funding sources at the local level is consistent with this priority. The upfront costs associated with evaluating new projects, developing financing plans and implementing new funding mechanisms (within the current legal framework) presents a significant hurdle to many local entities. As the State is currently developing new programs which will provide funding for Feasibility studies, as a component of this effort, funding for financing plan implementation should also be included.

**Recommendation 4: *Continue to explore regional, basin or valley-wide funding districts that ensure that all beneficiaries of the flood management infrastructure pay.*** The State should continue to explore regional, basin or valley-wide funding districts that ensure that all beneficiaries of the flood management infrastructure pay. Any such funding district should recognize the nexus of the flood management system to other essential public services such as safety, water supply and quality, recreation, and environmental protection. The current approach governed by Proposition

218 makes it too onerous to implement such a district at the local level. As a result, the current approach, which links the properties that receive special benefit to those within a district that will pay for the cost of the work performed, ignores the interconnectedness of the flood management system. A valley wide or regional assessment would need to be imposed not only on lands within a defined floodplain but also (i) on lands that drain into that floodplain, (ii) lands that would be in the 100-year floodplain absent flood management works, and (iii) potentially on lands that benefit from the lack of disruption that flood management seeks to offer.

**Recommendation 5: *Explore alternative flood or hazard insurance programs that satisfy both Federal lending requirements as well as provide structural mitigation to reduce risk.*** In the context of NFIP reform and rising flood insurance rates, the State could explore alternative flood or hazard insurance programs that could satisfy both Federal lending requirements as well as provide structural mitigation to reduce risk. Various proposals have been discussed and questions arise whether such a program at a State level, absent heavy subsidy, could result in lower overall costs and more manageable constraints. However, one key aspect to a supportable and more sustainable program would be to ensure those required to purchase insurance represent all those properties that could potentially bear a cost as a result of a flood loss. This would include all those beneficiaries as discussed above.

Lower San Joaquin River/ Delta South RFMP  
Appendix E - Financial Plan  
November 2014

**Attachment 1**

**LWA Technical Memorandum re:  
Local Funding Capacity Analysis**

***Revised Technical Memorandum*****Lower San Joaquin / Delta South Regional Flood  
Management Plan: Financial Plan*****Funding Capacity Analysis******November 17, 2014*****Prepared for:** Peterson Brustad, Inc.**Prepared by:** Seth Wurzel

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This memorandum has been prepared by Larsen Wurzel & Associates, Inc. (LWA) at the request of Peterson Brustad, Inc. (PBI) in support of the preparation of the Lower San Joaquin / Delta South Region Flood Management Plan (RFMP) Financial Plan. Included within the scope of preparation of the Financial Plan is an assessment of the relative capacity of the Regions to generate additional funds for the identified flood control projects within the RFMP.

**Discussion**

Two approaches were developed in order to bracket the range of relative funding capacity of identified sub-zones within the Regions, a baseline approach and a maximum capacity approach. The two approaches are discussed in more detail later in this memorandum.

Because of constraints of Proposition 218 and other property / land based funding mechanisms that tie the proportionality of the funding generated from the property benefit and further that typically benefit is a function of the use of the land, LWA analyzed the land uses in each of the Region's benefit zones. Each of the approaches is rooted in the relative land use make-up of the sub-zones within the region. The sub-zones are shown in the attached **Figure 1** prepared by PBI. The land use inventory, determined on an acreage basis, for each zone was developed by reviewing the assessor's use codes for each parcel in each zone and categorizing the use codes into the following land use categories;

- Residential,
- Industrial,
- Rural/Agricultural,
- Utilities/Transportation,
- Commercial, and
- Government.

A summary of the assessor use codes found within the Region and their summarized categorization by LWA can be found within **Appendix A**. **Appendix B** provides the inventory of acreage and the number of parcels for within each Zone of the Region (Table XX-a for each zone in **Appendix B**).

## Capacity by Land Use Type

There are many approaches that can be developed to determine the ability of a property to pay for public infrastructure and services. One traditional and more academic approach would be an affordability or feasibility type analysis whereby the job base and incomes of a community are analyzed, the cost of housing and infrastructure development and services are reviewed and the resulting taxing capacity of the property is analyzed. However, given the requirements of Proposition 218 and the voting requirements imposed by it, an approach that considers the ability of passage of a new assessment, which is more constraining, is warranted in order to judge the capacity of an RD to generate new funding.

To address Proposition 218's proportionality requirements within this capacity analysis, LWA researched 13 different assessment district engineer's reports for new flood control assessment districts that have been approved with the last 10 years. While there are differing methodologies between these assessments, by computing the typical assessment for each of the land use categories and comparing these assessments the attributes of the differing methodologies are considered when analyzing the proportionately of the relative assessments between the land uses. **Table 1** below shows the relative proportionality of benefit between each land use type by comparing an average typical flood control assessment per acre of Residential to the average flood control assessment per acre of all land use types. The relative equivalency factors are shown in the table below.

**Table 1**  
**Typical Flood Control Property Benefit Assessment**

**Regional Flood Management Plan**  
**Financial Strategy: Funding Assessment**

| Land Use Category        | Unit         | Typical Annual Rate | Units for Analysis | Assumption | Per Acre Rate | Equivalency Factor |
|--------------------------|--------------|---------------------|--------------------|------------|---------------|--------------------|
| Residential              | Per Unit     | \$119.33            | Units/Acre         | 4          | \$477.33      | 1.00               |
| Industrial               | Per 1,000 SF | \$77.26             | FAR                | 0.2        | \$673.07      | 1.41               |
| Rural/Agricultural       | Per Acre     | \$12.53             | Per Acre           | 1          | \$12.53       | 0.03               |
| Utilities/Transportation | N/A          | \$0.00              | N/A                | 0          | \$0.00        | 0.00               |
| Commercial               | Per 1,000 SF | \$91.69             | FAR                | 0.25       | \$998.52      | 2.09               |
| Government               | Per 1,000 SF | \$76.06             | FAR                | 0.2        | \$662.60      | 1.39               |

[1] Includes both typical Single Family units (assumed to be 1,500 SF on 1/4 Acre of Land flooded to 5').

[2] An FAR of .25 is assumed for typical Industrial land, assumption assumes flooding to 5'.

[3] An FAR of .4 is assumed for typical Commerical & Governmental land, assumption assumes flooding to 5'.

Source: SAFA, SJAFCA, SBFA, RD 10, RD 17, RD 2042, RD 2103, RD 1001, WSAFA, TRLIA, KLRDD & MLC.

LWA then applied these equivalency factors to determine the relative amount of benefit acres in each zone. LWA then determined the relative percentage of benefit acres by each land use type in each zone (as shown in Table XX-b for each benefit zone in **Appendix B**).

The following briefly describes the baseline and maximum capacity approach for bracketing the range of funding capacity.

### Baseline Capacity – Relative Existing Assessment Base

The Baseline Capacity is assumed to be equivalent to the average funding generated on a per acre basis by the RD's within the region that currently generate property based revenues for flood control services (capital and O&M). While there are RD's that have property assessments in the region, not all RD's do and not all land in the region is within an RD. The underlying assumption for this baseline approach is; All land within the region can generate at least a relative proportionate amount of funding (adjusted for the economic characteristic of each zone based its median household income) based upon the current funding generated by all RD's in the region that currently have property based assessments. Ultimately, it was determined that the RD's that currently do provide funding, provide the following amount of funding on a per acre basis (allocated to each land-use based upon the same factors noted above).

| <b>Land Use Type</b>     | <b>Average<br/>Assessment /<br/>Acre for Region</b> |
|--------------------------|-----------------------------------------------------|
| Residential              | \$150                                               |
| Industrial               | \$154                                               |
| Rural/Agricultural       | \$15                                                |
| Utilities/Transportation | \$298                                               |
| Commercial               | \$173                                               |
| Government               | \$205                                               |

For each RD in the region, this baseline funding capacity per acre was adjusted for the relative economic characteristic of the benefits based on the benefit zone's Median Household Income as compared to the weighted average Median House Hold Income of those benefit zones in the region that currently generate property based revenues (which is \$43,342). The resulting adjusted assessment per acre was multiplied by the amount of acreage for each land use type in the region to determine the baseline funding capacity for each benefit zone. This analysis is shown in Table XX-c for each benefit zone in **Appendix B**.

### Maximum Funding Capacity – New AD Approach

The Maximum Funding Capacity is assumed to be equivalent to the average funding generated on a per acre basis by several recently approved assessment throughout the central valley for purely flood control improvement purposes applied to all of the acreage in the region. The assumption is that the land within the region could generate up to this amount if an effective scoped and budgeted Proposition 218 balloting process was put before the property owners to generate new capacity for needed flood control improvements. The

average assessments per acre under this approach were adjusted based upon the economic characteristics of each zone relative to area as a whole based upon median household incomes. The average assessment per acre for each land use type for this maximum capacity analysis is shown below.

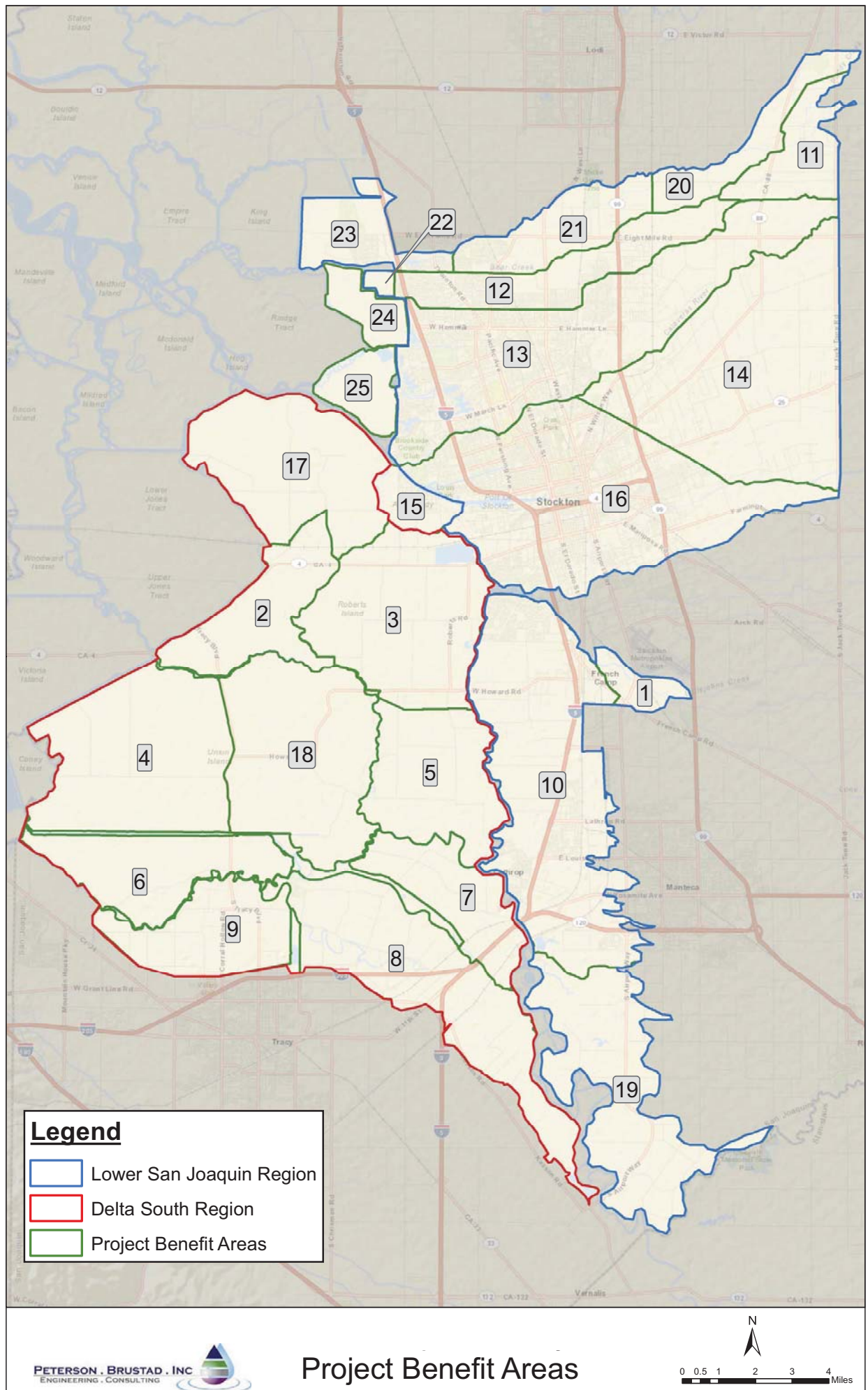
| <b>Land Use Type</b>     | <b>Average<br/>Assessment /<br/>Acre for Central<br/>Valley</b> |
|--------------------------|-----------------------------------------------------------------|
| Residential              | \$477                                                           |
| Industrial               | \$673                                                           |
| Rural/Agricultural       | \$13                                                            |
| Utilities/Transportation | \$0                                                             |
| Commercial               | \$998                                                           |
| Government               | \$662                                                           |

For each RD in the region, the funding capacity per acre was adjusted based on the benefit zone's Median Household Income as compared to the Median House Hold Income for the entire central valley (which is \$45,170). The resulting adjusted assessment per acre was multiplied by the amount of acreage for each land use type in the region to determine the theoretical maximum funding capacity. This analysis is shown in Table XX-c for each benefit zone in **Appendix B**.

## Summary Results of the Analysis

**Table S-1** summarizes the result of the capacity analysis and shows the current budget generated by the RD's within each Benefit Zone as well as the results of the baseline and Maximum Funding Capacity analysis for comparison purposes. The next step of the Financial Planning effort is to summarize the costs for the identified improvements within the RFMP and compare this to the relative capacity to generate funding based upon the approach described above.

FIGURE 1



**Table S-1**  
**Summary of Capacity Analysis**  
**Lower San Joaquin/Delta South RFMP**

**Regional Flood Management Plan**  
**Financial Plan: Funding**

| Benefit Area             | RDs in Benefit Area Analysis | Current Budget [1] | Capacity    |              |
|--------------------------|------------------------------|--------------------|-------------|--------------|
|                          |                              |                    | Baseline    | Maximum      |
| Lower San Joaquin Region |                              |                    |             |              |
| 1                        | N/A                          | \$0                | \$79,063    | \$168,573    |
| 10                       | 17                           | \$3,000,000        | \$2,210,561 | \$5,035,076  |
| 11                       | N/A                          | \$0                | \$104,966   | \$111,618    |
| 12                       | N/A                          | \$0                | \$633,672   | \$1,686,312  |
| 13                       | 1608, 2074                   | \$907,500          | \$1,888,399 | \$5,902,595  |
| 14                       | N/A                          | \$0                | \$557,392   | \$1,000,719  |
| 15                       | 403                          | \$40,300           | \$216,139   | \$647,244    |
| 16                       | 404, 828, 1614               | \$2,552,700        | \$1,802,928 | \$5,588,476  |
| 20                       | N/A                          | \$0                | \$139,185   | \$323,977    |
| 21                       | None                         | \$0                | \$419,475   | \$954,355    |
| 22                       | 2126                         | \$75,000           | \$13,762    | \$10,861     |
| 23                       | 2042                         | \$1,260,000        | \$425,568   | \$1,032,513  |
| 24                       | 2115                         | \$32,200           | \$43,995    | \$34,720     |
| 25                       | 2119                         | \$461,000          | \$108,194   | \$164,543    |
| 19A                      | 2064                         | \$0                | \$143,435   | \$206,562    |
| 19B                      | 2075                         | \$60,000           | \$107,266   | \$78,460     |
| 19C                      | 2094                         | \$0                | \$54,349    | \$43,032     |
| 19D                      | 2096                         | \$22,000           | \$19,822    | \$90,366     |
| Sub-Total LSJ Region     |                              | \$8,410,700        | \$8,968,173 | \$23,080,003 |
| Delta South Region       |                              |                    |             |              |
| 2                        | Drexler, 2116                | \$0                | \$245,223   | \$205,016    |
| 3                        | 524                          | \$40,000           | \$481,797   | \$676,252    |
| 4                        | 2                            | \$93,500           | \$213,122   | \$174,460    |
| 5                        | 544                          | \$100,000          | \$190,000   | \$151,189    |
| 6                        | 773                          | \$115,500          | \$132,551   | \$112,564    |
| 7                        | 2062, 2107                   | \$199,000          | \$133,600   | \$172,499    |
| 8                        | 2058, 2085, 2095             | \$336,950          | \$381,808   | \$733,321    |
| 9                        | 1007                         | \$26,000           | \$213,212   | \$314,471    |
| 17                       | 684                          | \$460,000          | \$248,290   | \$251,633    |
| 18                       | 1, 2089                      | \$129,000          | \$347,893   | \$384,150    |
| Sub-Total DS Region      |                              | \$1,499,950        | \$2,587,495 | \$3,175,554  |

**Legend**

|  |                                                 |
|--|-------------------------------------------------|
|  | Current Budget below Baseline Capacity estimate |
|  | Current Budget below Maximum Capacity estimate  |
|  | Current Budget above Maximum Capacity estimate  |

[1] Current Budgeted Revenue number shown is based on information provided directly by the RD's or found within the State Controller's (SCO) Special District's 2012 Annual Report - Table 10. Table 10 of the SCO report shows General and Special Revenue Fund information by Activity. This information is taken from Activity classification "Land Reclamation and Levee Maintenance."  
Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

# **Appendix A**

## **Assessor's Land Use Codes & Summarized Land Use Categories**

## Appendix A

Table A-1

**Assessor's Land Use Codes and Summarized Land Use Categories  
Lower San Joaquin/Delta South RFMP**

| Saqa Joaquin<br>County Use Code | Summarized Land Use<br>for RFMP Analysis | San Joaquin County<br>Use Code Category | Assessor's Land Use Code Description                                    |
|---------------------------------|------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------|
| 0                               | Residential                              | Residential                             | USE CODE NOT ASSIGNED                                                   |
| 1                               | Residential                              | Residential                             | VAC RES LOT - DEV W/UTIL.<br>VAC LOT W/PROB. W/C PRECLUDES BLDG A<br>RE |
| 2                               | Residential                              | Residential                             | VAC LOT - TOTALLY UNUS. (INCURABLE)                                     |
| 3                               | Residential                              | Residential                             | (GARAGE,                                                                |
| 4                               | Residential                              | Residential                             | VAC RES SUBDIVISION SITE                                                |
| 5                               | Rural/Agricultural                       | Residential                             | VAC RES LOT-UNDEV                                                       |
| 6                               | Rural/Agricultural                       | Residential                             | POTENTIAL RESIDENTIAL SUBDIVISION                                       |
| 7                               | Rural/Agricultural                       | Residential                             | SINGLE FAMILY DWELLING(SFD)                                             |
| 10                              | Residential                              | Residential                             | CONDOMINIUM UNIT                                                        |
| 11                              | Residential                              | Residential                             | PLANNED UNIT RESIDENTIAL DEV. (PURD)                                    |
| 12                              | Residential                              | Residential                             | SINGLE FAMILY RESIDENCE W/ SECONDARY<br>RES SQ FT                       |
| 13                              | Residential                              | Residential                             |                                                                         |
| 14                              | Residential                              | Residential                             | SFD W/SECONDARY USE (I.E. BARBER SHOP,                                  |
| 15                              | Residential                              | Residential                             | ZERO LOT LINE RES                                                       |
| 16                              | Residential                              | Residential                             | RES LOT W/MOBILEHOME<br>SINGLE FAMILY with COMMON WALL                  |
| 17                              | Residential                              | Residential                             | (DUET, HALF-PLEX, etc)                                                  |
| 20                              | Residential                              | Residential                             | VAC LOT (ZONED FOR TWO UNITS)                                           |
| 21                              | Residential                              | Residential                             | ONE DUPLEX - ONE BLDG                                                   |
| 22                              | Residential                              | Residential                             | TWO SFDS ON SINGLE PARCEL                                               |
| 30                              | Residential                              | Residential                             | VACANT LOT ZONED FOR 3 OR 4 UNITS                                       |
| 31                              | Residential                              | Residential                             | SINGLE TRIPLEX -(3 UNITS, 1 STRUC.)                                     |
| 32                              | Residential                              | Residential                             | THREE UNITS - 2 OR MORE STRUCTURES                                      |
| 34                              | Residential                              | Residential                             | SINGLE FOURPLEX                                                         |
| 35                              | Residential                              | Residential                             | FOUR UNITS, 2 OR MORE STRUCTURES                                        |
| 40                              | Residential                              | Residential                             | VACANT LOTS ZONED FOR APARTMENTS                                        |
| 41                              | Residential                              | Residential                             | 5-10 RES. UNITS - SINGLE BLDG                                           |
| 42                              | Residential                              | Residential                             | 5-10 RES. UNITS - 2 OR MORE BLDGS.                                      |
| 43                              | Residential                              | Residential                             | 11-20 RES. UNITS - ONE STRUCTURE                                        |
| 44                              | Residential                              | Residential                             | 11-20 RES. UNITS - 2 OR MORE BLDGS.                                     |
| 45                              | Residential                              | Residential                             | 21-40 UNITS                                                             |
| 46                              | Residential                              | Residential                             | 41-100 UNITS                                                            |
| 47                              | Residential                              | Residential                             | OVER 100 UNITS                                                          |
| 48                              | Residential                              | Residential                             | HIGH RISE APARTMENTS                                                    |
| 50                              | Rural/Agricultural                       | Agricultural                            | RURAL RESIDENTIAL - VACANT HOMESITE                                     |
| 51                              | Rural/Agricultural                       | Agricultural                            | RURAL RESIDENCE - 1 RES.                                                |
| 52                              | Rural/Agricultural                       | Agricultural                            | RURAL RESIDENTIAL - 2 OR MORE RES.                                      |

## Appendix A

## Table A-1

Assessor's Land Use Codes and Summarized Land Use Categories  
Lower San Joaquin/Delta South RFMP

| Saqn Joaquin<br>County Use Code | Summarized Land Use<br>for RFMP Analysis | San Joaquin County<br>Use Code Category | Assessor's Land Use Code Description    |
|---------------------------------|------------------------------------------|-----------------------------------------|-----------------------------------------|
| 53                              | Rural/Agricultural                       | Agricultural                            | RURAL RESIDENTIAL - VACANT - DEV. WITH  |
| 54                              | Rural/Agricultural                       | Agricultural                            | RURAL RES. - WITH MISC. RES. IMPS; ONLY |
| 55                              | Rural/Agricultural                       | Agricultural                            | LABOR CAMP                              |
| 56                              | Rural/Agricultural                       | Agricultural                            | RURAL RESIDENTIAL W/MOBILHOME           |
| 59                              | Residential                              | Residential                             | RESIDENTIAL CARE HOME (6 UNITS OR LESS) |
| 60                              | Commercial                               | Commercial                              | MOTELS LESS THAN 50 UNITS               |
| 61                              | Commercial                               | Commercial                              | MOTELS OVER 50 UNITS                    |
| 62                              | Commercial                               | Commercial                              | MOTELS LESS THAN 50 UNITS W/SOME KIT.   |
| 63                              | Commercial                               | Commercial                              | MOTELS OVER 50 UNITS W/SOME KITCHENS    |
| 64                              | Commercial                               | Commercial                              | MOTELS LESS THAN 50 UNITS W/SHOPS       |
| 65                              | Commercial                               | Commercial                              | MOTELS OVER 50 UNITS W/SHOPS            |
| 70                              | Commercial                               | Commercial                              | HOTEL W/O RESTAURANT                    |
| 71                              | Commercial                               | Commercial                              | HOTEL W/RESTAURANT                      |
| 78                              | Commercial                               | Commercial                              | ROOMING HOUSE - CONVENT - RECTORY ETC.  |
| 80                              | Residential                              | Residential                             | COMMON AREAS - NO STRUCTURES            |
| 81                              | Residential                              | Residential                             | COMMON AREAS - W/STRUCTURES             |
| 82                              | Residential                              | Residential                             | COMMON AREAS - ROADS & STREETS          |
| 90                              | Residential                              | Residential                             | MOBILE HOME PARK                        |
| 91                              | Commercial                               | Commercial                              | OVERNIGHT TYPE TRAILER PARK             |
| 92                              | Residential                              | Residential                             | MOBILE HOME PARK W/OVERNIGHT FACILITIES |
| 93                              | Commercial                               | Commercial                              | RESORT TYPE TRAILER PARK                |
| 94                              | Residential                              | Residential                             | MOBILE HOME CONDOMINIUM LOT             |
| 95                              | Residential                              | Residential                             | MOBILEHOME APPURTENANCES                |
| 96                              | Residential                              | Residential                             | MOBILE HOME                             |
| 100                             | Commercial                               | Commercial                              | VACANT COMMERCIAL LAND - UNDEV.         |
| 101                             | Commercial                               | Commercial                              | VACANT COMMERCIAL LAND W/UTIL.          |
| 102                             | Commercial                               | Commercial                              | VACANT COMMERCIAL LAND W/MISC IMPS      |
| 107                             | Commercial                               | Commercial                              | POTENTIAL COMMERCIAL SUBDIVISION        |
| 110                             | Commercial                               | Commercial                              | SINGLE STORY                            |
| 111                             | Commercial                               | Commercial                              | MULTIPLE STORY STORIES                  |
| 112                             | Commercial                               | Commercial                              | MULTIPLE STORES IN ONE BUILDING         |
| 113                             | Commercial                               | Commercial                              | STORE WITH RES. UNIT OR UNITS           |
| 114                             | Commercial                               | Commercial                              | STORE CONDO                             |

9/9/2014

## Appendix A

## Table A-1

Assessor's Land Use Codes and Summarized Land Use Categories  
Lower San Joaquin/Delta South RFMP

| Saqa Joaquin<br>County Use Code | Summarized Land Use<br>for RFMP Analysis | San Joaquin County<br>Use Code Category | Assessor's Land Use Code Description        |
|---------------------------------|------------------------------------------|-----------------------------------------|---------------------------------------------|
| 120                             | Commercial                               | Commercial                              | 1 STORE & 1 OFFICE                          |
| 121                             | Commercial                               | Commercial                              | MULTIPLE COMBINATION OF OFFICES,<br>SHOPS,  |
| 130                             | Commercial                               | Commercial                              | 1 STORY DEPARTMENT STORE                    |
| 131                             | Commercial                               | Commercial                              | 2 STORY DEPARTMENT STORE                    |
| 140                             | Commercial                               | Commercial                              | GROCERY STORE                               |
| 141                             | Commercial                               | Commercial                              | SUPERMARKETS                                |
| 142                             | Commercial                               | Commercial                              | CONVENIENCE STORE                           |
| 143                             | Commercial                               | Commercial                              | CONVENIENCE STORE WITH GAS SALES            |
| 144                             | Commercial                               | Commercial                              | FRUIT STAND                                 |
| 150                             | Commercial                               | Commercial                              | REGIONAL SHOPPING CENTER                    |
| 151                             | Commercial                               | Commercial                              | COMMUNITY SHOPPING CENTER                   |
| 152                             | Commercial                               | Commercial                              | NEIGHBORHOOD SHOPPING CENTER                |
| 153                             | Commercial                               | Commercial                              | INDIVIDUAL PARCEL WITHIN REGIONAL<br>SHOPP  |
| 154                             | Commercial                               | Commercial                              | INDIVIDUAL PARCEL WITHIN COMMUNITY<br>CEN   |
| 155                             | Commercial                               | Commercial                              | INDIVIDUAL PARCEL W/IN NEIGHBORHOOD<br>SHO  |
| 156                             | Commercial                               | Commercial                              | SHOPPING CENTER COMMON AREA                 |
| 170                             | Commercial                               | Commercial                              | 1 STORY OFFICE BUILDING                     |
| 171                             | Commercial                               | Commercial                              | 2 STORY OFFICE BUILDING                     |
| 172                             | Commercial                               | Commercial                              | 3 OR MORE STORY OFFICE BLDG.                |
| 173                             | Commercial                               | Commercial                              | OFFICE BLDG W/RES UNIT OR UNITS             |
| 180                             | Commercial                               | Commercial                              | ASSISTED LIVING RESIDENCE                   |
| 181                             | Commercial                               | Commercial                              | CONGREGATE SENIORS HOUSING                  |
| 183                             | Commercial                               | Commercial                              | SKILLED NURSING FACILITY                    |
| 184                             | Commercial                               | Commercial                              | SPECIALTY HOME (DEVELOPMENTALLY<br>DISABLE) |
| 190                             | Commercial                               | Commercial                              | MEDICAL OFFICES                             |
| 191                             | Commercial                               | Commercial                              | DENTAL OFFICES                              |
| 192                             | Commercial                               | Commercial                              | MEDICAL DENTAL COMPLEX                      |
| 193                             | Commercial                               | Commercial                              | VETERINARY HOSPITALS                        |
| 194                             | Commercial                               | Commercial                              | ONE STORY OFFICE CONDO.                     |
| 195                             | Commercial                               | Commercial                              | TWO STORY OFFICE CONDO.                     |
| 196                             | Commercial                               | Commercial                              | MEDICAL OFFICE CONDO.                       |
| 197                             | Commercial                               | Commercial                              | DENTAL OFFICE CONDO.                        |
| 200                             | Commercial                               | Commercial                              | COMMERCIAL COMMON AREA - NON<br>SHOPPING C  |
| 201                             | Commercial                               | Commercial                              | MISC. MULTIPLE USES - NONE FULLY<br>DOMINA  |

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## Appendix A

## Table A-1

Assessor's Land Use Codes and Summarized Land Use Categories  
Lower San Joaquin/Delta South RFMP

| Saqa Joaquin<br>County Use Code | Summarized Land Use<br>for RFMP Analysis | San Joaquin County<br>Use Code Category | Assessor's Land Use Code Description       |
|---------------------------------|------------------------------------------|-----------------------------------------|--------------------------------------------|
|                                 |                                          |                                         | COMMERCIAL USE(DOES'NT REASONABLY<br>FIT A |
| 202                             | Commercial                               | Commercial                              |                                            |
| 203                             | Commercial                               | Commercial                              | ANIMAL TRAINING FACILITY                   |
| 204                             | Commercial                               | Commercial                              | DAY CARE CENTER                            |
| 210                             | Commercial                               | Commercial                              | RESTAURANTS                                |
| 211                             | Commercial                               | Commercial                              | FAST FOOD RESTAURANTS                      |
| 212                             | Commercial                               | Commercial                              | FOOD PREPARATION - TAKE OUT ONLY           |
| 213                             | Commercial                               | Commercial                              | COCKTAIL LOUNGE - BARS                     |
| 214                             | Commercial                               | Commercial                              | RESTAURANT W/RES UNIT OR UNITS             |
| 230                             | Commercial                               | Commercial                              | WALK-IN THEATERS                           |
| 231                             | Commercial                               | Commercial                              | MULTIPLE SCREEN THEATERS                   |
| 240                             | Commercial                               | Commercial                              | BANKS                                      |
| 250                             | Commercial                               | Commercial                              | FULL SERVICE STATIONS                      |
| 251                             | Commercial                               | Commercial                              | SELF SERV. STATION(HAS NO FACILITIES FO    |
| 252                             | Commercial                               | Commercial                              | SERVICE STATION W/CAR WASH                 |
| 253                             | Commercial                               | Commercial                              | TRUCK TERMINALS                            |
| 254                             | Commercial                               | Commercial                              | BULK PLANTS                                |
| 255                             | Commercial                               | Commercial                              | SELF SERVICE STATION W/MINI MART           |
|                                 |                                          |                                         | CONVENIENCE STORE (MINI-MART) W/ GAS       |
| 256                             | Commercial                               | Commercial                              | SA                                         |
| 260                             | Commercial                               | Commercial                              | AUTO SALES W/SERVICE CENTER                |
| 261                             | Commercial                               | Commercial                              | AUTO SALES W/O SERVICE CENTER              |
| 262                             | Commercial                               | Commercial                              | USED CAR LOT                               |
|                                 |                                          |                                         | OTHER SALES CENTERS (TRAILERS, MOBILE      |
| 263                             | Commercial                               | Commercial                              | H                                          |
| 270                             | Commercial                               | Commercial                              | FARM OR CONTS. MACH. SALES & SERVICE       |
| 271                             | Commercial                               | Commercial                              | FARM OR CONTS. MACH. SALES ONLY            |
| 272                             | Commercial                               | Commercial                              | FARM OR CONST. MACH. SERVICE ONLY          |
| 280                             | Commercial                               | Commercial                              | AUTO & TRUCK REPAIRS & ACCESSORIES         |
| 281                             | Commercial                               | Commercial                              | SPECIALTY SHOPS (TIRES, BRAKES, ETC.)      |
| 282                             | Commercial                               | Commercial                              | CAR WASH                                   |
| 283                             | Commercial                               | Commercial                              | SELF SERVICE CAR WASH                      |
| 284                             | Commercial                               | Commercial                              | LAUNDRY                                    |
| 285                             | Commercial                               | Commercial                              | AUTO BODY SHOP                             |
| 290                             | Commercial                               | Commercial                              | RETAIL NURSERY                             |
| 291                             | Commercial                               | Commercial                              | COMMERCIAL/WHOLESALE NURSERY               |
| 300                             | Rural/Agricultural                       | Commercial                              | VACANT INDUSTRIAL LAND UNDEVELOPED         |

## Appendix A

## Table A-1

Assessor's Land Use Codes and Summarized Land Use Categories  
Lower San Joaquin/Delta South RFMP

| Saqa Joaquin<br>County Use Code | Summarized Land Use<br>for RFMP Analysis | San Joaquin County<br>Use Code Category | Assessor's Land Use Code Description   |
|---------------------------------|------------------------------------------|-----------------------------------------|----------------------------------------|
|                                 |                                          |                                         | VACANT INDUSTRIAL LAND - DEVELOPED     |
| 301                             | Rural/Agricultural                       | Commercial                              | WITH                                   |
| 302                             | Rural/Agricultural                       | Commercial                              | VACANT INDUSTRIAL LAND W/MISC IMPS     |
| 307                             | Rural/Agricultural                       | Commercial                              | POTENTIAL INDUSTRIAL SUBDIVISION       |
| 310                             | Industrial                               | Commercial                              | LIGHT MFG. & LIGHT INDUSTRIAL          |
| 311                             | Industrial                               | Commercial                              | LIGHT INDUSTRIAL & WAREHOUSING         |
|                                 |                                          |                                         | LIGHT INDUSTRIAL WHSE MULTIPLE         |
| 312                             | Industrial                               | Commercial                              | TENNANTS                               |
| 313                             | Industrial                               | Commercial                              | INDUSTRIAL CONDO                       |
| 314                             | Industrial                               | Commercial                              | SHOP-WORK AREA W/SMALL OFFICE          |
| 320                             | Industrial                               | Commercial                              | WAREHOUSING - ACTIVE                   |
| 321                             | Industrial                               | Commercial                              | WAREHOUSING - INACTIVE                 |
| 323                             | Industrial                               | Commercial                              | WAREHOUSING - YARD                     |
| 324                             | Industrial                               | Commercial                              | MINI STORAGE WAREHOUSING               |
| 330                             | Industrial                               | Commercial                              | LUMBER MILLS                           |
| 331                             | Industrial                               | Commercial                              | RETAIL LUMBER YARDS                    |
|                                 |                                          |                                         | SPECIALTY LUMBER                       |
| 332                             | Industrial                               | Commercial                              | PRODUCTS(MOULDTINGS, SA                |
| 340                             | Industrial                               | Commercial                              | PACKING PLANTS                         |
| 341                             | Industrial                               | Commercial                              | COLD STORAGE OR REFRIGERATED WHSE      |
| 350                             | Industrial                               | Commercial                              | FRUIT & VEGETABLE                      |
| 351                             | Industrial                               | Commercial                              | MEAT PRODUCTS                          |
| 352                             | Industrial                               | Commercial                              | LARGE WINERY                           |
| 353                             | Rural/Agricultural                       | Agricultural                            | SMALL/BOUTIQUE WINERY                  |
| 355                             | Industrial                               | Commercial                              | OTHER FOOD PROCESSING                  |
| 360                             | Industrial                               | Commercial                              | FEED & GRAIN MILLS                     |
| 361                             | Industrial                               | Commercial                              | RETAIL FEED & GRAIN SALES              |
| 362                             | Industrial                               | Commercial                              | STOCKYARDS                             |
|                                 |                                          |                                         |                                        |
| 363                             | Industrial                               | Commercial                              | AG CHEMICAL SALES AND/OR APPLICATION   |
| 370                             | Industrial                               | Commercial                              | HEAVY INDUSTRY                         |
| 371                             | Industrial                               | Commercial                              | SHIPYARD                               |
| 380                             | Industrial                               | Commercial                              | MINERAL PROCESSING                     |
| 381                             | Rural/Agricultural                       | Agricultural                            | SAND & GRAVEL - SHALE                  |
| 390                             | Industrial                               | Commercial                              | INDUSTRIAL COMMON AREA                 |
|                                 |                                          |                                         | MISC. INDUSTRIAL MULT. USES - NONE     |
| 391                             | Industrial                               | Commercial                              | FULL                                   |
|                                 |                                          |                                         |                                        |
| 392                             | Industrial                               | Commercial                              | INDUST. USE(DOES'NT REASONABLY FIT ANY |
| 400                             | Rural/Agricultural                       | Agricultural                            | IRRIGATED ORCHARD                      |
| 401                             | Rural/Agricultural                       | Agricultural                            | IRRIGATED ORCHARD W/RESIDENCE          |

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## Appendix A

## Table A-1

Assessor's Land Use Codes and Summarized Land Use Categories  
Lower San Joaquin/Delta South RFMP

| Saqa Joaquin<br>County Use Code | Summarized Land Use<br>for RFMP Analysis | San Joaquin County<br>Use Code Category | Assessor's Land Use Code Description   |
|---------------------------------|------------------------------------------|-----------------------------------------|----------------------------------------|
| 420                             | Rural/Agricultural                       | Agricultural                            | IRRIGATED VINEYARD                     |
| 421                             | Rural/Agricultural                       | Agricultural                            | IRRIGATED VINEYARD W/RESIDENCE         |
| 450                             | Rural/Agricultural                       | Agricultural                            | IRRIGATED ROW CROPS                    |
| 451                             | Rural/Agricultural                       | Agricultural                            | IRRIGATED ROW CROPS W/RESIDENCE        |
| 460                             | Rural/Agricultural                       | Agricultural                            | IRRIGATED PASTURE                      |
| 461                             | Rural/Agricultural                       | Agricultural                            | IRRIGATED PASTURE W/RESIDENCE          |
| 462                             | Rural/Agricultural                       | Agricultural                            | HORSE RANCH                            |
| 463                             | Rural/Agricultural                       | Agricultural                            | HORSE RANCH W/RESIDENCE                |
| 470                             | Rural/Agricultural                       | Agricultural                            | DAIRY                                  |
| 471                             | Rural/Agricultural                       | Agricultural                            | DAIRY W/RESIDENCE                      |
| 480                             | Rural/Agricultural                       | Agricultural                            | POULTRY RANCH                          |
| 481                             | Rural/Agricultural                       | Agricultural                            | POULTRY RANCH W/RESIDENCE              |
| 490                             | Rural/Agricultural                       | Agricultural                            | FEED LOTS                              |
| 500                             | Rural/Agricultural                       | Agricultural                            | DRY FARM                               |
| 501                             | Rural/Agricultural                       | Agricultural                            | DRY FARM W/RESIDENCE                   |
| 510                             | Rural/Agricultural                       | Agricultural                            | DRY GRAZE                              |
| 511                             | Rural/Agricultural                       | Agricultural                            | DRY GRAZE W/RESIDENCE                  |
| 520                             | Rural/Agricultural                       | Agricultural                            | NON-IRRIGATED VINEYARDS                |
| 521                             | Rural/Agricultural                       | Agricultural                            | NON-IRRIGATED VINEYARDS W/RESIDENCE    |
| 550                             | Rural/Agricultural                       | Agricultural                            | TREE FARM                              |
| 590                             | Rural/Agricultural                       | Agricultural                            | WASTE LANDS                            |
| 591                             | Rural/Agricultural                       | Agricultural                            | BERMS                                  |
| 610                             | Commercial                               | Commercial                              | SWIM CENTERS                           |
| 611                             | Commercial                               | Commercial                              | RECREATIONAL CENTERS                   |
| 612                             | Commercial                               | Commercial                              | MARINA OR YACHTING CLUB                |
| 613                             | Commercial                               | Commercial                              | RAQUETBALL CLUB                        |
| 615                             | Commercial                               | Commercial                              | PRIVATE CAMPGROUND OR RESORT           |
| 620                             | Commercial                               | Commercial                              | PRIVATELY OWNED DANCE HALLS            |
| 630                             | Commercial                               | Commercial                              | BOWLING ALLEYS                         |
| 631                             | Commercial                               | Commercial                              | ARCADES & AMUSEMENT CENTERS            |
| 640                             | Commercial                               | Commercial                              | CLUBS, LODGE HALLS                     |
| 650                             | Commercial                               | Commercial                              | PRIVATELY OWNED AUDITORIUMS & STADIUMS |
| 660                             | Rural/Agricultural                       | Commercial                              | 18 HOLE PUBLIC GOLF COURSE             |
| 661                             | Rural/Agricultural                       | Commercial                              | 9 HOLE PUBLIC GOLF COURSE              |
| 662                             | Commercial                               | Commercial                              | COUNTRY CLUB                           |
| 670                             | Commercial                               | Commercial                              | PRIVATELY OWNED RACE TRACKS            |
| 690                             | Rural/Agricultural                       | Commercial                              | PRIVATELY OWNED PARKS                  |
| 710                             | Commercial                               | Commercial                              | CHURCH, SYNAGOGUE OR TEMPLE            |

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## Appendix A

Table A-1

**Assessor's Land Use Codes and Summarized Land Use Categories**  
**Lower San Joaquin/Delta South RFMP**

| Saqa Joaquin<br>County Use Code | Summarized Land Use<br>for RFMP Analysis | San Joaquin County<br>Use Code Category | Assessor's Land Use Code Description |
|---------------------------------|------------------------------------------|-----------------------------------------|--------------------------------------|
| 711                             | Commercial                               | Commercial                              | OTHER CHURCH PROPERTY                |
| 720                             | Government                               | Commercial                              | PRIVATE SCHOOL                       |
| 721                             | Government                               | Commercial                              | PAROCHIAL SCHOOL                     |
| 722                             | Government                               | Commercial                              | SPECIAL SCHOOL                       |
| 730                             | Government                               | Commercial                              | PRIVATE COLLEGES                     |
| 740                             | Government                               | Commercial                              | FULL SERVICE HOSPITAL                |
| 742                             | Government                               | Commercial                              | CLINIC                               |
| 760                             | Government                               | Commercial                              | ORPHANAGES                           |
| 770                             | Rural/Agricultural                       | Commercial                              | CEMETERIES (NON-PROFIT)              |
| 771                             | Commercial                               | Commercial                              | MORTUARIES & FUNERAL HOMES           |
| 772                             | Rural/Agricultural                       | Commercial                              | CEMETARY TAXABLE (PROFIT)            |
| 810                             | Utilities/Transp                         | Commercial                              | SBE VALUED                           |
| 811                             | Utilities/Transp                         | Commercial                              | UTILITY WATER COMPANY                |
| 812                             | Utilities/Transp                         | Commercial                              | MUTUAL WATER COMPANY                 |
| 813                             | Utilities/Transp                         | Commercial                              | CABLE T.V.                           |
| 814                             | Utilities/Transp                         | Commercial                              | RADIO & TV BROADCAST SITE            |
| 815                             | Utilities/Transp                         | Commercial                              | PIPELINE RIGHT-OF-WAY                |
| 850                             | Utilities/Transp                         | Commercial                              | RIGHT-OF-WAY                         |
| 851                             | Utilities/Transp                         | Commercial                              | PRIVATE ROAD                         |
| 860                             | Government                               | Commercial                              | WELL SITE                            |
| 861                             | Government                               | Commercial                              | TANK SITE                            |
| 862                             | Rural/Agricultural                       | Commercial                              | SPRINGS & OTHER WATER SOURCES        |
| 870                             | Rural/Agricultural                       | Commercial                              | RIVERS & LAKES                       |
| 890                             | Industrial                               | Commercial                              | PARKING LOTS - FEE                   |
| 891                             | Industrial                               | Commercial                              | PARKING LOTS - NO FEE                |
| 900                             | Utilities/Transp                         | Commercial                              | VACANT FEDERAL LANDS                 |
| 901                             | Utilities/Transp                         | Commercial                              | FEDERAL BUILDINGS                    |
| 902                             | Utilities/Transp                         | Commercial                              | MILITARY INSTALLATION                |
| 903                             | Utilities/Transp                         | Commercial                              | MISC FEDERAL PROPERTY                |
| 910                             | Rural/Agricultural                       | Commercial                              | VACANT STATE LANDS                   |
| 911                             | Government                               | Commercial                              | STATE BUILDINGS                      |
| 914                             | Government                               | Commercial                              | STATE SCHOOLS, COLLEGES              |
| 916                             | Rural/Agricultural                       | Commercial                              | MISC STATE PROPERTY                  |
| 920                             | Rural/Agricultural                       | Commercial                              | VACANT COUNTY LAND                   |
| 921                             | Government                               | Commercial                              | COUNTY BUILDINGS                     |
| 923                             | Rural/Agricultural                       | Commercial                              | COUNTY PARKS & OTHER REC FACILITIES  |
| 924                             | Government                               | Commercial                              | COUNTY HOSPITALS                     |
| 925                             | Rural/Agricultural                       | Commercial                              | MISC COUNTY PROPERTY                 |
| 930                             | Rural/Agricultural                       | Commercial                              | VACANT CITY LANDS                    |
| 931                             | Government                               | Commercial                              | CITY BUILDINGS                       |

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**Appendix A****Table A-1****Assessor's Land Use Codes and Summarized Land Use Categories  
Lower San Joaquin/Delta South RFMP**

| <b>San Joaquin<br/>County Use Code</b> | <b>Summarized Land Use<br/>for RFMP Analysis</b> | <b>San Joaquin County<br/>Use Code Category</b> | <b>Assessor's Land Use Code Description</b> |
|----------------------------------------|--------------------------------------------------|-------------------------------------------------|---------------------------------------------|
| 932                                    | Government                                       | Commercial                                      | CITY SHOPS & YARD                           |
| 933                                    | Government                                       | Commercial                                      | CITY PARKS & OTHER REC. FACILITIES          |
| 934                                    | Utilities/Transp                                 | Commercial                                      | MUNI. UTILITY PROP.(RESERVOIRS,SEWER<br>PL  |
| 935                                    | Industrial                                       | Commercial                                      | PARKING LOTS - GARAGES                      |
| 937                                    | Government                                       | Commercial                                      | MISC CITY PROPERTY                          |
| 940                                    | Government                                       | Commercial                                      | SCHOOL DISTRICT PROPERTIES                  |
| 941                                    | Government                                       | Commercial                                      | FIRE DISTRICTS                              |
| 942                                    | Rural/Agricultural                               | Agricultural                                    | FLOOD CONTROL DISTRICT PROPERTY             |
| 943                                    | Rural/Agricultural                               | Agricultural                                    | WATER DISTRICT PROPERTY                     |
| 944                                    | Rural/Agricultural                               | Agricultural                                    | MISC. DISTRICT PROPERTY                     |
| 950                                    | Rural/Agricultural                               | Agricultural                                    | PUBLIC OWNED LAND - NON-TAXABLE             |
| 951                                    | Rural/Agricultural                               | Commercial                                      | PUBLIC OWNED LAND - TAXABLE [Section<br>11] |

Source: SJ County Assessor / CD DATA, LWA

# **Appendix B**

## **Land Use & Parcel Count by Zone**

**Appendix B**  
**Table 1-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                               |
|-------------------------------|
| <b>Benefit<br/>Area<br/>1</b> |
|-------------------------------|

RD's: N/A

| Land Use Type            | Acres        | Parcel Count |
|--------------------------|--------------|--------------|
| Residential              | 34           | 13           |
| Industrial               | 165          | 14           |
| Rural/Agricultural       | 1,848        | 57           |
| Utilities/Transportation | 45           | 0            |
| Commercial               | 15           | 2            |
| Government               | 0            | 17           |
| <b>Total</b>             | <b>2,106</b> | <b>103</b>   |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 1-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>1 |
|----------------------|

RD's: N/A

| Land Use Type            | Acres        | Relative<br>Assessment<br>Factor | Proportionate<br>Acreage | Proportionate<br>Share |
|--------------------------|--------------|----------------------------------|--------------------------|------------------------|
| <i>formula</i>           | <i>a</i>     | <i>b</i>                         | <i>c=a*x</i>             | <i>d=c/total</i>       |
| Residential              | 34           | 1.00                             | 34                       | 7%                     |
| Industrial               | 165          | 1.02                             | 168                      | 34%                    |
| Rural/Agricultural       | 1,848        | 0.10                             | 185                      | 37%                    |
| Utilities/Transportation | 45           | 1.98                             | 89                       | 18%                    |
| Commercial               | 15           | 1.15                             | 17                       | 4%                     |
| Government               | 0            | 1.36                             | 0                        | 0%                     |
| <b>Total</b>             | <b>2,106</b> |                                  | <b>493</b>               | <b>100%</b>            |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 1-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>1 |
|----------------------|

RD's: N/A

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 1-b    |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 34           | \$150                                   | 1.06                             | \$5,400                                         | \$477                                      | 1.02                             | \$16,497                                         |
| Industrial               | 165          | \$154                                   | 1.06                             | \$26,842                                        | \$673                                      | 1.02                             | \$112,961                                        |
| Rural/Agricultural       | 1,848        | \$15                                    | 1.06                             | \$29,822                                        | \$13                                       | 1.02                             | \$23,618                                         |
| Utilities/Transportation | 45           | \$298                                   | 1.06                             | \$14,210                                        | \$0                                        | 1.02                             | \$0                                              |
| Commercial               | 15           | \$173                                   | 1.06                             | \$2,790                                         | \$999                                      | 1.02                             | \$15,497                                         |
| Government               | 0            | \$205                                   | 1.06                             | \$0                                             | \$663                                      | 1.02                             | \$0                                              |
| <b>Total</b>             | <b>2,106</b> |                                         |                                  | <b>\$79,063</b>                                 |                                            |                                  | <b>\$168,573</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 2-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                               |
|-------------------------------|
| <b>Benefit<br/>Area<br/>2</b> |
|-------------------------------|

**RD's: Drexler, 2116 (Holt Station)**

| <b>Land Use Type</b>     | <b>Acres</b>  | <b>Parcel Count</b> |
|--------------------------|---------------|---------------------|
| Residential              | 4             | 3                   |
| Industrial               | 4             | 1                   |
| Rural/Agricultural       | 10,518        | 82                  |
| Utilities/Transportation | 92            | 0                   |
| Commercial               | 33            | 5                   |
| Government               | 0             | 11                  |
| <b>Total</b>             | <b>10,651</b> | <b>102</b>          |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 2-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>2 |
|----------------------|

| RD's: Drexler, 2116 (Holt Station) |               | Relative          | Proportionate | Proportionate    |
|------------------------------------|---------------|-------------------|---------------|------------------|
| Land Use Type                      | Acres         | Assessment Factor | Acreage       | Share            |
| <i>formula</i>                     | <i>a</i>      | <i>b</i>          | <i>c=axb</i>  | <i>d=c/total</i> |
| Residential                        | 4             | 1.00              | 4             | 0%               |
| Industrial                         | 4             | 1.02              | 4             | 0%               |
| Rural/Agricultural                 | 10,518        | 0.10              | 1,052         | 82%              |
| Utilities/Transportation           | 92            | 1.98              | 183           | 14%              |
| Commercial                         | 33            | 1.15              | 38            | 3%               |
| Government                         | 0             | 1.36              | 0             | 0%               |
| <b>Total</b>                       | <b>10,651</b> |                   | <b>1,281</b>  | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 2-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>2 |
|----------------------|

RD's: Drexler, 2116 (Holt Station)

| Land Use Type            | Acres         | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|---------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |               | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 2-b     |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a             | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 4             | \$150                                   | 1.26                             | \$672                                           | \$477                                      | 1.21                             | \$2,050                                          |
| Industrial               | 4             | \$154                                   | 1.26                             | \$776                                           | \$673                                      | 1.21                             | \$3,258                                          |
| Rural/Agricultural       | 10,518        | \$15                                    | 1.26                             | \$201,785                                       | \$13                                       | 1.21                             | \$159,483                                        |
| Utilities/Transportation | 92            | \$298                                   | 1.26                             | \$34,735                                        | \$0                                        | 1.21                             | \$0                                              |
| Commercial               | 33            | \$173                                   | 1.26                             | \$7,255                                         | \$999                                      | 1.21                             | \$40,225                                         |
| Government               | 0             | \$205                                   | 1.26                             | \$0                                             | \$663                                      | 1.21                             | \$0                                              |
| <b>Total</b>             | <b>10,651</b> |                                         |                                  | <b>\$245,223</b>                                |                                            |                                  | <b>\$205,016</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 3-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                               |
|-------------------------------|
| <b>Benefit<br/>Area<br/>3</b> |
|-------------------------------|

**RD's: 524 (Middle Roberts Island)**

| <b>Land Use Type</b>     | <b>Acres</b>  | <b>Parcel Count</b> |
|--------------------------|---------------|---------------------|
| Residential              | 10            | 5                   |
| Industrial               | 2             | 1                   |
| Rural/Agricultural       | 11,650        | 173                 |
| Utilities/Transportation | 251           | 0                   |
| Commercial               | 2             | 1                   |
| Government               | 597           | 30                  |
| <b>Total</b>             | <b>12,511</b> | <b>210</b>          |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 3-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>3 |
|----------------------|

| RD's: 524 (Middle Roberts Island) |               | Relative   | Proportionate | Proportionate    |
|-----------------------------------|---------------|------------|---------------|------------------|
|                                   |               | Assessment |               |                  |
| Land Use Type                     | Acres         | Factor     | Acreage       | Share            |
| <i>formula</i>                    | <i>a</i>      | <i>b</i>   | <i>c=a*x</i>  | <i>d=c/total</i> |
| Residential                       | 10            | 1.00       | 10            | 0%               |
| Industrial                        | 2             | 1.02       | 2             | 0%               |
| Rural/Agricultural                | 11,650        | 0.10       | 1,165         | 47%              |
| Utilities/Transportation          | 251           | 1.98       | 496           | 20%              |
| Commercial                        | 2             | 1.15       | 3             | 0%               |
| Government                        | 597           | 1.36       | 811           | 33%              |
| <b>Total</b>                      | <b>12,511</b> |            | <b>2,487</b>  | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 3-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>3 |
|----------------------|

RD's: 524 (Middle Roberts Island)

| Land Use Type            | Acres            | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|------------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |                  | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| <i>Source</i>            | <i>Table 3-b</i> |                                         |                                  |                                                 |                                            |                                  |                                                  |
| <i>formula</i>           | <i>a</i>         | <i>d</i>                                | <i>e</i>                         | <i>f=axdxe</i>                                  | <i>g</i>                                   | <i>h</i>                         | <i>i=axgxh</i>                                   |
| Residential              | 10               | \$150                                   | 1.28                             | \$1,911                                         | \$477                                      | 1.23                             | \$5,830                                          |
| Industrial               | 2                | \$154                                   | 1.28                             | \$373                                           | \$673                                      | 1.23                             | \$1,570                                          |
| Rural/Agricultural       | 11,650           | \$15                                    | 1.28                             | \$227,051                                       | \$13                                       | 1.23                             | \$179,568                                        |
| Utilities/Transportation | 251              | \$298                                   | 1.28                             | \$95,720                                        | \$0                                        | 1.23                             | \$0                                              |
| Commercial               | 2                | \$173                                   | 1.28                             | \$540                                           | \$999                                      | 1.23                             | \$2,997                                          |
| Government               | 597              | \$205                                   | 1.28                             | \$156,202                                       | \$663                                      | 1.23                             | \$486,288                                        |
| <b>Total</b>             | <b>12,511</b>    |                                         |                                  | <b>\$481,797</b>                                |                                            |                                  | <b>\$676,252</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 4-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                               |
|-------------------------------|
| <b>Benefit<br/>Area<br/>4</b> |
|-------------------------------|

**RD's: 2 (Union Island)**

| <b>Land Use Type</b>     | <b>Acres</b>  | <b>Parcel Count</b> |
|--------------------------|---------------|---------------------|
| Residential              | 0             | 0                   |
| Industrial               | 10            | 1                   |
| Rural/Agricultural       | 12,979        | 23                  |
| Utilities/Transportation | 0             | 0                   |
| Commercial               | 0             | 0                   |
| Government               | 0             | 2                   |
| <b>Total</b>             | <b>12,989</b> | <b>26</b>           |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 4-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>4 |
|----------------------|

| RD's: 2 (Union Island)   |               | Relative          | Proportionate  | Proportionate    |
|--------------------------|---------------|-------------------|----------------|------------------|
| Land Use Type            | Acres         | Assessment Factor | Acreage        | Share            |
| <i>formula</i>           | <i>a</i>      | <i>b</i>          | <i>c=a*x b</i> | <i>d=c/total</i> |
| Residential              | 0             | 1.00              | 0              | 0%               |
| Industrial               | 10            | 1.02              | 10             | 1%               |
| Rural/Agricultural       | 12,979        | 0.10              | 1,298          | 99%              |
| Utilities/Transportation | 0             | 1.98              | 0              | 0%               |
| Commercial               | 0             | 1.15              | 0              | 0%               |
| Government               | 0             | 1.36              | 0              | 0%               |
| <b>Total</b>             | <b>12,989</b> |                   | <b>1,308</b>   | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 4-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>4 |
|----------------------|

RD's: 2 (Union Island)

| Land Use Type            | Acres         | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|---------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |               | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 4-b     |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a             | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 0             | \$150                                   | 1.07                             | \$0                                             | \$477                                      | 1.03                             | \$0                                              |
| Industrial               | 10            | \$154                                   | 1.07                             | \$1,647                                         | \$673                                      | 1.03                             | \$6,933                                          |
| Rural/Agricultural       | 12,979        | \$15                                    | 1.07                             | \$211,457                                       | \$13                                       | 1.03                             | \$167,527                                        |
| Utilities/Transportation | 0             | \$298                                   | 1.07                             | \$18                                            | \$0                                        | 1.03                             | \$0                                              |
| Commercial               | 0             | \$173                                   | 1.07                             | \$0                                             | \$999                                      | 1.03                             | \$0                                              |
| Government               | 0             | \$205                                   | 1.07                             | \$0                                             | \$663                                      | 1.03                             | \$0                                              |
| <b>Total</b>             | <b>12,989</b> |                                         |                                  | <b>\$213,122</b>                                |                                            |                                  | <b>\$174,460</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 5-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                               |
|-------------------------------|
| <b>Benefit<br/>Area<br/>5</b> |
|-------------------------------|

**RD's: 544 (Upper Roberts Island)**

| <b>Land Use Type</b>     | <b>Acres</b> | <b>Parcel Count</b> |
|--------------------------|--------------|---------------------|
| Residential              | 2            | 2                   |
| Industrial               | 0            | 0                   |
| Rural/Agricultural       | 9,653        | 110                 |
| Utilities/Transportation | 0            | 0                   |
| Commercial               | 0            | 0                   |
| Government               | 0            | 2                   |
| <b>Total</b>             | <b>9,655</b> | <b>114</b>          |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 5-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>5 |
|----------------------|

| RD's: 544 (Upper Roberts Island) |              | Relative   | Proportionate       | Proportionate           |
|----------------------------------|--------------|------------|---------------------|-------------------------|
|                                  |              | Assessment |                     |                         |
| Land Use Type                    | Acres        | Factor     | Acreage             | Share                   |
| <i>formula</i>                   | <i>a</i>     | <i>b</i>   | <i>c=a<b>x</b>b</i> | <i>d=c/<b>total</b></i> |
| Residential                      | 2            | 1.00       | 2                   | 0%                      |
| Industrial                       | 0            | 1.02       | 0                   | 0%                      |
| Rural/Agricultural               | 9,653        | 0.10       | 965                 | 100%                    |
| Utilities/Transportation         | 0            | 1.98       | 0                   | 0%                      |
| Commercial                       | 0            | 1.15       | 0                   | 0%                      |
| Government                       | 0            | 1.36       | 0                   | 0%                      |
| <b>Total</b>                     | <b>9,655</b> |            | <b>967</b>          | <b>100%</b>             |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 5-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>5 |
|----------------------|

RD's: 544 (Upper Roberts Island)

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 5-b    |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 2            | \$150                                   | 1.29                             | \$388                                           | \$477                                      | 1.24                             | \$1,184                                          |
| Industrial               | 0            | \$154                                   | 1.29                             | \$0                                             | \$673                                      | 1.24                             | \$0                                              |
| Rural/Agricultural       | 9,653        | \$15                                    | 1.29                             | \$189,612                                       | \$13                                       | 1.24                             | \$150,005                                        |
| Utilities/Transportation | 0            | \$298                                   | 1.29                             | \$0                                             | \$0                                        | 1.24                             | \$0                                              |
| Commercial               | 0            | \$173                                   | 1.29                             | \$0                                             | \$999                                      | 1.24                             | \$0                                              |
| Government               | 0            | \$205                                   | 1.29                             | \$0                                             | \$663                                      | 1.24                             | \$0                                              |
| <b>Total</b>             | <b>9,655</b> |                                         |                                  | <b>\$190,000</b>                                |                                            |                                  | <b>\$151,189</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 6-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                               |
|-------------------------------|
| <b>Benefit<br/>Area<br/>6</b> |
|-------------------------------|

**RD's: 773 (Fabian Tract)**

| <b>Land Use Type</b>     | <b>Acres</b> | <b>Parcel Count</b> |
|--------------------------|--------------|---------------------|
| Residential              | 0            | 0                   |
| Industrial               | 0            | 0                   |
| Rural/Agricultural       | 6,808        | 43                  |
| Utilities/Transportation | 35           | 0                   |
| Commercial               | 19           | 5                   |
| Government               | 0            | 2                   |
| <b>Total</b>             | <b>6,862</b> | <b>50</b>           |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 6-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>6 |
|----------------------|

| RD's: 773 (Fabian Tract) |              | Relative          | Proportionate  | Proportionate    |
|--------------------------|--------------|-------------------|----------------|------------------|
| Land Use Type            | Acres        | Assessment Factor | Acreage        | Share            |
| <i>formula</i>           | <i>a</i>     | <i>b</i>          | <i>c=a*x b</i> | <i>d=c/total</i> |
| Residential              | 0            | 1.00              | 0              | 0%               |
| Industrial               | 0            | 1.02              | 0              | 0%               |
| Rural/Agricultural       | 6,808        | 0.10              | 681            | 88%              |
| Utilities/Transportation | 35           | 1.98              | 69             | 9%               |
| Commercial               | 19           | 1.15              | 22             | 3%               |
| Government               | 0            | 1.36              | 0              | 0%               |
| <b>Total</b>             | <b>6,862</b> |                   | <b>771</b>     | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 6-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>6 |
|----------------------|

RD's: 773 (Fabian Tract)

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 6-b    |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 0            | \$150                                   | 1.13                             | \$0                                             | \$477                                      | 1.08                             | \$0                                              |
| Industrial               | 0            | \$154                                   | 1.13                             | \$0                                             | \$673                                      | 1.08                             | \$0                                              |
| Rural/Agricultural       | 6,808        | \$15                                    | 1.13                             | \$117,143                                       | \$13                                       | 1.08                             | \$92,145                                         |
| Utilities/Transportation | 35           | \$298                                   | 1.13                             | \$11,707                                        | \$0                                        | 1.08                             | \$0                                              |
| Commercial               | 19           | \$173                                   | 1.13                             | \$3,700                                         | \$999                                      | 1.08                             | \$20,418                                         |
| Government               | 0            | \$205                                   | 1.13                             | \$0                                             | \$663                                      | 1.08                             | \$0                                              |
| <b>Total</b>             | <b>6,862</b> |                                         |                                  | <b>\$132,551</b>                                |                                            |                                  | <b>\$112,564</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 7-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                               |
|-------------------------------|
| <b>Benefit<br/>Area<br/>7</b> |
|-------------------------------|

**RD's: 2062 (Stewart), 2107 (Mossdale Island)**

| <b>Land Use Type</b>     | <b>Acres</b> | <b>Parcel Count</b> |
|--------------------------|--------------|---------------------|
| Residential              | 3            | 1                   |
| Industrial               | 1            | 1                   |
| Rural/Agricultural       | 4,470        | 45                  |
| Utilities/Transportation | 127          | 0                   |
| Commercial               | 113          | 5                   |
| Government               | 0            | 17                  |
| <b>Total</b>             | <b>4,714</b> | <b>69</b>           |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 7-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>7 |
|----------------------|

| Land Use Type            | Acres        | Relative<br>Assessment<br>Factor | Proportionate<br>Acreage | Proportionate<br>Share  |
|--------------------------|--------------|----------------------------------|--------------------------|-------------------------|
| <i>formula</i>           | <i>a</i>     | <i>b</i>                         | <i>c=a<b>x</b>b</i>      | <i>d=c/<b>total</b></i> |
| Residential              | 3            | 1.00                             | 3                        | 0%                      |
| Industrial               | 1            | 1.02                             | 1                        | 0%                      |
| Rural/Agricultural       | 4,470        | 0.10                             | 447                      | 54%                     |
| Utilities/Transportation | 127          | 1.98                             | 251                      | 30%                     |
| Commercial               | 113          | 1.15                             | 130                      | 16%                     |
| Government               | 0            | 1.36                             | 0                        | 0%                      |
| <b>Total</b>             | <b>4,714</b> |                                  | <b>832</b>               | <b>100%</b>             |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 7-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

Benefit  
Area  
7

RD's: 2062 (Stewart), 2107 (Mosssdale Island)

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 7-b    |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 3            | \$150                                   | 1.06                             | \$535                                           | \$477                                      | 1.01                             | \$1,620                                          |
| Industrial               | 1            | \$154                                   | 1.06                             | \$166                                           | \$673                                      | 1.01                             | \$693                                            |
| Rural/Agricultural       | 4,470        | \$15                                    | 1.06                             | \$72,148                                        | \$13                                       | 1.01                             | \$56,578                                         |
| Utilities/Transportation | 127          | \$298                                   | 1.06                             | \$40,098                                        | \$0                                        | 1.01                             | \$0                                              |
| Commercial               | 113          | \$173                                   | 1.06                             | \$20,652                                        | \$999                                      | 1.01                             | \$113,608                                        |
| Government               | 0            | \$205                                   | 1.06                             | \$0                                             | \$663                                      | 1.01                             | \$0                                              |
| <b>Total</b>             | <b>4,714</b> |                                         |                                  | <b>\$133,600</b>                                |                                            |                                  | <b>\$172,499</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B****Table 8-a****Land Use & Parcel Count by Zone****Lower San Joaquin/Delta South RFMP****RD's: 2058 (Pescadero), 2085 (Kasson), 2095 (Paradise Cut)**

|                               |
|-------------------------------|
| <b>Benefit<br/>Area<br/>8</b> |
|-------------------------------|

| <b>Land Use Type</b>     | <b>Acres</b>  | <b>Parcel Count</b> |
|--------------------------|---------------|---------------------|
| Residential              | 72            | 220                 |
| Industrial               | 7             | 11                  |
| Rural/Agricultural       | 14,702        | 343                 |
| Utilities/Transportation | 105           | 0                   |
| Commercial               | 470           | 8                   |
| Government               | 9             | 28                  |
| <b>Total</b>             | <b>15,366</b> | <b>610</b>          |

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*"a-landuse"**Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 8-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>8 |
|----------------------|

| RD's: 2058 (Pescadero), 2085 (Kasson) |               | Relative   |               |                  |
|---------------------------------------|---------------|------------|---------------|------------------|
|                                       |               | Assessment | Proportionate | Proportionate    |
| Land Use Type                         | Acres         | Factor     | Acreage       | Share            |
| <i>formula</i>                        | <i>a</i>      | <i>b</i>   | <i>c=axb</i>  | <i>d=c/total</i> |
| Residential                           | 72            | 1.00       | 72            | 3%               |
| Industrial                            | 7             | 1.02       | 7             | 0%               |
| Rural/Agricultural                    | 14,702        | 0.10       | 1,470         | 64%              |
| Utilities/Transportation              | 105           | 1.98       | 209           | 9%               |
| Commercial                            | 470           | 1.15       | 540           | 23%              |
| Government                            | 9             | 1.36       | 12            | 1%               |
| <b>Total</b>                          | <b>15,366</b> |            | <b>2,310</b>  | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 8-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

Benefit  
Area  
8

RD's: 2058 (Pescadaro), 2085 (Kasson), 2095 (Paradise Cut)

| Land Use Type            | Acres         | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|---------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |               | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 8-b     |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a             | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 72            | \$150                                   | 1.09                             | \$11,857                                        | \$477                                      | 1.05                             | \$36,265                                         |
| Industrial               | 7             | \$154                                   | 1.09                             | \$1,207                                         | \$673                                      | 1.05                             | \$5,087                                          |
| Rural/Agricultural       | 14,702        | \$15                                    | 1.09                             | \$244,014                                       | \$13                                       | 1.05                             | \$193,458                                        |
| Utilities/Transportation | 105           | \$298                                   | 1.09                             | \$34,252                                        | \$0                                        | 1.05                             | \$0                                              |
| Commercial               | 470           | \$173                                   | 1.09                             | \$88,561                                        | \$999                                      | 1.05                             | \$492,528                                        |
| Government               | 9             | \$205                                   | 1.09                             | \$1,917                                         | \$663                                      | 1.05                             | \$5,983                                          |
| <b>Total</b>             | <b>15,366</b> |                                         |                                  | <b>\$381,808</b>                                |                                            |                                  | <b>\$733,321</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 9-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                               |
|-------------------------------|
| <b>Benefit<br/>Area<br/>9</b> |
|-------------------------------|

**RD's: 1007 (Pico & Nagle)**

| <b>Land Use Type</b>     | <b>Acres</b> | <b>Parcel Count</b> |
|--------------------------|--------------|---------------------|
| Residential              | 95           | 45                  |
| Industrial               | 28           | 13                  |
| Rural/Agricultural       | 5,602        | 247                 |
| Utilities/Transportation | 57           | 0                   |
| Commercial               | 48           | 17                  |
| Government               | 46           | 38                  |
| <b>Total</b>             | <b>5,875</b> | <b>360</b>          |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 9-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                      |
|----------------------|
| Benefit<br>Area<br>9 |
|----------------------|

| RD's: 1007 (Pico & Nagle) |              | Relative          | Proportionate       | Proportionate           |
|---------------------------|--------------|-------------------|---------------------|-------------------------|
| Land Use Type             | Acres        | Assessment Factor | Acreage             | Share                   |
| <i>formula</i>            | <i>a</i>     | <i>b</i>          | <i>c=a<b>x</b>b</i> | <i>d=c/<b>total</b></i> |
| Residential               | 95           | 1.00              | 95                  | 10%                     |
| Industrial                | 28           | 1.02              | 28                  | 3%                      |
| Rural/Agricultural        | 5,602        | 0.10              | 560                 | 61%                     |
| Utilities/Transportation  | 57           | 1.98              | 113                 | 12%                     |
| Commercial                | 48           | 1.15              | 56                  | 6%                      |
| Government                | 46           | 1.36              | 62                  | 7%                      |
| <b>Total</b>              | <b>5,875</b> |                   | <b>913</b>          | <b>100%</b>             |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 9-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

Benefit  
Area  
9

RD's: 1007 (Pico & Nagle)

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 9-b    |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 95           | \$150                                   | 1.54                             | \$21,959                                        | \$477                                      | 1.48                             | \$67,001                                         |
| Industrial               | 28           | \$154                                   | 1.54                             | \$6,563                                         | \$673                                      | 1.48                             | \$27,583                                         |
| Rural/Agricultural       | 5,602        | \$15                                    | 1.54                             | \$131,358                                       | \$13                                       | 1.48                             | \$103,898                                        |
| Utilities/Transportation | 57           | \$298                                   | 1.54                             | \$26,134                                        | \$0                                        | 1.48                             | \$0                                              |
| Commercial               | 48           | \$173                                   | 1.54                             | \$12,856                                        | \$999                                      | 1.48                             | \$71,332                                         |
| Government               | 46           | \$205                                   | 1.54                             | \$14,343                                        | \$663                                      | 1.48                             | \$44,656                                         |
| <b>Total</b>             | <b>5,875</b> |                                         |                                  | <b>\$213,212</b>                                |                                            |                                  | <b>\$314,471</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 10-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                         |
|-------------------------|
| <b>Benefit<br/>Area</b> |
| 10                      |

**RD's: 17 (Mossdale)**

| <b>Land Use Type</b>     | <b>Acres</b>  | <b>Parcel Count</b> |
|--------------------------|---------------|---------------------|
| Residential              | 2,330         | 12,596              |
| Industrial               | 1,416         | 313                 |
| Rural/Agricultural       | 12,159        | 772                 |
| Utilities/Transportation | 1,567         | 0                   |
| Commercial               | 823           | 271                 |
| Government               | 1,000         | 439                 |
| <b>Total</b>             | <b>19,296</b> | <b>14,391</b>       |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 10-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>10 |
|-----------------------|

| RD's: 17 (Mossdale)      |               | Relative          | Proportionate       | Proportionate           |
|--------------------------|---------------|-------------------|---------------------|-------------------------|
| Land Use Type            | Acres         | Assessment Factor | Acreage             | Share                   |
| <i>formula</i>           | <i>a</i>      | <i>b</i>          | <i>c=a<b>x</b>b</i> | <i>d=c/<b>total</b></i> |
| Residential              | 2,330         | 1.00              | 2,330               | 22%                     |
| Industrial               | 1,416         | 1.02              | 1,444               | 14%                     |
| Rural/Agricultural       | 12,159        | 0.10              | 1,216               | 12%                     |
| Utilities/Transportation | 1,567         | 1.98              | 3,103               | 30%                     |
| Commercial               | 823           | 1.15              | 947                 | 9%                      |
| Government               | 1,000         | 1.36              | 1,360               | 13%                     |
| <b>Total</b>             | <b>19,296</b> |                   | <b>10,400</b>       | <b>100%</b>             |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 10-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>10 |
|-----------------------|

RD's: 17 (Mossdale)

| Land Use Type            | Acres             | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|-------------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |                   | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| <i>Source</i>            | <i>Table 10-b</i> |                                         |                                  |                                                 |                                            |                                  |                                                  |
| <i>formula</i>           | <i>a</i>          | <i>d</i>                                | <i>e</i>                         | <i>f=axdxe</i>                                  | <i>g</i>                                   | <i>h</i>                         | <i>i=axgxh</i>                                   |
| Residential              | 2,330             | \$150                                   | 1.41                             | \$493,953                                       | \$477                                      | 1.36                             | \$1,512,670                                      |
| Industrial               | 1,416             | \$154                                   | 1.41                             | \$307,236                                       | \$673                                      | 1.36                             | \$1,296,038                                      |
| Rural/Agricultural       | 12,159            | \$15                                    | 1.41                             | \$261,046                                       | \$13                                       | 1.36                             | \$207,228                                        |
| Utilities/Transportation | 1,567             | \$298                                   | 1.41                             | \$659,145                                       | \$0                                        | 1.36                             | \$0                                              |
| Commercial               | 823               | \$173                                   | 1.41                             | \$200,724                                       | \$999                                      | 1.36                             | \$1,117,751                                      |
| Government               | 1,000             | \$205                                   | 1.41                             | \$288,457                                       | \$663                                      | 1.36                             | \$901,389                                        |
| <b>Total</b>             | <b>19,296</b>     |                                         |                                  | <b>\$2,210,561</b>                              |                                            |                                  | <b>\$5,035,076</b>                               |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 11-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                |
|--------------------------------|
| <b>Benefit<br/>Area<br/>11</b> |
|--------------------------------|

RD's: N/A

| Land Use Type            | Acres        | Parcel Count |
|--------------------------|--------------|--------------|
| Residential              | 41           | 21           |
| Industrial               | 2            | 1            |
| Rural/Agricultural       | 5,055        | 309          |
| Utilities/Transportation | 26           | 0            |
| Commercial               | 17           | 3            |
| Government               | 6            | 19           |
| <b>Total</b>             | <b>5,147</b> | <b>353</b>   |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 11-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>11 |
|-----------------------|

RD's: N/A

| Land Use Type            | Acres        | Relative<br>Assessment<br>Factor | Proportionate<br>Acreage | Proportionate<br>Share |
|--------------------------|--------------|----------------------------------|--------------------------|------------------------|
| <i>formula</i>           | <i>a</i>     | <i>b</i>                         | <i>c=a*x</i>             | <i>d=c/total</i>       |
| Residential              | 41           | 1.00                             | 41                       | 7%                     |
| Industrial               | 2            | 1.02                             | 2                        | 0%                     |
| Rural/Agricultural       | 5,055        | 0.10                             | 506                      | 80%                    |
| Utilities/Transportation | 26           | 1.98                             | 52                       | 8%                     |
| Commercial               | 17           | 1.15                             | 19                       | 3%                     |
| Government               | 6            | 1.36                             | 8                        | 1%                     |
| <b>Total</b>             | <b>5,147</b> |                                  | <b>628</b>               | <b>100%</b>            |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 11-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>11 |
|-----------------------|

RD's: N/A

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 11-b   |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 41           | \$150                                   | 1.10                             | \$6,793                                         | \$477                                      | 1.06                             | \$20,785                                         |
| Industrial               | 2            | \$154                                   | 1.10                             | \$367                                           | \$673                                      | 1.06                             | \$1,548                                          |
| Rural/Agricultural       | 5,055        | \$15                                    | 1.10                             | \$84,671                                        | \$13                                       | 1.06                             | \$67,151                                         |
| Utilities/Transportation | 26           | \$298                                   | 1.10                             | \$8,564                                         | \$0                                        | 1.06                             | \$0                                              |
| Commercial               | 17           | \$173                                   | 1.10                             | \$3,221                                         | \$999                                      | 1.06                             | \$17,919                                         |
| Government               | 6            | \$205                                   | 1.10                             | \$1,350                                         | \$663                                      | 1.06                             | \$4,214                                          |
| <b>Total</b>             | <b>5,147</b> |                                         |                                  | <b>\$104,966</b>                                |                                            |                                  | <b>\$111,618</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 12-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                |
|--------------------------------|
| <b>Benefit<br/>Area<br/>12</b> |
|--------------------------------|

RD's: N/A

| Land Use Type            | Acres        | Parcel Count  |
|--------------------------|--------------|---------------|
| Residential              | 2,120        | 10,104        |
| Industrial               | 34           | 11            |
| Rural/Agricultural       | 5,090        | 136           |
| Utilities/Transportation | 137          | 0             |
| Commercial               | 211          | 96            |
| Government               | 198          | 173           |
| <b>Total</b>             | <b>7,791</b> | <b>10,520</b> |

"a-landuse"

Source: PBI Parcel Inventory, SJ County Assessor / CD

Appendix B  
Table 12-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>12 |
|-----------------------|

RD's: N/A

| Land Use Type            | Acres        | Relative<br>Assessment<br>Factor | Proportionate<br>Acreage | Proportionate<br>Share  |
|--------------------------|--------------|----------------------------------|--------------------------|-------------------------|
| <i>formula</i>           | <i>a</i>     | <i>b</i>                         | <i>c=a<b>x</b>b</i>      | <i>d=c/<b>total</b></i> |
| Residential              | 2,120        | 1.00                             | 2,120                    | 61%                     |
| Industrial               | 34           | 1.02                             | 35                       | 1%                      |
| Rural/Agricultural       | 5,090        | 0.10                             | 509                      | 15%                     |
| Utilities/Transportation | 137          | 1.98                             | 271                      | 8%                      |
| Commercial               | 211          | 1.15                             | 243                      | 7%                      |
| Government               | 198          | 1.36                             | 270                      | 8%                      |
| <b>Total</b>             | <b>7,791</b> |                                  | <b>3,447</b>             | <b>100%</b>             |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 12-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>12 |
|-----------------------|

RD's: N/A

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 12-b   |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 2,120        | \$150                                   | 1.22                             | \$388,835                                       | \$477                                      | 1.17                             | \$1,183,942                                      |
| Industrial               | 34           | \$154                                   | 1.22                             | \$6,463                                         | \$673                                      | 1.17                             | \$27,106                                         |
| Rural/Agricultural       | 5,090        | \$15                                    | 1.22                             | \$94,550                                        | \$13                                       | 1.17                             | \$74,627                                         |
| Utilities/Transportation | 137          | \$298                                   | 1.22                             | \$49,761                                        | \$0                                        | 1.17                             | \$0                                              |
| Commercial               | 211          | \$173                                   | 1.22                             | \$44,607                                        | \$999                                      | 1.17                             | \$246,975                                        |
| Government               | 198          | \$205                                   | 1.22                             | \$49,457                                        | \$663                                      | 1.17                             | \$153,662                                        |
| <b>Total</b>             | <b>7,791</b> |                                         |                                  | <b>\$633,672</b>                                |                                            |                                  | <b>\$1,686,312</b>                               |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B****Table 13-a****Land Use & Parcel Count by Zone****Lower San Joaquin/Delta South RFMP****RD's: 1608 (Lincoln Village West), 2074 (Sargent-Barnhart Tract)****Benefit****Area**

13

| <b>Land Use Type</b>     | <b>Acres</b>  | <b>Parcel Count</b> |
|--------------------------|---------------|---------------------|
| Residential              | 6,998         | 31,024              |
| Industrial               | 131           | 93                  |
| Rural/Agricultural       | 10,155        | 409                 |
| Utilities/Transportation | 294           | 0                   |
| Commercial               | 1,656         | 1,351               |
| Government               | 1,136         | 483                 |
| <b>Total</b>             | <b>20,370</b> | <b>33,360</b>       |

*"a-landuse"**Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 13-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>13 |
|-----------------------|

| RD's: 1608 (Lincoln Village West), 2074 |               | Relative   |               |                  |
|-----------------------------------------|---------------|------------|---------------|------------------|
|                                         |               | Assessment | Proportionate | Proportionate    |
| Land Use Type                           | Acres         | Factor     | Acreage       | Share            |
| <i>formula</i>                          | <i>a</i>      | <i>b</i>   | <i>c=a*x</i>  | <i>d=c/total</i> |
| Residential                             | 6,998         | 1.00       | 6,998         | 57%              |
| Industrial                              | 131           | 1.02       | 133           | 1%               |
| Rural/Agricultural                      | 10,155        | 0.10       | 1,015         | 8%               |
| Utilities/Transportation                | 294           | 1.98       | 582           | 5%               |
| Commercial                              | 1,656         | 1.15       | 1,905         | 16%              |
| Government                              | 1,136         | 1.36       | 1,545         | 13%              |
| <b>Total</b>                            | <b>20,370</b> |            | <b>12,179</b> | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 13-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

Benefit  
Area  
13

RD's: 1608 (Lincoln Village West), 2074 (Sargent-Barnhart Tract)

| Land Use Type            | Acres         | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|---------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |               | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 13-b    |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a             | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 6,998         | \$150                                   | 1.03                             | \$1,083,623                                     | \$477                                      | 0.99                             | \$3,306,856                                      |
| Industrial               | 131           | \$154                                   | 1.03                             | \$20,705                                        | \$673                                      | 0.99                             | \$87,037                                         |
| Rural/Agricultural       | 10,155        | \$15                                    | 1.03                             | \$159,263                                       | \$13                                       | 0.99                             | \$125,986                                        |
| Utilities/Transportation | 294           | \$298                                   | 1.03                             | \$90,374                                        | \$0                                        | 0.99                             | \$0                                              |
| Commercial               | 1,656         | \$173                                   | 1.03                             | \$295,056                                       | \$999                                      | 0.99                             | \$1,637,306                                      |
| Government               | 1,136         | \$205                                   | 1.03                             | \$239,378                                       | \$663                                      | 0.99                             | \$745,410                                        |
| <b>Total</b>             | <b>20,370</b> |                                         |                                  | <b>\$1,888,399</b>                              |                                            |                                  | <b>\$5,902,595</b>                               |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 14-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                |
|--------------------------------|
| <b>Benefit<br/>Area<br/>14</b> |
|--------------------------------|

RD's: N/A

| Land Use Type            | Acres         | Parcel Count |
|--------------------------|---------------|--------------|
| Residential              | 659           | 493          |
| Industrial               | 409           | 148          |
| Rural/Agricultural       | 19,699        | 1,813        |
| Utilities/Transportation | 266           | 0            |
| Commercial               | 245           | 73           |
| Government               | 46            | 99           |
| <b>Total</b>             | <b>21,324</b> | <b>2,626</b> |

"a-landuse"

Source: PBI Parcel Inventory, SJ County Assessor / CD

Appendix B  
Table 14-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>14 |
|-----------------------|

RD's: N/A

| Land Use Type            | Acres         | Relative<br>Assessment<br>Factor | Proportionate<br>Acreage | Proportionate<br>Share |
|--------------------------|---------------|----------------------------------|--------------------------|------------------------|
| <i>formula</i>           | <i>a</i>      | <i>b</i>                         | <i>c=a*x</i>             | <i>d=c/total</i>       |
| Residential              | 659           | 1.00                             | 659                      | 17%                    |
| Industrial               | 409           | 1.02                             | 417                      | 11%                    |
| Rural/Agricultural       | 19,699        | 0.10                             | 1,970                    | 50%                    |
| Utilities/Transportation | 266           | 1.98                             | 526                      | 13%                    |
| Commercial               | 245           | 1.15                             | 282                      | 7%                     |
| Government               | 46            | 1.36                             | 62                       | 2%                     |
| <b>Total</b>             | <b>21,324</b> |                                  | <b>3,916</b>             | <b>100%</b>            |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 14-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>14 |
|-----------------------|

RD's: N/A

| Land Use Type            | Acres         | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|---------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |               | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 14-b    |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a             | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 659           | \$150                                   | 0.94                             | \$93,131                                        | \$477                                      | 0.90                             | \$283,107                                        |
| Industrial               | 409           | \$154                                   | 0.94                             | \$59,209                                        | \$673                                      | 0.90                             | \$247,930                                        |
| Rural/Agricultural       | 19,699        | \$15                                    | 0.94                             | \$281,952                                       | \$13                                       | 0.90                             | \$222,177                                        |
| Utilities/Transportation | 266           | \$298                                   | 0.94                             | \$74,485                                        | \$0                                        | 0.90                             | \$0                                              |
| Commercial               | 245           | \$173                                   | 0.94                             | \$39,867                                        | \$999                                      | 0.90                             | \$220,369                                        |
| Government               | 46            | \$205                                   | 0.94                             | \$8,748                                         | \$663                                      | 0.90                             | \$27,136                                         |
| <b>Total</b>             | <b>21,324</b> |                                         |                                  | <b>\$557,392</b>                                |                                            |                                  | <b>\$1,000,719</b>                               |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 15-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                |
|--------------------------------|
| <b>Benefit<br/>Area<br/>15</b> |
|--------------------------------|

**RD's: 403 (Rough & Ready)**

| <b>Land Use Type</b>     | <b>Acres</b> | <b>Parcel Count</b> |
|--------------------------|--------------|---------------------|
| Residential              | 4            | 1                   |
| Industrial               | 9            | 4                   |
| Rural/Agricultural       | 1,639        | 11                  |
| Utilities/Transportation | 2            | 0                   |
| Commercial               | 17           | 2                   |
| Government               | 908          | 11                  |
| <b>Total</b>             | <b>2,579</b> | <b>29</b>           |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 15-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>15 |
|-----------------------|

| RD's: 403 (Rough & Ready) |              | Relative          | Proportionate | Proportionate    |
|---------------------------|--------------|-------------------|---------------|------------------|
| Land Use Type             | Acres        | Assessment Factor | Acreage       | Share            |
| <i>formula</i>            | <i>a</i>     | <i>b</i>          | <i>c=a*x</i>  | <i>d=c/total</i> |
| Residential               | 4            | 1.00              | 4             | 0%               |
| Industrial                | 9            | 1.02              | 10            | 1%               |
| Rural/Agricultural        | 1,639        | 0.10              | 164           | 11%              |
| Utilities/Transportation  | 2            | 1.98              | 3             | 0%               |
| Commercial                | 17           | 1.15              | 19            | 1%               |
| Government                | 908          | 1.36              | 1,235         | 86%              |
| <b>Total</b>              | <b>2,579</b> |                   | <b>1,435</b>  | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 15-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>15 |
|-----------------------|

RD's: 403 (Rough & Ready)

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 15-b   |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 4            | \$150                                   | 1.00                             | \$668                                           | \$477                                      | 1.00                             | \$2,119                                          |
| Industrial               | 9            | \$154                                   | 1.00                             | \$1,434                                         | \$673                                      | 1.00                             | \$6,273                                          |
| Rural/Agricultural       | 1,639        | \$15                                    | 1.00                             | \$24,960                                        | \$13                                       | 1.00                             | \$20,542                                         |
| Utilities/Transportation | 2            | \$298                                   | 1.00                             | \$475                                           | \$0                                        | 1.00                             | \$0                                              |
| Commercial               | 17           | \$173                                   | 1.00                             | \$2,874                                         | \$999                                      | 1.00                             | \$16,595                                         |
| Government               | 908          | \$205                                   | 1.00                             | \$185,728                                       | \$663                                      | 1.00                             | \$601,714                                        |
| <b>Total</b>             | <b>2,579</b> |                                         |                                  | <b>\$216,139</b>                                |                                            |                                  | <b>\$647,244</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 16-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**  
**RD's: 404 (Boggs), 828 (Weber Tract), 1614 (Smith Tract)**

|                           |
|---------------------------|
| <b>Benefit Area</b><br>16 |
|---------------------------|

| Land Use Type            | Acres         | Parcel Count  |
|--------------------------|---------------|---------------|
| Residential              | 6,442         | 35,659        |
| Industrial               | 2,073         | 1,252         |
| Rural/Agricultural       | 6,054         | 323           |
| Utilities/Transportation | 816           | 0             |
| Commercial               | 1,542         | 2,442         |
| Government               | 2,061         | 944           |
| <b>Total</b>             | <b>18,988</b> | <b>40,620</b> |

*"a-landuse"*  
Source: PBI Parcel Inventory, SJ County Assessor / CD

Appendix B  
Table 16-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>16 |
|-----------------------|

RD's: 404 (Boggs), 828 (Weber Tract), : Relative

| Land Use Type            | Acres         | Assessment Factor | Proportionate Acreage | Proportionate Share |
|--------------------------|---------------|-------------------|-----------------------|---------------------|
| <i>formula</i>           | <i>a</i>      | <i>b</i>          | <i>c=a*x</i>          | <i>d=c/total</i>    |
| Residential              | 6,442         | 1.00              | 6,442                 | 42%                 |
| Industrial               | 2,073         | 1.02              | 2,114                 | 14%                 |
| Rural/Agricultural       | 6,054         | 0.10              | 605                   | 4%                  |
| Utilities/Transportation | 816           | 1.98              | 1,616                 | 11%                 |
| Commercial               | 1,542         | 1.15              | 1,773                 | 12%                 |
| Government               | 2,061         | 1.36              | 2,803                 | 18%                 |
| <b>Total</b>             | <b>18,988</b> |                   | <b>15,354</b>         | <b>100%</b>         |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 16-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>16 |
|-----------------------|

RD's: 404 (Boggs), 828 (Weber Tract), 1614 (Smith Tract)

| Land Use Type            | Acres         | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|---------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |               | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 16-b    |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a             | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 6,442         | \$150                                   | 0.78                             | \$755,479                                       | \$477                                      | 0.75                             | \$2,306,366                                      |
| Industrial               | 2,073         | \$154                                   | 0.78                             | \$248,792                                       | \$673                                      | 0.75                             | \$1,046,233                                      |
| Rural/Agricultural       | 6,054         | \$15                                    | 0.78                             | \$71,897                                        | \$13                                       | 0.75                             | \$56,897                                         |
| Utilities/Transportation | 816           | \$298                                   | 0.78                             | \$189,937                                       | \$0                                        | 0.75                             | \$0                                              |
| Commercial               | 1,542         | \$173                                   | 0.78                             | \$207,992                                       | \$999                                      | 0.75                             | \$1,154,622                                      |
| Government               | 2,061         | \$205                                   | 0.78                             | \$328,831                                       | \$663                                      | 0.75                             | \$1,024,359                                      |
| <b>Total</b>             | <b>18,988</b> |                                         |                                  | <b>\$1,802,928</b>                              |                                            |                                  | <b>\$5,588,476</b>                               |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 17-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                |
|--------------------------------|
| <b>Benefit<br/>Area<br/>17</b> |
|--------------------------------|

**RD's: 684 (Lower Roberts Island)**

| <b>Land Use Type</b>     | <b>Acres</b>  | <b>Parcel Count</b> |
|--------------------------|---------------|---------------------|
| Residential              | 14            | 3                   |
| Industrial               | 8             | 1                   |
| Rural/Agricultural       | 11,122        | 115                 |
| Utilities/Transportation | 122           | 0                   |
| Commercial               | 43            | 4                   |
| Government               | 75            | 23                  |
| <b>Total</b>             | <b>11,385</b> | <b>146</b>          |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 17-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>17 |
|-----------------------|

| RD's: 684 (Lower Roberts Island) |               | Relative          | Proportionate | Proportionate    |
|----------------------------------|---------------|-------------------|---------------|------------------|
| Land Use Type                    | Acres         | Assessment Factor | Acreage       | Share            |
| <i>formula</i>                   | <i>a</i>      | <i>b</i>          | <i>c=a*x</i>  | <i>d=c/total</i> |
| Residential                      | 14            | 1.00              | 14            | 1%               |
| Industrial                       | 8             | 1.02              | 9             | 1%               |
| Rural/Agricultural               | 11,122        | 0.10              | 1,112         | 73%              |
| Utilities/Transportation         | 122           | 1.98              | 242           | 16%              |
| Commercial                       | 43            | 1.15              | 49            | 3%               |
| Government                       | 75            | 1.36              | 102           | 7%               |
| <b>Total</b>                     | <b>11,385</b> |                   | <b>1,529</b>  | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 17-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>17 |
|-----------------------|

RD's: 684 (Lower Roberts Island)

| Land Use Type            | Acres             | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|-------------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |                   | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| <i>Source</i>            | <i>Table 17-b</i> |                                         |                                  |                                                 |                                            |                                  |                                                  |
| <i>formula</i>           | <i>a</i>          | <i>d</i>                                | <i>e</i>                         | <i>f=axdxe</i>                                  | <i>g</i>                                   | <i>h</i>                         | <i>i=axgxh</i>                                   |
| Residential              | 14                | \$150                                   | 1.07                             | \$2,304                                         | \$477                                      | 1.03                             | \$7,040                                          |
| Industrial               | 8                 | \$154                                   | 1.07                             | \$1,398                                         | \$673                                      | 1.03                             | \$5,886                                          |
| Rural/Agricultural       | 11,122            | \$15                                    | 1.07                             | \$181,197                                       | \$13                                       | 1.03                             | \$143,554                                        |
| Utilities/Transportation | 122               | \$298                                   | 1.07                             | \$39,053                                        | \$0                                        | 1.03                             | \$0                                              |
| Commercial               | 43                | \$173                                   | 1.07                             | \$7,893                                         | \$999                                      | 1.03                             | \$43,864                                         |
| Government               | 75                | \$205                                   | 1.07                             | \$16,446                                        | \$663                                      | 1.03                             | \$51,288                                         |
| <b>Total</b>             | <b>11,385</b>     |                                         |                                  | <b>\$248,290</b>                                |                                            |                                  | <b>\$251,633</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 18-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                |
|--------------------------------|
| <b>Benefit<br/>Area<br/>18</b> |
|--------------------------------|

**RD's: 1 (Union Island), 2089 (Stark)**

| <b>Land Use Type</b>     | <b>Acres</b>  | <b>Parcel Count</b> |
|--------------------------|---------------|---------------------|
| Residential              | 4             | 3                   |
| Industrial               | 14            | 2                   |
| Rural/Agricultural       | 14,813        | 91                  |
| Utilities/Transportation | 22            | 0                   |
| Commercial               | 0             | 0                   |
| Government               | 171           | 4                   |
| <b>Total</b>             | <b>15,023</b> | <b>100</b>          |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 18-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>18 |
|-----------------------|

| RD's: 1 (Union Island), 2089 (Stark) |               | Relative   | Proportionate  | Proportionate    |
|--------------------------------------|---------------|------------|----------------|------------------|
|                                      |               | Assessment |                |                  |
| Land Use Type                        | Acres         | Factor     | Acreage        | Share            |
| <i>formula</i>                       | <i>a</i>      | <i>b</i>   | <i>c=a*x b</i> | <i>d=c/total</i> |
| Residential                          | 4             | 1.00       | 4              | 0%               |
| Industrial                           | 14            | 1.02       | 14             | 1%               |
| Rural/Agricultural                   | 14,813        | 0.10       | 1,481          | 83%              |
| Utilities/Transportation             | 22            | 1.98       | 43             | 2%               |
| Commercial                           | 0             | 1.15       | 0              | 0%               |
| Government                           | 171           | 1.36       | 232            | 13%              |
| <b>Total</b>                         | <b>15,023</b> |            | <b>1,775</b>   | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 18-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>18 |
|-----------------------|

RD's: 1 (Union Island), 2089 (Stark)

| Land Use Type            | Acres         | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|---------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |               | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 18-b    |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a             | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 4             | \$150                                   | 1.29                             | \$704                                           | \$477                                      | 1.24                             | \$2,149                                          |
| Industrial               | 14            | \$154                                   | 1.29                             | \$2,714                                         | \$673                                      | 1.24                             | \$11,409                                         |
| Rural/Agricultural       | 14,813        | \$15                                    | 1.29                             | \$290,951                                       | \$13                                       | 1.24                             | \$230,177                                        |
| Utilities/Transportation | 22            | \$298                                   | 1.29                             | \$8,435                                         | \$0                                        | 1.24                             | \$0                                              |
| Commercial               | 0             | \$173                                   | 1.29                             | \$0                                             | \$999                                      | 1.24                             | \$0                                              |
| Government               | 171           | \$205                                   | 1.29                             | \$45,089                                        | \$663                                      | 1.24                             | \$140,416                                        |
| <b>Total</b>             | <b>15,023</b> |                                         |                                  | <b>\$347,893</b>                                |                                            |                                  | <b>\$384,150</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 19-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                 |
|---------------------------------|
| <b>Benefit<br/>Area<br/>19A</b> |
|---------------------------------|

**RD's: 2064 (River Junction)**

| <b>Land Use Type</b>     | <b>Acres</b> | <b>Parcel Count</b> |
|--------------------------|--------------|---------------------|
| Residential              | 16           | 2                   |
| Industrial               | 0            | 0                   |
| Rural/Agricultural       | 5,054        | 119                 |
| Utilities/Transportation | 1            | 0                   |
| Commercial               | 65           | 3                   |
| Government               | 0            | 39                  |
| <b>Total</b>             | <b>5,135</b> | <b>163</b>          |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 19-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                        |
|------------------------|
| Benefit<br>Area<br>19A |
|------------------------|

| RD's: 2064 (River Junction) |              | Relative          | Proportionate | Proportionate    |
|-----------------------------|--------------|-------------------|---------------|------------------|
| Land Use Type               | Acres        | Assessment Factor | Acreage       | Share            |
| <i>formula</i>              | <i>a</i>     | <i>b</i>          | <i>c=axb</i>  | <i>d=c/total</i> |
| Residential                 | 16           | 1.00              | 16            | 3%               |
| Industrial                  | 0            | 1.02              | 0             | 0%               |
| Rural/Agricultural          | 5,054        | 0.10              | 505           | 85%              |
| Utilities/Transportation    | 1            | 1.98              | 1             | 0%               |
| Commercial                  | 65           | 1.15              | 75            | 13%              |
| Government                  | 0            | 1.36              | 0             | 0%               |
| <b>Total</b>                | <b>5,135</b> |                   | <b>597</b>    | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 19-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

Benefit  
Area  
19A

RD's: 2064 (River Junction)

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 19-b   |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 16           | \$150                                   | 1.58                             | \$3,786                                         | \$477                                      | 1.52                             | \$11,565                                         |
| Industrial               | 0            | \$154                                   | 1.58                             | \$0                                             | \$673                                      | 1.52                             | \$0                                              |
| Rural/Agricultural       | 5,054        | \$15                                    | 1.58                             | \$121,585                                       | \$13                                       | 1.52                             | \$96,267                                         |
| Utilities/Transportation | 1            | \$298                                   | 1.58                             | \$288                                           | \$0                                        | 1.52                             | \$0                                              |
| Commercial               | 65           | \$173                                   | 1.58                             | \$17,776                                        | \$999                                      | 1.52                             | \$98,730                                         |
| Government               | 0            | \$205                                   | 1.58                             | \$0                                             | \$663                                      | 1.52                             | \$0                                              |
| <b>Total</b>             | <b>5,135</b> |                                         |                                  | <b>\$143,435</b>                                |                                            |                                  | <b>\$206,562</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 20-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                 |
|---------------------------------|
| <b>Benefit<br/>Area<br/>19B</b> |
|---------------------------------|

**RD's: 2075 (McMullin)**

| <b>Land Use Type</b>     | <b>Acres</b> | <b>Parcel Count</b> |
|--------------------------|--------------|---------------------|
| Residential              | 0            | 0                   |
| Industrial               | 0            | 0                   |
| Rural/Agricultural       | 4,119        | 57                  |
| Utilities/Transportation | 17           | 0                   |
| Commercial               | 0            | 0                   |
| Government               | 0            | 9                   |
| <b>Total</b>             | <b>4,136</b> | <b>66</b>           |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 20-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                        |
|------------------------|
| Benefit<br>Area<br>19B |
|------------------------|

| RD's: 2075 (McMullin)    |              | Relative          | Proportionate | Proportionate    |
|--------------------------|--------------|-------------------|---------------|------------------|
| Land Use Type            | Acres        | Assessment Factor | Acreage       | Share            |
| <i>formula</i>           | <i>a</i>     | <i>b</i>          | <i>c=a*x</i>  | <i>d=c/total</i> |
| Residential              | 0            | 1.00              | 0             | 0%               |
| Industrial               | 0            | 1.02              | 0             | 0%               |
| Rural/Agricultural       | 4,119        | 0.10              | 412           | 92%              |
| Utilities/Transportation | 17           | 1.98              | 34            | 8%               |
| Commercial               | 0            | 1.15              | 0             | 0%               |
| Government               | 0            | 1.36              | 0             | 0%               |
| <b>Total</b>             | <b>4,136</b> |                   | <b>446</b>    | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 20-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                        |
|------------------------|
| Benefit<br>Area<br>19B |
|------------------------|

RD's: 2075 (McMullin)

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 20-b   |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 0            | \$150                                   | 1.58                             | \$0                                             | \$477                                      | 1.52                             | \$0                                              |
| Industrial               | 0            | \$154                                   | 1.58                             | \$0                                             | \$673                                      | 1.52                             | \$0                                              |
| Rural/Agricultural       | 4,119        | \$15                                    | 1.58                             | \$99,095                                        | \$13                                       | 1.52                             | \$78,460                                         |
| Utilities/Transportation | 17           | \$298                                   | 1.58                             | \$8,171                                         | \$0                                        | 1.52                             | \$0                                              |
| Commercial               | 0            | \$173                                   | 1.58                             | \$0                                             | \$999                                      | 1.52                             | \$0                                              |
| Government               | 0            | \$205                                   | 1.58                             | \$0                                             | \$663                                      | 1.52                             | \$0                                              |
| <b>Total</b>             | <b>4,136</b> |                                         |                                  | <b>\$107,266</b>                                |                                            |                                  | <b>\$78,460</b>                                  |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 21-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                 |
|---------------------------------|
| <b>Benefit<br/>Area<br/>19C</b> |
|---------------------------------|

**RD's: 2094 (Wathal)**

| <b>Land Use Type</b>     | <b>Acres</b> | <b>Parcel Count</b> |
|--------------------------|--------------|---------------------|
| Residential              | 0            | 0                   |
| Industrial               | 0            | 0                   |
| Rural/Agricultural       | 2,259        | 22                  |
| Utilities/Transportation | 0            | 0                   |
| Commercial               | 0            | 0                   |
| Government               | 0            | 1                   |
| <b>Total</b>             | <b>2,259</b> | <b>23</b>           |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 21-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

Benefit  
Area  
19C

| RD's: 2094 (Wathal)      |              | Relative          | Proportionate  | Proportionate    |
|--------------------------|--------------|-------------------|----------------|------------------|
| Land Use Type            | Acres        | Assessment Factor | Acreage        | Share            |
| <i>formula</i>           | <i>a</i>     | <i>b</i>          | <i>c=a*x b</i> | <i>d=c/total</i> |
| Residential              | 0            | 1.00              | 0              | 0%               |
| Industrial               | 0            | 1.02              | 0              | 0%               |
| Rural/Agricultural       | 2,259        | 0.10              | 226            | 100%             |
| Utilities/Transportation | 0            | 1.98              | 0              | 0%               |
| Commercial               | 0            | 1.15              | 0              | 0%               |
| Government               | 0            | 1.36              | 0              | 0%               |
| <b>Total</b>             | <b>2,259</b> |                   | <b>226</b>     | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 21-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                        |
|------------------------|
| Benefit<br>Area<br>19C |
|------------------------|

RD's: 2094 (Wathal)

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 21-b   |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 0            | \$150                                   | 1.58                             | \$0                                             | \$477                                      | 1.52                             | \$0                                              |
| Industrial               | 0            | \$154                                   | 1.58                             | \$0                                             | \$673                                      | 1.52                             | \$0                                              |
| Rural/Agricultural       | 2,259        | \$15                                    | 1.58                             | \$54,349                                        | \$13                                       | 1.52                             | \$43,032                                         |
| Utilities/Transportation | 0            | \$298                                   | 1.58                             | \$0                                             | \$0                                        | 1.52                             | \$0                                              |
| Commercial               | 0            | \$173                                   | 1.58                             | \$0                                             | \$999                                      | 1.52                             | \$0                                              |
| Government               | 0            | \$205                                   | 1.58                             | \$0                                             | \$663                                      | 1.52                             | \$0                                              |
| <b>Total</b>             | <b>2,259</b> |                                         |                                  | <b>\$54,349</b>                                 |                                            |                                  | <b>\$43,032</b>                                  |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 22-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                 |
|---------------------------------|
| <b>Benefit<br/>Area<br/>19D</b> |
|---------------------------------|

**RD's: 2096 (Wetherbee Lake)**

| <b>Land Use Type</b>     | <b>Acres</b> | <b>Parcel Count</b> |
|--------------------------|--------------|---------------------|
| Residential              | 30           | 87                  |
| Industrial               | 0            | 0                   |
| Rural/Agricultural       | 16           | 3                   |
| Utilities/Transportation | 0            | 0                   |
| Commercial               | 45           | 2                   |
| Government               | 0            | 3                   |
| <b>Total</b>             | <b>91</b>    | <b>95</b>           |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 22-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

Benefit  
Area  
19D

| RD's: 2096 (Wetherbee Lake) |           | Relative          | Proportionate | Proportionate    |
|-----------------------------|-----------|-------------------|---------------|------------------|
| Land Use Type               | Acres     | Assessment Factor | Acreage       | Share            |
| <i>formula</i>              | <i>a</i>  | <i>b</i>          | <i>c=a*x</i>  | <i>d=c/total</i> |
| Residential                 | 30        | 1.00              | 30            | 36%              |
| Industrial                  | 0         | 1.02              | 0             | 0%               |
| Rural/Agricultural          | 16        | 0.10              | 2             | 2%               |
| Utilities/Transportation    | 0         | 1.98              | 0             | 0%               |
| Commercial                  | 45        | 1.15              | 52            | 62%              |
| Government                  | 0         | 1.36              | 0             | 0%               |
| <b>Total</b>                | <b>91</b> |                   | <b>83</b>     | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 22-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                        |
|------------------------|
| Benefit<br>Area<br>19D |
|------------------------|

RD's: 2096 (Wetherbee Lake)

| Land Use Type            | Acres      | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |            | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 22-b |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a          | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 30         | \$150                                   | 1.58                             | \$7,172                                         | \$477                                      | 1.52                             | \$21,905                                         |
| Industrial               | 0          | \$154                                   | 1.58                             | \$0                                             | \$673                                      | 1.52                             | \$0                                              |
| Rural/Agricultural       | 16         | \$15                                    | 1.58                             | \$378                                           | \$13                                       | 1.52                             | \$300                                            |
| Utilities/Transportation | 0          | \$298                                   | 1.58                             | \$0                                             | \$0                                        | 1.52                             | \$0                                              |
| Commercial               | 45         | \$173                                   | 1.58                             | \$12,272                                        | \$999                                      | 1.52                             | \$68,162                                         |
| Government               | 0          | \$205                                   | 1.58                             | \$0                                             | \$663                                      | 1.52                             | \$0                                              |
| <b>Total</b>             | <b>91</b>  |                                         |                                  | <b>\$19,822</b>                                 |                                            |                                  | <b>\$90,366</b>                                  |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 23-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                |
|--------------------------------|
| <b>Benefit<br/>Area<br/>20</b> |
|--------------------------------|

RD's: N/A

| Land Use Type            | Acres        | Parcel Count |
|--------------------------|--------------|--------------|
| Residential              | 11           | 6            |
| Industrial               | 73           | 1            |
| Rural/Agricultural       | 4,632        | 185          |
| Utilities/Transportation | 30           | 0            |
| Commercial               | 192          | 4            |
| Government               | 11           | 9            |
| <b>Total</b>             | <b>4,948</b> | <b>205</b>   |

"a-landuse"

Source: PBI Parcel Inventory, SJ County Assessor / CD

Appendix B  
Table 23-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>20 |
|-----------------------|

RD's: N/A

| Land Use Type            | Acres        | Relative<br>Assessment<br>Factor | Proportionate<br>Acreage | Proportionate<br>Share |
|--------------------------|--------------|----------------------------------|--------------------------|------------------------|
| <i>formula</i>           | <i>a</i>     | <i>b</i>                         | <i>c=a*x</i>             | <i>d=c/total</i>       |
| Residential              | 11           | 1.00                             | 11                       | 1%                     |
| Industrial               | 73           | 1.02                             | 74                       | 9%                     |
| Rural/Agricultural       | 4,632        | 0.10                             | 463                      | 55%                    |
| Utilities/Transportation | 30           | 1.98                             | 58                       | 7%                     |
| Commercial               | 192          | 1.15                             | 221                      | 26%                    |
| Government               | 11           | 1.36                             | 16                       | 2%                     |
| <b>Total</b>             | <b>4,948</b> |                                  | <b>843</b>               | <b>100%</b>            |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 23-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>20 |
|-----------------------|

RD's: N/A

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 23-b   |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 11           | \$150                                   | 1.09                             | \$1,722                                         | \$477                                      | 1.04                             | \$5,217                                          |
| Industrial               | 73           | \$154                                   | 1.09                             | \$12,202                                        | \$673                                      | 1.04                             | \$50,917                                         |
| Rural/Agricultural       | 4,632        | \$15                                    | 1.09                             | \$76,869                                        | \$13                                       | 1.04                             | \$60,363                                         |
| Utilities/Transportation | 30           | \$298                                   | 1.09                             | \$9,602                                         | \$0                                        | 1.04                             | \$0                                              |
| Commercial               | 192          | \$173                                   | 1.09                             | \$36,228                                        | \$999                                      | 1.04                             | \$199,562                                        |
| Government               | 11           | \$205                                   | 1.09                             | \$2,561                                         | \$663                                      | 1.04                             | \$7,918                                          |
| <b>Total</b>             | <b>4,948</b> |                                         |                                  | <b>\$139,185</b>                                |                                            |                                  | <b>\$323,977</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 24-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                |
|--------------------------------|
| <b>Benefit<br/>Area<br/>21</b> |
|--------------------------------|

**RD's: None**

| <b>Land Use Type</b>     | <b>Acres</b> | <b>Parcel Count</b> |
|--------------------------|--------------|---------------------|
| Residential              | 370          | 1,795               |
| Industrial               | 81           | 13                  |
| Rural/Agricultural       | 4,525        | 852                 |
| Utilities/Transportation | 149          | 0                   |
| Commercial               | 227          | 26                  |
| Government               | 42           | 144                 |
| <b>Total</b>             | <b>5,394</b> | <b>2,830</b>        |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 24-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>21 |
|-----------------------|

| RD's: None               |              | Relative   | Proportionate  | Proportionate    |
|--------------------------|--------------|------------|----------------|------------------|
|                          |              | Assessment |                |                  |
| Land Use Type            | Acres        | Factor     | Acreage        | Share            |
| <i>formula</i>           | <i>a</i>     | <i>b</i>   | <i>c=a*x b</i> | <i>d=c/total</i> |
| Residential              | 370          | 1.00       | 370            | 24%              |
| Industrial               | 81           | 1.02       | 83             | 5%               |
| Rural/Agricultural       | 4,525        | 0.10       | 452            | 30%              |
| Utilities/Transportation | 149          | 1.98       | 295            | 19%              |
| Commercial               | 227          | 1.15       | 261            | 17%              |
| Government               | 42           | 1.36       | 57             | 4%               |
| <b>Total</b>             | <b>5,394</b> |            | <b>1,518</b>   | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 24-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>21 |
|-----------------------|

RD's: None

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 24-b   |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 370          | \$150                                   | 1.83                             | \$101,846                                       | \$477                                      | 1.76                             | \$310,989                                        |
| Industrial               | 81           | \$154                                   | 1.83                             | \$22,906                                        | \$673                                      | 1.76                             | \$96,348                                         |
| Rural/Agricultural       | 4,525        | \$15                                    | 1.83                             | \$126,081                                       | \$13                                       | 1.76                             | \$99,798                                         |
| Utilities/Transportation | 149          | \$298                                   | 1.83                             | \$81,236                                        | \$0                                        | 1.76                             | \$0                                              |
| Commercial               | 227          | \$173                                   | 1.83                             | \$71,769                                        | \$999                                      | 1.76                             | \$398,499                                        |
| Government               | 42           | \$205                                   | 1.83                             | \$15,637                                        | \$663                                      | 1.76                             | \$48,722                                         |
| <b>Total</b>             | <b>5,394</b> |                                         |                                  | <b>\$419,475</b>                                |                                            |                                  | <b>\$954,355</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 25-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                |
|--------------------------------|
| <b>Benefit<br/>Area<br/>22</b> |
|--------------------------------|

**RD's: 2126 (Atlas Tract)**

| <b>Land Use Type</b>     | <b>Acres</b> | <b>Parcel Count</b> |
|--------------------------|--------------|---------------------|
| Residential              | 0            | 0                   |
| Industrial               | 0            | 0                   |
| Rural/Agricultural       | 619          | 4                   |
| Utilities/Transportation | 0            | 0                   |
| Commercial               | 0            | 0                   |
| Government               | 0            | 0                   |
| <b>Total</b>             | <b>619</b>   | <b>4</b>            |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 25-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>22 |
|-----------------------|

| RD's: 2126 (Atlas Tract) |            | Relative          | Proportionate       | Proportionate           |
|--------------------------|------------|-------------------|---------------------|-------------------------|
| Land Use Type            | Acres      | Assessment Factor | Acreage             | Share                   |
| <i>formula</i>           | <i>a</i>   | <i>b</i>          | <i>c=a<b>x</b>b</i> | <i>d=c/<b>total</b></i> |
| Residential              | 0          | 1.00              | 0                   | 0%                      |
| Industrial               | 0          | 1.02              | 0                   | 0%                      |
| Rural/Agricultural       | 619        | 0.10              | 62                  | 100%                    |
| Utilities/Transportation | 0          | 1.98              | 0                   | 0%                      |
| Commercial               | 0          | 1.15              | 0                   | 0%                      |
| Government               | 0          | 1.36              | 0                   | 0%                      |
| <b>Total</b>             | <b>619</b> |                   | <b>62</b>           | <b>100%</b>             |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 25-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>22 |
|-----------------------|

RD's: 2126 (Atlas Tract)

| Land Use Type            | Acres      | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |            | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 25-b |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a          | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 0          | \$150                                   | 1.46                             | \$0                                             | \$477                                      | 1.40                             | \$0                                              |
| Industrial               | 0          | \$154                                   | 1.46                             | \$0                                             | \$673                                      | 1.40                             | \$0                                              |
| Rural/Agricultural       | 619        | \$15                                    | 1.46                             | \$13,762                                        | \$13                                       | 1.40                             | \$10,861                                         |
| Utilities/Transportation | 0          | \$298                                   | 1.46                             | \$0                                             | \$0                                        | 1.40                             | \$0                                              |
| Commercial               | 0          | \$173                                   | 1.46                             | \$0                                             | \$999                                      | 1.40                             | \$0                                              |
| Government               | 0          | \$205                                   | 1.46                             | \$0                                             | \$663                                      | 1.40                             | \$0                                              |
| <b>Total</b>             | <b>619</b> |                                         |                                  | <b>\$13,762</b>                                 |                                            |                                  | <b>\$10,861</b>                                  |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 26-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                |
|--------------------------------|
| <b>Benefit<br/>Area<br/>23</b> |
|--------------------------------|

**RD's: 2042 (Delta Farms)**

| <b>Land Use Type</b>     | <b>Acres</b> | <b>Parcel Count</b> |
|--------------------------|--------------|---------------------|
| Residential              | 578          | 3,317               |
| Industrial               | 4            | 2                   |
| Rural/Agricultural       | 3,846        | 52                  |
| Utilities/Transportation | 101          | 0                   |
| Commercial               | 173          | 35                  |
| Government               | 142          | 137                 |
| <b>Total</b>             | <b>4,843</b> | <b>3,543</b>        |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 26-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>23 |
|-----------------------|

| RD's: 2042 (Delta Farms) |              | Relative          | Proportionate | Proportionate    |
|--------------------------|--------------|-------------------|---------------|------------------|
| Land Use Type            | Acres        | Assessment Factor | Acreage       | Share            |
| <i>formula</i>           | <i>a</i>     | <i>b</i>          | <i>c=a*x</i>  | <i>d=c/total</i> |
| Residential              | 578          | 1.00              | 578           | 37%              |
| Industrial               | 4            | 1.02              | 4             | 0%               |
| Rural/Agricultural       | 3,846        | 0.10              | 385           | 25%              |
| Utilities/Transportation | 101          | 1.98              | 200           | 13%              |
| Commercial               | 173          | 1.15              | 199           | 13%              |
| Government               | 142          | 1.36              | 193           | 12%              |
| <b>Total</b>             | <b>4,843</b> |                   | <b>1,558</b>  | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 26-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>23 |
|-----------------------|

RD's: 2042 (Delta Farms)

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 26-b   |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 578          | \$150                                   | 1.81                             | \$157,170                                       | \$477                                      | 1.74                             | \$479,711                                        |
| Industrial               | 4            | \$154                                   | 1.81                             | \$1,142                                         | \$673                                      | 1.74                             | \$4,802                                          |
| Rural/Agricultural       | 3,846        | \$15                                    | 1.81                             | \$105,985                                       | \$13                                       | 1.74                             | \$83,854                                         |
| Utilities/Transportation | 101          | \$298                                   | 1.81                             | \$54,536                                        | \$0                                        | 1.74                             | \$0                                              |
| Commercial               | 173          | \$173                                   | 1.81                             | \$54,083                                        | \$999                                      | 1.74                             | \$300,166                                        |
| Government               | 142          | \$205                                   | 1.81                             | \$52,651                                        | \$663                                      | 1.74                             | \$163,981                                        |
| <b>Total</b>             | <b>4,843</b> |                                         |                                  | <b>\$425,568</b>                                |                                            |                                  | <b>\$1,032,513</b>                               |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 27-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                                |
|--------------------------------|
| <b>Benefit<br/>Area<br/>24</b> |
|--------------------------------|

**RD's: 2115 (Shima Tract)**

| <b>Land Use Type</b>     | <b>Acres</b> | <b>Parcel Count</b> |
|--------------------------|--------------|---------------------|
| Residential              | 0            | 0                   |
| Industrial               | 0            | 0                   |
| Rural/Agricultural       | 1,979        | 7                   |
| Utilities/Transportation | 0            | 0                   |
| Commercial               | 0            | 0                   |
| Government               | 0            | 0                   |
| <b>Total</b>             | <b>1,979</b> | <b>7</b>            |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 27-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>24 |
|-----------------------|

| RD's: 2115 (Shima Tract) |              | Relative          | Proportionate  | Proportionate    |
|--------------------------|--------------|-------------------|----------------|------------------|
| Land Use Type            | Acres        | Assessment Factor | Acreage        | Share            |
| <i>formula</i>           | <i>a</i>     | <i>b</i>          | <i>c=a*x b</i> | <i>d=c/total</i> |
| Residential              | 0            | 1.00              | 0              | 0%               |
| Industrial               | 0            | 1.02              | 0              | 0%               |
| Rural/Agricultural       | 1,979        | 0.10              | 198            | 100%             |
| Utilities/Transportation | 0            | 1.98              | 0              | 0%               |
| Commercial               | 0            | 1.15              | 0              | 0%               |
| Government               | 0            | 1.36              | 0              | 0%               |
| <b>Total</b>             | <b>1,979</b> |                   | <b>198</b>     | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 27-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>24 |
|-----------------------|

RD's: 2115 (Shima Tract)

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 27-b   |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 0            | \$150                                   | 1.46                             | \$0                                             | \$477                                      | 1.40                             | \$0                                              |
| Industrial               | 0            | \$154                                   | 1.46                             | \$0                                             | \$673                                      | 1.40                             | \$0                                              |
| Rural/Agricultural       | 1,979        | \$15                                    | 1.46                             | \$43,995                                        | \$13                                       | 1.40                             | \$34,720                                         |
| Utilities/Transportation | 0            | \$298                                   | 1.46                             | \$0                                             | \$0                                        | 1.40                             | \$0                                              |
| Commercial               | 0            | \$173                                   | 1.46                             | \$0                                             | \$999                                      | 1.40                             | \$0                                              |
| Government               | 0            | \$205                                   | 1.46                             | \$0                                             | \$663                                      | 1.40                             | \$0                                              |
| <b>Total</b>             | <b>1,979</b> |                                         |                                  | <b>\$43,995</b>                                 |                                            |                                  | <b>\$34,720</b>                                  |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

**Appendix B**  
**Table 28-a**  
**Land Use & Parcel Count by Zone**  
**Lower San Joaquin/Delta South RFMP**

|                |
|----------------|
| <b>Benefit</b> |
| <b>Area</b>    |
| 25             |

**RD's: 2119 (Wrights-Elmwood)**

| <b>Land Use Type</b>     | <b>Acres</b> | <b>Parcel Count</b> |
|--------------------------|--------------|---------------------|
| Residential              | 0            | 0                   |
| Industrial               | 0            | 0                   |
| Rural/Agricultural       | 3,330        | 37                  |
| Utilities/Transportation | 0            | 0                   |
| Commercial               | 0            | 0                   |
| Government               | 114          | 2                   |
| <b>Total</b>             | <b>3,445</b> | <b>39</b>           |

*"a-landuse"*

*Source: PBI Parcel Inventory, SJ County Assessor / CD*

Appendix B  
Table 28-b  
Breakdown of Funding by Land Use  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>25 |
|-----------------------|

| RD's: 2119 (Wrights-Elmwood) |              | Relative          | Proportionate  | Proportionate    |
|------------------------------|--------------|-------------------|----------------|------------------|
| Land Use Type                | Acres        | Assessment Factor | Acreage        | Share            |
| <i>formula</i>               | <i>a</i>     | <i>b</i>          | <i>c=a*x b</i> | <i>d=c/total</i> |
| Residential                  | 0            | 1.00              | 0              | 0%               |
| Industrial                   | 0            | 1.02              | 0              | 0%               |
| Rural/Agricultural           | 3,330        | 0.10              | 333            | 68%              |
| Utilities/Transportation     | 0            | 1.98              | 0              | 0%               |
| Commercial                   | 0            | 1.15              | 0              | 0%               |
| Government                   | 114          | 1.36              | 156            | 32%              |
| <b>Total</b>                 | <b>3,445</b> |                   | <b>489</b>     | <b>100%</b>      |

"b-copy1"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Appendix B  
Table 28-c  
Land Use & Parcel Count by Zone  
Lower San Joaquin/Delta South RFMP

|                       |
|-----------------------|
| Benefit<br>Area<br>25 |
|-----------------------|

RD's: 2119 (Wrights-Elmwood)

| Land Use Type            | Acres        | Baseline<br>Regional Approach           |                                  |                                                 | Estimated Maximum<br>New AD Approach       |                                  |                                                  |
|--------------------------|--------------|-----------------------------------------|----------------------------------|-------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------|
|                          |              | Average Assessment<br>/ Acre for Region | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Regional<br>Approach | Average Assessment /<br>Acre for New CV AD | Economic<br>Adjustment<br>Factor | Assumed Budget<br>Based on Avg CV AD<br>Approach |
| Source                   | Table 28-b   |                                         |                                  |                                                 |                                            |                                  |                                                  |
| formula                  | a            | d                                       | e                                | f=axdxe                                         | g                                          | h                                | i=axgxh                                          |
| Residential              | 0            | \$150                                   | 1.46                             | \$0                                             | \$477                                      | 1.40                             | \$0                                              |
| Industrial               | 0            | \$154                                   | 1.46                             | \$0                                             | \$673                                      | 1.40                             | \$0                                              |
| Rural/Agricultural       | 3,330        | \$15                                    | 1.46                             | \$74,037                                        | \$13                                       | 1.40                             | \$58,430                                         |
| Utilities/Transportation | 0            | \$298                                   | 1.46                             | \$0                                             | \$0                                        | 1.40                             | \$0                                              |
| Commercial               | 0            | \$173                                   | 1.46                             | \$0                                             | \$999                                      | 1.40                             | \$0                                              |
| Government               | 114          | \$205                                   | 1.46                             | \$34,157                                        | \$663                                      | 1.40                             | \$106,113                                        |
| <b>Total</b>             | <b>3,445</b> |                                         |                                  | <b>\$108,194</b>                                |                                            |                                  | <b>\$164,543</b>                                 |

"c-copy2"

Source: PBI Parcel Inventory, SJ County Assessor / CD DATA, LWA

Lower San Joaquin River/ Delta South RFMP  
Appendix E - Financial Plan  
November 2014

**Attachment 2**  
**Financial Plan References**

## Appendix E Attachment 2 – Financial Plan References

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