



**SAN JOAQUIN COUNTY  
FLOOD CONTROL & WATER  
CONSERVATION DISTRICT**

**FLOOD CONTROL BENEFIT ASSESSMENT  
ON LANDS WITHIN ZONE NO. 9**

**ANNUAL ENGINEER'S REPORT  
2025-2026  
FISCAL YEAR**

PREPARED BY

**SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS  
WATER RESOURCES  
STOCKTON, CALIFORNIA**



APRIL 2025

2025-2026 FLOOD CONTROL BENEFIT ASSESSMENT  
ON LANDS WITHIN ZONE NO. 9

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4/29/25

Date

## **A. INTRODUCTION**

The Annual Engineer's Report for Fiscal Year 2025-2026 is prepared pursuant to and in compliance with the requirements of Government Code Section 54716; Section 10, Chapter 46, First Extra Session, Statutes of 1956, San Joaquin County Flood Control and Water Conservation District Act; and County Ordinance 2779; as amended.

The Annual Engineer's Report for Fiscal Year 2025-2026 is a report of the services provided, the budget to provide the services, the criteria for the spread of the assessments, and the assessments for the lands in the San Joaquin County Flood Control and Water Conservation District Zone No. 9 (Zone No. 9) for reference by the Board of Supervisors of the County of San Joaquin, the land owners in Zone No. 9, and the general public. The Annual Engineer's Report for Fiscal Year 2025-2026, together with the proposed Benefit Assessment Rate Schedule, will be adopted by the Board of Supervisors of the County of San Joaquin at a public hearing. The report is made available for review at the office of the Clerk of the Board of Supervisors of San Joaquin County before the public hearing.

On March 8, 1988, the Board of Supervisors approved Resolution R-88-230 which adopted the original Engineer's Report (Engineer's Report) recommending an increase in the services and Benefit Assessments for the San Joaquin County Flood Control and Water Conservation District Zone No. 9 (Zone No. 9) and which called for a vote by ballot by the land owners in Zone No. 9 to authorize the levying and continued levying of the increased Benefit Assessments. The eligible voters in Zone No. 9 approved a ballot measure on June 7, 1988 for the levying and continued levying of the increased Benefit Assessments for Zone No. 9.

The Benefit Assessments reported in the Annual Engineer's Report for Fiscal Year 2025-2026 are intended to fund the budget to maintain the project channels and levees and the non-project channels in Zone No. 9 at the levels of service described below.

## **B. DESCRIPTION AND LEVELS OF MAINTENANCE SERVICES**

### **1. Description of Maintenance Services**

The maintenance services which are to be provided in Zone No. 9 are for the maintenance of 216 miles of project levees, 107 miles of project channels and approximately 100 miles of non-project channels. Non-project channels are maintained as funding, resources, and time allow. The maintenance services are described as follows:

- a) Maintenance services on project and non-project channels, and project levees include:
  - 1) vegetation control
  - 2) streambed clearing
  - 3) erosion control.
- b) Enhanced maintenance services on project channels and levees include:
  - 1) vegetation control by mechanical methods
  - 2) rodent control
  - 3) patrol road maintenance.

### **2. Levels of Maintenance Services**

The levels of maintenance service on project and non-project channels shall be on a channel segment basis in accordance with the following criteria:

- a) If a channel segment's capacity is greater than the 100-year storm flow under existing maintenance service levels, then the existing maintenance service levels are retained.
- b) If a channel segment's capacity is less than the 100-year storm flow under existing maintenance service levels and if it is determined that the use of a higher maintenance service level can significantly increase a channel segment's capacity towards being able to handle the 100-year storm flow, then a higher maintenance service level is assigned to the channel segment.

- c) If a channel segment's capacity is less than the 100-year storm flow and if it is determined that the use of a higher maintenance service level will not significantly increase a channel segment's capacity towards being able to handle the 100-year storm flow, then the existing maintenance service level is retained.
- d) Project channels, which are known to have adequate capacity to be able to handle the 100-year storm flow but are determined to be subject to erosion, are assigned a higher maintenance service level to control erosion.
- e) If the maintenance service level is improved at the upstream end of a channel, the maintenance service level at the downstream end of a channel is also improved to ensure that the downstream end of a channel can handle the increased flows from upstream.

### **C. DESCRIPTION OF A PARCEL OF PROPERTY**

The San Joaquin County Assessor's Maps and the San Joaquin County Assessor's Parcel Numbers shall be used as the description which identifies a parcel of real property in Zone No. 9 and shall be incorporated herein as part of this Annual Engineer's Report. All parcels included within Zone No. 9 are as described in the legal description for the San Joaquin County Flood Control and Water Conservation District Boundary, Flood Control Zone No. 9, dated June 15, 1982. A vicinity map is attached as Exhibit B.

### **D. ASSESSMENT SPREAD CRITERIA**

Since the maintenance services provided are a function of flood control, including flood control of stormwater runoff from the lands of Zone No. 9, it is equitable to spread the assessment for the annual budget to maintain the stormwater channels and levees in Zone No. 9 in proportion to the stormwater runoff attributable to the area and land use of each parcel of real property in Zone No. 9.

In accordance with San Joaquin County Ordinance 2779, adopted August 26, 1980 and as amended, no assessment is levied against any Federal, State, local governmental agency or cemetery property. Except as provided in the preceding sentence, an assessment is levied against each parcel of real property in Zone No. 9 in accordance with the method and procedure set forth in the Engineer's Report for the formation of Zone No. 9.

## **E. LAND USE CATEGORIES**

All lands in Zone No. 9 are classified into one of the following ten (10) land use categories:

<b><u>Land Use Category</u></b>	<b><u>Land Use Description</u></b>	<b><u>Applicable Use Code</u></b>
Group A	Single-family residential and multi-family residential with four or less units	<i>010, 013-035</i>
Group B	Institutional, such as churches, schools and hospitals, and apartments or other multiple unit residential, such as mobile home parks, in excess of four units	<i>040-049, 059-078, 090-096, 710-760, 771-861</i>
Group C	Commercial and industrial	<i>100-155, 170-193, 197, 201-393, 610-651, 663, 670, 890-892</i>
Group D	Vacant land, not in its undisturbed natural state, which is used for agriculture, open space, or similar purposes, and which is tilled, planted, farmed, or irrigated	<i>400, 410, 420, 430, 440, 450, 460, 462, 470, 480, 482, 490, 520, 522-523, 530, 540, 550-552, 554</i>
Group E	Vacant land, in its undisturbed natural state, which is not tilled, planted, farmed or irrigated, although it may be grazed if otherwise undisturbed, and which is used for berms, wastelands, springs, lakes, streams or rivers	<i>500, 510, 570, 580, 590-591, 691, 862, 870</i>
Group F	Residential condominium and Planned Unit Residential Development (PURD)	<i>011-012</i>
Group G	Commercial and office condominium	<i>194-196</i>
Group H	Land, not in its undisturbed natural state, which is used for agriculture, open space, or similar purposes and which is tilled, planted, farmed, or irrigated and has a ¼ acre rural residence	<i>050-056, 401, 411, 421-423, 431, 441, 451, 461, 463, 471-474, 481, 483, 531, 541, 553, 555, 561, 660-662, 664, 690</i>
Group I	Land, in its undisturbed natural state, which is not tilled, planted, farmed or irrigated, although it may be grazed if otherwise undisturbed and has a ¼ acre rural residence	<i>501, 511, 521, 560, 680-681</i>
Group J	Common area, cemetery, and Federal, State, and local government	<i>080-082, 156, 200, 770, 900-951</i>

**F. BENEFIT ASSESSMENT**

The total of the Benefit Assessments is based upon the annual budget to maintain the Zone No. 9 channels and levees as established in the Engineer's Report. A Benefit Assessment is assigned to each land use category based upon an estimated cost value associated with the specific land use category and land size established in the Engineer's Report. The Benefit Assessments are tabulated below:

<u>Land Use</u>	<u>Parcel Size</u>	<u>BENEFIT ASSESSMENT</u>	
		<u>2024-2025 Benefit Assessment</u>	<u>2025-2026 Benefit Assessment</u>
Single Family Residential	¼ Acre	\$ 13.16	\$ 13.52
Institutions and Apartments	1 Acre	\$ 79.23	\$ 81.37
Commercial and Industrial	1 Acre	\$105.59	\$108.44
Irrigated Agriculture	10 Acres	\$ 26.31	\$ 27.02
Dry Agriculture	10 Acres	\$ 13.17	\$ 13.53
Government Land	-	\$ 0.00	\$ 0.00

The assessment for each parcel is based upon the multiplication product of its area and the assessment rate for its land use category. The Benefit Assessment for each specific land use category and land size rate are adjusted annually as established by the Engineer's Report. The proposed Benefit Assessment Rate Schedule for Fiscal Year 2025-2026 for Zone No. 9 is derived from the above adjusted Benefit Assessment and is tabulated in the attached Exhibit A.

As approved by San Joaquin County Ordinance 2779 and as amended, the Benefit Assessment amount for each fiscal year shall be increased in an amount equal to the percentage increase of the Consumer Price Index (CPI) for San Francisco–Oakland–San Jose for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics, for the period of February 2024 to February 2025. For the 2025-2026 Fiscal Year, the percentage increase is 2.7%.

A list of names and addresses of owners and all lots and parcels of lands within Zone No. 9 was compiled from the last equalized secured property tax assessment roll of the San Joaquin County Assessor’s office and is on file with the Clerk of the Board.

The foregoing Annual Engineer's Report and the Benefit Assessment Rate Schedule, which is attached hereto, are presented for your approval by resolution, dated this 17<sup>th</sup> day of June 2025.

# **EXHIBIT A**

**EXHIBIT A**  
**FLOOD CONTROL ZONE NO. 9 BENEFIT**  
**ASSESSMENT RATE SCHEDULE**  
**April 2025**

<b>Land Use Category</b>	<b>Land Use Description</b>	<b>Use Codes</b>	<b>FY 2024-2025 Assessment Rate (\$/Sq. Ft)</b>	<b>FY 2025-2026 Assessment Rate (\$/Sq. Ft)</b>
Group A	Single Family Residential and Multi-Family Residential ≤ 4	010, 013-035	\$0.00120985	\$0.00124252
Group B	Institution, Apartment, and Multi-Family Residential > 4 Units	040-049, 059-078, 090-096, 710-760, 771-861	\$0.00181915	\$0.00186827
Group C	Commercial and Industrial	100-155, 170-193, 197, 201-393, 610-651, 663, 670, 890-892	\$0.00242409	\$0.00248954
Group D	Vacant, not in its undisturbed natural state, irrigated agriculture	400, 410, 420, 430, 440, 450, 460, 462, 470, 480, 482, 490, 520, 522-523, 530, 540, 550-552, 554	\$0.00006043	\$0.00006206
Group E	Vacant, in its undisturbed natural state, non-agricultural, grazing land, berms, wastelands, springs, lakes, streams, and rivers	500, 510, 570, 580, 590-591, 691, 862, 870	\$0.00003023	\$0.00003105
Group F	Residential Condominium, PURD <sup>1</sup>	011, 012	\$ 7.24 Flat Rate	\$ 7.44 Flat Rate
Group G	Commercial and Office Condominiums <sup>2</sup>	194-196	\$14.54 Flat Rate	\$14.93 Flat Rate
Group H	Vacant, not in its undisturbed natural state, irrigated agriculture w/ 1/4 Acre residence	050-056, 401, 411, 421-423, 431, 441, 451, 461, 463, 471-474, 481, 483, 531, 541, 553, 555, 561, 660-662, 664, 690	Split Rate <sup>3</sup>	Split Rate <sup>3</sup>
Group I	Vacant, in its undisturbed natural state, non-agricultural, grazing land, w/ 1/4 Acre Residence	501, 511, 521, 560, 680-681	Split Rate <sup>4</sup>	Split Rate <sup>4</sup>
Group J	Non-Assessable Lands, common areas, cemeteries & government property	080-082, 156, 200, 770, 900-951	\$0.00	\$0.00

**NOTES**

<sup>1</sup>Residential condominiums and PURDs are assessed a flat rate calculated on 6,000 sq.ft x Group A Assessment Rate

<sup>2</sup>Commercial condominiums are assessed a flat rate calculated on 6,000 sq.ft x Group C Assessment Rate

<sup>3</sup>Split Rate = Group A Assessment Rate x 10,890 sq.ft + remaining area in sq.ft x Group D Assessment Rate

<sup>4</sup>Split Rate = Group A Assessment Rate x 10,890 sq.ft + remaining area in sq.ft x Group E Assessment Rate

# **EXHIBIT B**

# EXHIBIT B



## ZONE 9 VICINITY MAP

San Joaquin County Public Works Geographic Information Systems  
1810 East Hazelton Avenue, Stockton, CA 95205

The information on this map is based on the most current information available to San Joaquin County Geographic Information Systems.  
The County of San Joaquin does not warrant its accuracy or suitability for any particular purpose.  
The information on this map is not intended to replace engineering, financial or primary records research.

