

A topographic map of California, showing the state's outline and internal terrain. The map uses a color gradient from green and blue for lower elevations to yellow, orange, and red for higher elevations. The map is oriented vertically, with the top of the state at the top of the page.

Alternatives for

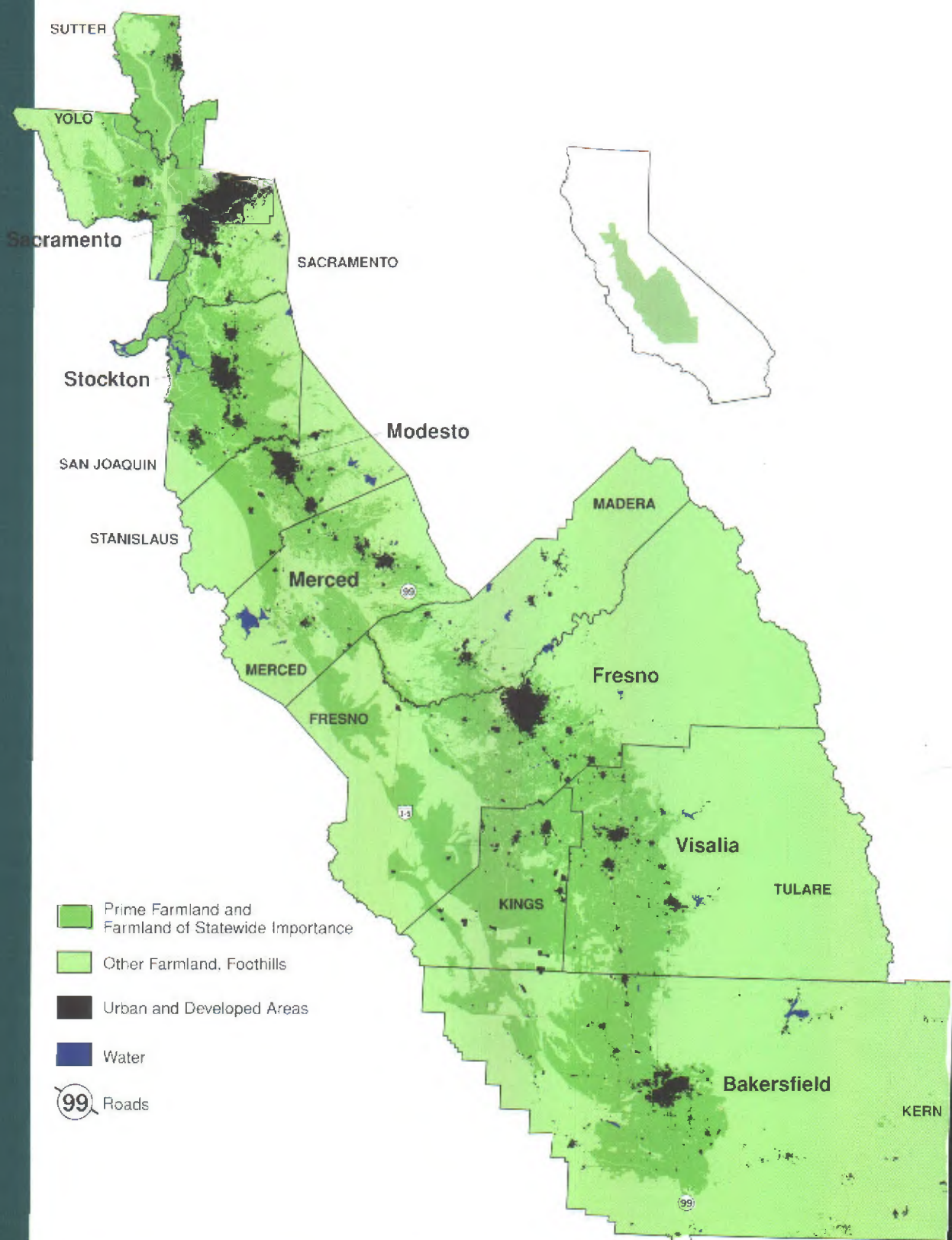
**Future
Urban
Growth in
California's
Central
Valley:**

**The
Bottom
Line**

for Agriculture and Taxpayers

California's Central Valley

Developed Land In 1992



Alternatives for
**Future Urban Growth
In California's Central Valley:**

The Bottom Line
for Agriculture and Taxpayers

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American Farmland Trust is a national, nonprofit organization working to stop the loss of productive farmland and to promote farming practices that lead to a healthy environment.

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About American Farmland Trust

American Farmland Trust is a private, nonprofit organization that works cooperatively with farmers, public officials and partner organizations to protecting the nation's best farmland and promote farming practices that lead to a healthy environment. AFT's action-oriented programs include technical assistance in the formation of public policy, public education and land conservation demonstration projects. Founded in 1980, AFT has 30,000 members nationwide and *six offices around the country, including a field office in Davis, Calif.*

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Alternatives for
**Future Urban Growth in
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TABLE OF CONTENTS

Reports

Summary Report & Findings	1
<i>by Edward Thompson Jr.; Director of Public Policy, American Farmland Trust</i>	
GIS (Computer Mapping) Analysis	19
<i>by Brian Muller & Ted Bradshaw; Institute of Urban and Regional Development, UC Berkeley</i>	
Economic Analysis	41
<i>by David Strong; Strong Associates</i>	
Economic Appendices	65
<i>by David Strong; Strong Associates</i>	

Tables

Executive Summary	
1 Agricultural Production of Central Valley Counties	1
2 Projected Population Growth in the Central Valley	2
3 Conversion of and Conflicts on Agricultural Land in the Year 2040	8
4 Summary of Impacts of Urban Growth on the Private Agricultural Economy	10
5 Projected City Revenues and Costs of Servicing New Development	12
6 Projected Acreage and Percentage Loss of Farmland by Class -- Year 2040	17
7 Projected Agricultural Land Within Zone of Conflict	17
8 Loss of Agricultural Sales -- County Summary	18
9 City Revenues and Public Service Costs -- County Summary	18
GIS (Computer Mapping) Analysis	
1 Dept. of Finance, Population Projections & Growth Ratios, Central Valley 1990, 1992, 2020, 2040	24
2 Land Use in Central Valley Counties, 1992, Acres	25
3 Land Use Consequences of Growth in the Central valley	30
4 Agricultural Buffer Zone Around Projected Urban Areas, 2040	31
5 Central Valley Alternative Growth Futures Data Base	34

Economic Analysis

	Summary Table - 11 County Totals	44
1	Demographic Impacts	48
2	Private Sector Ag Loss Impacts in Year 2040	51
	Private Sector Agricultural Loss (Summary)	52
	Zone of Conflict Impact	53
3	Ongoing Revenue and Cost Per Resident & Job	56
4	One-Time Capital Costs	58
5	City Government Fiscal Impacts	60
	City Revenue / Cost	61
	County Revenue / Cost	62
6	County Government Fiscal Impacts	63

Appendices

A	Detail of Cities Demographic Information	68
B	Detail of Agricultural Private Sector Impacts	75
C	Detail of Existing City Revenues	86
D	Revenue Detail for Cities: Per Resident & Job	94
E	Property Tax Calculations for Cities & Counties	101
F	Detail of Existing City Costs	108
G	Cost Detail for Cities: Per Resident & Job	116
H	Detail of Existing County Revenues & Costs	123
I	County Revenue & Costs: Per Resident & Job	128

Maps

Central Valley Development, 1992	Inside Front Cover
Projected Urban Sprawl, 2040	26
Projected Compact Growth, 2040	27
Current Development, Sprawl and Zone of Conflict, 2040	Inside Back Cover

Alternatives for Future Urban Growth in California's Central Valley: The Bottom Line for Agriculture and Taxpayers

Executive Summary

California's Central Valley is the nation's most important agricultural resource, producing 250 different commodities worth more than \$13 billion a year. The valley's population is expected to triple between now and the year 2040, putting tremendous pressure on agricultural land and public services. The economic impact of this growth on agriculture and taxpayers will vary depending on the pattern that new development assumes. To illuminate the choices faced by those who live and farm in the Central Valley, American Farmland Trust commissioned geographic and economic experts to project and analyze the impact of future growth on agriculture and taxpayers under two different scenarios -- low-density urban sprawl and a more compact, efficient growth pattern at a higher density. The study found that --

- *Low-density urban sprawl would consume more than 1 million acres of farmland by 2040. Approximately 60 percent of this is likely to be prime farmland and farmland of statewide importance. In addition, agriculture would experience increased risks and costs, and lower productivity, within a one-third mile wide "zone of conflict" around urban areas, totaling 2.5 million acres. By contrast, more compact, efficient growth would reduce farmland conversion to 474,000 acres, including 265,000 acre of prime and important farmland, and would shrink the zone of conflict to 1.6 million acres.*
- *Low-density urban sprawl would reduce direct agricultural commodity sales by \$2.1 billion a year and related sales of suppliers, processors and other agricultural support businesses by \$3.2 billion annually. Compact, efficient growth would reduce commodity sales by \$970 million annually and related sales by \$1.5 billion. The cumulative loss of direct and indirect agricultural sales between now and the year 2040 would be \$72 billion higher for low-density urban sprawl than for compact, efficient growth.*
- *The cost of providing the current level of public services to low-density urban sprawl would exceed the revenues of Central Valley cities by about \$1 billion annually, necessitating a reduction of services or an increase in taxes. Compact, efficient growth would produce an annual budget surplus of \$200 million, enabling services to be maintained or slightly improved. The cumulative 1992-2040 difference in the cost of taxpayer-financed services between low-density urban sprawl and compact, efficient growth will be in the range of \$29 billion.*

The tragic waste of agricultural resources and tax dollars can be avoided by encouraging more compact, efficient growth in the Central Valley. American Farmland Trust recommends that stakeholders in the valley -- agriculture, developers, environmental and civic groups, taxpayers and public officials -- reach consensus on ways to achieve this goal.

Introduction

From space, California's great Central Valley is the one of the most distinctive geographic features on the North American continent. (Cover) This discrete basin, formed by the Sierra Nevada to the east and the coastal mountain ranges to the west, is small compared with other agricultural regions; it is only 300 miles long and averages 50 miles wide. But, despite its limits — or because of them — the Central Valley is the single most important agricultural resource in the United States and, arguably, the world.

The Central Valley encompasses parts of 21 counties. Eleven of these counties, which are the object of this study, produce 250 different crops — from almonds to zucchini — on 6.7 million acres of irrigated cropland.¹ Those crops had a farm gate market value of \$13.3 billion in 1994, representing 8 percent of total U.S. agricultural sales from an area comprising just over 1/2 percent of America's land in farms. (Table 1)

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Table 1
Agricultural Production of Central Valley Counties

County	Market Value of Agricultural Products Sold (1994)	Rank Among U.S. Counties
Fresno	\$3,084,870,800	1
Tulare	\$2,504,944,000	2
Kern	\$1,949,768,000	3
Merced	\$1,251,723,000	6
Stanislaus	\$1,121,853,000	7
San Joaquin	\$1,121,395,000	10
Kings	\$812,658,000	16
Madera	\$614,618,000	23
Yolo	\$297,905,500	69
Sutter	\$343,203,000	80
Sacramento	\$231,163,000	83
Total	\$13,334,101,300	--

Market value data from California Department of Food & Agriculture, 1994
Ranking data on 3,069 counties from U.S. Census of Agriculture, 1992

The relationship between farming and the natural environment in the Central Valley has been the subject of ongoing debate — some would say conflict. Competition for scarce water resources,

Urban development is threatening to transform the Central Valley.

pesticide use and endangered wildlife species has dominated public concern. While these issues won't be resolved tomorrow, there are encouraging signs of progress.

Meanwhile, another resource management concern affecting the Central Valley — one that could overwhelm both agriculture and the environment — has been rapidly gaining momentum. Driven by one of the nation's highest population growth rates, urban development is threatening to transform this magnificent valley from a patchwork quilt of farms and natural areas into an urban desert.

Sacramento and Fresno have become major urban areas, with Stockton, Modesto and Bakersfield not far behind. Residential and commercial growth is consuming an estimated 15,000 acres of Central Valley farmland each year.² In the future, this transformation is expected to accelerate. The valley's current population of about 4 million is expected to triple by the year 2040, according to the California Department of Finance. (Table 2)

**Table 2
Projected Population Growth in the Central Valley**

County	Population		Projected Growth	
	In 1992	In 2040	People	Percent
Fresno	673,900	2,497,700	1,823,800	271%
Kern	549,800	1,954,800	1,405,000	356%
Kings	102,500	296,500	194,000	289%
Madera	89,800	317,900	228,100	354%
Merced	180,600	626,900	446,300	347%
Sacramento	1,051,400	2,352,000	1,300,600	224%
San Joaquin	483,800	1,356,500	872,700	280%
Stanislaus	376,100	1,224,900	848,800	326%
Sutter	65,100	271,500	206,400	417%
Tulare	314,600	952,100	637,500	303%
Yolo	142,500	386,100	243,600	271%
Total	4,030,100	12,236,900	8,206,800	304%

Data and projections from California Department of Finance (1993)

Obviously, this kind of growth will have an enormous impact on agricultural land in the Central Valley. It will also create pressure for higher taxes to pay for vastly expanded public services. But the impact of future urban development on agriculture and valley

taxpayers will vary dramatically depending on how population growth is accommodated. To the extent new development utilizes land more efficiently — the more compact and inexpensive-to-service new subdivisions and commercial centers are — the less the impact on the nation's food production capacity, on the agricultural economy and on every resident's pocketbook.

In the past, residential and commercial development has occupied about one acre of Central Valley land for each three new households. This low-density form of development does not use land very efficiently. Some call it "urban sprawl" because it is so spread out. With better community planning and urban design, it can be improved upon without sacrificing public safety or the California lifestyle. And with more compact, efficient development, the impact on agriculture and taxpayers can be significantly reduced.

Motivated by a concern that low-density urban sprawl could devastate Central Valley agriculture and impose a crushing burden on taxpayers, American Farmland Trust commissioned this study of alternative growth patterns and their potential impact on the agricultural industry and on the financing of public services. By attempting to forecast the future under different growth scenarios, our purpose is to illuminate the bottom line choices faced by farmers, taxpayers and their governmental representatives as the population of the Central Valley expands over a finite supply of the world's most unique farmland.

Study Methods

AFT's study of alternatives for future Central Valley growth has two parts:

- Computer mapping of probable development patterns.
- Analysis of the potential economic impact of these patterns on the agriculture industry and the financing of public services.

Both parts of the research were coordinated so that the assumptions for each would be the same and the output of the mapping could become the basis of the economic analysis.³

The impact of future development on agriculture and taxpayers will vary dramatically depending on how population growth is accommodated.

Our purpose is to illuminate the bottom line choices faced by farmers, taxpayers and their governmental representatives.

Computer Mapping

The mapping program was created at the Institute for Urban and Regional Development of the University of California by Dr. Ted Bradshaw, now an assistant professor of human and community development at U.C. Davis, and Brian Muller, a Ph.D. candidate in city and regional planning at U.C. Berkeley. The objective of this research was to forecast probable future development patterns under low-density urban sprawl and more compact growth scenarios. There were four steps in this research:

- An 11-county region of the Central Valley (map, inside front cover) was divided into 750,000 potential development tracts by overlaying data on land features, census demographics and political boundaries that give each tract its distinctive characteristics;
- A statistical model for predicting future development patterns was created by correlating actual development trends during 1988-1992 with the characteristics of individual tracts;
- The model was used to map probable future development patterns under different assumptions about population density and distribution corresponding to low-density urban sprawl and compact growth scenarios;
- Preliminary maps were reviewed with local planning officials to identify and adjust unrealistic results.

In addition to mapping probable development patterns,⁴ the computer mapping model also compiled summary data on the acreage and location of farmland projected for development. This data then became the basis for the economic analysis.

Economic Analysis

The economic analysis was conducted by the consulting firm of Strong Associates of Oakland, Calif. The principal of this firm, David Strong, is an urban and agricultural economist with more

than 20 years of experience in California. The objective of this analysis was to predict the impact of farmland losses under contrasting growth scenarios on the agriculture industry and on the cost to taxpayers of financing public services like police, fire, roads, parks, water and sewer systems.

The agricultural impact analysis included:

- An estimate of the type of crops *likely to be affected* by probable development patterns forecast by the computer mapping model was made from field visits and consultation with local agricultural experts;
- An estimate of the value of crop sales that would be lost to future development of farmland was made based on *current commodity prices*;
- The decline in farm-related economic activity (equipment purchases, farmer income, etc.) was estimated using an input-output model developed by George Goldman of the University of California Cooperative Extension Service.

The analysis of public service financing included:

- A detailed case study of anticipated development in Fresno County was used to determine public service costs related to the location and density of development;⁵
- An analysis of 39 Central Valley city budgets was used to determine public service costs and revenues related to the number of residents, jobs and acreage of developed areas;
- Official population and employment projections, and the development data from the mapping model, were used to calculate the anticipated tax revenues from, and costs of providing public services to, contrasting urban sprawl and compact development scenarios.
- All figures were converted into 1993 dollars to put economic impacts in today's perspective.

Basic Assumptions

Any forecast of future development must necessarily rely on assumptions. To ensure that our forecast of development patterns and associated economic impacts was as realistic as possible, our assumptions and analysis consistently err on the conservative side. We also verified our findings by consulting with agricultural and planning officials in each Central Valley county. The result, we believe, is a straight-forward analysis of the basic land use options for the Central Valley — a continuation of low-density sprawl or progress toward more compact, efficient urban growth.

No Growth is not an Option for the Central Valley

The fundamental assumption of our study is that urban growth in the Central Valley will occur. Thus, we do not attempt to forecast an unrealistic "no growth" future. Rather, the study analyzes two basic ways of accommodating the same population increase: low-density urban sprawl and compact, efficient growth.

Historic Development Trends Predict Future Patterns

We assumed that historic development trends are a reliable predictor of where growth will occur in the future — unless land use policies are changed. Our computer model used actual development trends from 1988 through 1992, compiled by the Farmland Mapping and Monitoring Program of the California Department of Conservation. This time frame included roughly equal periods of boom and bust, and is therefore considered a reasonable approximation of the long-range economic conditions that will influence urban growth. Contrasting growth scenarios were produced by varying the assumptions about the population density and distribution that would result from different land use policies.

Experts analyzed two basic ways of accommodating the same population increase: low-density urban sprawl or compact, efficient growth.

Low-Density Urban Sprawl and Compact Growth Scenarios

The main focus of our study is the contrast between development at different urban densities. We therefore modeled and analyzed two basic scenarios. The first scenario assumes a business-as-usual, low-density approach based on a gross residential density (counting commercial land) of three dwelling

units per acre. This approximates the density of current urban development in much of the Central Valley. Both this scenario and the next assume that all new development will occur within urban service areas, thus underestimating the impact of “ranchette” development.

The second scenario is a more compact, efficient growth pattern based on a gross density of six dwelling units per acre, which is intended to represent a relatively conservative, realistically achievable goal for new development in the valley. Though higher density may be wise from the standpoint of maintaining Central Valley agriculture, we used six dwelling units per acre because development at this density would not depart significantly from traditional California-style subdivision patterns. It would consist mostly of single-family detached housing built somewhat closer together within currently designated urban growth areas, with superior urban and landscape design making up for smaller average lot size. The scenario also assumes that 10 percent of new population will be accommodated as urban infill requiring no additional farmland.

2040: A Not-So-Distant Planning Horizon

The year 2040 was chosen as the point in time for our geographic and economic analyses. This choice was dictated in part by the availability of official population projections, but it was also influenced by a desire not to set too narrow a planning horizon. In just 45 years — the same period of time covered by this study — Los Angeles County has been transformed from the top-producing agricultural county in the United States into the sprawling megalopolis it is today. The top producer distinction, once enjoyed by Los Angeles County, now belongs to Fresno County in the very heart of the Central Valley. It would be ironic — and tragic — if Fresno were to become another Los Angeles because those concerned about its future were too shortsighted.

It is most emphatically *not* too soon to begin planning for the consequences of growth that will occur within the lifespan of most Californians. Whether the projected tripling of population occurs precisely in the year 2040, or is reached a few years later — or *earlier* — the impact on agriculture and taxpayers will be approximately the same.

It has taken only 45 years for Los Angeles to be transformed from the top-producing U.S. farm county into the sprawling megalopolis it is today.

Study Findings

Impacts of Growth on Agriculture

Low-density urban sprawl will result in the loss of more than 1 million acres of Central Valley farmland by the year 2040.

By fundamentally altering the landscape of the Central Valley, urban growth will have major impacts on agriculture — its predominant land use and largest industry. Our study projects that low-density urban sprawl could consume or indirectly affect more than 3.6 million acres. This represents more than half of the 6.7 million acres of irrigated farmland on the valley floor in our 11-county study area. Whether this kind of impact would be a death blow to the industry remains to be seen, but it is clear that a more compact, efficient growth pattern could significantly reduce the impact, improving the chances that agriculture and urbanization can co-exist in the Central Valley.

A significant amount of Central Valley farmland can be conserved for agriculture, if growth assumes a more compact, efficient pattern instead of low-density urban sprawl.

A low-density urban sprawl growth scenario will result in the loss of more than 1 million acres of Central Valley farmland to development by the year 2040. (Table 3 and map 2 inside back cover.) More than 610,000 acres of this land will be prime farmland or farmland of statewide importance — the most productive in the valley.⁶ In some counties, the loss will be proportionately much greater because those counties are expected to absorb a larger share of total population growth. Fresno, Sacramento and Stanislaus counties, for example, can each expect to lose about 20 percent of their prime farmland and farmland of statewide importance, compared to an average of 12 percent for all valley counties studied. (Table 6 in Appendix)

**Table 3
Conversion of and Conflicts on Agricultural Land in Year 2040**

	Urban Sprawl	Compact Growth	Land Saved by Compact	As % of Sprawl
Acres Converted				
Prime & Important	613,669	265,937	347,732	57%
Other Farmland	421,808	208,433	213,375	51%
Total Converted	1,035,477	474,370	561,107	54%
Zone of Conflict	2,537,490	1,585,780	951,710	38%
Total Acreage Affected	3,572,967	2,060,150	1,512,817	42%

Projections from Muller and Bradshaw (1995)

If, on the other hand, a more compact, efficient pattern of growth results from a concerted effort by Central Valley communities to change the status quo, about 474,000 acres of farmland will be lost and, of this, about 266,000 acres will be prime or of statewide importance. With a more compact development pattern, more than half of the farmland that would otherwise be lost — approximately 350,000 acres of prime and statewide important farmland and 210,000 acres of other farmland — could be conserved for future agricultural production.

The potential "zone of conflict" between agriculture and sprawling residential subdivisions can be significantly reduced by more compact, efficient development.

The direct conversion of farmland is not the only way urbanization threatens agriculture. Farmland adjacent to residential development is more costly and risky to farm because of land use conflicts that inevitably arise. In the "zone of conflict," which we have assumed to extend approximately one third of a mile out from residential development, the spillover effects of agriculture such as noise, odors, blowing dust and pesticide use can irritate neighboring residents, increasing growers' risk of liability. Within this zone agriculture is also likely to suffer disruptions and economic losses from crimes such as pilferage of crops and vandalism of equipment. And productivity suffers as farmers avoid making capital improvements on land they believe will soon be urbanized.

Thus, it is of significant concern that low-density urban sprawl will, in addition to converting 1 million acres of farmland, subject commercial agriculture to increased risk on about 2.5 million acres of farmland that would be situated within the "zone of conflict" by the year 2040. (Table 3 and Table 7 in Appendix) A more compact growth pattern, however, would reduce this zone by nearly 40 percent to about 1.6 million acres, resulting in considerably less risk to remaining agricultural operations and less bother to suburban homeowners.

Low-density urban sprawl will have a much greater negative impact on the value of crops produced, agricultural income and jobs than will compact, efficient development.

The loss of farmland will translate into a significant economic loss to growers and many others who earn a living from agriculture in

More than \$2 billion a year in agricultural commodity sales will be lost to low-density urban sprawl in the Central Valley. There are 22 states that don't produce that much.

the Central Valley. By the year 2040, low density sprawl could reduce the *value of agricultural products grown* in the Central Valley by about \$2.1 billion annually.⁸ (Table 4) That would be equivalent to wiping out virtually the entire agricultural production of New York, Virginia, Oregon or Mississippi. In fact, the agricultural production of 22 states is less than what low-density urban sprawl could destroy in California's Central Valley.

Table 4

Summary of Impacts of Urban Growth on the Private Agricultural Economy

Annual Losses Projected in Year 2040 (All figures except jobs in Millions of 1993 Dollars)

	Urban Sprawl	Compact Growth	Year 2040 Difference	1992-2040 Cumulative*
Direct Losses				
Sale of Agricultural Products	\$2,083	\$971	\$1,112	\$26,691
Grower and Farm Labor Income	\$873	\$405	\$468	\$11,239
Farm Jobs (by 2040)	16,760	7,814	8,946	NA
Indirect Losses				
Sale of Equipment, Fertilizer, etc.	\$3,183	\$1,477	\$1,706	\$40,934
Supplier & Processor Income	\$1,788	\$830	\$958	\$22,986
Jobs in Farm Related Businesses	22,991	10,696	12,295	NA
Total Economic Impact				
Sales	\$5,266	\$2,448	\$2,818	\$67,626
Income	\$2,661	\$1,235	\$1,426	\$34,225
Jobs	39,751	18,510	21,241	NA

* Cumulative difference assumes a straight line annual increase in cropland loss between 1992 and 2040. Table does not include losses in "zone of conflict." Projections from Strong (1995).

A compact, efficient development pattern, on the other hand, would reduce the year 2040 impact on crop production by more than half to about \$970 million lost annually. Over the period between now and 2040, the more compact growth scenario would save about \$27 billion in direct sales of agricultural commodities. (Table 4 and Table 8 in Appendix)

Another potential reduction in commodity production could occur as a result of conflicts between agriculture and residences within what we have called the "zone of conflict." Agricultural officials with whom AFT has consulted confirmed that a reduction in

productivity of 5 percent would not be unrealistic to assume within this area. Based on that assumption, the "zone of conflict" resulting from low-density urban sprawl would cause the loss of an additional \$645 million a year in commodity sales. A more compact growth scenario would result in a smaller loss of about \$454 million. The difference would be \$191 million in the year 2040 and a cumulative savings in crop sales of \$4.6 billion between now and then.

Farmland conversion will also result in *losses to agricultural support businesses* such as fertilizer and equipment suppliers, and fruit and vegetable processors. The indirect loss of sales to such businesses will be greater under a low-density urban sprawl scenario, reaching about \$3.2 billion in 2040. A more compact development pattern could significantly reduce the indirect costs of farmland loss to about \$1.5 billion annually. The cumulative difference would amount to about \$41 billion between now and 2040. (Table 4)

The decline in commodity and related supplier and processor sales will mean *lost income for growers and farm workers*. Low-density urban sprawl will result in a \$2.7 billion annual loss of farm income by 2040, compared to only \$1.2 billion for compact development. *Cumulatively, the difference in farm income between now and 2040 will amount to about \$34 billion.*⁹

Urbanization in the Central Valley will mean an overall increase in employment. But it is important to note that — like the loss of farmland and crop production — much of the potential loss of agriculturally related employment is avoidable. Low-density urban sprawl will result in the loss of nearly 40,000 farm sector jobs by 2040, while more compact efficient growth could halve the loss to less than 18,500. To put this difference in perspective, the jobs saved by compact, efficient growth would be equivalent to all civilians employed by the California military bases recently approved for closure.

The total annual adverse impact of low-density urban sprawl on the agricultural economy is expected to be in the range of \$5.9 billion a year by 2040, compared to \$2.9 billion for a more compact growth scenario. Between now and then, a more compact, efficient pattern of urbanization could save Central Valley agriculture about \$72 billion.

A more compact, efficient pattern of urbanization could save Central Valley agriculture about \$72 billion over the period we studied.

Impacts on Taxpayers and Public Services

The cost of providing public services to low-density urban sprawl will exceed the tax revenues of Central Valley cities by \$1 billion per year.

Agricultural producers and workers are not the only ones who have a stake in the pattern of future urban growth in the Central Valley. Everyone who lives there and pays taxes will feel it in their pocketbooks and probably in the quality of their lives. This is because development patterns affect the cost of everything from police protection to parks.

Low-density urban sprawl will be far more costly to service than compact urban development, necessitating an increase in taxes or a cutback in public services.

By the year 2040, the annual cost of providing public services to low-density urban sprawl development will exceed the revenues collected by Central Valley cities¹⁰ by more than \$1 billion. This chronic budget deficit, amounting to one-fifth of projected revenues, would probably mean a decline in those services and in the quality of life. To make up the deficit, taxes and fees, including some passed along by developers in the form of higher housing costs and special assessments, would have to be raised accordingly. (Table 5 and Table 9 in Appendix)

In contrast, a more compact growth pattern, allowing the same number of people to be serviced less expensively, would produce a collective annual city budget *surplus* of more than \$200 million, or 4 percent of revenues. Under this scenario, the current level of public services could be maintained and perhaps even be improved. This could be achieved without tax increases. Thus, between now and 2040, taxpayers would save almost \$29 billion.

Table 5
Projected City Revenues and Costs of Servicing New Development
 All figures for 2040 in Millions of 1993 Dollars (except Per Capita)

	Urban Sprawl	Compact Growth	2040 Difference	1992-2040 Cumulative
Annual Revenues	\$5,115	\$5,134	(\$19)	(\$466)
Annual Cost of Services	\$6,100	\$4,917	\$1,183	\$28,384
Net Suplus/(Deficit)	(\$985)	\$217	\$1,202	\$28,850
As Percent of Revenue	-19.3%	4.2%	23.5%	NA

Projections for 39 cities from Strong (1995)

Conclusions and Recommendations

AFT's computer simulation of alternatives for future urban growth in California's Central Valley shows that low-density urban sprawl will consume far more farmland than is necessary to house the anticipated population increase. The resulting waste of irreplaceable agricultural resources, not to mention billions of tax dollars, would be tragic.

This tragedy can be avoided by encouraging a more compact, efficient pattern of urban development that remains distinctly Californian in character. But, given the momentum of urban sprawl, this will happen only if a concerted effort is made by all those affected to reach consensus on definitive steps that can be taken in each Central Valley community to increase the efficiency of new development and protect the most important farmland.

The basic goals that would improve the bottom line for Central Valley agriculture and taxpayers seem quite clear:

- Housing developments that make much more efficient use of land with innovative, attractive architectural and neighborhood design.
- Commercial development and public facilities that minimize the amount of farmland and water they consume.
- New development that is contiguous to existing developed areas rather than fragmenting outlying agricultural areas.
- Maximum infill development of vacant and underused land within city limits.
- Reasonable, predictable rules for homebuilders and other developers with incentives for those who minimize public costs and agricultural impacts.

The tragic waste of farmland and tax dollars can be avoided by encouraging more compact, efficient urban growth patterns.

- Designation of the most important farmland in the Central Valley as a “strategic agricultural reserve” where nonfarm development is prohibited or strongly discouraged by local policies.
- Within these reserves, a secure supply of affordable irrigation water for growers and expanded financial incentives for landowners to permanently commit land to agricultural production.

Achieving those hallmarks of compact, efficient growth will not be easy in any community. And there must be some valley-wide perspective to ensure that efforts to promote compact, efficient growth in one city or county do not make the same task impossibly difficult in neighboring jurisdictions. To promote dialogue and action at both the community and regional levels, with the goal of achieving more compact, efficient urban growth in the Central Valley, AFT recommends a consensus-building process that would occur simultaneously in all communities and on a valley-wide basis under the leadership of the private sector and state and local officials. The critical features of such a consensus-building process might include the following:

American Farmland Trust recommends a consensus-building process to lay the groundwork for effective action to achieve more compact, efficient growth.

- An officially sanctioned task force, commission or similar process to lay the groundwork for further effective action to achieve more compact, efficient growth. This effort should include representatives of all major private and public interests, including but not limited to agriculture and other businesses such as home-building, taxpayers, environmental advocates and public officials. It should be adequately funded and professionally staffed. And it should be charged with the responsibility of reaching consensus on —
 - A shared vision for reconciling agriculture, urban development and environmental resources in the Central Valley.
 - Measurable objectives designed to result in compact, efficient urban growth patterns that will fulfill that vision.
 - Definitive steps that each stakeholder interest group can take to achieve those measurable objectives.

- Simultaneously, local task forces or commissions with a similar charge should be convened in each Central Valley city and/or county to provide local perspective and input to the valley-wide consensus-building process.

What Citizens Can Do

True consensus on how Central Valley communities should grow will emerge only if those who live and farm there get involved. If the people lead, the leaders will follow. AFT urges all citizens who have a stake in the Central Valley to take an active part in the public dialogue on their future.

*If the people lead,
the leaders will
follow.*

- Keep informed about growth, its impact on you and your community, and what can be done to manage it.
- Contribute your time and talents to organizations that are involved in the dialogue on growth.
- Contact your city, county and state government representatives and urge them to take decisive steps to encourage compact, efficient growth that protects America's most important agricultural resource ... and your pocketbook.

Endnotes

1 Acreage figure compiled from California Department of Water Resources, *California Water Plan Update, Bulletin No. 160-93*, and California Department of Conservation, Farmland Mapping and Monitoring Program. This study encompasses 11 Central Valley counties: Sutter, Yolo, Sacramento, San Joaquin, Stanislaus, Madera, Merced, Fresno, Tulare, Kings and Kern. These counties meet two conditions that others do not: A large portion of their area is Valley floor farmland, and they face a significant amount of urban growth pressure. All figures in this report, including agricultural production, refer only to these 11 counties.

2 Based on Farmland Mapping and Monitoring Program data and AFT estimates for unmapped areas of the Central Valley.

3 A detailed explanation of the methodology and findings of the computer mapping study is contained in B. Muller and T. Bradshaw, *Central Valley Alternative Growth Futures: Options for Preserving California's Agricultural Capacity* (1995), one of two technical papers summarized in this report. The details of the economic impact analysis are contained in D. Strong, *Economic Analysis of Low Density v. Compact Urban Growth: 11 County Central Valley Study* (1995). Both are available upon request from American Farmland Trust.

4 Though the computer draws maps of probable growth patterns with some precision, it is important to note that its output identifies only the *type* of land likely to be developed, i.e., its proximity to highways and employment, location within LAFCO spheres of influence, etc. The fate of individual farms and ranches depends not only on external market forces, but also on the wishes and circumstances of individual landowners -- which obviously cannot be programmed into a computer. Thus, landowners should not point to the maps and wonder why the property they "never intend to develop" is shown as being urbanized.

5 See, D. Strong, *Economic and City and County Fiscal Impact With and Without Urbanization of the Southeast Fresno Area* (1995).

6 "Prime farmland" is defined by the Farmland Mapping and Monitoring Program of the California Department of Conservation as: "Land with the best combination of physical and chemical features able to sustain long term production of agricultural crops. This land has the soil quality, growing season and moisture supply needed to produce sustained high yields. The land must have been used for the production of irrigated crops at some time during the [approximately two-year period] prior to the mapping date." "Farmland of Statewide Importance" is defined by FMMP as: "Land similar to prime farmland but with minor shortcomings, such as greater slopes or with less ability to hold and store moisture. [It too must have been used to produce irrigated crops.]"

7 See tables in the Appendix at the end of this summary report for a county-by-county projection of farmland development and economic impacts.

8 All economic impact figures in this report are expressed in 1993 dollars.

9 Farm income is included in agricultural sales and should not be double-counted.

10 This study focuses primarily on the service costs and revenues of Central Valley *cities*. The cost of many services provided by California cities, like police and fire protection, and public works such as streets, water and sewer systems, varies significantly with the density of the development served. By contrast, the density of development generally does not make a significant difference in most *county* costs because of the nature of the services they provide, including courts, libraries, health and welfare services. The cost of education, usually the most expensive public service, is borne by independent school districts in California. We made the conservative assumption that educational costs do not vary with development density, even though other studies show that they can and do. See, e.g., American Farmland Trust, *Density Related Public Costs* (1986).

Appendix

**Table 6
Projected Acreage and Percentage Loss of Farmland By Class -- Year 2040**

County	Urban Sprawl				Compact Growth			
	Prime & Important		Other Farmland		Prime & Important		Other Farmland	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Fresno	163,615	18.8*	70,585	25.0*	68,426	7.0*	36,752	13.3*
Kern	72,422	7.4	109,835	2.6	28,521	2.9	53,485	1.3
Kings	20,307	3.4	4,716	1.7	8,367	1.4	2,926	1.1
Madera	20,777	11.0	23,301	2.0	5,045	2.7	8,181	0.7
Merced	38,858	8.6	16,540	2.1	16,090	3.6	8,657	1.1
Sacramento	60,767	30.3	106,136	36.0	24,468	12.2	50,549	17.1
San Joaquin	81,111	15.1	32,377	10.3	37,255	7.0	13,863	4.4
Stanislaus	62,315	21.0*	18,201	21.0*	36,561	12.0*	11,533	13.0*
Sutter	23,969	8.4	3,057	3.2	10,586	3.7	1,569	1.7
Tulare	55,542	7.2	27,166	1.2	22,961	3.0	14,260	0.6
Yolo	13,986	4.8	9,894	2.9	7,657	2.6	6,658	2.0
Total	613,669	12.3	421,808	3.0	265,937	5.3	208,433	1.5

Projections from Muller and Bradshaw (1995)

* The Farmland Mapping and Monitoring Program has not completed mapping of portions of Fresno and Stanislaus Counties. Therefore, estimates have been made of the total Valley floor farmland acreage for purposes of calculating the percentage of expected losses.

**Table 7
Projected Agricultural Land Within Zone of Conflict**

County	Zone of Conflict (Acreage)	
	Urban Sprawl	Compact Growth
Fresno	278,410	222,434
Kern	1,034,693	436,073
Kings	62,554	56,435
Madera	132,624	85,524
Merced	112,610	92,876
Sacramento	122,332	102,007
San Joaquin	211,937	171,247
Stanislaus	146,498	98,223
Sutter	66,683	41,209
Tulare	295,747	209,197
Yolo	73,402	60,645
Total	2,537,490	1,575,870

Zone of conflict assumed to extend 0.3 miles (500 meters) from developed areas.
Projections from Muller and Bradshaw (1995)

Table 8
Loss of Agricultural Sales -- County Summary
 All figures for year 2040 in Millions of 1993 Dollars

	<i>Fresno</i>	<i>Kern</i>	<i>Kings</i>	<i>Madera</i>	<i>Merced</i>	<i>Sacramento</i>	<i>San Joaquin</i>	<i>Stanislaus</i>	<i>Sutter</i>	<i>Tulare</i>	<i>Yolo</i>	<i>Total</i>
Urban Sprawl												
Commodities (Direct)	698	360	37	48	106	138	196	188	57	241	13	2,083
Services (Indirect)	1,074	564	48	80	161	193	296	288	95	364	19	3,183
Total	1,772	924	85	128	267	331	492	476	152	605	32	5,266
Compact Efficient Growth												
Commodities (Direct)	313	162	16	14	60	62	88	112	26	108	8	971
Services (Indirect)	483	254	22	24	85	87	134	173	42	164	11	1,477
Total	796	416	38	38	145	149	222	285	68	272	19	2,448
Difference: Compact Growth Savings												
Commodities (Direct)	385	198	21	34	46	76	108	76	31	133	5	1,112
Services (Indirect)	591	310	26	56	76	106	162	115	53	200	8	1,706
Total	976	508	47	90	122	182	270	191	84	333	13	2,818

Muller and Bradshaw (1995); Strong (1995)

Table 9
City Revenues and Public Service Costs -- County Summary
 All figures for year 2040 in Millions of 1993 Dollars

	<i>Fresno</i>	<i>Kern</i>	<i>Kings</i>	<i>Madera</i>	<i>Merced</i>	<i>Sacramento</i>	<i>San Joaquin</i>	<i>Stanislaus</i>	<i>Sutter</i>	<i>Tulare</i>	<i>Yolo</i>	<i>Total</i>
Urban Sprawl												
City Revenues	1,188	822	85	78	247	955	558	552	124	339	166	5,115
City Service Costs	1,414	905	113	128	286	1,239	640	605	146	421	202	6,100
Surplus/(Deficit)	(226)	(83)	(28)	(50)	(39)	(284)	(82)	(53)	(22)	(82)	(36)	(985)
As Percent of Revenue	-19%	-10%	-33%	-64%	-16%	-30%	-15%	-10%	-18%	-24%	-22%	-19%
Compact Efficient Growth												
City Revenues	1,195	823	86	79	247	958	562	555	125	339	168	5,134
City Service Costs	1,129	720	89	93	229	1,031	519	508	111	329	162	4,917
Surplus/(Deficit)	66	103	(3)	(14)	18	(73)	43	47	14	10	6	217
As Percent of Revenue	6%	13%	-3%	-18%	7%	-8%	8%	8%	11%	3%	4%	4%
Difference (Compact v. Sprawl)												
City Revenues	(7)	(1)	(1)	(1)	0	(3)	(4)	(3)	(1)	0	(2)	(19)
City Service Costs	285	185	24	35	57	208	121	97	35	92	40	1,183
Net Savings	278	184	23	34	57	205	117	94	34	92	38	1,164
As Percent of Revenue	25%	23%	29%	46%	23%	22%	22%	18%	29%	27%	25%	23%

Muller and Bradshaw (1995), Strong (1995)

Computer Mapping Analysis

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University of California, Berkeley

September 1, 1995



American Farmland Trust

Central Valley Alternative Growth Futures
Options for Preserving California's Agricultural Capacity

Brian Muller and Ted Bradshaw
Institute of Urban and Regional Development
University of California, Berkeley¹

A Project of the American Farmland Trust
September 1, 1995

I. Summary

Executive Summary

Persistent urban growth pressures in California are now mounting to speed development of the Central Valley. The consequences of this growth will not only be increased congestion and environmental degradation caused by an exploding residential and industrial presence, but also the permanent loss of more than a million acres of valuable farmland. The research reported here was conducted at the Institute of Urban and Regional Development at the University of California, with the purpose of conservatively projecting the alternatives rapid population growth would bring to the agricultural land resource of the Central Valley.

There are six primary findings from this research:

--Based on California Department of Finance projections, population is assumed to double by 2020 and triple by 2040 or sooner in the 11-county Central Valley region stretching from Sutter County in the north to Kern County in the southern end of the valley. Historical experience tells us these projections realistically estimate the likely magnitude of growth in Central Valley counties over the next 45 years, more or less.

--Under a low-density growth pattern, more than 1 million acres of farmland will be converted to urban uses by 2040, of which over 600,000 acres will be the highest quality farmland.

¹ We are grateful to research assistants and staff of the College of Environmental Design, University of California, who aided us in various phases of this project including Douglas Allen, Niels Bradshaw, David Cartar, George Dondero, Edmund Egan, Patty Frontiera, Karl Goldstein, and William Huang. Ellen Robertson provided invaluable help with the GIS programming.

--A compact growth pattern with higher development densities and infill of existing urbanized areas would convert less than half the amount of farmland (about 475,000 acres) to urban uses. Of this, only 265,000 acres of the highest quality farmland would be developed.

--In the low-density pattern of development, more than 2.5 million acres will fall into an urban transitional zone extending about one-third mile beyond the urban edge. It is anticipated that farmers in this area will be hampered by growth pressures, resulting in changes of ownership and cropping patterns, reduced agricultural investment, and idling of some land adjacent to new subdivisions.

--While 60 percent of the farmland most likely to be developed is prime or statewide important quality, the remainder is lower quality which could be targeted for urban uses.

--Effective growth management and planning strategies that encourage compact growth and that direct growth to the least valuable farmland will help minimize the devastating impact to agricultural land from the expected population increase in the California Central Valley.

The results were generated by a computer model using advanced geographical information systems computer mapping. Multiple layers of data describing land, population, proximity to urban areas, transportation distance, and municipal jurisdictions were combined to define more than 750,000 discrete planning areas ranked in terms of their development potential. The model then allocated population to these areas in rank order under two different planning scenarios--a low-density scenario and a compact-growth scenario.

Background

Persistent rapid urban growth of California's Central Valley is the state's most challenging long term growth management problem and threatens one of the world's most productive agricultural regions. The valley is not only blessed with ideal soils and climate for a wide diversity of crops, but it is also a laboratory for agricultural innovation where new crops and production techniques are developed that rapidly diffuse to other states and countries. The production on the land, moreover, supports a large and diversified cluster of important agriculture-related industries that employ hundreds of thousands of Californians.

But many of the factors that make the valley attractive for agriculture also make it attractive as the next major growth node for the ever-expanding California population. As new homes and development have filled the fertile agricultural valleys of coastal Los Angeles, Orange and Santa Clara counties, agricultural production has all but vanished in these once productive regions. Urban Los Angeles has now stretched to the desert beyond Riverside and San Bernardino and San Diego is reaching the same direction. As these coastal regions have developed their available land, the Central Valley has become more and more attractive to millions of Californians who are wanting new, affordable houses despite recent problems of high prices, economic recession, and crowded conditions.

Valley Population Will Triple

Recent population projections clearly demonstrate the continuing growth pressures in all these regions. The California Department of Finance's Demographic unit has projected that the population of California will more than double by the year 2040, reaching 63 million, up from 29.8 million in 1990 and today's 32 million. The accuracy of such long-term projections is surely debatable, but the total is more reasonable than many might think. For example, during the last five years which have been very hard on the California economy due to defense downsizing and the global recession, California added population at an average rate of 1.9 percent. If this rate continued until 2040, the compound total would total about 77 million persons. Thus, the Department of Finance projections anticipate some slowing of current growth rates, but there is no way of knowing the future growth rate. However, we can be sure that growth pressures will continue and that the population will double again, possibly sooner than 2040, or possibly later. The real issue is not if the state population will double, but when it will reach these levels and how we can best plan for that increase.

The Department of Finance projections suggest that the Central Valley will grow faster than the state as a whole. For our purposes, we define the Central Valley as the 11-county area from Sutter County at the north, including Yolo, Sacramento, San Joaquin, Stanislaus, Merced, Madera, Fresno, Tulare, Kings, and ending with Kern County at the south. This area includes the counties with both the most valuable farmland in the state and those with the greatest population pressures. Counties in the northern Sacramento Valley are not included in this study because they are not experiencing the same growth pressures. Within the study area, the Department of Finance estimates that, on average, the Central Valley population will approximately double by the year 2020 and triple by the year 2040. (See Table 1). The potential for the valley population to triple within 45 years is a distinct possibility, and it could triple much sooner as crowding in coastal counties pushes more growth into the lesser developed valley areas.

Accordingly, we have adopted the projections of the Department of Finance as a conditional estimate of population increase that will triple the population in valley counties sometime within the next 45 years. The challenge is to determine the consequences of this massive intrusion of population into the Central Valley and to evaluate the alternatives by which the impact can be mitigated. Some growth control measures may slow the growth, but barring a collapse in the California economy, such efforts may only postpone a doubling or tripling of the population.

To minimize the impacts of urban growth on agriculture, planners and policy makers need to test different planning assumptions to evaluate strategies that could reduce the negative consequences of long-term population growth in the valley. To that end, we undertook a computerized mapping project that allocated potential growth of varying densities to its most likely location based on past experience. The allocation was based on the identification of development patterns in the valley as charted during recent years by the California Department of Conservation's Farmland Mapping and Monitoring Program, then using these

patterns to determine the probability that similar pieces of land would be subsequently developed.

The 11 counties in the Central Valley cover nearly 20 million acres, of which about a quarter is the best quality land for agricultural productivity, classified as prime farmland or farmland of statewide importance. By 1992, urbanization had removed somewhat more than a half million acres (582,000) from agricultural production in the Central Valley. While urbanization is currently only about 3 percent of the total land in the 11 valley counties, it is disproportionately on or near the best farmland.² (See Table 2)

Table 1: Department of Finance, Population Projections and Growth Ratios, Central Valley 1990, 1992, 2020, 2040

County	Population Projections				Growth Rate	
	1990	1992	2020	2040	1990-2020	1990-2040
Fresno	673,900	723,000	1,589,700	2,497,700	2.36	3.71
Kern	549,800	595,200	1,310,100	1,954,800	2.38	3.56
Kings	102,500	108,900	207,500	296,500	1.02	2.89
Madera	89,800	100,400	214,100	317,900	2.38	3.54
Merced	180,600	189,900	401,900	626,900	2.23	3.47
Sacramento	1,051,400	1,111,900	1,839,500	2,352,000	1.75	2.24
San Joaquin	483,800	509,600	956,500	1,356,500	1.98	2.80
Stanislaus	376,100	401,100	840,200	1,224,900	2.23	3.26
Sutter	65,100	70,100	168,600	271,500	2.59	4.17
Tulare	314,600	335,200	644,400	952,100	2.05	3.03
<u>Yolo</u>	<u>142,500</u>	<u>149,000</u>	<u>285,900</u>	<u>386,100</u>	<u>2.01</u>	<u>2.71</u>
Total	4,030,100	4,294,300	8,458,400	12,236,900	2.10	3.04

Source: 1990 US Census; California Department of Finance, Demographic Research Unit, *Population Projections by Race/Ethnicity for California and its Counties 1990-2040*, Report 93 P1, April 1993, and *Population Estimates for California Cities and Counties, Official State Estimates*, July 1, 1992.

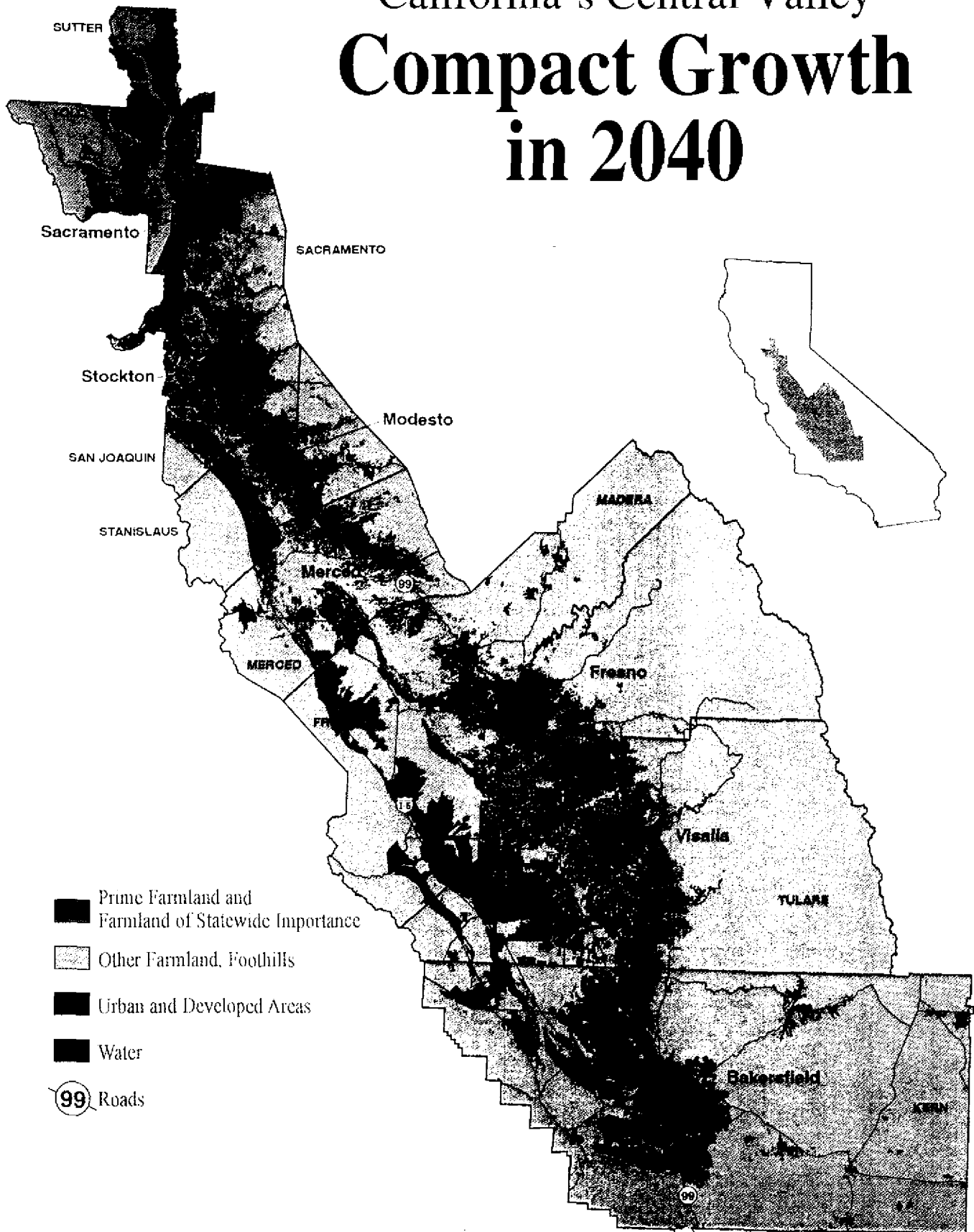
² The exact proportions of prime and statewide important farmland under currently urbanized areas are not directly calculable from Farmland Mapping and Monitoring data. However, if projected growth and past growth follow similar patterns, between one-half and two-thirds of the current urbanized area would be located on the valley's best farmland.






Table 2: Land Use in Central Valley Counties, 1992, Acres

County	Prime/ Statewide Important Farmland	Urbanized	All Other Land	Total
Fresno	517,255	84,500	3,249,245	3,851,000
Kern	975,817	90,409	4,210,774	5,277,000
Kings	591,010	26,791	274,199	892,000
Madera	189,247	20,816	1,168,936	1,379,000
Merced	450,667	28,314	783,019	1,262,000
Sacramento	200,319	142,675	295,006	638,000
San Joaquin	535,455	66,285	313,260	915,000
Stanislaus	199,143	47,238	904,847	972,000
Sutter	285,400	9,944	94,656	390,000
Tulare	768,407	42,481	2,284,112	3,095,000
Yolo	290,704	23,093	341,202	655,000
Total	4,824,195	582,546	13,919,259	19,326,000

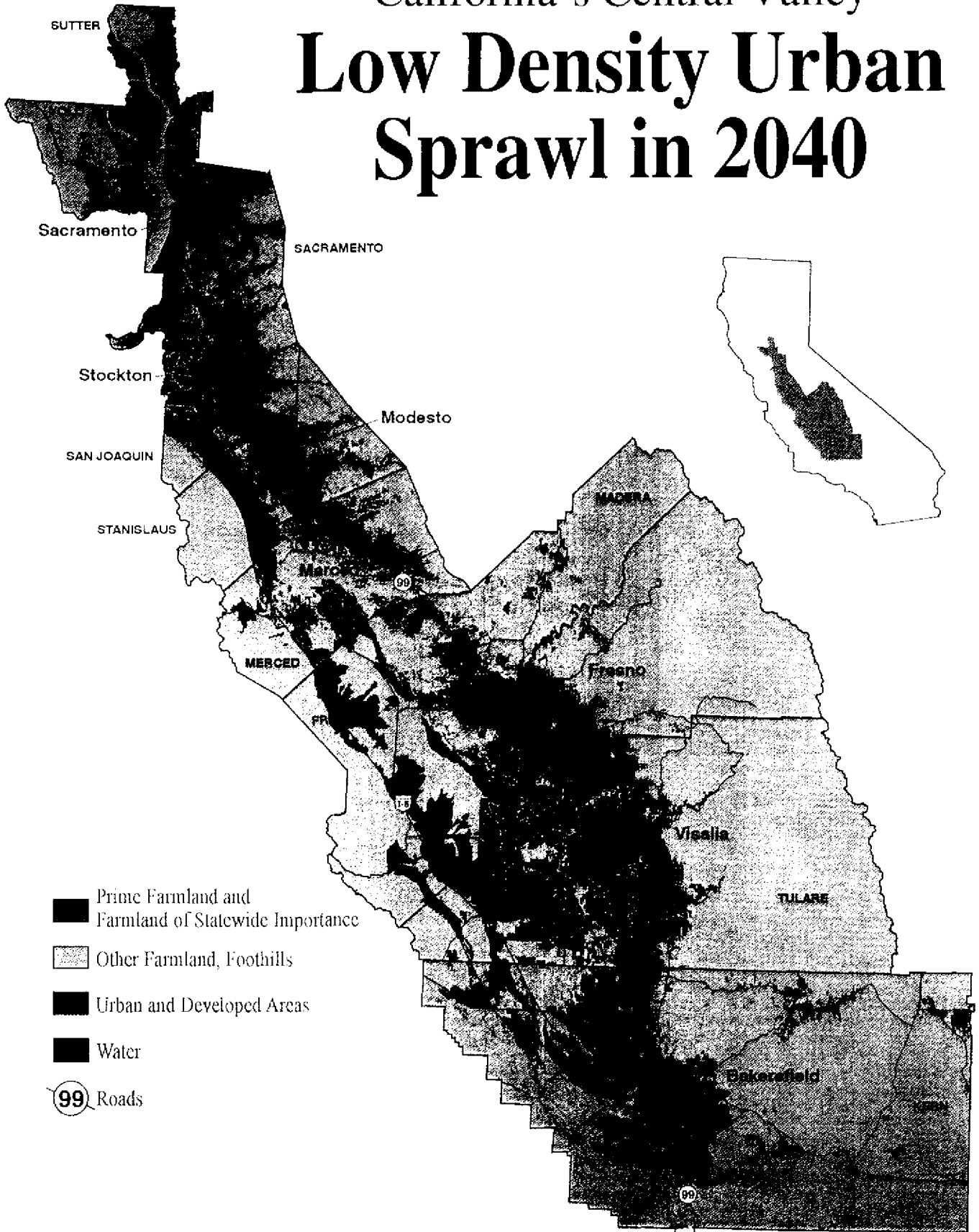
The valley was subdivided into nearly 750,000 discrete environmental planning units and those that were not already developed for urban uses were assigned a probability for future development. Then, population growth was allocated to these units at a predetermined density in rank order, filling those with the highest probability first and continuing until all the expected population had been allocated. Different development scenarios were evaluated by changing density and other assumptions about the allocation of population to the EPU's. This procedure produced the maps that predict, in a general sense, where future development will be located. (See maps pages 24 and 25). The computer model also calculated the amount of land of different qualities used under different urban growth scenarios.

California's Central Valley Compact Growth in 2040



-  Prime Farmland and Farmland of Statewide Importance
-  Other Farmland, Foothills
-  Urban and Developed Areas
-  Water
-  99 Roads

California's Central Valley Low Density Urban Sprawl in 2040



Base Map from California Department of Conservation Farmland Mapping and Monitoring Program Data
Population Projections from: California Department of Finance
GIS by University of California/Institute of Urban & Regional Development
Produced by American Farmland Trust 1995

Resulting Scenarios

Two plausible but contrasting scenarios were developed. The first scenario is a relatively low-density scenario that represents an extension of the historical average of three units per acre for all residential, commercial, industrial and public facility development in the Valley. It anticipates a variety of housing densities, including some low-density residential developments or rural ranchettes and significant non-residential development. The low-density scenario may require a relaxation of some planning assumptions now in place. In contrast, the second scenario is a high-density compact cities development pattern that directs infill to the existing cities and allocates development in new areas at six units per acre, average. These densities are consistent with many contemporary housing tract developments, but to achieve this average planners would need to reduce acreage for all types of land use.

The projected future growth patterns are shown in black on the maps for the two contrasting development scenarios. Much of the projected growth is concentrated around existing cities and developed areas. The projected growth trajectories lie on some of the nation's best farmland, here shown in dark green, with other farmland and grazing land shown in light green.

A New Megalopolis

The growth projections reveal alternative features of a Central Valley megalopolis that may link the existing urban centers into a sprawling urban corridor. This emerging linear city is anchored by the dramatic growth of Sacramento and Bakersfield at both ends of our study area and Fresno in between. The dynamic focus of this urbanization pattern is strong in both the compact- and low-density growth scenarios, although the compact scenario succeeds in preserving a much greater proportion of open space and agricultural lands.

The sharpest feature of Central Valley urbanization by the year 2040 is the growing prominence of the Highway 99 corridor. In the low-density growth scenario, our 11-county study area almost becomes a true linear city, with one city joining the next in a nearly unbroken chain. With the exception of a large gaps in southern Merced and Madera Counties, and minor gaps in Tulare and Kern counties, the entire span of Highway 99 from Sacramento to Bakersfield is either developed or under urbanization pressures. Even in the compact-growth scenario, Highway 99 becomes almost fully developed.

Several of the larger counties in our study area, particularly Fresno and Kern counties, are characterized by a relatively dispersed growth pattern in 2040. This is, in part, a consequence of the high levels of population increase projected for these counties. In these cases the model tends to put proportionately less weight on planning factors such as sphere of influence boundaries, which might tend to make growth contiguous, and weighs other factors such as distance to highway more heavily. Moreover, parts of both Fresno and Kern counties have experienced dispersed growth patterns in the past: in Fresno County, this is represented by low-density, rural residential clusters; and in Kern County, by both rural residential clusters and the patterns of land use characterizing the oil industry. Because of the empirical basis for the model, it tends to replicate these patterns into the future as well. Both Fresno and Kern counties, however, might opt for more concentrated patterns of growth.

In the less urbanized counties, growth tends to aggregate around the major towns but also among smaller incorporated places and rural residential locations. In Sutter County, for example, there is an expansion both of Yuba City and Live Oak, continuing the Highway 99 corridor to the North. Outside the major cities, dispersed rural residential growth shows up along the highways and major county roads, particularly where some development has already taken place. In several counties development in small towns is combined with development around the interchanges of the major interstate highways, on land adjacent to airports, waterways, parks, and golf courses, and in areas with close proximity to commute corridors to the San Francisco Bay Area.

The particular results shown here represent a conservative estimate of growth patterns based on prevailing development forces, in the absence of effective policy interventions that would decrease the amount of growth or push it elsewhere. We have confidence that the general direction of growth shown here reflects current market and policy preferences, but one should not take too seriously the profitability or vulnerability of developing any one parcel because its development will depend on many political, economic or personal factors which cannot be known or have not been included in our model. However, if existing trends continue, these areas, or similar areas nearby, would be developed as the population increases over the next 45 years.

Conversion of Agricultural Land

By 2040 the model predicts that urbanization will lead to the loss of some 1,035,000 acres of valuable farmland under the low-density scenario, of which 614,000 is farmland classified by the Farmland Mapping and Monitoring Program as prime farmland or farmland of statewide importance. These two categories are the most productive and have the fewest physical constraints for the production of a wide variety of crops. Thus, over 60 percent of the land likely to be developed will be on the highest quality land. While it is encouraging that the remaining 40 percent will be on lesser quality land, the fact remains that the growth pattern of the valley cities lies disproportionately on the best soils.

The compact-growth scenario accommodates the same population increase, but it does it on much less land. In this scenario, the loss of farmland is only 474,000 acres total, of which only 266,000 is the prime or statewide important farmland. (See Table 3).

Growth in the Central Valley will encroach on some the nation's best farmland, but some of the farmland slated for development is less productive and may have physical constraints that prevent the production of high-value crops. Overall about 64 percent of the growth will be on prime or state-wide important farmland, while the remainder will be on lesser quality farmland.

Table 3: Land Use Consequences of Growth in the Central Valley

County	Low-Density Scenario 2040		Compact-Growth Scenario 2040	
	Total Farmland, All Acres	Prime/Statewide Important Farmland	Total Farmland, All Acres	Prime/Statewide Important Farmland
Fresno	234,200	163,615	105,178	68,426
Kern	182,257	72,422	82,006	28,521
Kings	25,023	20,307	11,293	8,367
Madera	44,078	20,777	13,226	5,045
Merced	55,398	38,858	24,747	16,090
Sacramento	166,903	60,767	75,017	24,468
San Joaquin	113,488	81,111	51,118	37,255
Stanislaus	80,516	62,315	48,094	36,561
Sutter	27,026	23,969	12,155	10,586
Tulare	82,708	55,542	37,221	22,961
Yolo	23,880	13,986	14,315	7,657
Total	1,035,477	613,667	474,371	265,938

The compact growth scenario, for example, estimates that the growing population would convert some 266,000 acres of prime or statewide important farmland compared to 614,000 acres under the low density scenario. The benefit of compact growth, thus, is doubly important, both in reducing total land use for urbanization and in retaining the most productive farmland for future generations.

The Transition Zone

The impact of development extends well beyond the land covered with houses and shopping centers because these urban uses reduce the viability of farming on the land within a buffer zone extending around all development. The map inside the back cover of this report shows how the agriculture-urban interface zone compounds the effect of urban growth to a distance of about a third of a mile. In this zone urbanization can be assumed to alter agricultural

investment, crop patterns and ownership, slowly changing in anticipation of further urbanization. Table 4 shows that in the low-density scenario, the agricultural land included in this zone amounts to some 2.5 million acres.

In contrast, the compact scenario will reduce the transition zone to 1.6 million acres. With more clustered growth patterns and fewer little outlying developments, compact growth commits fewer acres to the transition zone for each total acre urbanized land (474,000 acres new development plus the 580,000 acres currently urbanized for a total of just more than a million acres). In counties where many small development clusters are projected, the land affected by transitional pressures is considerably greater than in counties where growth is tightly clustered around large urban centers.

Land in the transition zone does not lose all its value for production. In the transition zone agricultural production is compromised in many ways, including higher costs (especially land), and some agricultural practices may be offensive to neighbors who complain about noise, dust, pesticides, smells and other farm related impacts. Farmers may also face increased losses because a few urban residents or their pets might damage farm property, trespass or even steal crops. In transition zones, farmers expect that future urban development is inevitable, and as a consequence they may limit long-term agricultural investment.

Table 4: Agricultural Buffer Zone Around Projected Urban Areas, 2040

County	Low Density	Compact
Fresno	278,410	222,434
Kern	1,034,693	436,073
Kings	62,554	56,435
Madera	132,624	85,524
Merced	112,610	92,876
Sacramento	122,332	102,007
SanJoaquin	211,937	171,247
Stanislaus	146,498	98,223
Sutter	66,683	41,209
Tulare	295,747	209,197
Yolo	73,402	60,645
Total	2,537,490	1,585,870

Summary

The analysis has shown that urban growth in the Central Valley, tripling the valley population to 12 million by about 2040, will speed the conversion of farmland to other uses. If the development occurs at a low density, more than 1 million acres of farmland will irreversibly be converted to urban uses, with nearly 60 percent of the loss on prime and statewide important land. In contrast, the adoption of a compact growth strategy will limit the losses to only 465,000 acres, with only 56 percent prime and statewide important land. The compact scenario also reduces the impact on a wide transition zone around urban settlements where agricultural practices are limited. The next section explains the methodology by which we obtained these results.

II. Research Approach

This research used the Geographical Information Systems computer mapping program, ARC/INFO, with statistical analysis conducted in SAS. The analysis has calculated an empirically derived model of patterns of urbanization in the Central Valley to make projections of the location of future development and estimate the resulting farmland loss. The location of future growth is projected on the basis of where recent growth has occurred in the valley, and it extends these patterns to the year 2040 under two different scenarios representing different development densities.

The framework for this study was established by John Landis and his colleagues on the California Urban Futures Project at the Institute of Urban and Regional Development.³ This project, concentrating on 15 counties in the greater-San Francisco Bay Area, established the strategy of estimating growth under different scenarios based on probabilities of development for small land areas. The results showed the policy potential of using GIS-based analysis to estimate the impacts of different development scenarios.

The research in this project included four steps:

1. A GIS database was created to generate and manage data on existing land uses and spatial relationships. The GIS is a computerized mapping program that overlays many map layers such as land use, agricultural production patterns, jurisdictional boundaries, wetlands and census blocks. Combining these layers defined over 750,000 small land areas or environmental planning units, each representing a unique development potential.
2. A model of urbanization was developed to characterize current growth patterns in the region and to calculate probabilities for future development. This study employed a multivariate statistical analysis and calculated the probability of future development for all undeveloped EPU's.

3 John D. Landis, with Ted Bradshaw, Peter Hall, Michael Teitz, Edmund Egan, Ayse Pamuk, Quing Shen, and David Simpson, How Shall We Grow? Alternative Futures for the Greater San Francisco Bay Region (University of California, California Policy Seminar, 1993)

3. Using two different policy scenarios, the projected population increase to the year 2040 was allocated to land units in rank order based on their probability of development. Two scenarios were tested in this research, representing what we have identified as a range of population density which may be characteristic of alternative development patterns in the Central Valley.

4. The resulting maps were reviewed and development patterns checked to assure that predicted growth areas were feasible and there were no physical barriers or other constraints not included in the model. Meetings were held with local officials and analysts who helped alert us to potential problems.

The Geographic Data Base

The geographic database in a GIS analysis is a series of computer maps that overlay each other and that represent many types of spatial data. The data compiled for this project were largely obtained from government sources in a variety of computer formats. These data sets were then processed and aligned to form a consistent data base consisting of 10 primary layers. The overlaying of these data layers defined many small land areas which became the basic units of analysis for the project. These are called Environmental Planning Units, or EPU's, because they represent unique combinations of natural resource attributes and human settlement patterns, and provide a foundation for evaluating the interface of resource, environmental and urban policies in the Central Valley.

In addition, the GIS is used to calculate new spatial data such as distance between each EPU and the nearest urban node. This extends the capability of GIS much beyond a simple mapping program: it becomes a powerful tool for generating statistical data on spatial patterns such as density, proximity, and clustering.

The GIS was completed by processing and integrating data obtained from a variety of governmental and non-governmental sources. This information was organized and processed using Arc-Info software installed on a network of Sun workstations⁴. Intergraph software was used for digitizing raw data and for the initial manipulation and exploration of the data layers. Statistical analysis was done using SAS. The major data included in the model are described in Table 5.

⁴ The assistance of John Radke, director of the Applied Environmental Geographical Information Systems (AEGIS) lab in the College of Environmental Design at the University of California, is gratefully acknowledged.

Table 5: Central Valley Alternative Growth Futures Database

Map Layer	Source
1. City and county boundaries	1990 Census TIGER File
2. City sphere of influence boundaries	Digitized from maps provided by Local Area Formation Commissions (LAFCOs)
3. Major freeways and roads	1990 Census TIGER File
4. Local routes	1990 Census TIGER File
5. Census blocks and block groups	1990 Census TIGER File
6. Demographic data	1990 Census TIGER File
7. Urbanized areas	California Department of Conservation Farmland Mapping And Monitoring Program
8. Agricultural land quality	California Department of Conservation Farmland Mapping And Monitoring Program
9. Wetlands	National Wetland Inventory
10. Public-owned land	Bureau of Land Management/Teale Data Center
11. Density	Calculated
12. Road distance to metropolitan centers	Calculated
13. Proximity to urban growth	Calculated

By overlaying data layers, approximately 750,000 small land areas, or EPUs were generated for the 11-county study area. Each of these EPUs represents a unique combination of physical, jurisdictional and demographic attributes. The model thus captures an extraordinary amount of detail about the factors which tend to direct development toward certain areas and away from others.

The Statistical Model of Development

GIS data were used to derive a statistical characterization of Central Valley development based on the actual experience of growth over the past few years. The basis for this analysis is the land resource maps prepared biannually by the California Department of Conservation Farmland Mapping and Monitoring Program. These maps describe land resources in 10 categories based on soil taxonomies, aerial photo interpretation and public review. Three categories are used in this research to designate the highest quality agricultural land.

“Prime” farmlands are defined as having the best combination of physical and chemical features to sustain long-term production of crops.

“Farmlands of Statewide Importance” are highly productive soils that produce valuable crops similar to the prime farmlands, but these soils have less attractive physical and chemical characteristics.

“Irrigated Farmland” is a somewhat more inclusive category used to delineate high quality farmland in parts of several counties with incomplete soil survey information.⁵

“Urban and Built-Up Land” is defined as lands occupied by structures with a building density of at least six units per 10 acres.

In this project, data from the years 1988-1992 were compared to determine key characteristics of each land unit urbanized during this period.

The advantage of this research strategy is its detail and concreteness -- it provides a comprehensive portrait of actual land use change under the market and policy conditions present during our study period. In this sense, it allows us to make sense of a multitude of conflicting local opinions about where and how agricultural land is converted. On the other hand, the model cannot reflect new or proposed land use policies or what appears to be future trends in the market for land. Moreover, the empirical foundation for this study is limited to a four-year period. While a longer-term study might be preferable, a four-year time period is considered sufficient, particularly because of large size and geographical breadth of the sample used in this research.

The statistical method used was logit analysis, a multi-variate regression technique suited to problems with binomial or multinomial dependent variables. The logit method permits the comparison of land uses at different points in time and the correlation of land use change with both continuous and categorical independent variables. The logit method also has another useful property -- for each observation, it generates a probability score indicating the likelihood that the statistical event being modelled will occur. In this research, the logit model defines the probability that each EPU will convert to urban uses during our study period. This score is employed as an index by which future land use demands are allocated⁶.

The logit model was run for each of the 11 counties on five categories of variables. These were selected based on review of prior research and discussions with local planning and agricultural officials. They incorporate a range of what are seen as primary determinants of the market and policy environment for growth, locational choices from the perspective of home-buyers, and policy constraints from the perspective of Central Valley governments.

The first set of variables concern urban adjacency -- the power of different types of currently urbanized areas in the Central Valley to attract growth to their borders. Measures of

5 Current soil surveys are not complete for Kern and Tulare counties. For these two counties, the designations “prime” and “statewide important” farmland are expanded to include the interim mapping category -- “irrigated” farmland.

6 According to our literature review, no other published research has used the logit method in this fashion. Several empirical logit models of land use change have appeared in the literature, but not linked to GIS and population/land use allocation. A group of researchers at the Institute of Urban and Regional Development at the University of California, Berkeley are exploring this approach; we are indebted to John Landis, who contributed the original idea of applying an empirical logit model to agricultural land conversion.

adjacency and type of urbanization include census block level data on settlement patterns (urban and rural), current population and housing densities, distance to the edge of developed areas, and location in areas designated as unincorporated places by the census. This research found that distance to the edge of current urbanization was a consistently significant variable across most of the 11 counties in the study. This metric appears to be an important predictor of development patterns because infrastructure and services are more readily and economically available near the current urban edge, and because there is greater demand for housing near cities. In addition, nearby urbanization has negative effects on adjacent agricultural uses including theft of crops and disputes over pesticide drift and odors which could lead owners of nearby farmland to abandon farming and sell their property to developers.

The second set of variables concern location with respect to jurisdictional and planning boundaries. The findings of this research suggest that growth tended to follow such boundaries. First, it favored development within city limits; next, it favored the city's "sphere of influence" -- the area designated by the county Local Agency Formation Commission for eventual extension of municipal services. This finding underscores one of the conclusions of our interviews with local planning officials: cities have encompassed most of the new development within the region, and some cities and counties have been particularly successful in constraining growth within contiguous areas. Outside the cities, the model showed that a large amount of the growth was in small communities designated by the Census as unincorporated places. Again, this underscored a conclusion of our interviews: most of the county governments in our study have rather stringently zoned non-urban areas so that growth is channeled into existing rural residential areas or into areas served by urban infrastructure.

A third set of factors includes transportation and employment accessibility. This incorporates two primary metrics. First, the distance was calculated from each EPU to the nearest major highway. Second, the road distance was measured from each EPU to major metropolitan employment centers in the Central Valley and San Francisco Bay Area. Again, the model found these factors to be statistically significant in many of the counties. However, long distance commuting, either to the Bay Area or to metropolitan employment centers at a considerable distance from the EPU, was not found to be a statistically significant determinant of farmland conversion across most of the counties in our research.

A fourth set of factors include environmental and land use factors. The location of water bodies such as wetlands, rivers and lakes was included in the model as constraints where development was considered to be infeasible.

Finally, data from the 1990 population and housing census were included in the model. Relevant variables include current housing and population densities, value of housing stock and age of current residents. These data refer to Census blocks, an area which in most cases encompasses several or more EPUs. In this sense, they describe the socioeconomic attributes of the EPU's surroundings, sometimes representing a neighborhood or rural residential cluster. These variables are particularly useful for examining shorter-range growth trends.

Overall, the statistical accuracy of the logit results is high. The model successfully predicted

the conversion of EPUs to urban uses during the 1988-1992 study period for between 81 and 93 percent of the applicable cases. *In addition, the model generated the probability scores that reflect the potential for development in each of the EPUs that were not already developed, and this provided the basis for the subsequent allocation.*

Allocate Projected Growth

The population predicted for each county was allocated to the EPU's with the highest probability of development. The aggregate population increase within a county was allocated based on two factors. First, the model defined how land use changes should be shared among the *different EPUs*, and second, the major policy options that may influence conversion of agricultural land were used to refine the allocations.

The mechanism for population allocation is simple. Population targets adopted for each county were the Department of Finance projections for the year 2040. The planning units were ordered according to their probability of development, and based on the amount of available land in each, they were "filled up" one-by-one with new development at predetermined densities. The model iterates until it reaches the total population the Department of Finance projects for each county.

The statistical model generated the probability of growth for each EPU. In addition, we adopted a set of primary constraints which direct new development away from areas where it is unlikely for physical or institutional reasons. Additional assumptions about the rate and location of development were made according to two scenarios which determined density and rate of urban infill that would take place. A number of discussions were held with planners and local officials in the valley to structure the scenarios adopted for this project. These discussions provided a *wealth of information* about current growth patterns and desired policy directions for future development. The two policy variables which most affect long-term *farmland* conversion rates are density of new development and rates of infill in currently developed places. We used these and other variables to differentiate two policy scenarios.

The Low-Density Scenario

The low-density scenario represents a relatively unconstrained suburban pattern of development, similar to the historical land use pattern of the Central Valley (though recent developments have been at a higher density). The average density in this scenario is set at three units per acre and 2.5 persons on average per unit. With associated non-residential land for commercial and industrial facilities and for parks and schools, three units per acre average provides lots of just under a quarter acre which are common in many valley subdivisions. Of course in most communities there will be some higher-density, multi-family units along with some larger lots and ranchetts. The low-density scenario may require *relaxation* of some land use policies, but it is possible if development pressures are unchecked.

The Compact Scenario

The compact-growth scenario encourages growth in a contiguous and compact form. In this scenario, new development occurs at six housing units per acre (assuming the same 2.5

persons per housing unit). Infill of existing urban areas at higher densities is estimated to account for 10 percent of total growth in the compact scenario. (In contrast, no infill is assumed in the low-density scenario.) This infill can occur within developed areas on currently vacant land, through conversion of existing structures, and by redevelopment of urban industrial sites, waterfronts, downtowns and other currently underutilized areas.

The construction of these two scenarios reflects the observations of planners and local officials, gathered during our interviews, about possible longer-term drift both in net subdivision density and the accumulation of other urban land uses including roads, airports and industrial facilities. In most of the counties, planners pegged the average, net residential densities of development proposals currently under consideration at four to five units per acre. Many of the interviews also suggested that current development proposals bring little or no infill into existing urbanized places.

Some parts of our study area experienced very low-density "ranchette" developments; if such growth were permitted to spread, it would quickly consume most of the valley floor. At the other extreme, some of the new growth in the valley has been organized around pocket cities, transit-oriented neighborhoods, work-living developments and compact housing at average densities as high as 12 units per acre. Neither of these extremes were used in this study, however. Rather, two realistic planning scenarios were selected to represent the upper and lower bounds of what planners felt the Central Valley growth experience might be over a long planning horizon. Even at the high end of the compact scenario in this study, new developments would retain detached residences with yards and lawns fully compatible with suburban life styles.

Several counties were adjusted higher or lower than the regional density levels based on their particular growth experiences and policy directions over the past few years. Stanislaus and Yolo counties were assigned a density of four housing units per acre in the low-density scenario, somewhat higher than the regional levels; Madera was assigned a density of two housing units per acre in the low-density scenario, somewhat lower than the regional thresholds.

Review of Allocation Models and Policy Scenarios.

While the maps and projections are based on region-wide premises, the analysis attempted to take into account local factors as much as possible. In the final stage of the project, a set of preliminary maps were generated providing a visual representation of the impact of alternative land use policy on urbanization in the Central Valley. These were used as the basis for discussion with local officials about growth policies and patterns. The basic directions and magnitudes of growth presented in the model were generally in accord with the experience of

planners and local officials; however, a number of refinements were suggested in these interviews which were later incorporated into the model and considerably strengthened it.⁷

⁷ The assistance of many local officials is appreciated, and many of their recommendations have been incorporated; it was not possible to respond to all suggestions, however, due to technical and data limitations. Local review does not constitute approval of the projections.

With respect to certain areas within counties, the model projects growth at odds with what planners feel is the most likely urbanization pattern based on their knowledge of current zoning and land use policy directions. To the greatest extent possible their experiences have been included within the model, but no attempt was made to assure that all such information is plotted in the maps. It is important to emphasize that this is a statistical model, and its projections are based on probabilities. In no case does the model achieve a 100 percent accuracy rate in predicting land use change between 1988 and 1992 -- obviously, personal and political decisions determine the actual locations of new development in ways that cannot be modeled. However, the model appears to be a fairly good predictor of broader patterns of growth related to a number of attributes, including the agricultural quality of the land.

Conclusion

In conclusion, we have demonstrated that a tripling of the population of the Central Valley, expected sometime around the year 2040, will convert vast amounts of productive agricultural land. With a relaxed pattern of low-density development, new urban uses will convert more than a million acres of total farmland, of which 614,000 acres will be the highest quality prime or statewide important farmland. This loss of high quality land amounts to about 12 percent of the total prime or statewide important farmland resource in the Valley. In addition, another 2.5 million acres surrounding this growth will be affected as a sprawling urban transition zone.

In contrast, this land loss could be reduced by more than half as much with stronger planning and political leadership supporting a compact-development pattern. The use of reasonable urban design strategies can reduce the total farmland loss to 475,000 acres, of which only 266,000 are prime or statewide important farmland. The compact development option will accommodate the same number of persons but will preserve over a half million acres of farmland for productive agriculture. The loss of prime or statewide important farmland will be reduced to only 5.3 percent of the resource. Moreover, strategic planning decisions to emphasize growth on less productive farmland would increase the long-term sustainability of the valley as one of the world's greatest agricultural resources. The character and shape of that development will be set by policy makers, and the importance of these results is that they provide policy makers with the tools to choose the best development strategy.

ECONOMIC ANALYSIS OF
LOW DENSITY VS. COMPACT URBAN GROWTH
11-COUNTY CENTRAL VALLEY STUDY

FINAL REPORT

October 1995



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I. INTRODUCTION & SUMMARY

A. INTRODUCTION

This study evaluates the economic consequences of converting agricultural land to residential and commercial uses in 11 counties of California's Central Valley: Fresno, Kern, Kings, Madera, Merced, Sacramento, San Joaquin, Stanislaus, Sutter, Tulare and Yolo counties.

The analysis compares the private and public sector economic impacts of potential new development to the year 2040 under a business-as-usual, low-density development pattern versus a compact development approach that preserves more agricultural land. While the projections are for the year 2040, all dollar figures are given in constant 1993 values. This enables the same side-by-side comparison of *current and future* impacts.

This report includes five sections:

- Introduction and summary;
- *Demographics, describing existing conditions and comparing projections to the year 2040 under both low-density and compact-development scenarios;*
- Private sector impacts from agricultural losses under the two scenarios;
- Cities' revenues and costs under the two scenarios; and
- Counties' revenues and costs.

B. SUMMARY FINDINGS

For the 11 counties in the Central Valley combined, population is projected to increase from 4.2 million in 1992 to 12.2 million in 2040, a growth of **8 million new residents**. *The growth in employment is estimated at more than 3.2 million jobs.*

The study compares two alternatives to accommodate this growth:

- The **low-density** approach would accommodate new population at an average of 7.7 residents per gross urban acre, *including commercial uses, parks and open space, schools, roads and other infrastructure.* This approach requires urbanization of **1,035,477 acres**;
- The **compact-density** scenario would accommodate the same growth by having 10 percent of the new population and jobs take place on higher density infill within existing urban areas and the 90 percent balance on annexed new urban areas at an average of 16.9 residents per gross urban acre. This scenario requires **474,371 new acres**.
- Thus, the compact alternative saves **561,106 acres**, almost all of which are in agricultural production.

In addition to the private sector impacts of converting acreage from agriculture to urban use, this study found that providing urban services to the low-density scenario

would be substantially more expensive than for the compact alternative.

•The Summary Table below highlights the findings for the 11-county region:

SUMMARY TABLE - 11 County Totals
In Millions of 1993 Dollars (except per capita) - Annual

	Low Density	Compact Density	Difference
PRIVATE SECTOR AG LOSS			
Ag Acreage Converted	1,035,477	474,371	(561,106)
Gross Sales Lost	\$5,266	\$2,448	(\$2,818)
Personal Income Lost	\$2,661	\$1,235	(\$1,426)
Jobs Lost	39,751	18,510	(21,241)
CITY REVENUE / COSTS			
Annual Revenues	\$5,115	\$5,134	\$19
Annual Costs	\$6,100	\$4,917	(\$1,183)
Net Balance	(\$985)	\$217	\$1,202
Net / revenue %	-19.3%	4.2%	23.5%
Net Per Capita	(\$123.14)	\$27.12	\$150.26

Put simply, the Central Valley is expected to house 8 million new residents over the next 45 years. It can do so either:

At **low densities**, comparable to what is occurring today:

- requiring conversion of more than 1 million acres of farmland;
- eliminating 40,000 jobs related to agriculture;
- reducing total annual farm-related sales by more than \$5 billion; and
- costing the affected cities a nearly **\$1 billion net shortfall** annually.

Or at **compact densities**:

- converting less than one-half the agricultural acreage;
- saving more than 21,000 jobs related to agriculture;
- retaining nearly \$3 billion more in gross farm-related sales; and
- yielding a more than **\$0.2 billion net surplus** annually to the cities.

The “bottom line” is that the low-density growth pattern costs the **cities \$1.2 billion** per year more than the compact alternative.

Each new city resident would result in an annual average:

- **\$123 shortfall** to the cities under the **low-density** scenario; vs.
- **\$27 surplus** to the cities under the **compact alternative**.

For the **counties**, there is very little difference between the two scenarios, with a slight **\$16 million advantage** to the **compact density** approach.

C. BACKGROUND

The study involved:

- Analysis of census data and official state population projections;
- Review of Geographic Information Systems (GIS) computerized maps for the entire region developed by Ted Bradshaw and Brian Muller, Institute of Urban and Regional Development, University of California;
- Application of the 11-county Input/Output model developed by George Goldman, University of California Cooperative Extension, to project private sector impacts;
- Research of budget, planning and assessors' data for 39 selected cities as well as all 11 counties; and
- Application of data developed in the Southeast Fresno Case Study conducted by Strong Associates for American Farmland Trust as the first phase of this valley-wide study.

The **private sector impacts** include direct and indirect gross sales, personal income and farm-related jobs lost as a result of agricultural land conversion in each county, using crop-specific estimates from the GIS maps and multipliers from the Cooperative Extension Input/Output model. Potential impacts within a "zone of conflict" around urban areas are discussed in Chapter III but are not included in these findings.

The **cities' revenues** are derived primarily from property and sales taxes, fees for services, and income from state and federal governments. These revenues do not change substantially between the two scenarios. The compact approach generates \$19 million more than the low-density approach due primarily to a higher city share of property tax from the infill portion of development.

The **cities' costs** include providing services such as police, parks and recreation, planning and administration - driven primarily by number of residents and employees - as well as fire protection, street, and sewer and water services - driven largely by number of acres served. Because of its greater acreage, the low-density scenario is estimated to cost almost \$1.2 billion more annually to provide city services (including annualized capital development costs) than the compact alternative.

The **counties** also derive revenue and provide services within cities. County services, including health, welfare, library, courts and jails, complement those provided by cities and are primarily population and job-related. For the 11 counties combined, the two scenarios are both estimated to cost more to serve than they generate in revenue, but there is little difference between them. (See Chapter V.)

The study does not include analysis of school costs, which would be the same under either scenario. Differences in environmental impacts under the two development scenarios are also not included in this economic analysis.

II. DEMOGRAPHICS

A. EXISTING CONDITIONS

Figure 1 (inside front cover) shows a map of the 11-county Central Valley region. Table 1 shows the population and employment statistics for the 11 counties as of 1992 and their projected population and employment for the year 2040. (Detailed demographic data for the selected cities are presented in the Appendix, available upon request.) The year 1992 is used as the base year to be consistent with the GIS map data available. The mapped data enable a specific analysis of the location and types of agricultural land that would be affected by urbanization throughout the 11 counties.

Table 1 indicates that Sacramento County is the most populous county, with 1,100,000 residents in 1992, followed by Fresno (more than 700,000), Kern (about 600,000), San Joaquin (500,000), Stanislaus (400,000) and Tulare (300,000) counties. The remaining counties - Merced, Yolo, Kings, Madera and Sutter - each have under 200,000 population. For convenience, the counties and cities are listed in alphabetical order in the tables throughout this report. The portion of population within city boundaries and in the unincorporated area is also shown for each county.

The numbers of jobs are estimated by applying the 1990 Census ratio of population to jobs to the years used in this analysis.

B. PROJECTIONS TO YEAR 2040

The expected growth in population to 2040 for the 11 counties is based on California Department of Finance projections. As shown, the average growth for all 11 counties combined is nearly 190 percent with the rate varying from a low of 114 percent in Sacramento County (already the most populous) to 295 percent in Sutter County (the least populous). Above average growth is also projected for Fresno (251 percent), Kern (233 percent), Madera (227 percent), Merced (233 percent), and Stanislaus (210 percent) counties. In total numbers, the 11-county population is expected to rise:

- from 4.2 million in 1992 to
- more than 12.2 million in 2040,
- a gain of 8 million new residents.

The estimates for the year 2040 are projected at the county level. This analysis does not attempt to allocate this population growth to individual cities. For analytical purposes, it is assumed that all the population and jobs growth will be accommodated within existing or newly annexed city areas.

Table 1 also shows anticipated growth in jobs, paralleling the population growth. (The

1990 census ratios of population-to-jobs are used for these projections.) Thus the 11-county total employment are projected to rise:

- from 1.7 million in 1992, to
- nearly 5 million in 2040,
- an increase of more than 3.2 million jobs.

Finally - and most importantly for purposes of this analysis - Table 1 compares the amount of land required to accommodate the projected population based on a low-density versus compact-development pattern.

The **low-density** approach projects that population growth will be housed in new annexations at an average density of 7.7 residents per gross acre region-wide. This projection is based on current and planned densities ranging from five to 10.3 residents per gross acre, as confirmed by interviews with the local officials in each of the 11 counties, **essentially an extension of the status quo**. These gross densities include land for commercial and industrial uses, streets, schools, parks, etc. At the average of 2.5 persons per household, this translates to an average of three dwelling units per gross acre. The net density for residential development would be an average of 4.5 to five du's per acre.

Under this low-density model, more than **1 million acres** of land would be required to house the new population in the 11-county area.

The **compact-density** alternative is projected to accommodate 10 percent of the new population in higher density infill within existing city boundaries, and the remaining 90 percent in new development at an average of 15.9 residents (about six du's) per gross acre. Infill within existing urban areas is expected under this scenario because:

- Existing developed areas average about three du's per gross acre;
- New land will be developed at a more compact rate;
- Densification of existing urban land will tend to occur at substantially higher densities.

The compact development pattern would require less than half the amount of urbanized land - about **474,000 acres** - to accommodate the same 11-county population growth.

Thus the compact scenario saves an estimated **561,000 acres**, almost all in agricultural use in the 11-county area.

TABLE 1- Demographic Impacts
If County Comparison of Population, Jobs and Acres: 1992 Vs. 2040

County ->	Fresno	Kern	Kings	Madera	Merced	Sacramento	San Joaquin	Stanislaus	Sutter	Tulare	Yolo	Total
1992 Population, Jobs, (Base Year Figures-Dept of Finance)												
Population	711,500	587,100	107,800	97,300	188,400	1,099,600	503,400	395,000	68,700	331,000	147,000	4,236,800
City Boundaries	547,400	310,200	73,150	34,100	115,300	433,600	373,700	296,100	34,900	194,000	125,450	2,537,900
Unincorporated Area	164,100	276,900	34,650	63,200	73,100	666,000	129,700	98,900	33,800	137,000	21,550	1,698,900
Jobs	280,917	243,420	39,712	32,897	72,478	469,561	195,633	162,272	29,799	132,744	68,369	1,727,801
2040 Population, Jobs, Acres - Projections												
% diff: 1992 Vs 2040	251.0%	233.0%	175.0%	226.7%	232.7%	113.9%	169.5%	210.1%	295.2%	187.6%	162.7%	188.8%
2040 - population	2,497,700	1,954,800	296,500	317,900	626,900	2,352,000	1,356,500	1,224,900	271,500	952,100	386,100	12,236,900
2040 - jobs	986,151	810,487	109,226	107,482	241,172	1,004,371	527,167	503,207	117,765	381,828	179,574	4,968,429
1992 Vs. 2040: New Population, Jobs and Urbanized Acres												
Population	1,786,200	1,367,700	188,700	220,600	438,500	1,252,400	853,100	829,900	202,800	621,100	239,100	8,000,100
Jobs	705,234	567,067	69,514	74,585	168,693	534,811	331,534	340,935	87,966	249,085	111,205	3,240,628
Compact Development: Infill Vs. Annexation												
Population Infill 10%	178,620	136,770	18,870	22,060	43,850	125,240	85,310	82,990	20,280	62,110	23,910	800,010
Population Annex 90%	1,607,580	1,230,930	169,830	198,540	394,650	1,127,160	767,790	746,910	182,520	558,990	215,190	7,200,090
Jobs infill 10%	70,523	56,707	6,951	7,458	16,869	53,481	33,153	34,093	8,797	24,908	11,120	324,063
Jobs Annex 90%	634,710	510,360	62,563	67,126	151,824	481,330	298,381	306,841	79,169	224,176	100,084	2,916,565
Urbanized Acres												
Low Density												
Pop/ Acre	7.6	7.5	7.5	5.0	7.9	7.5	7.5	10.3	7.5	7.5	10.0	7.7
Acres urbanized	234,200	182,257	25,023	44,078	55,398	166,903	113,488	80,516	27,026	82,708	23,880	1,035,477
Compact Density												
Pop/ Acre	17.0	16.7	16.7	16.7	17.7	16.7	16.7	17.3	16.7	16.7	16.7	16.9
Acres urbanized	105,178	82,006	11,293	13,226	24,747	75,017	51,118	48,094	12,155	37,221	14,315	474,371

III. PRIVATE SECTOR AGRICULTURAL IMPACTS

Table 2 shows the impact of farmland conversion under the alternative land use scenarios on farm-related gross sales, personal income and jobs. First, the number of acres lost to urbanization is compared with each county's total agricultural acreage (including non-irrigated pastureland) using Agricultural Commissioner crop report figures. (Note: Ag Commissioner data, used for analysis of agricultural economic impact, are not consistent with the Farmland Mapping and Mounting Program acreage estimates.)

As shown, for the 11 counties combined, there would be an estimated reduction in total farmland of:

- 9 percent under the low-density scenario; versus.
- 4.1 percent under the compact alternative.

The difference in impact on agricultural acreage between the two scenarios is more dramatic in some counties than in others. For example:

- In Sacramento County, the low-density approach would convert 65.2 percent of agricultural lands, compared to 29.4 percent under the compact alternative.
- In Fresno, San Joaquin and Stanislaus counties, the low-density scenario would eliminate more than 10 percent of the agricultural land.
- Kings, Merced and Yolo counties, with a larger agricultural base and/or less population growth, are the least affected, losing 5 percent or less under the low-density model.

To determine the sales, income and jobs affected, an analysis was conducted of the acreage of agricultural crops affected on the periphery of each city. This analysis was based on the GIS maps and information made available from the Agricultural Commissioners and Cooperative Extension advisers in each county. The cropping patterns found in the acreage analyzed (interim GIS maps showing urbanization to year 2020) were then extrapolated to apply to the total acreage projected to be urbanized to the year 2040 within each county. The percent of impact on acreage-related crops was also applied to non-acreage agricultural products, such as dairy and livestock, within each county. (These detailed calculations are presented in an Appendix, available upon request.)

After determining the type, acreage and value of agricultural crops affected, the direct and indirect annual gross sales, annual personal income and total jobs impacts are projected using the multipliers from an 11-county input/output model provided by Cooperative Extension (University of California, George Goldman). Table 2 summarizes these direct and indirect private sector impacts from loss of agriculture under both scenarios for all 11 counties.

Put simply, for each acre of land taken out of agricultural production, the economy loses not only the gross sales value of those crops (the direct impact) but also the indirect sales, such as the farmer's purchase of supplies and services. Similarly, not only is the farmer's personal income from that acre lost, but so is personal income to the farm workers, merchants and service providers. Not only the farmer and farm employees lose their jobs, but also the jobs of those who rely on and benefit indirectly from agriculture are at stake.

TABLE 2 - Private Sector Ag Loss Impacts in Year 2040
11 County Comparison of Annual Sales, Income, Jobs
(\$000'93 dollars)

County ->	Fresno	Kern	Kings	Madera	Merced	Sacramento	San Joaquin	Stanislaus	Sutter	Tulare	Yolo	Total
Total Ag Acreage in 1994	2,088,483	3,049,128	626,302	706,256	1,115,420	255,937	728,470	667,080	348,440	1,517,926	490,858	11,594,300
Lost Agriculture in year 2040												
Low Density												
Acres	234,200	182,257	25,023	44,078	55,398	166,903	113,488	80,516	27,026	82,708	23,880	1,035,477
Percent of Total Ag Land	11.2%	6.0%	4.0%	6.2%	5.0%	65.2%	15.6%	12.1%	7.8%	5.4%	4.9%	8.9%
Annual Sales (\$000)												
Direct Ag	\$698,083	\$360,480	\$36,541	\$48,117	\$106,371	\$138,140	\$196,237	\$187,973	\$56,799	\$240,914	\$13,410	\$2,083,065
Total Direct & Indirect	\$1,771,990	\$924,472	\$85,089	\$127,758	\$267,343	\$331,021	\$492,198	\$476,450	\$152,139	\$605,412	\$32,045	\$5,265,918
Annual Personal Income (\$000)												
Direct Ag	\$278,763	\$150,585	\$16,065	\$20,875	\$47,386	\$62,806	\$84,667	\$83,266	\$23,489	\$98,989	\$6,097	\$872,988
Total Direct & Indirect	\$880,170	\$465,348	\$43,395	\$65,644	\$138,554	\$172,346	\$252,039	\$246,307	\$76,941	\$303,640	\$16,685	\$2,661,069
Total Jobs												
Direct Ag	5,163	2,824	235	462	934	1,205	1,714	1,751	526	1,831	115	16,760
Total Direct & Indirect	12,486	6,958	601	1,070	2,178	2,678	3,912	3,994	1,215	4,400	259	39,751
Compact Density												
Acres	105,178	82,006	11,293	13,226	24,747	75,017	51,118	48,094	12,155	37,221	14,315	474,371
Percent of Total Ag Land	5.0%	2.7%	1.8%	1.9%	2.2%	29.3%	7.0%	7.2%	3.5%	2.5%	2.9%	4.1%
Annual Sales (\$000)												
Direct Ag	\$313,425	\$162,197	\$16,491	\$14,438	\$59,621	\$62,089	\$88,390	\$112,281	\$25,546	\$108,419	\$8,039	\$970,936
Total Direct & Indirect	\$795,616	\$415,964	\$38,401	\$38,335	\$144,705	\$148,782	\$221,699	\$284,594	\$68,425	\$272,455	\$19,210	\$2,448,187
Annual Personal Income (\$000)												
Direct Ag	\$125,145	\$64,303	\$7,250	\$6,264	\$26,856	\$28,229	\$38,136	\$49,736	\$10,564	\$44,548	\$3,655	\$404,688
Total Direct & Indirect	\$395,180	\$205,930	\$19,584	\$19,697	\$75,265	\$77,463	\$113,525	\$147,125	\$34,604	\$136,648	\$10,002	\$1,235,024
Total Jobs												
Direct Ag	2,318	1,271	106	139	492	541	772	1,046	236	824	69	7,814
Total Direct & Indirect	5,606	3,131	271	321	1,148	1,204	1,762	2,385	546	1,980	155	18,510
Difference												
Acres	129,022	100,251	13,730	30,852	30,651	91,886	62,370	32,422	14,871	45,487	9,565	561,106
Sales (\$000)	\$976,373	\$508,509	\$46,688	\$89,423	\$122,638	\$182,239	\$270,499	\$191,856	\$83,714	\$332,957	\$12,835	\$2,817,731
Income (\$000)	\$484,990	\$259,418	\$23,811	\$45,947	\$63,288	\$94,882	\$138,514	\$99,182	\$42,337	\$166,992	\$6,683	\$1,426,045
Jobs	6,880	3,827	330	749	1,030	1,474	2,150	1,608	668	2,420	104	21,241

Looking at the 11 counties combined, the direct and indirect impacts of agricultural land conversion are as follows:

PRIVATE SECTOR AGRICULTURAL LOSS
In Millions of 1993 Dollars - Annual

	Low Density	Compact Density	Difference
Ag Acreage Converted	1,035,477	474,371	(561,106)
Gross Sales Lost	\$5,266	\$2,448	(\$2,818)
Personal Income Lost	\$2,661	\$1,235	(\$1,426)
Jobs Lost	39,751	18,510	(21,241)

It should be noted that the farm-related jobs lost - estimated at nearly 40,000 under the low-density approach compared to 18,500 under the compact-density alternative - are small numbers compared to the 3.2 million **new** jobs projected to be added by the year 2040. However, the same job growth is expected to accompany the population growth under either scenario, while the loss of the existing jobs base is substantially affected by the choice of development scenarios.

These estimates of direct and indirect impacts include only those from the actual loss of agricultural land to urbanization. Another potential economic impact is from reduction of agricultural productivity on lands at the urban fringe. It is difficult to quantify the economic effect on farmland of proximity to urban development, but farmers do report increased problems of vandalism and pilferage, higher costs or management constraints to control noise, dust, or pesticide applications, a need for more fencing or buffer planting zones, transportation conflicts, and higher land values. Moreover, as development approaches, farmers may anticipate going out of production and stop investing in new equipment, tree planting and land maintenance.

To obtain a general picture of the magnitude of these impacts at the urban fringe, this report defines a "zone of conflict" as the farmland within one third mile of urban development and estimates that loss of productivity and/or increased costs within that area would amount to a 5 percent reduction in direct and indirect gross sales, personal income and jobs.

With its more expansive spread of urbanization, the low-density scenario would place 2.54 million acres in a "zone of conflict", compared to 1.59 million acres under the compact density approach, as calculated by the GIS mapping for the entire 11-county region. The estimated 5 percent loss of productivity in that zone would result in additional economic losses as follows:

ZONE OF CONFLICT IMPACT
In million of '93 dollars - Annual

	Low Density	Compact Density	Difference
Ag Acreage Affected (1)	2,537,490	1,585,870	(951,620)
Gross Sales Lost (2)	\$645	\$409	(\$236)
Personal Income Lost (2)	\$326	\$206	(\$120)
Jobs Lost (2)	4,871	3,094	(1,777)

(1) 1/3 Mile perimeter from urban boundary

(2) Estimated 5% loss per acre

These additional losses would bring the total loss in gross sales from the low-density model to \$5.9 billion annually, compared to \$2.9 billion under the compact-density alternative. The combined loss of jobs from farmland conversion and "zone of conflict" impacts would be 44,600 under the low-density approach compared to 21,900 under the compact alternative.

Although an estimate of 5 percent loss in the "zone of conflict" is probably conservative, these impacts are subjective. Therefore, these estimates are presented as illustrative but are not included in the findings of this report.

IV. CITIES REVENUES & COSTS

This chapter evaluates the impact of the two development scenarios on the budgets of the cities within each of the 11 counties. The basis for this analysis is explained in the methodology sections and summary tables below, with detailed tabular information in the appendices.

A. METHODOLOGY

The projections of revenues and costs are based on a combination of several factors, calculated from 1992/93 city budget information and allocating those revenues and costs on a per resident, per job and per acre basis. These factors and methods of allocation are discussed below.

1. Average Revenues

Most city revenues can be accurately projected on an average per resident or per employee basis. That is, each new resident or job will usually generate the same annual revenue as existing residents or jobs from sources such as fees and fines, franchise, gas and sales taxes, and state and federal subventions. Such average per resident and per job revenues, however, do vary substantially from city to city,

depending on their fee and tax structure, as well as median income, capture rate of sales tax and housing/jobs balance.

Using 1992/93 fiscal year revenue data for 39 selected cities in the 11 valley counties, each revenue item was allocated as to whether it is generated by residents, by jobs (commercial/industrial uses), a combination of residents and jobs, or is a case study item. (Property taxes are the subject of a separate case study analysis, discussed below.)

For example, business license taxes are classified as a per employee revenue, since they are generated only by businesses. Sales taxes are allocated 67 percent to employees and 33 percent to residents, since they are generated by retail sales businesses but also depend on the number of residents making purchases. Parks, recreation and library fee revenues are allocated per resident, since they are used and paid for principally by the local residents. Similarly, motor vehicle in-lieu fees and gasoline tax revenues are primarily resident-generated revenue sources. Franchise taxes and most general government sources of revenue are allocated to both residents and employees, with each job counted at two-thirds the average usage of each resident. (This per-job ratio is based on Strong Associates' estimates in other cost/revenue analyses, corroborated by interviews with numerous city officials.)

The classification of revenues by source and the calculation, based on the 1993 population and jobs, of average revenues generated per resident and per job for the 39 selected cities in the 11 counties, is detailed in the Appendix, available upon request.

The resulting county-wide weighted average per resident and per job revenues for the cities within each county are summarized in the first two lines of Table 3. (The weighted average means this county-wide figure takes into account the number of people in the various cities. More populous cities weigh proportionately more than small cities in determining the overall average.) As shown, average revenues range from about \$287 per resident and \$115 per job in Madera County's cities to \$479 per resident and \$447 per job in Sacramento County's cities.

2. Property Tax Case Study

The methodology for estimating property tax revenue from new development must take into account both the average value of new construction within different cities and the different allocations of the property tax.

In this case study analysis, property assessed value per new household were estimated based on a review of assessment rolls for each city and discussions with assessors and planning professionals, taking into account a cross-section of types of units on the market, from rental apartments to single-family detached homes. This estimated per household value was then calculated on a per-resident basis. Per-employee property value was estimated at one-fourth the per resident amount, based on ratios developed by Strong Associates in other cost/revenue studies in California.

There is a wide range in the estimated property value from jurisdiction to jurisdiction. For example, in Fresno County, the average new housing unit in Parlier is valued at \$75,000, or about \$16,400 per resident, compared to \$110,000, or \$39,900 per resident, in the city of Clovis.

The case study also calculated the shares of property tax allocated to the cities within existing city boundaries and on newly annexed properties for each of the selected cities in the 11 counties. Again, these rates vary from jurisdiction to jurisdiction, but consistently the city share of taxes within newly annexed lands is lower than within existing boundaries. For example, in Fresno County cities, the city share of property tax ranges from:

- 12 percent to 20.5 percent within existing city boundaries; versus
- 9 percent to 13 percent in newly annexed areas.

There are even larger variations in other counties.

Finally, the case study calculated the resulting city and county shares of property taxes generated from the average new property value on a per-resident and per-job basis. These estimates take into account State legislation since 1992 that reduces the local shares of property taxes. The detailed estimates for each of the 39 selected cities are presented in the Appendix, available upon request.

Based on the city-by-city estimates of property tax share per resident and job, a county-wide weighted average was developed, showing the differential between existing and newly annexed lands. This county-wide average property tax revenue to the cities is summarized in Table 3.

To give examples of the range in this source of revenue:

- For infill areas, the range is from about \$36 per resident and \$9 per job in Stanislaus and Tulare counties to \$124 per resident and \$30 per job in Yolo County, with Sacramento a close second. (Note: The high per resident rate for Yolo County is due to an unusually high city share of property tax in West Sacramento.)
- For new annexations, the range is from about \$25 or less per resident and \$6 per job in Kings, Madera, San Joaquin and Stanislaus counties to a high of \$84 per resident and \$21 per job in Sacramento.

3. Average Ongoing Costs

The costs of providing on-going city services to new development are projected on an average per resident and per employee basis, using the same methodology as discussed above for average revenues. That is, each new resident or job will generate the same need for and cost of service as existing residents or jobs. Such average per resident and per job costs do vary from city to city, however, depending on their level of service.

TABLE 3 - Ongoing Revenue and Costs Per Resident & Job
11 County Comparison of Annual Revenues/ Costs
(\$'93 dollars)

Description	Fresno	Kern	Kings	Madera	Merced	Sacramento	San Joaquin	Stanislaus	Sutter	Tulare	Yolo
Revenue Factors											
Average: (Not including Property Tax)											
Per Resident	\$443.15	\$390.42	\$327.11	\$286.94	\$383.18	\$478.80	\$450.07	\$273.87	\$379.83	\$357.67	\$460.69
Per Job	\$457.76	\$345.12	\$271.47	\$114.63	\$323.89	\$447.15	\$454.59	\$430.14	\$423.37	\$348.38	\$393.21
Property Tax - Infill											
Per Resident	\$69.87	\$67.05	\$46.19	\$47.45	\$44.70	\$103.63	\$61.25	\$35.59	\$66.02	\$36.47	\$124.25
Per Job	\$17.45	\$17.25	\$12.54	\$11.86	\$11.14	\$26.01	\$15.45	\$8.90	\$16.50	\$9.09	\$29.79
Property Tax - Annexation											
Per Resident	\$37.69	\$61.17	\$21.36	\$25.87	\$51.40	\$83.78	\$25.41	\$24.60	\$43.69	\$44.15	\$43.69
Per Job	\$9.47	\$15.52	\$5.75	\$6.47	\$12.83	\$20.97	\$6.41	\$6.16	\$10.92	\$11.03	\$10.94
Cost Factors											
Average											
Per Resident	\$396.67	\$325.68	\$289.83	\$273.42	\$327.86	\$564.23	\$390.23	\$288.42	\$315.50	\$326.31	\$410.26
Per Job	\$222.51	\$177.06	\$148.13	\$115.88	\$178.04	\$245.23	\$216.77	\$148.76	\$166.24	\$162.76	\$185.71
Acre Related Low Density											
Per Resident	\$161.77	\$137.99	\$130.13	\$96.39	\$128.69	\$172.94	\$131.44	\$105.66	\$170.44	\$150.59	\$216.92
Per Job	\$100.99	\$44.68	\$52.82	\$43.67	\$72.12	\$97.22	\$100.42	\$106.84	\$124.16	\$72.49	\$112.49
Acre Related Compact Density											
Per Resident	\$80.88	\$68.99	\$65.07	\$48.20	\$64.35	\$86.47	\$65.72	\$52.83	\$85.22	\$75.29	\$108.46
Per Job	\$50.50	\$22.34	\$26.41	\$21.83	\$36.06	\$48.61	\$50.21	\$53.42	\$62.08	\$36.24	\$56.24
<hr/>											
Low Density - Total Factors											
Revenues:											
Per Resident	\$480.83	\$451.59	\$348.48	\$312.80	\$434.58	\$562.57	\$475.48	\$475.48	\$423.52	\$401.82	\$504.39
Per Job	\$467.23	\$360.64	\$277.22	\$121.10	\$336.72	\$468.13	\$461.00	\$461.00	\$434.30	\$359.40	\$404.16
Costs:											
Per Resident	\$558.44	\$463.66	\$419.96	\$369.81	\$456.56	\$737.17	\$521.67	\$521.67	\$485.94	\$476.89	\$627.18
Per Job	\$323.50	\$221.74	\$200.95	\$159.55	\$250.16	\$342.45	\$317.19	\$317.19	\$290.41	\$235.25	\$298.19
Compact: Infill Portion (10%)											
Revenues:											
Per Resident	\$513.02	\$457.47	\$373.31	\$334.39	\$427.87	\$582.42	\$511.32	\$511.32	\$445.85	\$394.14	\$584.95
Per Job	\$475.21	\$362.37	\$284.01	\$126.49	\$335.03	\$473.16	\$470.04	\$470.04	\$439.88	\$357.47	\$423.01
Costs:											
Per Resident	\$396.67	\$325.68	\$289.83	\$273.42	\$327.86	\$564.23	\$390.23	\$390.23	\$315.50	\$326.31	\$410.26
Per Job	\$222.51	\$177.06	\$148.13	\$115.88	\$178.04	\$245.23	\$216.77	\$216.77	\$166.24	\$162.76	\$185.71
Compact: Annex Portion (90%)											
Revenues:											
Per Resident	\$480.83	\$451.59	\$348.48	\$312.80	\$434.58	\$562.57	\$475.48	\$475.48	\$423.52	\$401.82	\$504.39
Per Job	\$467.23	\$360.64	\$277.22	\$121.10	\$336.72	\$468.13	\$461.00	\$461.00	\$434.30	\$359.40	\$404.16
Costs:											
Per Resident	\$477.56	\$394.67	\$354.90	\$321.62	\$392.21	\$650.70	\$455.95	\$455.95	\$400.72	\$401.60	\$518.72
Per Job	\$273.00	\$199.40	\$174.54	\$137.71	\$214.10	\$293.84	\$266.98	\$266.98	\$228.33	\$199.00	\$241.95

Using the 1992/93 costs for all the selected cities in the 11 counties, each item was allocated as a resident, job or acreage-driven cost. Most general government costs were split between both residents and jobs, with each job estimated to require two-thirds the level of service of each resident. Costs of such services as parks, recreation, health and library were allocated exclusively to residents, while parking facilities and employment development service costs were allocated to jobs. Per-acre costs include such items as fire protection, street and most sewer and water services.

The total resident- and job-driven costs were then divided by the population and employment to calculate the average costs per resident and per job within each of the selected cities. Detailed data and calculations are in the Appendix, available upon request. The weighted averages for each county's cities are summarized in Table 3. For the acreage-driven costs, the existing average cost per acre was calculated, based on 1993 estimates of acreage within each of the selected cities. To allocate these costs on a per resident and per job basis, total acreage-related costs were divided to residential and commercial acreage, and these were then divided by number of acres and numbers of residents or jobs per acre. The low-density figures are the current averages of these acreage-driven costs per resident and per job.

For the compact-development scenario, the costs per resident and per job are substantially lower, since there will be about twice the number of residents or jobs on each acre, while the cost per acre to provide such services remains the same.

The weighted per-resident and per-job averages of acreage-related costs for the low-density and compact alternatives for the cities in each county are summarized in Table 3. They range from:

- A low of \$96 per resident and \$44 per job in Madera County to a high of \$217 per resident and \$112 per job in Yolo County under the **low-density** scenario; versus
- A low of \$48 per resident and \$22 per job and a high of \$108 per resident and \$56 per job (in the same respective counties) under the **compact alternative**.

Note that under the compact scenario, the 10 percent of new residents and jobs on infill within existing city boundaries involve no new acreage-related costs.

4. Capital Costs

The projection of annualized one-time capital costs is shown in Table 4. The costs **per acre** of new development include providing local streets, storm drain and other area-related infrastructure improvements beyond the usual developer-funded, on-site improvements. The **per mile** costs are for extension of major thoroughfares and trunklines to new urban areas.

TABLE 4 - One-Time Capital Costs
11 County Comparison of Annualized Costs
(\$000'93 dollars)

Description	Fresno	Kern	Kings	Madera	Merced	Sacramento	San Joaquin	Stanislaus	Sutter	Tulare	Yolo	Total
Low Density												
Number of Acres	234,200	182,257	25,023	44,078	55,398	166,903	113,488	80,516	27,026	82,708	23,880	1,035,477
Number of Miles (1)	180	140	19	34	43	128	87	62	21	64	18	797
Cap cost new area (2)	\$140,737	\$109,523	\$15,037	\$26,488	\$33,290	\$100,297	\$68,198	\$48,384	\$16,241	\$49,702	\$14,350	\$622,247
Cap cost new miles (3)	\$46,019	\$35,813	\$4,917	\$8,661	\$10,886	\$32,796	\$22,300	\$15,821	\$5,311	\$16,252	\$4,692	\$203,468
Annualized Capital Cost	\$186,757	\$145,336	\$19,954	\$35,149	\$44,176	\$133,093	\$90,498	\$64,205	\$21,551	\$65,953	\$19,042	\$825,715
Compact Density												
Number of Acres	105,178	82,006	11,293	13,226	24,747	75,017	51,118	48,094	12,155	37,221	14,315	474,371
Number of Miles (1)	81	63	9	10	19	58	39	37	9	29	11	365
Cap cost new area (2)	\$75,845	\$59,136	\$8,144	\$9,537	\$17,845	\$54,096	\$36,862	\$34,681	\$8,765	\$26,841	\$10,323	\$342,075
Cap cost new miles (3)	\$24,801	\$19,337	\$2,663	\$3,119	\$5,835	\$17,689	\$12,053	\$11,340	\$2,866	\$8,777	\$3,375	\$111,855
Annualized Capital Cost	\$100,646	\$78,472	\$10,806	\$12,656	\$23,681	\$71,784	\$48,915	\$46,022	\$11,631	\$35,617	\$13,698	\$453,930

(1) Calculation of Miles of Infrastructure for New Development

	Fresno	Kern	Kings	Madera	Merced	Sacramento	San Joaquin	Stanislaus	Sutter	Tulare	Yolo	Total
Pop Diff 1992-2040	1,786,200	1,367,700	188,700	220,600	438,500	1,252,400	853,100	829,900	202,800	621,100	239,100	8,000,100
Low Density Acres	234,200	182,257	25,023	44,078	55,398	166,903	113,488	80,516	27,026	82,708	23,880	1,035,477
Miles @ 1,300 ac/mi	180	140	19	34	43	128	87	62	21	64	18	797
Percent	22.62%	17.60%	2.42%	4.26%	5.35%	16.12%	10.96%	7.78%	2.61%	7.99%	2.31%	100.00%
Compact Acres	105,178	82,006	11,293	13,226	24,747	75,017	51,118	48,094	12,155	37,221	14,315	474,371
Miles @ 1,300 ac/mi	81	63	9	10	19	58	39	37	9	29	11	365
Percent	22.17%	17.29%	2.38%	2.79%	5.22%	15.81%	10.78%	10.14%	2.56%	7.85%	3.02%	100.00%

(2) Per Acre Capital Costs

	Ft/Ac	Cost/Ft	Cost/Ac	Cost/Ac
			Low	Compact (+20%)
Sewer Main	35	\$35	\$1,225	
Spine Roads/Storm	35	\$125	\$4,375	
Fire Station	Ac served	Station Cost	Cost/Ac	
	5,000	\$1,500,000	\$300	
Total per acre cost			\$5,900	
Per Acre annualized @ 20yr/8%			\$601	\$721

(3) Per Mile Capital Costs (for extension city services)

	Ft/mile	Cost/Ft	Cost/Mile
			Low Compact (+20%)
Sewer Main	5,280	\$75	\$396,000
Spine Roads/St	5,280	\$400	\$2,112,000
Total per mile			\$2,508,000
Per Mile annualized @ 20yr/8%			\$255,445
			\$306,534

The costs per acre and per mile are estimated to be 20 percent higher for the compact scenario than for the *low density approach*, because, while most of the expense of such improvements is based on distance and acreage, there will be some increase based on the need to provide for more volume or capacity for the higher density per acre.

These per acre and per mile cost estimates for both scenarios are based on information from the Southeast Fresno case study and other Strong Associates fiscal studies.

All the estimates are translated into an annual cost based on financing the one-time capital cost over 20 years at 8 percent interest.

As shown in the Table 4 footnotes, the annualized cost of providing infrastructure to new urban development, above the on-site improvements typically funded by developers, is estimated at:

- \$601 per acre for the low density pattern versus
- \$721 per acre for compact scenario (20 percent higher than the low density);
- \$255,445 per mile per year for the low-density approach versus
- \$306,534 for the compact alternative (again 20 percent higher).

Based on these figures, the total annualized capital costs for the 11 counties combined are estimated at:

- \$826 million per year for the **low-density** scenario, with its need to improve infrastructure to a total of 1,035,000 acres of new urban land versus
- \$454 million per year for the **compact** scenario, with 474,000 new urban acres.

Typically cities finance such capital costs and other budget shortfalls with special taxes on new development, such as a benefit assessment district or a Mello-Roos district. The result is that new developments pay higher taxes than existing development.

B. PROJECTIONS TO YEAR 2040

Table 5 summarizes the overall impact of the two development scenarios on the budgets of the cities within the 11 counties.

These city budget estimates indicate that, although the revenues produced under the two alternatives are nearly equal, the low-density scenario consistently costs the cities more, in both ongoing operational services and one-time capital improvements, than the compact model. For the 11 counties combined:

TABLE 5 - City Government Fiscal Impacts
11 County Comparison of Annual Revenues/ Costs in 2040
(\$000'93 dollars)

County - >	Fresno	Kern	Kings	Madera	Merced	Sacramento	San Joaquin	Stanislaus	Sutter	Tulare	Yolo	Total
Low Density												
Revenues	\$1,188,372	\$822,148	\$85,028	\$78,037	\$247,365	\$954,928	\$558,466	\$551,769	\$124,093	\$339,089	\$165,543	\$5,114,837
Costs: operational	(1,225,627)	(\$759,893)	(\$93,216)	(\$93,481)	(\$242,401)	(1,106,378)	(\$550,197)	(\$541,076)	(\$124,094)	(\$354,794)	(\$183,119)	(5,274,275)
Costs: capital/year	(\$186,757)	(\$145,336)	(\$19,954)	(\$35,149)	(\$44,176)	(\$133,093)	(\$90,498)	(\$64,205)	(\$21,551)	(\$65,953)	(\$19,042)	(\$825,715)
Net Revenue/(Cost)	(\$224,012)	(\$83,082)	(\$28,142)	(\$50,593)	(\$39,212)	(\$284,542)	(\$82,229)	(\$53,513)	(\$21,552)	(\$81,658)	(\$36,618)	(\$985,152)
Net as % of Revenue	-18.9%	-10.1%	-33.1%	-64.8%	-15.9%	-29.8%	-14.7%	-9.7%	-17.4%	-24.1%	-22.1%	-19.3%
Compact Density												
Revenues	\$1,194,685	\$823,050	\$85,544	\$78,553	\$247,042	\$957,683	\$561,823	\$555,051	\$124,595	\$338,564	\$167,679	\$5,134,269
Costs: operational	(1,027,533)	(\$642,162)	(\$77,690)	(\$79,994)	(\$204,672)	(\$958,656)	(\$470,212)	(\$462,249)	(\$99,076)	(\$293,422)	(\$147,713)	(4,463,380)
Costs: capital/year	(\$100,646)	(\$78,472)	(\$10,806)	(\$12,656)	(\$23,681)	(\$71,784)	(\$48,915)	(\$46,022)	(\$11,631)	(\$35,617)	(\$13,698)	(\$453,930)
Net Revenue/(Cost)	\$66,506	\$102,415	(\$2,953)	(\$14,097)	\$18,689	(\$72,758)	\$42,696	\$46,781	\$13,888	\$9,524	\$6,268	\$216,959
Net as % of Revenue	5.6%	12.4%	-3.5%	-17.9%	7.6%	-7.6%	7.6%	8.4%	11.1%	2.8%	3.7%	4.2%
Difference												
Revenues	(\$6,313)	(\$902)	(\$516)	(\$516)	\$322	(\$2,755)	(\$3,357)	(\$3,283)	(\$502)	\$525	(\$2,136)	(\$19,432)
Costs: operational	(\$198,094)	(\$117,731)	(\$15,525)	(\$13,487)	(\$37,728)	(\$147,721)	(\$79,985)	(\$78,827)	(\$25,018)	(\$61,371)	(\$35,406)	(\$810,895)
Costs: capital/year	(\$86,111)	(\$66,864)	(\$9,148)	(\$22,493)	(\$20,495)	(\$61,308)	(\$41,583)	(\$18,184)	(\$9,920)	(\$30,336)	(\$5,344)	(\$371,785)
Net Revenue/(Cost)	(\$290,518)	(\$185,497)	(\$25,189)	(\$36,496)	(\$57,901)	(\$211,784)	(\$124,925)	(\$100,294)	(\$35,440)	(\$91,182)	(\$42,886)	(\$1,202,112)

CITY REVENUE / COST

11- County Totals

In Millions of 1993 Dollars (except per capita) - Annual

	Low Density	Compact Density	Difference
Revenues	\$5,115	\$5,134	(\$19)
Costs	\$6,100	\$4,917	\$1,183
Net Balance	(\$985)	\$217	(\$1,202)
Net Revenue %	-19.3%	4.2%	23.5%
Net Per Capita	(\$123.14)	\$27.12	(\$150.26)

For the **low-density development pattern**, the breakdown for cities by county shows that some will be more adversely affected than others, due to a combination of the amount of growth being accommodated and the average costs and revenues of the jurisdictions involved. In overview, however, the cities in all 11 counties would experience substantial shortfalls in revenue, ranging from a 10 percent to 65 percent net deficit.

For the **compact development pattern**, the variations for the different counties' cities range from slight negative impacts in Kings, Madera and Sacramento to surpluses of over 10 percent in Kern and Sutter counties. In all cases, however, the cost/revenue result is dramatically more favorable under the compact pattern than under the low-density pattern.

Each new city resident would result in an annual average:

- **\$123 shortfall** under the **low-density** scenario; versus
- **\$27 surplus** under the **compact alternative**.

For all the cities combined, the difference between the two scenarios is a **\$1.2 billion advantage to the compact-development alternative**.

V. COUNTIES REVENUES & COSTS

The counties derive revenue and provide services for the new development projected to occur within cities. County services, including health, welfare, library, courts and jails, complement those provided by cities.

A. METHODOLOGY

The same methodology used for the cities - allocating costs and revenues from

existing budget documents and then determining average per-resident, per-job, and per-acre costs and revenues - was followed for each of the 11 counties in the study. The detailed calculations are presented in the Appendix, available on request. Most of the counties' costs to serve new urban development are population and job-related and not affected by amount of acreage.

In addition to these average per-resident and per-job revenues and costs, the counties' property tax revenues from new development were calculated as a case study, based on the county share of property taxes in existing or new city areas.

This analysis does not include revenue and cost impacts from the loss of agricultural land. These impacts would be relatively small compared to those of new urbanization. While of a lower magnitude, the fiscal impact from loss of agriculture would also be more favorable for the compact scenario, with property tax revenues generated from retained agricultural land outweighing costs of service to agriculture, as noted in the draft Ventura County Agricultural Economic Report, as well as American Farmland Trust reports in other states.

B. PROJECTIONS TO YEAR 2040

The projections of county government revenues and costs to serve the growth to the year 2040 are shown in Table 6. While both scenarios result in net annual deficits, there is little difference between them. The 11-county totals are compared as follows:

COUNTY REVENUE / COST
11-County Totals
In Millions of Dollars (except per capita) - Annual

	Low Density	Compact Density	Difference
Revenues	\$6,022	\$6,017	\$4
Costs	\$6,386	\$6,365	\$20
Net Balance	(\$364)	(\$348)	(\$16)
Net / Revenue %	-6.0%	-5.8%	0.3%
Net Per Capita	(\$45.47)	(\$43.48)	(\$1.99)

The two scenarios are both estimated to cost somewhat more to serve than they generate in revenue to the counties, due primarily to recent State legislation reducing the local share of property tax. Since this analysis is based on 1992/93 budget figures, the counties had not yet adjusted revenues and costs to compensate for this loss in revenues. Over time, all local governments would have to either raise revenues, by increasing taxes or fees, or reduce services to maintain a balanced budget.

TABLE 6 - County Government Fiscal Impacts
11 County Comparison of Annual Revenues/ Costs
(\$000'93 dollars)

County - >	Fresno	Kern	Kings	Madera	Merced	Sacramento	San Joaquin	Stanislaus	Sutter	Tulare	Yolo	Total
Low Density												
Revenues	\$1,407,842	\$933,159	\$133,165	\$121,262	\$361,535	\$1,055,161	\$677,327	\$528,105	\$131,544	\$514,366	\$158,505	\$6,021,971
Costs	\$1,479,896	\$1,000,467	\$131,572	\$131,056	\$397,146	\$1,060,988	\$722,963	\$650,658	\$132,160	\$511,923	\$166,901	\$6,385,729
Net Revenue/(Cost)	(\$72,053)	(\$67,308)	\$1,593	(\$9,794)	(\$35,611)	(\$5,827)	(\$45,636)	(\$122,553)	(\$616)	\$2,444	(\$8,396)	(\$363,758)
Net as % of Revenue	-5.1%	-7.2%	1.2%	-8.1%	-9.8%	-0.6%	-6.7%	-23.2%	-0.5%	0.5%	-5.3%	-6.0%
Compact Density												
Revenues	\$1,404,909	\$933,923	\$132,532	\$121,530	\$362,361	\$1,053,089	\$675,967	\$528,659	\$131,506	\$514,767	\$158,247	\$6,017,491
Costs	\$1,477,766	\$999,845	\$131,489	\$130,806	\$396,816	\$1,048,054	\$720,236	\$649,998	\$131,919	\$511,646	\$166,740	\$6,365,315
Net Revenue/(Cost)	(\$72,857)	(\$65,922)	\$1,043	(\$9,276)	(\$34,455)	\$5,035	(\$44,269)	(\$121,339)	(\$413)	\$3,122	(\$8,493)	(\$347,824)
Net as % of Revenue	-5.2%	-7.1%	0.8%	-7.6%	-9.5%	0.5%	-6.5%	-23.0%	-0.3%	0.6%	-5.4%	-5.8%
Difference												
Revenues	\$2,934	(\$764)	\$633	(\$269)	(\$826)	\$2,072	\$1,360	(\$555)	\$38	(\$401)	\$258	\$4,480
Costs	\$2,130	\$622	\$83	\$249	\$330	\$12,934	\$2,726	\$660	\$241	\$277	\$160	\$20,413
Net Revenue/(Cost)	\$804	(\$1,386)	\$550	(\$518)	(\$1,156)	(\$10,862)	(\$1,367)	(\$1,214)	(\$203)	(\$678)	\$97	(\$15,934)

For the counties combined, each new resident would result in an annual average:

- \$45.50 shortfall under the low density scenario; vs.
- \$43.50 shortfall under the compact alternative.

The difference between the two scenarios is a **\$16 million advantage to the compact-development alternative.**

The slight difference in revenues between the two scenarios is due to variations in the counties' property tax share on infill and newly annexing lands (depending on negotiated agreements, the county share can increase, stay the same, or decrease). The difference in costs is due to slightly lower costs of providing county transportation services to the more compact development.

On a county-by-county basis, as shown in Table 6, the differences between the low-density and compact-development patterns are all small, with some counties experiencing positive net balances and others shortfalls under either scenario. In all cases, the differences between the two alternatives for the counties are small compared to the dramatic adverse impact of the low-density pattern on the cities.

Economic Appendix

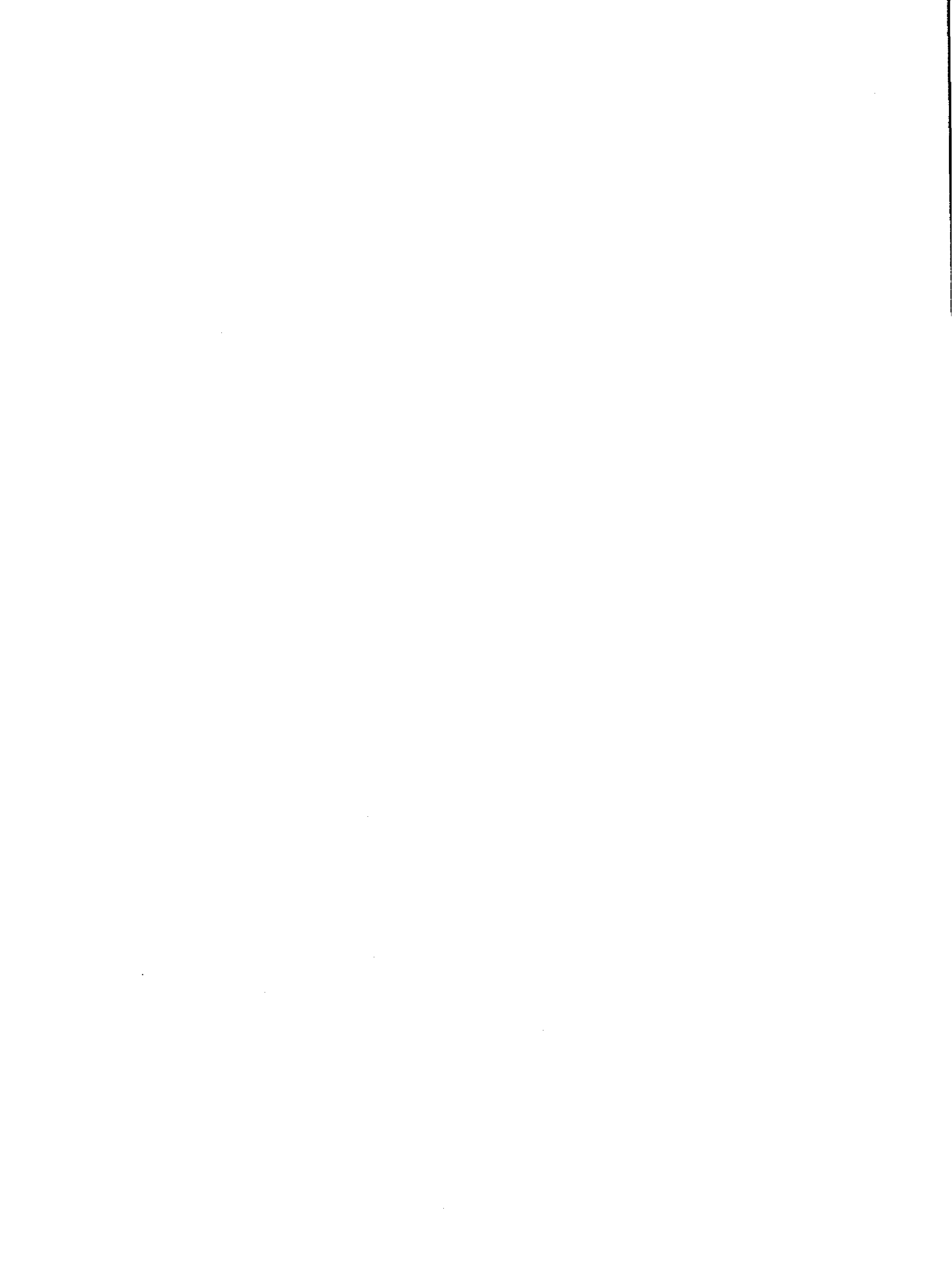
Economic Analysis of
Low-Density vs. Compact Growth:
11-County Central Valley Study

Strong Associates

October 1995



American Farmland Trust



ECONOMIC ANALYSIS OF
LOW DENSITY VS. COMPACT URBAN GROWTH
11-COUNTY CENTRAL VALLEY STUDY

Final Report - October 1995

APPENDICES

Appendix A - Detail of Cities Demographic Information	7 pp.
Appendix B - Detail of Agricultural Private Sector Impacts	11 pp.
Appendix C - Detail of Existing City Revenues	7 pp.
Appendix D - Revenue Detail for Cities: Per Resident & Job	7 pp.
Appendix E - Property Tax Calculations for Cities & Counties	7 pp.
Appendix F- Detail of Existing City Costs	7 pp.
Appendix G - Cost Detail for Cities: Per Resident & Job	7 pp.
Appendix H - Detail of Existing County Revenues & Costs	4 pp.
Appendix I - County Revenues & Costs: Per Resident & Job	2 pp.

APPENDIX A - DETAIL OF CITIES DEMOGRAPHIC INFORMATION

FRESNO COUNTY

City name	1 Clovis	2 Fowler	3 Fresno	4 Kingsburg	5 Parlier	6 Reedley	7 Sanger	8 Selma	Fresno Cities Total
Population (1993)-Fiscal Info year	58,100	3,720	392,900	7,925	8,575	18,400	18,250	16,750	524,620
Population (1992)-Base Year	55,100	3,650	381,200	7,625	8,350	17,350	17,900	15,700	506,875
1990 Census Information (for appropriate ratios)									
Population	50,323	3,208	354,202	7,205	8,032	15,791	16,839	14,757	470,357
K-12 ADA	10,002	480	71,034	1,510	2,092	3,427	3,946	3,175	95,666
Employed	24,468	1,109	137,232	2,840	2,648	6,013	6,315	5,083	185,708
Occ House	18,259	1,053	121,807	2,524	1,758	4,616	4,834	4,556	159,407
Census Ratios									
Pop to HH Ratio	2.756	3.047	2.908	2.855	4.569	3.421	3.483	3.239	2.951
K-12 to HH Ratio	0.548	0.456	0.583	0.598	1.190	0.742	0.816	0.697	0.600
Pop/Job Ratio	0.486	0.346	0.387	0.394	0.330	0.381	0.375	0.344	0.395
Employee to HH Ratio	1.340	1.053	1.127	1.125	1.506	1.303	1.306	1.116	1.165
Resid & Job split calculation									
Population Count	50,323	3,208	354,202	7,205	8,032	15,791	16,839	14,757	470,357
Job Count times 2/3	16,312	739	91,488	1,893	1,765	4,009	4,210	3,389	123,805
Total	66,635	3,947	445,690	9,098	9,797	19,800	21,049	18,146	594,162
Percentage Pop	75.5%	81.3%	79.5%	79.2%	82.0%	79.8%	80.0%	81.3%	79.2%
Percentage Jobs	24.5%	18.7%	20.5%	20.8%	18.0%	20.2%	20.0%	18.7%	20.8%
1992 INFORMATION (for Base Year projection information)									
Population	55,100	3,650	381,200	7,625	8,350	17,350	17,900	15,700	506,875
K-12 Students	10,951	546	76,448	1,598	2,175	3,765	4,195	3,378	103,057
Dwelling Units	19,992	1,198	131,091	2,671	1,828	5,072	5,139	4,847	171,838
Jobs	26,791	1,262	147,692	3,006	2,753	6,607	6,713	5,408	200,230
Population per Acre (Coop Ext.)	5.5	2.5	5.6	5.4	8.9	6.3	5.7	6.1	8.7
Resid. occupied acres	6,101	1,078	43,908	915	554	1,731	2,033	1,673	57,992
Employee acres @ 14 jobs/ac	1,914	90	10,549	215	197	472	479	386	14,302
Vacant Open Space @20%	2,004	292	13,614	282	188	551	628	515	18,074
Total Acres	10,018	1,460	68,071	1,412	938	2,754	3,140	2,574	90,368
1993 INFORMATION (for City Cost/Revenue information)									
Population (1993)	58,100	3,720	392,900	7,925	8,575	18,400	18,250	16,750	524,620
Jobs (1993 est.)	28,249	1,286	152,225	3,124	2,827	7,006	6,844	5,769	207,331
Jobs as Equivalent population (2/3)	18,833	857	101,483	2,083	1,885	4,671	4,563	3,846	138,221
Pop as % of pop/job equ total	75.5%	81.3%	79.5%	79.2%	82.0%	79.8%	80.0%	81.3%	79.1%
Jobs as % of pop/job equ total	24.5%	18.7%	20.5%	20.8%	18.0%	20.2%	20.0%	18.7%	20.9%
Acres	10,018	1,460	68,071	1,412	938	2,754	3,140	2,574	90,368
Pop acres as % of Total	60.9%	73.8%	64.5%	64.8%	59.0%	62.9%	64.7%	65.0%	64.2%
Job acres as % of Total	19.1%	6.2%	15.5%	15.2%	21.0%	17.1%	15.3%	15.0%	15.8%

Appendix A: Demographic Information - Cities

City name	KERN COUNTY					Kern Cities
	1 Bakersfield	2 Delano	3 McFarland	4 Shafter	5 Taft	
Population (1993)-Fiscal Info year	195,200	25,700	7,550	10,950	6,600	246,000
Population (1992)-Base Year	189,200	24,900	7,475	10,200	6,575	238,350
1990 Census Information (for appropriate ratios)						
Population	174,820	22,762	7,005	8,409	967	213,963
K-12 ADA	31,944	5,121	2,011	1,987	64	41,127
Employed	76,223	7,421	1,924	2,946	198	88,712
Occ House	62,467	6,236	1,685	2,558	465	73,411
Census Ratios						
Pop to HH Ratio	2.799	3.650	4.157	3.287	2.080	2.915
K-12 to HH Ratio	0.511	0.821	1.193	0.777	0.138	0.560
Pop/Job Ratio	0.436	0.326	0.275	0.350	0.205	0.415
Employee to HH Ratio	1.220	1.190	1.142	1.152	0.426	1.208
Resid & Job split calculation						
Population Count	174,820	22,762	7,005	8,409	967	213,963
Job Count times 2/3	50,815	4,947	1,283	1,964	132	59,141
Total	225,635	27,709	8,288	10,373	1,099	273,104
Percentage Pop	77.5%	82.1%	84.5%	81.1%	88.0%	78.3%
Percentage Jobs	22.5%	17.9%	15.5%	18.9%	12.0%	21.7%
1992 INFORMATION (for Base Year projection information)						
Population	189,200	24,900	7,475	10,200	6,575	238,350
K-12 Students	34,572	20,448	2,146	2,410	435	60,011
Dwelling Units	67,605	6,822	1,798	3,103	3,162	82,490
Jobs	82,493	8,118	2,053	3,573	1,346	97,584
Population per Acre (Coop Ext.)	3.0	4.2	5.2	6.9	2.6	4.5
Resid. occupied acres	44,561	4,163	1,003	927	1,927	52,582
Employee acres @ 14 jobs/ac	5,892	580	147	255	96	6,970
Vacant Open Space @20%	12,613	1,186	288	296	506	14,888
Total Acres	63,067	5,929	1,438	1,478	2,529	74,440
1993 INFORMATION (for City Cost/Revenue information)						
Population (1993)	195,200	25,700	7,550	10,950	6,600	246,000
Jobs (1993 est.)	85,109	8,379	2,074	3,836	1,351	100,749
Jobs as Equivalent population (2/3)	56,739	5,586	1,382	2,557	901	67,166
Pop as % of pop/job equ total	77.5%	82.1%	84.5%	81.1%	88.0%	78.6%
Jobs as % of pop/job equ total	22.5%	17.9%	15.5%	18.9%	12.0%	21.4%
Acres	63,067	5,929	1,438	1,478	2,529	74,440
Pop acres as % of Total	70.7%	70.2%	69.8%	62.7%	76.2%	70.6%
Job acres as % of Total	9.3%	9.8%	10.2%	17.3%	3.8%	9.4%

Appendix A: Demographic Information - Cities

City name	KINGS COUNTY				Kings Co Cities	MADERA CO.
	1 Corcoran	2 Hanford	3 Lemoore	1 Madera		
Population (1993)-Fiscal Info year	14,750	34,500	14,950	64,200		35,850
Population (1992)-Base Year	14,150	33,550	14,400	62,100		31,800
1990 Census Information (for appropriate ratios)						
Population	13,270	30,765	13,622	57,657		29,305
K-12 ADA	2,351	5,713	2,764	10,828		6,410
Employed	2,718	12,605	5,917	21,240		9,908
Occ House	2,548	10,831	4,666	18,045		9,173
Census Ratios						
Pop to HH Ratio	5.208	2.840	2.919	3.195		3.195
K-12 to HH Ratio	0.923	0.527	0.592	0.600		0.699
Pop/Job Ratio	0.205	0.410	0.434	0.368		0.338
Employee to HH Ratio	1.067	1.164	1.268	1.177		1.080
Resid & Job split calculation						
Population Count	13,270	30,765	13,622	57,657		29,305
Job Count times 2/3	1,812	8,403	3,945	14,160		6,605
Total	15,082	39,168	17,567	71,817		35,910
Percentage Pop	88.0%	78.5%	77.5%	80.3%		81.6%
Percentage Jobs	12.0%	21.5%	22.5%	19.7%		18.4%
1992 INFORMATION (for Base Year projection information)						
Population	14,150	33,550	14,400	62,100		31,800
K-12 Students	2,507	6,230	2,922	11,659		6,956
Dwelling Units	2,717	11,811	4,932	19,461		9,954
Jobs	2,898	13,746	6,255	22,899		10,752
Population per Acre (Coop Ext.)	3.7	4.2	3.7	5.7		4.4
Resid. occupied acres	2,852	5,409	2,667	10,928		5,014
Employee acres @ 14 jobs/ac	207	982	447	1,636		768
Vacant Open Space @20%	765	1,598	778	3,141		1,445
Total Acres	3,824	7,988	3,892	15,704		7,227
1993 INFORMATION (for City Cost/Revenue information)						
Population (1993)	14,750	34,500	14,950	64,200		35,850
Jobs (1993 est.)	3,021	14,135	6,494	23,650		12,121
Jobs as Equivalent population (2/3)	2,014	9,424	4,329	15,767		8,081
Pop as % of pop/job equ total	88.0%	78.5%	77.5%	80.3%		81.6%
Jobs as % of pop/job equ total	12.0%	21.5%	22.5%	19.7%		18.4%
Acres	3,824	7,988	3,892	15,704		7,227
Pop acres as % of Total	74.6%	67.7%	68.5%	69.6%		69.4%
Job acres as % of Total	5.4%	12.3%	11.5%	10.4%		10.6%

Appendix A: Demographic Information - Cities

City name	MERCED COUNTY				
	2 Atwater	3 Livingston	4 Los Banos	5 Merced	Merced Cities
Population (1993)-Fiscal Info year	23,300	9,675	17,650	59,900	110,525
Population (1992)-Base Year	23,000	8,875	16,450	58,700	107,025
1990 Census Information (for appropriate ratios)					
Population	22,282	7,317	14,519	56,216	100,334
K-12 ADA	4,712	1,922	2,914	12,279	21,827
Employed	9,494	2,706	5,487	20,912	38,599
Occ House	7,189	1,654	4,772	18,282	31,897
Census Ratios					
Pop to HH Ratio	3.099	4.424	3.043	3.075	3.146
K-12 to HH Ratio	0.655	1.162	0.611	0.672	0.684
Pop/Job Ratio	0.426	0.370	0.378	0.372	0.385
Employee to HH Ratio	1.321	1.636	1.150	1.144	1.210
Resid & Job split calculation					
Population Count	22,282	7,317	14,519	56,216	100,334
Job Count times 2/3	6,329	1,804	3,658	13,941	25,733
Total	28,611	9,121	18,177	70,157	126,067
Percentage Pop	77.9%	80.2%	79.9%	80.1%	79.6%
Percentage Jobs	22.1%	19.8%	20.1%	19.9%	20.4%
1992 INFORMATION (for Base Year projection information)					
Population	23,000	8,875	16,450	58,700	107,025
K-12 Students	4,864	2,331	3,302	12,822	23,318
Dwelling Units	7,421	2,006	5,407	19,090	33,923
Jobs	9,800	3,282	6,217	21,836	41,135
Population per Acre (Coop Ext.)	6.7	6.0	3.2	5.5	7.8
Resid. occupied acres	2,046	949	3,668	6,978	13,642
Employee acres @ 14 jobs/ac	700	234	444	1,560	2,938
Vacant Open Space @20%	687	296	1,028	2,135	4,145
Total Acres	3,433	1,479	5,141	10,673	20,725
1993 INFORMATION (for City Cost/Revenue information)					
Population (1993)	23,300	9,675	17,650	59,900	110,525
Jobs (1993 est.)	9,928	3,578	6,670	22,282	42,458
Jobs as Equivalent population (2/3)	6,619	2,385	4,447	14,855	28,306
Pop as % of pop/job equ total	77.9%	80.2%	79.9%	80.1%	79.6%
Jobs as % of pop/job equ total	22.1%	19.8%	20.1%	19.9%	20.4%
Acres	3,433	1,479	5,141	10,673	20,725
Pop acres as % of Total	59.6%	64.2%	71.4%	65.4%	65.8%
Job acres as % of Total	20.4%	15.8%	8.6%	14.6%	14.2%

Appendix A: Demographic Information - Cities

City name	SACRAMENTO COUNTY				SAN JOAQUIN COUNTY			
	1 Folsom	2 Galt	3 Sacramento	Sacramento Cities	1 Lodi	2 Manteca	3 Stockton	San Joaquin Cities
Population (1993)-Fiscal Info year	38,350	12,900	389,500	440,750	53,600	43,400	226,000	323,000
Population (1992)-Base Year	36,500	11,050	385,200	432,750	53,300	42,250	222,300	317,850
1990 Census Information (for appropriate ratios)								
Population	29,796	8,889	369,365	408,050	51,874	40,773	210,943	303,590
K-12 ADA	4,261	1,815	56,461	62,537	7,664	8,305	42,271	58,240
Employed	11,527	3,519	159,203	174,249	23,054	17,441	77,487	117,982
Occ House	8,795	2,910	144,444	156,149	19,001	13,440	68,794	101,235
Census Ratios								
Pop to HH Ratio	3.388	3.055	2.557	2.613	2.730	3.034	3.066	2.999
K-12 to HH Ratio	0.484	0.624	0.391	0.400	0.403	0.618	0.614	0.575
Pop/Job Ratio	0.387	0.396	0.431	0.427	0.444	0.428	0.367	0.389
Employee to HH Ratio	1.311	1.209	1.102	1.116	1.213	1.298	1.126	1.165
Resid & Job split calculation								
Population Count	29,796	8,889	369,365	408,050	51,874	40,773	210,943	303,590
Job Count times 2/3	7,685	2,346	106,135	116,166	15,369	11,627	51,658	78,655
Total	37,481	11,235	475,500	524,216	67,243	52,400	262,601	382,245
Percentage Pop	79.5%	79.1%	77.7%	77.8%	77.1%	77.8%	80.3%	79.4%
Percentage Jobs	20.5%	20.9%	22.3%	22.2%	22.9%	22.2%	19.7%	20.6%
1992 INFORMATION (for Base Year projection information)								
Population	36,500	11,050	385,200	432,750	53,300	42,250	222,300	317,850
K-12 Students	5,220	2,256	58,882	66,357	7,875	8,606	44,547	61,027
Dwelling Units	10,774	3,617	150,636	165,028	19,523	13,927	72,498	105,948
Jobs	14,121	4,375	166,028	184,523	23,688	18,073	81,659	123,419
Population per Acre (Coop Ext.)	2.2	2.5	6.0	7.9	7.6	7.2	6.3	10.7
Resid. occupied acres	12,264	3,224	39,501	54,988	3,919	3,404	22,396	29,718
Employee acres @ 14 jobs/ac	1,009	312	11,859	13,180	1,692	1,291	5,833	8,816
Vacant Open Space @20%	3,318	884	12,840	17,042	1,403	1,174	7,057	9,633
Total Acres	16,591	4,420	64,200	85,211	7,013	5,868	35,286	48,167
1993 INFORMATION (for City Cost/Revenue information)								
Population (1993)	38,350	12,900	389,500	440,750	53,600	43,400	226,000	323,000
Jobs (1993 est.)	14,836	5,107	167,882	187,825	23,821	18,565	83,018	125,404
Jobs as Equivalent population (2/3)	9,891	3,405	111,921	125,216	15,881	12,376	55,345	83,603
Pop as % of pop/job equ total	79.5%	79.1%	77.7%	77.9%	77.1%	77.8%	80.3%	79.4%
Jobs as % of pop/job equ total	20.5%	20.9%	22.3%	22.1%	22.9%	22.2%	19.7%	20.6%
Acres	16,591	4,420	64,200	85,211	7,013	5,868	35,286	48,167
Pop acres as % of Total	73.9%	72.9%	61.5%	64.5%	55.9%	58.0%	63.5%	61.7%
Job acres as % of Total	6.1%	7.1%	18.5%	15.5%	24.1%	22.0%	16.5%	18.3%

Appendix A: Demographic Information - Cities

City name	STANISLAUS COUNTY					Sutter CO
	1 Modesto	2 Newman	3 Patterson	4 Turlock	Stanislaus Cities Total	1 Yuba City Sutter
Population (1993)-Fiscal Info year	178,100	5,275	9,350	47,000	239,725	31,500
Population (1992)-Base Year	180,300	5,675	9,575	48,100	243,650	30,150
1990 Census Information (for appropriate ratios)						
Population	164,730	4,151	8,626	42,198	219,705	27,437
K-12 ADA	31,037	939	1,817	7,441	41,234	4,803
Employed	68,161	1,429	3,212	17,456	90,258	11,901
Occ House	57,958	1,344	2,566	14,689	76,557	10,583
Census Ratios						
Pop to HH Ratio	2.842	3.089	3.362	2.873	2.870	2.593
K-12 to HH Ratio	0.536	0.699	0.708	0.507	0.539	0.454
Pop/Job Ratio	0.414	0.344	0.372	0.414	0.411	0.434
Employee to HH Ratio	1.176	1.063	1.252	1.188	1.179	1.125
Resid & Job split calculation						
Population Count	164,730	4,151	8,626	42,198	219,705	27,437
Job Count times 2/3	45,441	953	2,141	11,637	60,172	7,934
Total	210,171	5,104	10,767	53,835	279,877	35,371
Percentage Pop	78.4%	81.3%	80.1%	78.4%	78.5%	77.6%
Percentage Jobs	21.6%	18.7%	19.9%	21.6%	21.5%	22.4%
1992 INFORMATION (for Base Year projection information)						
Population	180,300	5,675	9,575	48,100	243,650	30,150
K-12 Students	33,971	1,284	2,017	8,482	45,753	5,278
Dwelling Units	63,436	1,837	2,848	16,743	84,865	11,629
Jobs	74,603	1,954	3,565	19,897	100,020	13,078
Population per Acre (Coop Ext.)	8.5	5.4	7.9	6.9	14.2	6.2
Resid. occupied acres	11,641	701	715	4,156	17,212	2,956
Employee acres @ 14 jobs/ac	5,329	140	255	1,421	7,144	934
Vacant Open Space @20%	4,242	210	242	1,394	6,089	973
Total Acres	21,212	1,051	1,212	6,971	30,446	4,863
1993 INFORMATION (for City Cost/Revenue information)						
Population (1993)	178,100	5,275	9,350	47,000	239,725	31,500
Jobs (1993 est.)	73,693	1,816	3,482	19,442	98,433	13,663
Jobs as Equivalent population (2/3)	49,129	1,211	2,321	12,962	65,622	9,109
Pop as % of pop/job equ total	78.4%	81.3%	80.1%	78.4%	78.5%	77.6%
Jobs as % of pop/job equ total	21.6%	18.7%	19.9%	21.6%	21.5%	22.4%
Acres	21,212	1,051	1,212	6,971	30,446	4,863
Pop acres as % of Total	54.9%	66.7%	59.0%	59.6%	56.5%	60.8%
Job acres as % of Total	25.1%	13.3%	21.0%	20.4%	23.5%	19.2%

Appendix A: Demographic Information - Cities

City name	TULARE COUNTY			YOLO COUNTY				
	1 Tulare	2 Visalia	Tulare Co. Cities	1 Davis	2 West Sacto	3 Winters	4 Woodland	Yolo Co. Cities Total
Population (1993)-Fiscal Info.year	38,200	86,600	124,800	50,400	30,650	4,900	42,050	128,000
Population (1992)-Base Year	36,350	83,600	119,950	48,850	30,100	4,860	41,850	125,660
1990 Census Information (for appropriate ratios)								
Population	33,249	75,636	108,885	46,209	28,898	4,739	39,802	119,648
K-12 ADA	7,590	15,646	23,236	4,649	4,560	838	6,725	16,772
Employed	12,470	31,197	43,667	24,040	11,171	2,037	18,400	55,648
Occ House	10,859	26,111	36,970	17,926	11,052	1,533	14,198	44,709
Census Ratios								
Pop to HH Ratio	3.062	2.897	2.945	2.578	2.615	3.091	2.803	2.676
K-12 to HH Ratio	0.699	0.599	0.629	0.259	0.413	0.547	0.474	0.375
Pop/Job Ratio	0.375	0.412	0.401	0.520	0.387	0.430	0.462	0.465
Employee to HH Ratio	1.148	1.195	1.181	1.341	1.011	1.329	1.296	1.245
Resid & Job split calculation								
Population Count	33,249	75,636	108,885	46,209	28,898	4,739	39,802	119,648
Job Count times 2/3	8,313	20,798	29,111	16,027	7,447	1,358	12,267	37,099
Total	41,562	96,434	137,996	62,236	36,345	6,097	52,069	156,747
Percentage Pop	80.0%	78.4%	78.9%	74.2%	79.5%	77.7%	76.4%	76.3%
Percentage Jobs	20.0%	21.6%	21.1%	25.8%	20.5%	22.3%	23.6%	23.7%
1992 INFORMATION (for Base Year projection information)								
Population	36,350	83,600	119,950	51,400	30,550	4,980	42,450	129,380
K-12 Students	8,298	17,293	25,591	5,171	4,821	881	7,172	18,045
Dwelling Units	11,872	28,860	40,732	19,940	11,684	1,611	15,143	48,377
Jobs	13,633	34,482	48,115	26,741	11,810	2,141	19,624	60,315
Population per Acre (Coop Ext.)	3.7	5.0	6.7	8.6	2.2	3.2	6.8	7.3
Resid. occupied acres	6,886	10,913	17,799	2,871	10,266	1,092	3,592	17,821
Employee acres @ 14 jobs/ac	974	2,463	3,437	1,910	844	153	1,402	4,308
Vacant Open Space @20%	1,965	3,344	5,309	1,195	2,777	311	1,249	5,532
Total Acres	9,824	16,720	26,544	5,977	13,886	1,556	6,243	27,662
1993 INFORMATION (for City Cost/Revenue Information)								
Population (1993)	38,200	86,600	124,800	50,400	30,650	4,900	42,050	128,000
Jobs (1993 est.)	14,327	35,719	50,046	26,220	11,848	2,106	19,439	59,614
Jobs as Equivalent population (2/3)	9,551	23,813	33,364	17,480	7,899	1,404	12,959	39,743
Pop as % of pop/job equ total	80.0%	78.4%	78.9%	74.2%	79.5%	77.7%	76.4%	76.3%
Jobs as % of pop/job equ total	20.0%	21.6%	21.1%	25.8%	20.5%	22.3%	23.6%	23.7%
Acres	9,824	16,720	26,544	5,977	13,886	1,556	6,243	27,662
Pop acres as % of Total	70.1%	65.3%	67.1%	48.0%	73.9%	70.2%	57.5%	64.4%
Job acres as % of Total	9.9%	14.7%	12.9%	32.0%	6.1%	9.8%	22.5%	15.6%

Appendix B: Detail of Agricultural Private Sector Impacts

Kern County Crop Information

Area Name	Sectors	Cotton-10	Alfalfa-13	Vegetable-18	Pasture-13	Almond-17	Vineyard-16	Citrus-16	Apples-16	Roses-23	Other Acres	Total
Delano	13.97	25%				25%	50%					100%
Wasco	3.75	50%				40%	33%					100%
Shafter	2.79	34%				40%	20%					100%
Lemo	8.07	40%				40%	50%					100%
Kern Front	3.1											100%
Rosedale	35.38	70%			15%	15%						100%
NE Bakersfield	9.31	75%										100%
South Bakersfield	9.31	75%										100%
SE Bakersfield	6.21	20%	25%									100%
Rio Bravo	4.35											100%
Edison	3.73	25%		25%								100%
Avila	1.55	50%			30%		50%					100%
Bullton/Hollow	0.62	100%										100%
Lost Hills	0.62	70%										100%
Taft	1.55				100%							100%
Tehachapi	7.45		30%		60%							100%
Total	111.8	52.3	6.9	0.9	17.5	14.6	15.6	2.8	0.7	0.4		111.8
Acres	71,520	33,456	4,410	597	11,227	9,362	9,967	1,787	477	239		71,520

Non-average Commodities

Commodity	Total	% affected
Livestock	35,132,000	\$2,099,982
Milk	87,777,000	\$5,246,376
Chickens	2,119,000	\$128,060
Total Non Ac	125,022,000	\$7,473,000

Direct and Indirect Impacts by MO sector

Area Urbanized	182,287 (See Table 1)	254.8%	254.8%	254.8%	254.8%	254.8%	254.8%	254.8%	254.8%	254.8%	254.8%	254.8%
Percent Df	254.8%	254.8%	254.8%	254.8%	254.8%	254.8%	254.8%	254.8%	254.8%	254.8%	254.8%	254.8%
Adj Acres	162,257	85,298	11,237	1,921	26,609	23,857	25,395	4,554	1,215	608		162,257
In Acres	3,049,126	274,623	94,052	102,209	2,235,216	72,951	78,407	38,654	6,227	1,923		3,049,126
% Affected	5.98%	31.05%	11.94%	1.49%	1.28%	32.98%	32.96%	11.78%	23.25%	33.37%		5.98%
Value	\$1,136.12	\$1,136.12	\$879.11	\$3,044.04	\$5.48	\$2,684.96	\$4,907.03	\$5,578.61	\$10,748.80	\$20,564.45		\$1,136.12
Total Value	\$96,963,665	\$96,963,665	\$9,878,659	\$4,629,515	\$156,739	\$54,054,656	\$124,629,038	\$27,224,002	\$13,060,299	\$12,510,155		\$96,963,665

Kern Co: Compact Density 2040

Agre Urbanized	82,006 (See Table 1)	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%
Percent Df	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%
Adj Acres	82,006	38,362	5,056	684	12,873	10,734	11,428	2,049	547	274		82,006
In Acres	3,049,128	274,623	94,082	102,209	2,235,216	72,951	78,487	38,654	5,227	1,823		3,049,128
% Affected	2.88%	13.97%	3.37%	0.87%	0.88%	1.47%	14.86%	5.30%	10.48%	15.07%		2.88%
Value	\$1,136.12	\$1,136.12	\$879.11	\$3,044.04	\$5.48	\$2,684.96	\$4,907.03	\$5,978.61	\$10,748.80	\$20,564.45		\$1,136.12
Total Value	\$43,583,606	\$43,583,606	\$4,444,873	\$2,083,037	\$70,524	\$28,821,204	\$56,076,469	\$12,249,359	\$5,876,443	\$5,626,908		\$43,583,606

Non-average Commodities

Commodity	Total	% affected
Livestock	35,132,000	\$944,872
Milk	87,777,000	\$2,360,582
Chickens	2,119,000	\$56,990
Total Non Ac	125,022,000	\$3,362,454

Direct and Indirect Impacts by MO sector

Area Urbanized	182,196,877	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%
Percent Df	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%
Adj Acres	182,196,877	89,488	11,237	1,921	26,609	23,857	25,395	4,554	1,215	608		182,196,877
In Acres	3,049,128	274,623	94,052	102,209	2,235,216	72,951	78,407	38,654	6,227	1,923		3,049,128
% Affected	5.98%	31.05%	11.94%	1.49%	1.28%	32.98%	32.96%	11.78%	23.25%	33.37%		5.98%
Value	\$1,136.12	\$1,136.12	\$879.11	\$3,044.04	\$5.48	\$2,684.96	\$4,907.03	\$5,578.61	\$10,748.80	\$20,564.45		\$1,136.12
Total Value	\$96,963,665	\$96,963,665	\$9,878,659	\$4,629,515	\$156,739	\$54,054,656	\$124,629,038	\$27,224,002	\$13,060,299	\$12,510,155		\$96,963,665

Kern Co: Compact Density 2040

Agre Urbanized	82,006 (See Table 1)	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%
Percent Df	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%	114.7%
Adj Acres	82,006	38,362	5,056	684	12,873	10,734	11,428	2,049	547	274		82,006
In Acres	3,049,128	274,623	94,082	102,209	2,235,216	72,951	78,487	38,654	5,227	1,823		3,049,128
% Affected	2.88%	13.97%	3.37%	0.87%	0.88%	1.47%	14.86%	5.30%	10.48%	15.07%		2.88%
Value	\$1,136.12	\$1,136.12	\$879.11	\$3,044.04	\$5.48	\$2,684.96	\$4,907.03	\$5,978.61	\$10,748.80	\$20,564.45		\$1,136.12
Total Value	\$43,583,606	\$43,583,606	\$4,444,873	\$2,083,037	\$70,524	\$28,821,204	\$56,076,469	\$12,249,359	\$5,876,443	\$5,626,908		\$43,583,606

Non-average Commodities

Commodity	Total	% affected
Livestock	35,132,000	\$944,872
Milk	87,777,000	\$2,360,582
Chickens	2,119,000	\$56,990
Total Non Ac	125,022,000	\$3,362,454

Direct and Indirect Impacts by MO sector

Area Urbanized	182,196,877	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%
Percent Df	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%	2,564%
Adj Acres	182,196,877	89,488	11,237	1,921	26,609	23,857	25,395	4,554	1,215	608		182,196,877
In Acres	3,049,128	274,623	94,052	102,209	2,235,216	72,951	78,407	38,654	6,227	1,923		3,049,128
% Affected	5.98%	31.05%	11.94%	1.49%	1.28%	32.98%	32.96%	11.78%	23.25%	33.37%		5.98%
Value	\$1,136.12	\$1,136.12	\$879.11	\$3,044.04	\$5.48	\$2,684.96	\$4,907.03	\$5,578.61	\$10,748.80	\$20,564.45		\$1,136.12
Total Value	\$96,963,665	\$96,963,665	\$9,878,659	\$4,629,515	\$156,739	\$54,054,656	\$124,629,038	\$27,224,002	\$13,060,299	\$12,510,155		\$96,963,665

**Appendix B: Detail of Agricultural Private Sector Impacts
Kings County Crop Information**

Area Name	Sections	Cotton-10	Alfalfa/Silage-13	Grain-13	Walnuts-17	Stone Fruit-16	Grazing-13	Other	Total
Stone Land Co	0.0	70%		30%					100%
Excelsior	0.0	50%	50%						100%
Lemoore	5.0	70%	30%						100%
Armona	0.5	40%	40%		10%	10%			100%
North Hanford	3.0	50%			25%	25%			100%
South Hanford	2.0	70%	30%						100%
Stratford	1.3	70%	30%						100%
Avenal	1.0	80%					20%		100%
Kettleman City	1.0						100%		100%
Corcoran	2.0	70%		30%					100%
Total	15.75	9.7	2.7	0.6	0.8	0.8	1.2		
Acres	10,080	6,192	1,712	384	512	512	768		10,080

Kings Co: Low Density Development 2040

Acres Urbanized	25,023 (See Table 1)								
Percent Dif	248.2%	248.2%	248.2%	248.2%	248.2%	248.2%	248.2%	248.2%	248.2%
Adj Acres	25,023	15,371	4,250	953	1,271	1,271	1,907		
Irr Acre	626,302	269,395	33,970	45,338	5,468	22,118	90,000	160,013	626,302
% Affected	4.00%	5.71%	12.51%	2.10%	23.24%	5.75%	2.12%		
Val/Ac		\$907.25	\$601.85	\$291.54	\$1,858.81	\$3,353.78	\$2.00		
Total Value		\$13,945,608	\$2,557,845	\$277,916	\$2,382,571	\$4,262,692	\$3,813		\$23,410,445

Non-acreage Commodities	Total	% affected
Livestock	105,980,000	\$4,234,279
Milk	218,507,000	\$8,730,134
Chickens	4,169,000	\$166,566
Totl non Ac	328,656,000	\$13,130,980
		\$36,541,425

Direct and indirect impacts by I/O sector

	Sales			Income			Jobs			
	Direct \$\$	Type III mult	D & I \$Total	Direct \$\$	Type III mult	D & I \$Total	Dir Job/\$1M	Direct Jobs	I&I Job/\$1M	I & I Jobs
1 Dairy	\$8,730,134	2.1015	\$9,616,243	\$3,262,372	0.6392	\$5,580,302	12.1392	41	17.8278	60
2 Poultry/Egg	\$166,566	2.3137	\$218,818	\$57,832	0.7055	\$117,513	10.7594	1	24.8342	1
5 Feed lot cattle	\$4,234,279	2.0479	\$4,437,101	\$2,632,028	0.6214	\$2,631,181	14.2586	38	17.1139	45
10 Cotton	\$13,945,608	2.4042	\$19,582,423	\$5,674,468	0.7687	\$10,719,989	11.1627	63	25.6962	146
11 Food grain	\$277,916	2.5548	\$432,104	\$160,385	0.9006	\$250,291	27.6538	4	26.0327	4
13 Hay/pasture	\$2,561,658	2.1711	\$2,999,957	\$1,452,716	0.6715	\$1,720,153	17.7878	26	19.4771	28
16 Fruits/Vines	\$4,262,692	2.6308	\$6,951,598	\$1,619,823	0.9111	\$3,883,312	20.7223	34	28.2131	46
17 Nuts	\$2,362,571	2.8242	\$4,309,803	\$1,115,843	1.0273	\$2,427,070	25.6672	29	32.3600	36
18 Vegetables	\$0	2.3275	\$0	\$0	0.7396	\$0	8.4420	0	22.7204	0
Total All	\$36,541,425	2.3286	\$48,548,047	\$16,065,466		\$27,329,811		235		366
	\$0	Sales	\$5,089,472		Income	\$3,385,277			Jobs	691

Kings Co: Compact Density 2040

Acres Urbanized	11,293 (See Table 1)								
Percent Dif	112.0%	112.0%	112.0%	112.0%	112.0%	112.0%	112.0%	112.0%	112.0%
Adj Acres	11,293	6,937	1,918	430	574	574	860	11,293	
Irr Acre	626,302	269,395	33,970	45,338	5,468	22,118	90,000	160,013	626,302
% Affected	1.80%	2.58%	5.65%	0.95%	10.49%	2.59%	0.96%	7.06%	
Val/Ac		\$907.25	\$601.85	\$291.54	\$1,858.81	\$3,353.78	\$2.00	\$0.00	
Total Value		\$6,293,720	\$1,154,368	\$125,425	\$1,066,240	\$1,923,773	\$1,721	\$0	\$10,565,246

Non-acreage Commodities	Total	% affected
Livestock	105,980,000	\$1,910,951
Milk	218,507,000	\$3,939,952
Chickens	4,169,000	\$75,172
Totl non Ac	328,656,000	\$5,926,074
		\$16,491,320

Direct and indirect impacts by I/O sector

	Sales			Income			Jobs			
	Direct \$\$	Type III mult	D & I \$Total	Direct \$\$	Type III mult	D & I \$Total	Dir Job/\$1M	Direct Jobs	I&I Job/\$1M	I & I Jobs
1 Dairy	\$3,939,952	2.1015	\$4,339,857	\$1,512,941	0.6392	\$2,518,417	12.1392	18	17.8278	27
2 Poultry/Egg	\$75,172	2.3137	\$98,754	\$26,100	0.7055	\$53,034	10.7594	0	24.8342	1
5 Feed lot cattle	\$1,910,951	2.0479	\$2,002,485	\$1,187,847	0.6214	\$1,187,465	14.2586	17	17.1139	20
10 Cotton	\$6,293,720	2.4042	\$8,837,641	\$2,580,915	0.7687	\$4,837,982	11.1627	29	25.6962	66
11 Food grain	\$125,425	2.5548	\$195,010	\$72,383	0.9006	\$112,958	27.6538	2	26.0327	2
13 Hay/pasture	\$1,156,088	2.1711	\$1,353,895	\$655,618	0.6715	\$776,313	17.7878	12	19.4771	13
16 Fruits/Vines	\$1,923,773	2.6308	\$3,137,289	\$731,034	0.9111	\$1,752,557	20.7223	15	28.2131	21
17 Nuts	\$1,066,240	2.8242	\$1,945,035	\$503,585	1.0273	\$1,095,348	25.6672	13	32.3600	16
18 Vegetables	\$0	2.3275	\$0	\$0	0.7396	\$0	8.4420	0	22.7204	0
Total All	\$16,491,320	2.3286	\$21,909,967	\$7,250,422		\$12,334,075		106		165
	\$0	Sales	\$8,401,287		Income	\$19,584,497			Jobs	271

**Appendix B: Detail of Agricultural Private Sector Impacts
Madera County Crop Information**

Area Name	Sections	Cotton-10	Vineyard-17	Pistachios-17	Stone Fruit-16	Citrus-16	Grazing-13	Idle	Total
NW Madera	5.1	10%	90%						100%
SE Madera	5.1		60%		40%				100%
Madera Ranchos	2.1		50%	20%		30%			100%
Rio Mesa	3.0		30%			10%	60%		100%
Chowchilla	1.0							100%	100%
Yosemite Lakes/ Oakhurst	15.0						100%		100%
Total	31.3	0.5	9.8	0.4	2.0	0.9	16.8	1.0	31.3
Acres	20,032	326	6,144	269	1,306	595	10,752	640	20,032

Madera Co: Low Density Development 2040

Acres Urbanized	(See Table 1)								
Percent Dif	220.0%	220.0%	220.0%	220.0%	220.0%	220.0%	220.0%	220.0%	220.0%
Adj Acres	44,078	718	13,519	591	2,873	1,310	23,658		
Irr Acres	706,256	46,240	122,448	16,282	4,697	4,963	403,000	108,626	706,256
% Affected	6.24%	1.55%	11.04%	3.63%	61.16%	26.39%	5.87%		
Val/Ac		\$946.93	\$1,664.50	\$1,936.19	\$3,656.59	\$5,088.45	\$8.21		
Total Value		\$680,088	\$22,502,627	\$1,145,181	\$10,504,706	\$6,664,175	\$194,199		\$41,690,976

Non-acreage Commodities

	Total	% affected
Livestock	\$25,954,000	\$1,619,810
Milk	\$52,039,000	\$3,247,795
Chickens	\$24,963,000	\$1,557,961
Total non Ac	\$102,956,000	\$6,425,566
		\$48,116,542

Direct and indirect impacts by IO sector

	Sales			Income			Jobs			
	Direct \$\$	Type III mult	D & I \$Total	Direct \$\$	Type III mult	D & I \$Total	Dir Job/\$1M	Direct Jobs	I&I Job/\$1M	I & I Jobs
1 Dairy	\$3,247,795	2.1015	\$3,577,447	\$1,247,153	0.6392	\$2,075,991	12.1392	15	17.8278	22
2 Poultry/Egg	\$1,557,961	2.3137	\$2,046,693	\$540,924	0.7055	\$1,099,141	10.7594	6	24.8342	13
5 Feed lot cattle	\$1,819,810	2.0479	\$1,697,399	\$1,006,874	0.6214	\$1,006,550	14.2586	14	17.1139	17
10 Cotton	\$680,088	2.4042	\$954,980	\$276,728	0.7687	\$522,784	11.1627	3	25.6962	7
11 Food grain	\$0	2.5548	\$0	\$0	0.9006	\$0	27.6538	0	26.0327	0
13 Hay/pasture	\$194,199	2.1711	\$227,427	\$110,130	0.6715	\$130,405	17.7878	2	19.4771	2
16 Fruits/Vines	\$17,168,881	2.6308	\$27,999,011	\$6,524,175	0.911	\$15,640,850	20.7223	135	28.2131	184
17 Nuts	\$23,647,808	2.8242	\$43,138,332	\$11,168,860	1.0273	\$24,293,393	25.6672	287	32.3600	361
18 Vegetables	\$0	2.3275	\$0	\$0	0.7396	\$0	8.4420	0	22.7204	0
Total All	\$48,116,542	2.6552	\$79,641,287	\$20,874,844		\$44,769,114		462		608
	\$0	Sales	127,757,830		Income	65,643,968			Jobs	1,070

Madera Co: Compact Density 2040

Acres Urbanized	(See Table 1)								
Percent Dif	66.0%	66.0%	66.0%	66.0%	66.0%	66.0%	66.0%	66.0%	66.0%
Adj Acres	13,226	216	4,057	177	862	393	7,099		
Irr Acres	706,256	46,240	122,448	16,282	4,697	4,963	403,000	108,626	706,256
% Affected	1.87%	0.47%	3.31%	1.09%	18.35%	7.92%	1.76%		
Val/Ac		\$946.93	\$1,664.50	\$1,936.19	\$3,656.59	\$5,088.45	\$8.21		
Total Value		\$204,067	\$6,752,115	\$343,622	\$3,152,031	\$1,999,646	\$58,271		\$12,509,752

Non-acreage Commodities

	Total	% affected
Livestock	\$25,954,000	\$486,038
Milk	\$52,039,000	\$974,530
Chickens	\$24,963,000	\$467,480
Total non Ac	\$102,956,000	\$1,928,049
		\$1,928,049

Direct and indirect impacts by IO sector

	Sales			Income			Jobs			
	Direct \$\$	Type III mult	D & I \$Total	Direct \$\$	Type III mult	D & I \$Total	Dir Job/\$1M	Direct Jobs	I&I Job/\$1M	I & I Jobs
1 Dairy	\$974,530	2.1015	\$1,073,445	\$374,220	0.6392	\$622,920	12.1392	5	17.8278	7
2 Poultry/Egg	\$467,480	2.3137	\$614,129	\$162,309	0.7055	\$329,807	10.7594	2	24.8342	4
5 Feed lot cattle	\$486,038	2.0479	\$509,320	\$302,122	0.6214	\$302,024	14.2586	4	17.1139	5
10 Cotton	\$204,067	2.4042	\$286,550	\$83,035	0.7687	\$156,866	11.1627	1	25.6962	2
11 Food grain	\$0	2.5548	\$0	\$0	0.9006	\$0	27.6538	0	26.0327	0
13 Hay/pasture	\$58,271	2.1711	\$68,241	\$33,046	0.6715	\$39,129	17.7878	1	19.4771	1
16 Fruits/Vines	\$5,151,677	2.6308	\$8,401,355	\$1,957,637	0.911	\$4,693,178	20.7223	41	28.2131	55
17 Nuts	\$7,095,737	2.8242	\$12,944,044	\$3,351,317	1.0273	\$7,289,451	25.6672	86	32.3600	108
18 Vegetables	\$0	2.3275	\$0	\$0	0.7396	\$0	8.4420	0	22.7204	0
Total All	\$14,437,801	2.6552	\$23,897,084	\$6,263,685		\$13,433,375		139		182
		Sales	38,334,885		Income	19,697,060			Jobs	321

Appendix B: Detail of Agricultural Private Sector Impacts
Merced County Crop Information

	Sections	Irr Pasture-13	Peaches-16	Almonds-17	Vines-16	Alfalfa-13	Corn-11	Wheat-11	Veg-18	Total
Merced North	8.00	30%		20%		20%	10%	10%		100%
Merced South	8.00	40%		5%		20%	20%	10%	5%	100%
Atwater	13.00		10%	55%		15%	10%		10%	100%
Livingston/Delhi	4.00		10%	70%	10%				10%	100%
Hillmar/99 NW	2.00			20%		30%	30%	10%	10%	100%
Total	33.00	4.8	1.7	12.3	0.4	5.4	3.9	1.6	3.0	33.00
Acres	21,120	3,072	1,088	7,840	256	3,424	2,496	1,024	1,920	

Merced Co: Low Density Development 2040

Acres Urbanized	(See Table 1)									
Percent Dif	262.3%	262.3%	262.3%	262.3%	262.3%	262.3%	262.3%	262.3%	262.3%	262.3%
Adj Acres	55,388	8,058	2,854	20,564	671	8,981	6,547	2,686	5,036	
Irr Acres	1,115,420	80,000	5,807	88,837	14,570	70,500	48,500	11,700	45,270	221,236
% Affected	4.97%	10.07%	49.14%	29.87%	4.61%	12.74%	14.08%	22.96%	11.12%	564,420
Val/Ac		\$120.00	\$3,147.41	\$2,209.57	\$2,138.44	\$83.43	\$500.24	\$318.03	\$3,358.16	
Total Value		\$866,947	\$8,982,188	\$45,438,451	\$1,435,940	\$749,324	\$3,275,067	\$854,228	\$16,912,315	\$78,614,460

Non-acreage Commodities	Total	% affected
Livestock	\$204,888,000	\$10,175,885
Milk	\$336,502,000	\$16,712,573
Chickens	\$17,473,000	\$867,807
Total non Ac	\$558,863,000	\$27,758,264
		\$106,370,725

Direct and Indirect Impacts by I/O sector

	Sales			Income			Jobs			
	Direct \$	Type III mult	D & I \$Total	Direct \$	Type III mult	D & I \$Total	Dir Job/\$1M	Direct Jobs	I&I Job/\$1M	I & I Jobs
1 Dairy	\$16,712,573	2.1015	\$18,408,899	\$6,417,628	0.6382	\$10,882,676	12.1392	78	17.8278	114
2 Poultry/Egg	\$867,807	2.3137	\$1,140,038	\$301,303	0.7055	\$812,238	10.7594	3	24.8342	7
5 Feed lot cattle	\$10,175,885	2.0479	\$10,883,310	\$6,325,330	0.6214	\$8,323,295	14.2586	90	17.1139	108
10 Cotton	\$0	2.4042	\$0	\$0	0.7687	\$0	11.1627	0	25.6962	0
11 Food grain	\$4,129,295	2.5548	\$8,420,228	\$2,383,016	0.9006	\$3,718,843	27.8538	66	26.0327	82
13 Hay/pasture	\$1,716,271	2.1711	\$2,009,925	\$873,297	0.6715	\$1,152,478	17.7878	17	19.4771	19
16 Fruits/Vines	\$10,418,128	2.6308	\$16,989,853	\$3,958,989	0.911	\$8,490,915	20.7223	82	28.2131	112
17 Nuts	\$45,438,451	2.8242	\$82,888,822	\$21,460,560	1.0273	\$46,678,920	25.8672	551	32.3600	694
18 Vegetables	\$16,912,315	2.3275	\$22,451,066	\$5,565,643	0.7396	\$12,506,348	8.4420	47	22.7204	126
Total All	\$106,370,725	2.5133	\$180,972,203	\$47,385,886		\$91,167,712		834		1,244
	(\$0)	Sales	267,342,928		Income	188,563,988			Jobs	2,178

Merced Co: Compact Density 2040

Acres Urbanized	(See Table 1)									
Percent Dif	117.2%	117.2%	117.2%	117.2%	117.2%	117.2%	117.2%	117.2%	117.2%	117.2%
Adj Acres	24,747	3,900	1,275	9,188	300	4,012	2,925	1,200	2,250	
Irr Acres	564,420	80,000	5,807	88,837	14,570	70,500	46,500	11,700	45,270	
% Affected	4.38%	4.50%	21.95%	13.35%	2.06%	5.69%	6.29%	10.26%	4.97%	
Val/Ac	1.13	\$120.00	\$3,147.41	\$2,209.57	\$2,138.44	\$83.43	\$500.24	\$318.03	\$3,358.16	
Total Value		\$431,948	\$4,012,459	\$20,297,941	\$841,453	\$334,733	\$1,463,015	\$381,595	\$7,554,948	\$35,118,092

Non-acreage Commodities	Total	% affected
Livestock	\$204,888,000	\$8,983,316
Milk	\$336,502,000	\$14,753,833
Chickens	\$17,473,000	\$796,104
Total non Ac	\$558,863,000	\$24,503,353
		\$59,621,445

Direct and Indirect Impacts by I/O sector

	Sales			Income			Jobs			
	Direct \$	Type III mult	D & I \$Total	Direct \$	Type III mult	D & I \$Total	Dir Job/\$1M	Direct Jobs	I&I Job/\$1M	I & I Jobs
1 Dairy	\$14,753,933	2.1015	\$16,251,457	\$5,865,510	0.6382	\$9,430,714	12.1392	69	17.8278	101
2 Poultry/Egg	\$766,104	2.3137	\$1,008,431	\$265,961	0.7055	\$540,486	10.7594	3	24.8342	7
5 Feed lot cattle	\$8,983,316	2.0479	\$9,413,617	\$5,584,029	0.6214	\$5,582,233	14.2586	80	17.1139	96
10 Cotton	\$0	2.4042	\$0	\$0	0.7687	\$0	11.1627	0	25.6962	0
11 Food grain	\$1,844,809	2.5548	\$2,867,999	\$1,064,524	0.9006	\$1,661,255	27.8538	29	26.0327	28
13 Hay/pasture	\$766,680	2.1711	\$897,859	\$434,784	0.6715	\$514,826	17.7878	8	19.4771	8
16 Fruits/Vines	\$4,853,912	2.6308	\$7,589,800	\$1,788,487	0.911	\$4,239,714	20.7223	37	28.2131	50
17 Nuts	\$20,297,941	2.8242	\$37,027,504	\$9,588,718	1.0273	\$20,852,075	25.8672	246	32.3600	310
18 Vegetables	\$7,554,949	2.3275	\$10,029,195	\$2,486,334	0.7396	\$5,587,640	8.4420	21	22.7204	56
Total All	\$59,621,445	2.4271	\$85,063,862	\$26,856,377		\$48,406,943		492		656
		Sales	144,708,107		Income	76,266,320			Jobs	1,148

Appendix B: Detail of Agricultural Private Sector Impacts

Sacramento County Crop Information

Area Name	Sections	Wheat-11	Com-11	Trees-16	Safflower-11	Tomatoes-18	Asparagus-18	Alfalfa-13	Pasture-13	Vines-16	Seed-11	Rice-11	Total
Delta	7.00	25%	20%	15%	15%	10%	5%	5%	5%	5%			100%
SW County	3.00	25%									20%		100%
Galt	10.00	15%										15%	100%
East Sacramento	30.00	5%											100%
Elk Grove	31.00	5%											100%
Laguna	6.00	10%											100%
North Natomas	15.00	10%		35%							20%		100%
Rio Lindal/Everta	14.00	10%										10%	100%
Total	116.00	11.3	8.4	6.3	3.2	1.9	0.4	6.8	66.6	1.7	5.0	5.8	116.0
Acres	74,240	5,376	4,032	2,016	1,216	224	224	4,192	41,984	1,088	3,200	3,712	
Sacramento Co: Low Density Development 2040	166,803	(See Table 1)											
Acres Urbanized	224.8%	224.8%	224.8%	224.8%	224.8%	224.8%	224.8%	224.8%	224.8%	224.8%	224.8%	224.8%	224.8%
Percent Df	198,803	16,187	4,532	2,784	504	9,424	94,387	117,000	117,000	7,184	7,184	8,343	8,343
Adj Acres	255,637	22,000	8,010	8,000	34,194	860	14,000	67,326	67,326	11,410	11,410	9,800	9,800
Irr Acres	66.21%	73.59%	35.09%	50.36%	34.19%	51.39%	90.67%	87.32%	90.67%	55.88%	83.05%	85.15%	85.15%
% Affected	\$476.75	\$41,901.19	\$900.00	\$1,786.52	\$2,827.63	\$347.86	\$347.86	\$3,278.268	\$10,275.224	\$3,663.34	\$878.151	\$962.57	\$9,538,841
Val/AC	\$5,958,416	\$5,762,082	\$2,719,368	\$4,863,901	\$1,478,351	\$1,278,268	\$1,278,268	\$10,275,224	\$3,663,34	\$5,960,509	\$4,668,960	\$8,267,503	\$3,538,841
Total Value													

Non-merchandise Commodities

Cheebuck	\$18,843,000	% affected	
Milk	\$34,384,000		
Chickens	\$18,160,000		
Total non Ac	\$68,387,000		

Direct and Indirect Impacts by MO sector

	Direct \$\$	Type III mult	D, E, I, S Total	Income	Jobs	Jobs \$1M	Jobs \$1M	Jobs \$1M	I & J Jobs
1 Dairy	\$22,429,168	2.1015	\$47,105,762	0.5392	12,1392	105	17,8278	154	
2 Poultry/Egg	\$9,896,220	2.9137	\$28,847,496	0.7055	10,7594	37	24,8342	85	
5 Feed lot cattle	\$12,287,988	2.0479	\$24,878,593	0.8214	14,2598	109	17,1136	131	
10 Cotton	\$0	2.4042	\$0	0.7867	\$0	0	25,8682	0	
11 Food grain	\$27,224,259	2.5548	\$69,208,278	0.9006	\$24,518,168	27,8538	464	26,0307	406
13 Hay/pasture	\$13,553,321	2.1711	\$29,212,528	0.8715	\$8,101,189	17,7878	150	19,4771	150
18 Fruits/Vines	\$46,398,829	2.8308	\$131,867,210	0.911	\$42,289,333	20,7223	385	28,2131	487
17 Nuts	\$0	2.6242	\$0	1.0273	\$0	0	32,3600	0	
18 Vegetables	\$6,380,232	2.9275	\$18,443,208	0.7396	8,4420	18	22,7204	48	
Total All	\$138,140,257	2.3963	\$326,681,107	\$109,539,851	1,205	Jobs	1,473	2,678	
	(83)	Sales	\$172,343,508	Income					

Sacramento Co: Compact Density 2040

	Direct \$\$	Type III mult	D, E, I, S Total	Income	Jobs	Jobs \$1M	Jobs \$1M	Jobs \$1M	I & J Jobs
Acres Urbanized	101.0%	101.0%	\$8,612,812	2.037	1,228	228	4,236	4,236	1,069
Percent Df	75,017	7,275	\$3,432,486	9,000	8,010	860	14,000	117,000	6,630
Adj Acres	255,837	22,000	\$14,702	27.71%	22.85%	15,346	30,29%	36,200%	18,12%
Irr Acres	29.31%	33.07%	\$4,130.78	\$600.00	\$1,796.52	\$2,831.83	\$347.86	\$108.86	\$3,663.34
Val/AC	\$345.00	\$476.75	\$16,927,202	\$1,222,260	\$2,195,141	\$663,959	\$1,473,479	\$4,818,350	\$4,027,432
Total Value	\$2,508,988								

Non-merchandise Commodities

Livestock	\$18,843,000	% affected	
Milk	\$34,384,000		
Chickens	\$18,160,000		
Total non Ac	\$68,387,000		

Direct and Indirect Impacts by MO sector

	Direct \$\$	Type III mult	D, E, I, S Total	Income	Jobs	Jobs \$1M	Jobs \$1M	Jobs \$1M	I & J Jobs
1 Dairy	\$10,081,132	2.0115	\$20,162,264	0.8392	12,1392	47	17,8278	38	
2 Poultry/Egg	\$4,444,508	2.9137	\$12,947,954	0.7055	10,7594	47	24,8342	38	
5 Feed lot cattle	\$5,623,021	2.0479	\$11,346,042	0.8214	14,2598	109	17,1136	59	
10 Cotton	\$0	2.4042	\$0	0.7867	\$0	0	25,8682	0	
11 Food grain	\$12,236,342	2.5548	\$31,020,065	0.9006	\$11,020,050	27,8538	464	26,0307	184
13 Hay/pasture	\$8,091,829	2.1711	\$17,154,141	0.8715	\$4,864,676	10,7878	81	19,4771	87
16 Fruits/Vines	\$20,854,824	2.6242	\$54,009,737	0.911	\$18,988,571	20,7223	164	28,2131	224
17 Nuts	\$0	2.6242	\$0	1.0273	\$0	0	32,3600	0	
18 Vegetables	\$2,856,700	2.9275	\$8,379,424	0.7396	8,4420	8	22,7204	21	
Total All	\$62,088,164	2.3963	\$148,762,405	\$49,234,337	541	Jobs	662	1,204	
	\$0	Sales	\$77,463,213	Income					

Appendix B: Detail of Agricultural Private Sector Impacts

San Joaquin Crop Information

Area name	# of Section	Alfalfa-13	Grains-11	Field-11	Vegetable-18	Vines-16	Almond-17	Other Tree-16	Total
Tracy	5.0	40%	0%	60%					100%
Ripon	3.0	10%		10%			80%		100%
Manteca	4.0			20%			80%		100%
Lathrop	6.0			50%	40%	10%			100%
SE Stockton	7.0			100%					100%
E Stockton	2.0			20%	20%			60%	100%
NE Stockton	3.0			20%	20%			60%	100%
N Stockton	3.0			90%	10%				100%
W Stockton	1.5			100%					100%
Lodi	3.0			5%	5%	90%			100%
Lockford	2.0			50%				50%	100%
Thornon	0.5			90%	5%	5%			100%
Escolan	1.5			10%			90%		100%

Total	41.5	2.3	0.0	21.1	3.9	3.3	7.0	4.0	41.5
Acres	26,560	1,472	0	13,472	2,480	2,128	4,448	2,560	26,560

San Joaquin Co: Low Density Development 2040

Acres Urbanized	113,488 (See Table 1)								
Percent Dif	427.3%	427.3%	427.3%	427.3%	427.3%	427.3%	427.3%	427.3%	427.3%
Adj Acres	113,488	6,290	0	57,564	10,597	9,093	19,006	10,939	113,488
Irr Acre	728,470	70,300		274,700	86,800	53,100	32,300	61,600	578,800
% Affected	15.58%	8.95%		20.96%	12.21%	17.12%	58.84%	17.76%	
Val/Ac		\$819.40		\$449.25	\$2,121.31	\$2,871.47	\$2,000.00	\$3,642.58	
Total Value		\$5,153,793		\$25,860,695	\$22,479,072	\$26,109,444	\$38,011,643	\$39,844,728	157,459,376

Non-acreage Commodities	Total	% affected
Livestock	43,922,000	\$6,842,588
Milk	185,927,000	\$28,965,480
Chickens	19,063,000	\$2,969,816
Totl non Ac	248,912,000	\$38,777,884

Direct and Indirect Impacts by IO sector

	Direct \$	Sales	D & I \$Total	Direct \$	Income	D & I \$Total	Dir Job/\$1M	Direct Jobs	I&I Job/\$1M	I & I Jobs
1 Dairy	\$28,965,480	2.1015	\$31,905,476	\$11,122,744	0.6392	\$18,514,735	12.1392	135	17.8278	198
2 Poultry/Egg	\$2,969,816	2.3137	\$3,901,447	\$1,031,120	0.7055	\$2,095,205	10.7594	11	24.8342	26
5 Feed lot cattle	\$6,842,588	2.0479	\$7,170,348	\$4,253,353	0.6214	\$4,251,984	14.2596	61	17.1139	73
11 Food grain	\$25,860,695	2.5548	\$40,208,209	\$14,924,207	0.9006	\$23,290,142	27.6538	413	26.0327	389
13 Hay/pasture	\$5,153,793	2.1711	\$6,035,607	\$2,922,716	0.6715	\$3,460,772	17.7878	52	19.4771	57
16 Fruits/Vines	\$65,954,172	2.6308	\$107,558,063	\$28,062,585	0.911	\$60,084,251	20.7223	519	28.2131	707
17 Nuts	\$38,011,643	2.8242	\$69,340,840	\$17,952,899	1.0273	\$39,049,361	25.6672	461	32.3600	581
18 Vegetables	\$22,479,072	2.3275	\$29,840,968	\$7,397,863	0.7396	\$16,625,522	8.4420	62	22.7204	168
Total All	\$196,237,260	2.5082	\$295,960,959	\$84,667,488		\$167,371,972		1,714		2,198
	Sales		492,198,219		Income	252,038,460		Jobs		3,912

San Joaquin Co: Compact Density 2040

Acres Urbanized	51,118 (See Table 1)								
Percent Dif	192.5%	192.5%	192.5%	192.5%	192.5%	192.5%	192.5%	192.5%	192.5%
Adj Acres	51,118	2,833	0	25,929	4,773	4,096	8,561	4,927	51,118
Irr Acre	728,470	70,300		274,700	86,800	53,100	32,300	61,600	578,800
% Affected	7.02%	4.03%		9.44%	5.50%	7.71%	26.50%	8.00%	
Val/Ac		\$819.40		\$449.25	\$2,121.31	\$2,871.47	\$2,000.00	\$3,642.58	
Total Value		\$2,321,405		\$11,648,342	\$10,125,169	\$11,760,385	\$17,121,451	\$17,947,121	70,923,672

Non-acreage Commodities	Total	% affected
Livestock	43,922,000	\$3,082,083
Milk	185,927,000	\$13,046,819
Chickens	19,063,000	\$1,337,684
Totl non Ac	248,912,000	\$17,466,586

Direct and Indirect Impacts by IO sector

	Direct \$	Sales	D & I \$Total	Direct \$	Income	D & I \$Total	Dir Job/\$1M	Direct Jobs	I&I Job/\$1M	I & I Jobs
1 Dairy	\$13,046,819	2.1015	\$14,371,071	\$5,009,979	0.6392	\$8,339,527	12.1392	61	17.8278	89
2 Poultry/Egg	\$1,337,684	2.3137	\$1,757,315	\$464,444	0.7055	\$943,736	10.7594	5	24.8342	12
5 Feed lot cattle	\$3,082,083	2.0479	\$3,229,714	\$1,915,823	0.6214	\$1,915,206	14.2596	27	17.1139	33
11 Food grain	\$11,648,342	2.5548	\$18,110,842	\$6,722,258	0.9006	\$10,490,497	27.6538	186	26.0327	175
13 Hay/pasture	\$2,321,405	2.1711	\$2,718,597	\$1,316,469	0.6715	\$1,558,823	17.7878	23	19.4771	26
16 Fruits/Vines	\$65,954,172	2.6308	\$107,558,063	\$28,062,585	0.911	\$60,084,251	20.7223	234	28.2131	318
17 Nuts	\$38,011,643	2.8242	\$69,340,840	\$17,952,899	1.0273	\$39,049,361	25.6672	208	32.3600	262
18 Vegetables	\$22,479,072	2.3275	\$29,840,968	\$7,397,863	0.7396	\$16,625,522	8.4420	28	22.7204	76
Total All	\$88,390,458	2.5082	\$133,308,652	\$38,136,478		\$75,388,768		772		990
	Sales		221,699,110		Income	113,525,246		Jobs		1,762

Appendix B: Detail of Agricultural Private Sector Impacts
Stanislaus County Crop Information

	Sections	Almd/Wnt-17	Peaches-16	Com-11	Field Crops-11	Grapes-16	Veg-18	Total
Turlock	14.00	25%	10%	30%	35%			100%
Modesto/Ceres	34.00	45%	10%	0%	35%	5%	5%	100%
Riverbank	6.00	25%	10%	30%	30%	5%		100%
Oakdale	8.00	75%			25%			100%
Waterford/Hickman	7.00	40%	10%		50%			100%

Total	69.00	29.1	6.1	6.0	24.1	2.0	1.7	69.00
Acres	44,160	18,624	3,904	3,840	15,424	1,280	1,088	0 44,160

Stanislaus Co: Low Density Development 2040

Acres Urbanized	80,518 (See Table 1)							
Percent Dif	182.3%	182.3%	182.3%	182.3%	182.3%	182.3%	182.3%	
Adj Acres	80,516	33,957	7,118	7,001	28,122	2,334	1,984	
Irr Acre	687,080	98,900	10,300	48,200	225,280	17,500	46,900	447,080
% Affected	12.07%	34.33%	69.11%	14.53%	12.48%	13.34%	4.23%	(220,000)
Val/Ac		\$2,152.97	\$3,375.44	\$513.01	\$604.40	\$1,901.71	\$1,606.01	
Total Value		\$73,107,951	\$24,026,634	\$3,591,772	\$16,997,062	\$4,438,215	\$3,185,892	\$0 125,347,526

Non-acreage Commodities	Total	% affected
Livestock	56,003,000	\$6,759,515
Milk	313,256,000	\$37,809,738
Chickens	149,601,000	\$18,056,716
Totl non Ac	518,860,000	\$62,625,970

Direct and indirect impacts by IO sector

	Sales			Income			Jobs			
	Direct \$\$	Type III mult	D & I \$Total	Direct \$\$	Type III mult	D & I \$Total	Dir Job/\$1M	Direct Jobs	I&I Job/\$1M	I & I Jobs
1 Dairy	\$37,809,738	2.1015	\$41,647,427	\$14,518,939	0.6392	\$24,167,985	12.1392	176	17.8278	259
2 Poultry/Egg	\$18,056,716	2.3137	\$23,721,108	\$6,269,292	0.7055	\$12,739,013	10.7594	67	24.8342	156
5 Feed lot cattle	\$6,759,515	2.0479	\$7,083,296	\$4,201,715	0.6214	\$4,200,363	14.2586	60	17.1139	72
11 Food grain	\$20,588,834	2.5548	\$32,011,519	\$11,881,816	0.9006	\$18,542,304	27.6538	328	26.0327	309
13 Hay/pasture	\$0	2.1711	\$0	\$0	0.6715	\$0	17.7878	0	19.4771	0
16 Fruits/Vines	\$28,464,849	2.6308	\$46,420,476	\$10,816,643	0.911	\$25,931,477	20.7223	224	28.2131	305
17 Nuts	\$73,107,951	2.8242	\$133,363,524	\$34,528,885	1.0273	\$75,103,798	25.6672	886	32.3600	1,117
18 Vegetables	\$3,185,892	2.3275	\$4,229,271	\$1,048,477	0.7396	\$2,356,286	8.4420	9	22.7204	24
Total All	\$187,973,495	2.5347	\$288,476,621	\$83,265,767		\$163,041,226		1,751		2,242
		Sales	476,460,116			Income	246,366,992		Jobs	3,984

Stanislaus Co: Compact Density 2040

Acres Urbanized	48,094 (See Table 1)							
Percent Dif	108.9%	108.9%	108.9%	108.9%	108.9%	108.9%	108.9%	
Adj Acres	48,094	20,263	4,252	4,182	16,798	1,394	1,185	
Irr Acre	667,080	98,900	10,300	48,200	225,280	17,500	46,900	447,080
% Affected	7.21%	20.51%	41.28%	8.68%	7.46%	7.97%	2.53%	
Val/Ac		\$2,152.97	\$3,375.44	\$513.01	\$604.40	\$1,901.71	\$1,606.01	
Total Value		\$43,669,007	\$14,351,643	\$2,145,445	\$10,152,724	\$2,651,045	\$1,903,004	74,872,869
		167%						1.67

Non-acreage Commodities	Total	% affected
Livestock	56,003,000	\$4,037,609
Milk	313,256,000	\$22,584,599
Chickens	149,601,000	\$10,785,679
Totl non Ac	518,860,000	\$37,407,886

Direct and indirect impacts by IO sector

	Sales			Income			Jobs			
	Direct \$\$	Type III mult	D & I \$Total	Direct \$\$	Type III mult	D & I \$Total	Dir Job/\$1M	Direct Jobs	I&I Job/\$1M	I & I Jobs
1 Dairy	\$22,584,599	2.1015	\$24,876,835	\$8,672,486	0.6392	\$14,436,075	12.1392	105	17.8278	155
2 Poultry/Egg	\$10,785,679	2.3137	\$14,169,146	\$3,744,788	0.7055	\$7,609,296	10.7594	40	24.8342	93
5 Feed lot cattle	\$4,037,609	2.0479	\$4,231,011	\$2,509,778	0.6214	\$2,508,970	14.2586	36	17.1139	43
11 Food grain	\$12,298,169	2.5548	\$19,121,193	\$7,097,273	0.9006	\$11,075,731	27.6538	196	26.0327	185
13 Hay/pasture	\$0	2.1711	\$0	\$0	0.6715	\$0	17.7878	0	19.4771	0
16 Fruits/Vines	\$17,002,688	2.6308	\$27,727,984	\$6,461,022	0.911	\$15,489,449	20.7223	134	28.2131	182
17 Nuts	\$43,669,007	2.8242	\$79,661,003	\$20,624,872	1.0273	\$44,861,171	25.6672	529	32.3600	667
18 Vegetables	\$1,903,004	2.3275	\$2,526,238	\$626,279	0.7396	\$1,407,462	8.4420	5	22.7204	14
Total All	\$112,280,755	2.5347	\$172,313,510	\$49,736,497		\$97,388,155		1,046		1,339
		Sales	284,594,266			Income	147,124,652		Jobs	2,385

**Appendix B: Detail of Agricultural Private Sector Impacts
Sutter County Crop Information**

Area Name	Sections	Peaches-16	Walnuts-17	Almonds-17	Prunes16	Field Crops-11	Total
SE Yuba City	3.50	20%	50%	20%	5%	5%	100%
W Yuba	6.50	10%	20%	5%	60%	5%	100%
N Yuba	3.50	45%	20%		30%	5%	100%
Sutter	2.00		10%	85%		5%	100%
Total	15.50	2.9	4.0	2.7	5.1	0.8	15.50
Acres	9,920	1,872	2,528	1,744	3,280	496	0
Sutter: Low Density Development 2040							
Acre Urbanized	27,026 (See Table 1)						
Percent Dif	272.4%	272.4%	272.4%	272.4%	272.4%	272.4%	
Adj Acres	27,026	5,100	6,887	4,751	8,936	1,351	
Irr Acre	348,440	8,252	17,211	5,734	26,146	246,629	44,680
% Affected	7.76%	61.80%	40.02%	82.86%	34.18%	0.55%	348,652
Val/Ac		\$3,618.17	\$1,488.36	\$1,773.75	\$2,226.89	\$552.60	
Total Value		\$18,452,888	\$10,250,713	\$8,427,678	\$19,899,502	\$746,728	\$57,777,509
Non-acreage Commodities							
		Total	% affected				
Livestock		10,787,800	\$836,733				
Milk		103,000	\$7,989				
Chickens		3,000	\$233				
Totl non Ac		10,893,800	\$844,954				

Direct and Indirect Impacts by IO sector

	Sales			Income			Jobs			
	Direct \$\$	Type III mult	D & I \$Total	Direct \$\$	Type III mult	D & I \$Total	Dir Job/\$1M	Direct Jobs	I&I Job/\$1M	I & I Jobs
1 Dairy	\$7,999	2.1015	\$8,800	\$3,068	0.6392	\$5,107	12.1392	0	17.8278	0
2 Poultry/Egg	\$233	2.3137	\$306	\$81	0.7055	\$164	10.7594	0	24.8342	0
5 Feed lot cattle	\$836,733	2.0479	\$876,812	\$520,113	0.6214	\$519,946	14.2586	7	17.1139	9
11 Food grain	\$746,728	2.5548	\$1,181,013	\$430,937	0.9006	\$672,503	27.6538	12	26.0327	11
13 Hay/pasture	\$0	2.1711	\$0	\$0	0.6715	\$0	17.7878	0	19.4771	0
16 Fruits/Vines	\$38,352,391	2.6308	\$62,545,078	\$14,573,908	0.911	\$34,939,028	20.7223	302	28.2131	411
17 Nuts	\$16,855,355	2.8242	\$30,747,539	\$7,960,764	1.0273	\$17,315,506	25.6672	204	32.3600	258
18 Vegetables	\$0	2.3275	\$0	\$0	0.7396	\$0	8.4420	0	22.7204	0
Total All	\$56,799,428	2.6785	\$95,339,547	\$23,488,891		\$53,452,253		526		689
		Sales	152,138,975		Income	76,941,144		Jobs		1,215

Sutter Co: Compact Density 2040

	Peaches-16	Walnuts-17	Almonds-17	Prunes16	Field Crops-11
Acre Urbanized	12,155 (See Table 1)				
Percent Dif	122.5%	122.5%	122.5%	122.5%	122.5%
Adj Acres	12,155	2,294	3,098	2,137	4,019
Irr Acre	348,440	8,252	17,211	5,734	26,146
% Affected	3.49%	27.80%	18.00%	37.27%	15.37%
Val/Ac		\$3,618.17	\$1,488.36	\$1,773.75	\$2,226.89
Total Value		\$8,299,225	\$4,610,280	\$3,790,366	\$8,949,843
					\$335,842
					\$25,985,555
Non-acreage Commodities					
		Total	% affected		
Livestock		10,787,800	\$376,322		
Milk		103,000	\$3,593		
Chickens		3,000	\$105		
Totl non Ac		10,893,800	\$380,020		

Direct and Indirect Impacts by IO sector

	Sales			Income			Jobs			
	Direct \$\$	Type III mult	D & I \$Total	Direct \$\$	Type III mult	D & I \$Total	Dir Job/\$1M	Direct Jobs	I&I Job/\$1M	I & I Jobs
1 Dairy	\$3,593	2.1015	\$3,958	\$1,380	0.6392	\$2,297	12.1392	0	17.8278	0
2 Poultry/Egg	\$105	2.3137	\$137	\$36	0.7055	\$74	10.7594	0	24.8342	0
5 Feed lot cattle	\$376,322	2.0479	\$394,348	\$233,922	0.6214	\$233,847	14.2586	3	17.1139	4
11 Food grain	\$335,842	2.5548	\$522,168	\$193,815	0.9006	\$302,460	27.6538	5	26.0327	5
13 Hay/pasture	\$0	2.1711	\$0	\$0	0.6715	\$0	17.7878	0	19.4771	0
16 Fruits/Vines	\$17,249,068	2.6308	\$28,129,780	\$6,554,646	0.911	\$15,713,901	20.7223	136	28.2131	185
17 Nuts	\$7,580,731	2.8242	\$13,828,770	\$3,580,379	1.0273	\$7,787,685	25.6672	92	32.3600	116
18 Vegetables	\$0	2.3275	\$0	\$0	0.7396	\$0	8.4420	0	22.7204	0
Total All	\$25,545,661	2.6785	\$42,879,161	\$10,564,178		\$24,040,263		236		310
		Sales	68,424,522		Income	34,604,440		Jobs		546

Appendix B: Detail of Agricultural Private Sector Impacts

Tulane County Crop Information

Area Name	Sections	Cotton-10	Maize/Stage-13	Grain-11	Vineyard-16	Walnuts-17	Stone Fruit-16	Citrus-15	Olive-16	Grazing-13	Other	Total
Earlmarkt	1.50	20%		20%	80%							100%
Terra Bella	1.25		10%	30%				60%	10%			100%
E. Porterville	2.50							40%	10%	40%		100%
W. Porterville	1.25	20%		40%	5%	20%	10%	75%	5%			100%
Lindsay	1.00		15%		5%							100%
S. Tulare	4.50	80%			30%	10%		60%				100%
N. Tulare	0.75	50%	10%		30%	10%						100%
Exeter	0.50											100%
Farmersville	0.75	10%			70%	20%		70%				100%
Ivanhoe	1.50	10%			15%	5%						100%
E. Visalia	2.75	25%			50%	25%						100%
W. Visalia	2.75	60%	15%		15%			40%	10%			100%
Cutter-Crosi	1.75	10%			20%			5%				100%
Diruza	0.50											100%
Total	23.25	7.3	1.4	1.2	1.5	2.9	2.6	4.6	0.7	1.0		23.3
Acres	14,980	4,648	904	752	968	1,864	1,688	2,968	448	640		14,880

Tulane Co: Low Density Development 2040

Acres Urbanized	62,786 (See Table 1)	Percent Dif	555.8%	Income	D & I \$/Total	Dir Job\$/1M	Direct Jobs	I & J Job\$/1M	I & J Jobs	Total
Adj. Acres	23,836	5,025	4,180	5,380	10,361	9,382	16,487	2,490	3,557	82,703
Ir. Acres	1,517,926	139,800	128,400	72,218	36,378	40,907	84,035	16,443	617,000	1,517,926
% Affected	5.48%	3.91%	4.57%	7.46%	27.00%	22.84%	19.63%	15.14%	0.58%	
Val/Ac	\$1,146.64	\$735.70	\$304.23	\$5,042.05	\$2,246.86	\$4,101.11	\$4,189.08	\$1,357.84	\$11.00	
Total Value	\$29,623,547	\$3,896,701	\$1,271,627	\$27,128,589	\$23,280,332	\$38,478,503	\$66,107,745	\$3,381,208	\$39,131	\$88,007,384

Non-usage Commodities

Commodity	Total	% affected
Livestock	262,402,000	\$14,297,630
Milk	546,567,000	\$29,781,072
Chickens	15,191,000	\$827,720
Total non Ac	824,160,000	\$44,906,422

Direct and Indirect Impacts by IO sector

	Direct \$\$	Type III mult	D & I \$/Total	Income	Dir Job\$/1M	Direct Jobs	I & J Job\$/1M	I & J Jobs
1 Dairy	\$29,781,072	2.1015	\$1,436,932	0.6392	12,1392	139	17,8278	204
2 Poultry/Egg	\$827,720	2.3137	\$1,087,375	0.7055	10,7594	3	24,6342	7
5 Feed lot cattle	\$14,297,630	2.0478	\$14,982,487	0.6214	\$8,884,547	14,2586	127,1139	152
10 Cotton	\$29,623,547	2.4042	\$41,597,385	0.6887	\$22,771,921	11,6227	26,6982	310
11 Food grain	\$1,271,627	2.5648	\$1,977,126	0.9006	\$1,146,227	20	26,0327	19
13 Hay/pasture	\$3,735,832	2.1711	\$4,375,032	0.6715	\$2,508,611	38	19,4771	41
16 Fruits/Vines	\$139,066,656	2.6398	\$225,207,048	0.9111	\$125,865,507	20,7223	1,067,282,131	1,461
17 Nuts	\$23,280,332	2.8242	\$42,487,952	1.0273	\$23,915,885	23,6672	32,3600	356
18 Vegetables	\$0	2.3275	\$0	0.7396	\$0	8,4420	22,7204	0
Total All	\$246,913,816	2.5193	\$364,498,295	\$96,988,793	\$204,651,418	1,831	Jobs	2,570
	\$240,913,816		\$364,412,102		\$303,640,209			4,400

Tulane Co: Compact Density 2040

Acres Urbanized	37,221 (See Table 1)	Percent Dif	250.1%	Income	D & I \$/Total	Dir Job\$/1M	Direct Jobs	I & J Job\$/1M	I & J Jobs	Total
Adj. Acres	11,627	2,281	1,881	2,421	4,683	4,222	7,424	1,121	1,601	37,221
Ir. Acres	1,517,926	139,800	128,400	72,218	38,378	46,907	84,035	16,443	617,000	1,517,926
% Affected	2.48%	1.76%	2.05%	3.35%	12.15%	10.32%	8.83%	6.82%	0.28%	
Val/Ac	\$1,146.64	\$735.70	\$304.23	\$5,042.05	\$2,246.86	\$4,101.11	\$4,189.08	\$1,357.84	\$11.00	
Total Value	\$13,331,563	\$1,663,636	\$572,274	\$12,208,755	\$10,476,910	\$17,316,983	\$31,103,741	\$1,521,854	\$17,610	\$88,208,726

Non-usage Commodities

Commodity	Total	% affected
Livestock	262,402,000	\$6,434,400
Milk	546,567,000	\$13,402,485
Chickens	15,191,000	\$372,501
Total non Ac	824,160,000	\$20,209,386

Direct and Indirect Impacts by IO sector

	Direct \$\$	Type III mult	D & I \$/Total	Income	Dir Job\$/1M	Direct Jobs	I & J Job\$/1M	I & J Jobs
1 Dairy	\$13,402,485	2.1015	\$14,782,804	0.6392	12,1392	62	17,8278	92
2 Poultry/Egg	\$372,501	2.3137	\$489,354	0.7055	10,7594	1	24,6342	3
5 Feed lot cattle	\$6,434,400	2.0479	\$6,742,608	0.6214	\$3,999,336	14,2586	117,1139	68
10 Cotton	\$13,331,563	2.4042	\$18,726,181	0.7687	\$10,247,973	11,6227	61,25,6982	138
11 Food grain	\$572,274	2.5648	\$898,771	0.9006	\$515,380	9	26,0327	9
13 Hay/pasture	\$1,681,246	2.1711	\$1,968,907	0.6715	\$1,128,587	17	19,4771	19
16 Fruits/Vines	\$62,147,733	2.6308	\$101,360,523	0.9111	\$56,616,585	20,7223	489,28,2131	666
17 Nuts	\$10,476,910	2.8242	\$18,111,978	1.0273	\$10,782,929	25,6672	32,3600	160
18 Vegetables	\$0	2.3275	\$0	0.7396	\$0	8,4420	22,7204	0
Total All	\$108,419,082	2.5193	\$164,036,128	\$44,548,188	\$82,089,818	824	Jobs	1,156
	\$108,419,082		\$164,036,128		\$82,089,818			1,960

**Appendix B: Detail of Agricultural Private Sector Impacts
Yolo County Crop Information**

	Sections	Tomatos-18	Grains-11	Walnt/almd-17	Alfalfa-13	Total
Davis	3.00	50%	40%	10%		100%
Woodland	2.00	50%	50%			100%
West Sacramento	5.00	10%	70%		20%	100%
Winters	1.00		55%	30%	15%	100%
Total	11.00	3.0	6.3	0.6	1.2	
Acres	7,040	1,920	4,000	384	736	

Yolo Co: Low Density Development 2040

Acre Urbanized	23,880 (See Table 1)					
Percent Dif	339.2%	339.2%	339.2%	339.2%	339.2%	
Adj Acres	23,880	6,513	13,568	1,303	2,497	
Irr Acre	490,858	121,000	210,836	91,560	31,775	35,687
% Affected	4.86%	5.38%	6.44%	1.42%	7.86%	
Val/Ac		\$976.21	\$331.21	\$304.23	\$660.46	
Total Value		\$6,357,767	\$4,493,918	\$396,289	\$1,648,859	\$12,896,814

Non-acreage Commodities	Total	% affected
Livestock	8,121,000	\$395,083
Milk	1,371,000	\$66,698
Chickens	1,050,000	\$51,082
Total non Ac	10,542,000	\$512,863

Direct and indirect impacts by I/O sector

	Sales		D & I \$Total		Income		Dir Job/\$1M		Jobs		I & I Jobs	
	Direct \$\$	Type III mult	Direct \$\$	Type III mult	Direct \$\$	Type III mult	Dir Job/\$1M	Direct Jobs	I & I Job/\$1M	I & I Jobs		
1 Dairy	\$66,698	2.1015	\$73,468	\$25,612	0.6392	\$42,634	12.1392	0	17.8278	0		
2 Poultry/Egg	\$51,082	2.3137	\$67,106	\$17,736	0.7055	\$36,038	10.7594	0	24.8342	0		
5 Feed lot cattle	\$395,083	2.0479	\$414,007	\$245,593	0.6214	\$245,504	14.2586	4	17.1139	4		
10 Cotton	\$0	2.4042	\$0	\$0	0.7687	\$0	11.1627	0	25.6962	0		
11 Food grain	\$4,493,918	2.5548	\$6,987,144	\$2,593,440	0.9006	\$4,047,223	27.6538	72	26.0327	68		
13 Hay/pasture	\$1,648,859	2.1711	\$1,930,979	\$935,068	0.6715	\$1,107,209	17.7878	17	19.4771	18		
16 Fruits/Vines	\$0	2.6308	\$0	\$0	0.911	\$0	20.7223	0	28.2131	0		
17 Nuts	\$396,289	2.8242	\$722,874	\$187,158	1.0273	\$407,087	25.6672	5	32.3600	6		
18 Vegetables	\$6,357,767	2.3275	\$8,439,936	\$2,092,341	0.7396	\$4,702,205	8.4420	18	22.7204	48		
Total All	\$13,409,677	2.3897	\$18,635,515	\$6,096,939		\$10,587,900		115		144		
	\$13,409,677	Sales	\$2,045,192	Income		\$16,684,839			Jobs	259		
	(\$0)											

Yolo Co: Compact Density 2040

Acre Urbanized	14,315 (See Table 1)					
Percent Dif	203.3%	203.3%	203.3%	203.3%	203.3%	
Adj Acres	14,315	3,904	8,134	781	1,497	
Irr Acre	490,858	121,000	210,836	91,560	31,775	
% Affected	2.82%	3.23%	3.86%	0.85%	4.71%	
Val/Ac		\$976.21	\$331.21	\$304.23	\$660.46	
Total Value		\$3,811,279	\$2,693,961	\$237,551	\$988,439	7,731,229

Non-acreage Commodities	Total	% affected
Livestock	8,121,000	\$236,839
Milk	1,371,000	\$39,984
Chickens	1,050,000	\$30,622
Total non Ac	10,542,000	\$307,445

Direct and indirect impacts by I/O sector

	Sales		D & I \$Total		Income		Dir Job/\$1M		Jobs		I & I Jobs	
	Direct \$\$	Type III mult	Direct \$\$	Type III mult	Direct \$\$	Type III mult	Dir Job/\$1M	Direct Jobs	I & I Job/\$1M	I & I Jobs		
1 Dairy	\$39,984	2.1015	\$44,042	\$15,354	0.6392	\$25,558	12.1392	0	17.8278	0		
2 Poultry/Egg	\$30,622	2.3137	\$40,228	\$10,632	0.7055	\$21,604	10.7594	0	24.8342	0		
5 Feed lot cattle	\$236,839	2.0479	\$248,184	\$147,219	0.6214	\$147,172	14.2586	2	17.1139	3		
10 Cotton	\$0	2.4042	\$0	\$0	0.7687	\$0	11.1627	0	25.6962	0		
11 Food grain	\$2,693,961	2.5548	\$4,188,570	\$1,554,685	0.9006	\$2,426,181	27.6538	43	26.0327	40		
13 Hay/pasture	\$988,439	2.1711	\$1,157,561	\$560,544	0.6715	\$663,737	17.7878	10	19.4771	11		
16 Fruits/Vines	\$0	2.6308	\$0	\$0	0.911	\$0	20.7223	0	28.2131	0		
17 Nuts	\$237,551	2.8242	\$433,340	\$112,195	1.0273	\$244,036	25.6672	3	32.3600	4		
18 Vegetables	\$3,811,279	2.3275	\$5,059,473	\$1,254,292	0.7396	\$2,818,822	8.4420	11	22.7204	28		
Total All	\$8,038,675	2.3897	\$11,171,398	\$3,654,921		\$6,347,109		69		87		
		Sales	\$19,210,073	Income		\$10,902,030			Jobs	155		

APPENDIX C - DETAIL OF EXISTING CITY REVENUES(Annual Report 1992/93 - Financial Transactions Concerning Cities
State of California, Office of The Controllers)**ALLOCATION OF REVENUES: CS (Case Study or property tax
jobs or residential uses)**

Taxes	Allocation
Secured and Unsecured Prop Tax	CS (1)
Indebtedness Property Tax	CS (1)
Property Tax - Prior Year	CS (1)
Other Property Taxes	CS (1)
Interest, Penalties /Delinquent	CS (1)
Sales and Use Taxes	Jobs.67 (3)Res.33 (4)
Transportation Tax	Jobs.67 (3)Res.33 (4)
Transient Lodging Taxes	Res/Jobs (2)
Franchises	Res/Jobs (2)
Business License Taxes	Jobs (3)
Real Property Transfer Taxes	Res/Jobs (2)
Utility Users Tax	Res/Jobs (2)
Other Non-Property Taxes	Res/Jobs (2)
Benefit Assessments	
Fire	Res/Jobs (2)
Paramedics	Res/Jobs (2)
Lighting	Res/Jobs (2)
Other	Res/Jobs (2)
Licenses and Permits	
Construction Permits	Res/Jobs (2)
Other Licenses and Permits	Res/Jobs (2)
Fines and Forfeitures	
Vehicle Code Fines	Res/Jobs (2)
Other Fines, Forfeitures /Penalties	Res/Jobs (2)
Use of Money	
Investment Earnings	Res/Jobs (2)
Rents and Concessions	Res/Jobs (2)
Royalties	Res/Jobs (2)
Other	Res/Jobs (2)
Intergovernmental	
State Motor Vehicle In-Lieu Tax	Resid (4)
State Trailer Coach In-Lieu Tax	Resid (4)
State Cigarette Tax	Resid (4)
Homeowners Property Tax Relief	CS (1)
State Gasoline Tax	Resid (4)
Other State Grants	Resid (4)
County Grants of State Gas Tax	Resid (4)
County Grants	Resid (4)
Federal Revenue Sharing	Resid (4)
Other Federal Grants	Resid (4)
Other Taxes in-Lieu	Resid (4)
Charges for Services	
Zoning Fees and Subdivision Fees	Res/Jobs (2)
Police Department Services	Res/Jobs (2)
Fire Department Services	Res/Jobs (2)
Plan Checking Fees	Res/Jobs (2)
Animal Shelter Fees and Charges	Resid (4)
Engineering Fees	Res/Jobs (2)
Street, Sidewalk and Curb Repairs	Resid (4)
Weed and Lot Cleaning	Resid (4)
Sewer Charges/Connect Fees *	Res/Jobs (2)
Solid Waste Revenues *	Res/Jobs (2)
First Aid and Ambulance Charges	Resid (4)
Library Fines and Fees	Resid (4)
Parking Facilities	Jobs (3)
Parks and Recreation Fees	Resid (4)
Golf Course Fees	Resid (4)
Water Charges/Connect Fees *	Res/Jobs (2)
Electric Revenues	Res/Jobs (2)
Airport Revenues	Res/Jobs (2)
Cemetery Revenues	Resid (4)
Housing Revenues	Resid (4)
Transit Revenues	Res/Jobs (2)
Quasi-External Transactions	Res/Jobs (2)
Other Current Service Charges	Res/Jobs (2)
Sewer/water/solid waste *	Sub of * above
Other Revenues	
Sale of Real and Personal Property	Res/Jobs (2)
Contributions: Non-Govt Sources	Res/Jobs (2)
Other Sources of Revenues	Res/Jobs (2)
Other Sources	
Sale of Bonds	Res/Jobs (2)
Notes and Other	Res/Jobs (2)

Appendix C - Detail of Existing City Revenues

FRESNO COUNTY CITIES

City name	1 Clovis	2 Fowler	3 Fresno	4 Kingsburg	5 Parlier	6 Reedley	7 Sanger	8 Selma	Fresno Cities
REVENUES									
Taxes									
Secured and Unsecured Prop Tax	\$2,829,139	\$154,372	\$30,374,257	\$271,680	\$71,727	\$513,042	\$750,927	\$493,444	\$35,458,588
Indebtedness Property Tax	41,959		4,156,948		11,485		101,327		4,311,719
Property Tax - Prior Year	210,806	4,432	2,415,653	11,041	8,598	20,098	44,770	18,065	2,733,463
Other Property Taxes			82,064	156		8,442	449		91,111
Interest, Penalties /Delinquent	34,135		242,458	1,849	593				279,035
Sales and Use Taxes	5,972,181	350,806	37,536,095	402,721	116,475	1,118,631	1,045,873	1,603,738	48,146,520
Transportation Tax	1,617,698	69,341	11,039,053	154,628	194,410	297,305		274,758	13,647,193
Transient Lodging Taxes	8,197		5,593,795	37,412			8,990		65,713
Franchises	659,997	88,681	3,158,650	51,324	44,927	244,429	274,183	262,345	4,784,536
Business License Taxes	842,381	13,481	9,360,261	53,781	28,162	52,724	96,594	84,819	10,532,213
Real Property Transfer Taxes	113,413	1,062	479,972	17,639	2,344	11,679	11,452	16,611	654,172
Utility Users Tax							594,402		594,402
Other Non-Property Taxes	743,386		891,377				83,588	358,611	2,076,962
Benefit Assessments									
Fire									
Paramedics									
Lighting	95,584								95,584
Other					13,138	16,628	143,231	14,509	187,506
Licenses and Permits									
Construction Permits	1,239,267	34,766	2,779,203	396,229	98,818	140,605	90,798	145,391	4,925,077
Other Licenses and Permits	40,640	951	1,089,771	988	352	4,906	3,326	14,083	1,155,027
Fines and Forfeitures									
Vehicle Code Fines	13,755	25,644	48,276	8,544	30,988	48,457	14,502	28,238	218,404
Other Fines, Forfeitures /Penalties	8,671	1,025	707,161	590	2,712	10,300	8,215	7,838	746,512
Use of Money									
Investment Earnings	1,319,336	80,592	7,582,699	46,600	62,565	184,316	274,093	307,942	9,858,142
Rents and Concessions	99,147	2,100	2,137,219	13,700	26,772	41,861	24,636	19,597	2,365,032
Royalties									
Other		1,901							1,901
Intergovernmental									
State Motor Vehicle In-Lieu Tax	1,947,579	128,645	13,438,849	268,583	273,536	612,718	630,810	555,702	17,856,422
State Trailer Coach In-Lieu Tax	14,859	781	59,143	4,002	357	4,416	5,646	4,880	94,084
State Cigarette Tax	7,558	497	50,481	750	633	1,913	1,837	2,040	65,709
Homeowners Property Tax Relief	82,270	4,028	934,921	8,524	5,469	16,032	28,394	16,137	1,095,775
State Gasoline Tax	888,494	63,570	6,052,336	127,941	139,564	294,826	293,061	280,782	8,140,574
Other State Grants	578,905	83	3,605,787	52,277	11,371	76,823	372,267	21,501	4,721,014
County Grants of State Gas Tax						9,283		138,695	147,978
County Grants	14,965		20,000		3,715		152,838		191,518
Federal Revenue Sharing									
Other Federal Grants	112,317	99,697	12,615,702	14,997	1,392,395			568,472	14,803,580
Other Taxes in-Lieu	1,075,800	57	2,166,694				103,768	231	3,346,550
Charges for Services									
Zoning Fees and Subdivision Fees	751,255		1,626,530	24,513	1,072	13,634	28,810	45,419	2,491,233
Police Department Services	72,114	5,787	846,776	12,339	42,485	52,597	11,834	48,493	1,092,425
Fire Department Services	31,983		287,369				25,957	343	345,652
Plan Checking Fees			3,294,907	85,016	10,185	86,625	15,536	49,379	3,541,648
Animal Shelter Fees and Charges						630		607	1,237
Engineering Fees	602,737		561,093			64,226		53,558	1,281,614
Street, Sidewalk and Curb Repairs			192,718	62,839					255,557
Weed and Lot Cleaning	23,110	757					3,275	3,510	30,652
Sewer Charges/Connect Fees *	4,464,778		18,540,469		331,734	930,978	1,147,091		25,415,050
Solid Waste Revenues *	4,081,671		35,877,380	631,067	322,144	1,175,387	1,295,246		43,183,895
First Aid and Ambulance Charges				519,871			385,373	458,352	1,363,596
Library Fines and Fees									
Parking Facilities			2,439,992		20,703				2,460,695
Parks and Recreation Fees	470,922	22,661	1,572,358	80,617		119,756	126,520	46,751	2,439,585
Golf Course Fees			358,149		404,012				762,161
Water Charges/Connect Fees *	5,290,690	251,646	23,332,787	893,950		738,405	819,513		31,326,891
Electric Revenues									
Airport Revenues			6,811,073			47,500			6,858,573
Cemetery Revenues									
Housing Revenues									
Transit Revenues	156,150		5,580,144			8,004		22,493	5,766,791
Quasi-External Transactions	951,128		16,219,304	487,531					17,657,963
Other Current Service Charges	482,833	4,268	16,151,879	228,370		85,675		103,238	17,054,263
Sewer/water/solid waste *	13,837,139	251,646	77,560,636	1,524,917	653,878	2,844,770	3,262,850	0	99,925,836
Other Revenues									
Sale of Real and Personal Property	16,448	11,478	15,979	9,768		169	104,253	1,001	159,096
Contributions: Non-Govt Sources	131,612		1,749,561	15,000				43,882	1,940,055
Other Sources of Revenues	164,086	34,382	822,591	56,609	33,003	297,735	128,152	86,446	1,623,004
Other Sources									
Sale of Bonds				430,000				0	430,000
Notes and Other	6,343,711	475,000	14,496,956				164,814	2,250,288	23,730,769
Total Revenues	44,647,666	1,932,501	309,196,840	5,481,356	3,706,444	7,352,755	9,417,351	8,517,902	390,252,815

Appendix C - Detail of Existing City Revenues

KERN COUNTY CITIES

City name	1 Bakersfield	2 Delano	3 McFarland	4 Shafter	5 Taft	Kern Cities
REVENUES						
Taxes						
Secured and Unsecured Prop Tax	16,345,411	928,007	102,828	256,365	334,465	\$17,967,076
Indebtedness Property Tax	172,650					172,650
Property Tax - Prior Year	466,121	4,371	3,620		3,620	477,732
Other Property Taxes	55,986	7,903	174			64,063
Interest, Penalties /Delinquent	168,711	7,153	551		6,089	182,504
Sales and Use Taxes	24,458,571	1,538,494	98,661	588,081	875,862	27,559,669
Transportation Tax		629,743	144,081	63,912	7,786	845,522
Transient Lodging Taxes	2,909,025	131,026	4,338		26,302	3,070,691
Franchises	1,715,711	151,837	46,434	92,110	67,193	2,073,285
Business License Taxes	1,569,137	87,670	4,625	38,669	41,369	1,741,470
Real Property Transfer Taxes	381,815	18,122	2,310	6,443	3,856	412,546
Utility Users Tax						
Other Non-Property Taxes		134,866				134,866
Benefit Assessments						
Fire						
Paramedics						
Lighting						
Other		23,751				23,751
Licenses and Permits						
Construction Permits	1,651,411	210,625		63,661	96,284	2,021,981
Other Licenses and Permits	781,673	3,481	425	3,030	4,606	793,215
Fines and Forfeitures						
Vehicle Code Fines	253,070	71,080	10,118	12,457	10,871	357,596
Other Fines, Forfeitures /Penalties	704,241	149,239	5,685	2,234	5,425	866,824
Use of Money						
Investment Earnings	2,515,003	118,538	4,524	162,750	116,724	2,917,539
Rents and Concessions	859,321	5,770	11,498		11,370	887,959
Royalties						
Other						
Intergovernmental						
State Motor Vehicle In-Lieu Tax	6,631,595	876,863	260,811	357,135	229,728	8,355,932
State Trailer Coach In-Lieu Tax					434	434
State Cigarette Tax	22,371	2,678	561	1,018	1,096	27,724
Homeowners Property Tax Relief	333,623		2,019	4,300	3,176	343,118
State Gasoline Tax	2,847,976	379,426	117,233	159,277	103,638	3,607,550
Other State Grants	438,283	4,254,626	124	379,529	54,287	5,126,849
County Grants of State Gas Tax				92,345	19,745	112,090
County Grants	209,817	54,441	177			264,435
Federal Revenue Sharing						
Other Federal Grants	2,239,563	348,376	53,547	45,259	56,454	2,743,199
Other Taxes in-Lieu	490,000		1,420			491,420
Charges for Services						
Zoning Fees and Subdivision Fees		8,063		12,729	2,710	23,502
Police Department Services	295,594	4,470		41,323	111,685	453,072
Fire Department Services	235,348	19,589			5,973	260,920
Plan Checking Fees	1,021,563	62,986	21,779	905		1,107,233
Animal Shelter Fees and Charges		610		165	38,140	38,915
Engineering Fees		98,627		43,588	251	142,466
Street, Sidewalk and Curb Repairs		72				72
Weed and Lot Cleaning		28,094				28,094
Sewer Charges/Connect Fees *	11,599,399	1,110,407	202,721	502,732	536,552	13,951,811
Solid Waste Revenues *	12,426,902	1,044,114		291,539	308,802	14,071,357
First Aid and Ambulance Charges						
Library Fines and Fees						
Parking Facilities	105,895					105,895
Parks and Recreation Fees	919,839	63,601				983,240
Golf Course Fees		96,280				96,280
Water Charges/Connect Fees *	8,061,420	1,406,068		774,857		10,262,345
Electric Revenues						
Airport Revenues	115,538	147,895				263,433
Cemetery Revenues						
Housing Revenues						
Transit Revenues		92,559	3,449	51,729	321,453	469,190
Quasi-External Transactions	2,617,825			1,099,004	983,408	4,700,237
Other Current Service Charges	4,814,957	1,524,568		7,475,281	7,139,935	20,954,741
Sewer/water/solid waste *	32,107,721	3,560,589	202,721	1,569,128	845,354	38,285,513
Other Revenues						
Sale of Real and Personal Proper	915,387	5,667	7,675	2,358		931,087
Contributions: Non-Govt Sources	450,566				66,385	516,951
Other Sources of Revenues	4,115,636	81,339	15,536	46,985	70,959	4,330,455
Other Sources						
Sale of Bonds						
Notes and Other						
Total Revenues	115,936,754	15,932,905	1,126,924	12,671,770	11,666,633	157,334,966

Appendix C - Detail of Existing City Revenues

City name	KINGS COUNTY CITIES				MADERA Co
	1 Corcoran	2 Hanford	3 Lemoore	Kings Co Cities	1 Madera
REVENUES					
Taxes					
Secured and Unsecured Prop Tax	182,786	1,522,362	571,532	\$2,276,680	1,211,147
Indebtedness Property Tax				0	84,951
Property Tax - Prior Year	7,352	49,890	31,338	88,380	57,928
Other Property Taxes	576	5,983	57	6,616	
Interest, Penalties /Delinquent	9			9	3,086,358
Sales and Use Taxes	625,823	3,388,125	808,022	4,821,970	290,713
Transportation Tax	210,946	226,589	131,915	569,430	161,586
Transient Lodging Taxes	18,677	116,701	56,499	191,877	235,191
Franchises	166,677	302,500	106,651	575,828	282,057
Business License Taxes	19,508	289,236	53,273	362,017	34,579
Real Property Transfer Taxes	4,957	46,700	19,290	70,947	
Utility Users Tax				0	598,006
Other Non-Property Taxes	1,200	408,069	508,495	917,764	
Benefit Assessments					
Fire					
Paramedics					
Lighting				0	
Other		32,742	30,090	62,832	
Licenses and Permits					
Construction Permits	37,006	377,211	136,230	550,447	280,856
Other Licenses and Permits	48	14,298	240	14,586	109,038
Fines and Forfeitures					
Vehicle Code Fines	14,987	86,266	25,488	126,741	60,560
Other Fines, Forfeitures /Penalties	124,103	6,887	6,252	139,042	61,258
Use of Money					
Investment Earnings	111,452	670,616	101,736	883,804	575,265
Rents and Concessions		121,149	11,692	132,841	51,293
Royalties					
Other	22,522				
Intergovernmental					
State Motor Vehicle In-Lieu Tax	507,879	1,173,671	502,052	2,183,602	1,123,505
State Trailer Coach In-Lieu Tax	1,655	11,079	4,739	17,473	8,090
State Cigarette Tax	1,337	4,523	1,570	7,430	4,110
Homeowners Property Tax Relief	5,626	47,433	17,340	70,399	40,485
State Gasoline Tax	226,112	518,751	244,230	989,093	494,245
Other State Grants	6,414	372,054	15,277	393,745	436,220
County Grants of State Gas Tax					
County Grants	63,758			63,758	
Federal Revenue Sharing					
Other Federal Grants	449,071	289,000		738,071	1,233,260
Other Taxes in-Lieu		14,000		14,000	
Charges for Services					
Zoning Fees and Subdivision Fees	7,956	45,021	15,554	68,531	72,808
Police Department Services	6,321	58,832		65,153	128,175
Fire Department Services		27,803		27,803	2,836
Plan Checking Fees	7,583	161,407	48,281	217,271	87,253
Animal Shelter Fees and Charges				0	
Engineering Fees	3,425	81,597	80,300	165,322	21,973
Street, Sidewalk and Curb Repairs	6,156			6,156	494,772
Weed and Lot Cleaning	3,455	2,866		6,321	10,329
Sewer Charges/Connect Fees *	509,825	1,779,061	1,071,774	3,360,660	2,184,465
Solid Waste Revenues *	677,222	2,336,485	1,063,168	4,076,875	300,689
First Aid and Ambulance Charges				0	
Library Fines and Fees	1,666				
Parking Facilities				0	26,470
Parks and Recreation Fees	1,118,581	134,521	72,459	1,325,561	82,149
Golf Course Fees			689,858	689,858	814,878
Water Charges/Connect Fees *		1,924,423	1,033,527	2,957,950	1,497,479
Electric Revenues					
Airport Revenues		49,497			195,871
Cemetery Revenues					
Housing Revenues					1,556
Transit Revenues	9,655			9,655	74,636
Quasi-External Transactions					
Other Current Service Charges	159,548	559,981	175,554	895,083	43,167
Sewer/water/solid waste *	1,187,047	6,039,969	3,168,469	10,395,485	3,982,633
Other Revenues					
Sale of Real and Personal Property	35,898			35,898	9,299
Contributions: Non-Govt Sources	300	527,712		528,012	
Other Sources of Revenues	404,500	480,217	207,902	1,092,619	343,474
Other Sources					
Sale of Bonds				0	
Notes and Other					
Total Revenues	5,762,572	18,264,838	7,844,385	31,871,795	16,912,978

Appendix C - Detail of Existing City Revenues

City name	MERCED COUNTY				Merced Cities
	1 Atwater	2 Livingston	3 Los Banos	4 Merced	
REVENUES					
Taxes					
Secured and Unsecured Prop Tax	747,200	373,173	1,024,840	2,797,530	\$4,942,743
Indebtedness Property Tax			7,225		7,225
Property Tax - Prior Year	48,544	36,189	64,550	212,057	361,340
Other Property Taxes		2,877		23,341	26,218
Interest, Penalties /Delinquent					
Sales and Use Taxes	909,966	257,080	1,353,001	5,349,469	7,869,516
Transportation Tax	303,606	123,777	210,175	769,789	1,407,347
Transient Lodging Taxes	56,723	2,381	62,866	501,633	623,603
Franchises	249,827	343,865	257,258	506,279	1,357,229
Business License Taxes	77,129	47,748	65,965	548,538	739,380
Real Property Transfer Taxes	17,759	7,399	39,617	63,914	128,689
Utility Users Tax					
Other Non-Property Taxes	93,013				93,013
Benefit Assessments					
Fire					
Paramedics				403	403
Lighting	24,166		135,264		159,430
Other		33,798		809,543	843,341
Licenses and Permits					
Construction Permits	69,505	147,850	394,258	386,514	998,127
Other Licenses and Permits	15,289	10,980	9,464	27,111	62,844
Fines and Forfeitures					
Vehicle Code Fines	28,058	25,104	29,421	261,370	343,953
Other Fines, Forfeitures /Penalties	10,101	12,647	29,314	101,630	153,692
Use of Money					
Investment Earnings	246,676	163,641	286,258	1,729,411	2,425,986
Rents and Concessions	28,079	185,764	17,127	9,983	240,953
Royalties					
Other		12,713		806	13,519
Intergovernmental					
State Motor Vehicle In-Lieu Tax	872,456	312,499	566,064	2,053,112	3,804,133
State Trailer Coach In-Lieu Tax	3,147	349	2,926	6,973	13,395
State Cigarette Tax	2,131	918	1,877	7,376	12,302
Homeowners Property Tax Relief	22,247	11,364	31,617	83,503	148,731
State Gasoline Tax	423,892	154,128	272,268	930,190	1,780,478
Other State Grants	288,046	14,334	10,341	320,392	633,113
County Grants of State Gas Tax				43,107	43,107
County Grants	116,104				116,104
Federal Revenue Sharing					
Other Federal Grants	670,016	39,090		1,195,242	1,904,348
Other Taxes in-Lieu	27,250	141,010			168,260
Charges for Services					
Zoning Fees and Subdivision Fees	21,908	22,763	15,146	604,253	664,070
Police Department Services	57,643	67,202	68,332	12,074	205,251
Fire Department Services	1,403		14,145	81,677	97,225
Plan Checking Fees	20,464		91,739	101,203	213,406
Animal Shelter Fees and Charges	193				193
Engineering Fees	3,280		32,312	792,049	827,641
Street, Sidewalk and Curb Repairs		37,032	2,238	43,880	83,150
Weed and Lot Cleaning		150	9,965	5,844	15,759
Sewer Charges/Connect Fees *	2,301,782	1,347,431	1,335,780	5,281,274	10,266,267
Solid Waste Revenues *	846,893	516,387	852,699	3,998,199	6,214,178
First Aid and Ambulance Charges					
Library Fines and Fees					
Parking Facilities				2,820	2,820
Parks and Recreation Fees	75,090	43,925	422,944	286,085	828,044
Golf Course Fees					
Water Charges/Connect Fees *	1,273,902	767,453	1,071,039	4,912,767	8,025,161
Electric Revenues					
Airport Revenues	9,085		135,126	133,933	278,144
Cemetery Revenues					
Housing Revenues				793,246	793,246
Transit Revenues	37,205			151,347	188,552
Quasi-External Transactions		300,433	380,044	3,100,228	3,780,705
Other Current Service Charges	34,496	113,489	691,722	42,830	882,537
Sewer/water/solid waste *	4,422,577	2,631,271	3,259,518	14,192,240	24,505,606
Other Revenues					
Sale of Real and Personal Property	7,043			125,000	132,043
Contributions: Non-Govt Sources	4,040			6,678	10,718
Other Sources of Revenues	20,291	142,235	261,695	38,924	463,145
Other Sources					
Sale of Bonds				946,433	946,433
Notes and Other					
Total Revenues	10,065,650	5,819,178	10,256,622	40,199,760	66,341,210

Appendix C - Detail of Existing City Revenues

City name	SACRAMENTO COUNTY CITIES				SAN JOAQUIN COUNTY CITIES			
	1 Folsom	2 Galt	3 Sacramento	Sacramento Cities	1 Lodi	2 Manteca	3 Stockton	San Joaquin Cities
REVENUES								
Taxes								
Secured and Unsecured Prop Tax	5,012,650	672,364	44,454,443	\$50,139,457	4,230,523	2,314,113	15,378,530	\$21,923,166
Indebtedness Property Tax			999,485	999,485	228,858		148,796	377,654
Property Tax - Prior Year	476,424	38,894	1,873,044	2,388,362	89,940	110,245	763,045	963,230
Other Property Taxes	87		80	167			80	80
Interest, Penalties /Delinquent		6,485	371,855	378,340		17,964	137,957	155,921
Sales and Use Taxes	2,966,200	137,181	33,005,144	36,108,525	5,406,744	3,242,939	19,333,820	27,983,503
Transportation Tax	1,380,843		5,521,885	6,902,728	1,022,800	1,106,670		2,129,470
Transient Lodging Taxes	64,824	34,008	8,411,892	8,510,824	236,102	149,583	1,106,664	1,492,349
Franchises	66,788	31,022	718,490	816,300	446,965	288,761	3,414,396	4,150,122
Business License Taxes	172,072	90,638	3,955,101	4,217,811	94,612	270,699	4,990,316	5,355,627
Real Property Transfer Taxes	88,525	43,591	2,301,612	2,433,728	57,911	47,317	1,266,319	1,371,547
Utility Users Tax			30,143,286	30,143,286		460,924	18,717,584	19,178,506
Other Non-Property Taxes	2,528,168	13	1,120,234	3,648,415	183,973	969,442		1,153,415
Benefit Assessments								
Fire								
Paramedics								
Lighting		480,927		480,927				0
Other			133,914	133,914				0
Licenses and Permits								
Construction Permits	1,131,860	500,389	10,160,083	11,792,132	168,795	411,031	1,414,845	1,994,671
Other Licenses and Permits	15,585	2,537,125	1,210,332	3,763,042	53,201	35,463	800,922	889,586
Fines and Forfeitures								
Vehicle Code Fines	12,001	25,561	339,010	376,572	66,214	72,498	10,911	149,623
Other Fines, Forfeitures /Penalties	31,761	12,856	1,728,880	1,773,497	56,298	41,402	716,443	814,143
Use of Money								
Investment Earnings	1,825,537	1,065,799	18,440,068	21,331,404	1,041,440	687,673	4,340,574	6,069,687
Rents and Concessions	97,744	2,082,019	962,863	3,142,626	157,780	35,295	626,946	820,021
Royalties								
Other							2,351	
Intergovernmental								
State Motor Vehicle In-Lieu Tax	1,286,655	392,918	12,609,894	14,289,467	1,866,880	1,482,434	7,792,929	11,142,243
State Trailer Coach In-Lieu Tax	9,979	3,291	41,782	55,052	10,521	10,525	19,585	40,631
State Cigarette Tax	4,038	1,066	34,730	39,834	7,066	4,790	21,032	32,888
Homeowners Property Tax Relief	150,927	20,565	1,203,785	1,375,257	125,390	62,710	439,095	627,195
State Gasoline Tax	637,289	200,948	6,611,345	7,449,582	882,085	701,671	3,628,749	5,212,505
Other State Grants	88,481	16,255	3,292,106	3,396,842	290,609	160,595	2,938,130	3,389,334
County Grants of State Gas Tax								
County Grants	58,183		944,955	1,003,138	85,457	151,156	33,989	270,602
Federal Revenue Sharing								
Other Federal Grants		120,000	1,183,435	1,303,435	835,208	78,119		913,327
Other Taxes in-Lieu			7,709,860	7,709,860			96,483	96,483
Charges for Services								
Zoning Fees and Subdivision Fees	95,917	22,708		118,625	1,037,113	109,734	772,397	1,919,244
Police Department Services	25,077	13,776	458,632	497,485	6,191	56,204	316,633	379,028
Fire Department Services	11,106	708,639	3,218,250	3,937,995		1,189	2,727,282	2,728,471
Plan Checking Fees	2,921	217,442	2,930,833	3,151,196	114,445	65,846	1,081,166	1,261,457
Animal Shelter Fees and Charges			36,590	36,690	3,377	26,580	176,217	206,174
Engineering Fees	1,052,636	206,774	1,076,041	2,335,451	123,122	39,409	1,233	163,764
Street, Sidewalk and Curb Repairs		64,946	315,978	380,924	5,012	4,000	63,994	73,006
Weed and Lot Cleaning	23,282	275	327,098	350,655		1,560	95,880	97,440
Sewer Charges/Connect Fees *	915,562	1,825,064	10,102,459	12,843,085	3,045,191	3,316,298	22,968,863	29,330,352
Solid Waste Revenues *	2,152,991	473,081	27,288,428	29,914,500	4,220,283	2,629,879	4,054,149	10,904,311
First Aid and Ambulance Charges	296,679	220,553		517,232				
Library Fines and Fees					50,865			
Parking Facilities			8,959,029	8,959,029			1,881,102	1,881,102
Parks and Recreation Fees	71,415	267,578	933,038	1,272,031	500,253	330,823	863,775	1,694,851
Golf Course Fees			4,276,718	4,276,718		876,032	1,639,187	2,515,219
Water Charges/Connect Fees *	2,500,489	936,369	22,667,798	26,104,656	2,657,035	2,389,476	6,507,816	11,554,327
Electric Revenues					34,667,360			
Airport Revenues								
Cemetery Revenues								
Housing Revenues							26,006	
Transit Revenues	50,530			50,530	76,895	47,414		124,309
Quasi-External Transactions						1,625,591		
Other Current Service Charges	788,908	83,128	25,109,442	25,981,478	172,851	835,111	602,078	1,610,040
Sewer/water/solid waste *	5,569,042	3,234,514	60,058,685	68,862,241	9,922,509	8,335,653	33,530,828	51,788,990
Other Revenues								
Sale of Real and Personal Property	18,899		172,552	191,451	73,146	10,078	16,982	100,206
Contributions: Non-Govt Sources	1,109,889	2,924	1,693,485	2,806,298				17,558
Other Sources of Revenues	561,775	246,836	3,624,506	4,433,117	1,526,384	74,287	12,924,957	14,525,628
Other Sources								
Sale of Bonds	8,431,789			8,431,789				0
Notes and Other								
Total Revenues	36,216,286	13,604,008	312,674,550	362,694,844	65,942,453	25,353,530	144,860,208	236,156,191

Appendix C - Detail of Existing City Revenues

STANISLAUS COUNTY CITIES

SUTTER Co.

City name	1 Modesto	2 Newman	3 Patterson	4 Turlock	Stanislaus Cities Total	1 Yuba City Sutter
REVENUES						
Taxes						
Secured and Unsecured Prop Tax	7,100,911	297,794	319,536	1,930,957	\$9,649,198	2,662,784
Indebtedness Property Tax				47,380	47,380	
Property Tax - Prior Year	855,547	13,915	17,420	116,448	1,003,330	46,380
Other Property Taxes					0	
Interest, Penalties /Delinquent		3,843			3,843	41,995
Sales and Use Taxes	16,606,866	357,936	423,260	3,866,455	21,254,517	4,238,481
Transportation Tax	2,631,814			965,678	3,597,492	458,083
Transient Lodging Taxes	1,390,125			167,446	1,557,571	208,472
Franchises	1,681,322	50,765	100,150	971,814	2,804,051	510,830
Business License Taxes	4,809,709	14,553	29,275	249,139	5,102,676	227,097
Real Property Transfer Taxes	223,695	9,132	8,136	60,207	301,170	55,718
Utility Users Tax	9,072,236					
Other Non-Property Taxes	2,624,477		465	1,388,458	4,013,400	335
Benefit Assessments						
Fire		20,983				
Paramedics						
Lighting			38,221			
Other				96,931	96,931	59,363
Licenses and Permits						
Construction Permits	266,875	135,209	35,240	372,886	810,210	513,927
Other Licenses and Permits	232,184	177,259	5,159	27,027	441,629	12,013
Fines and Forfeitures						
Vehicle Code Fines	340,488	4,791	6,789	34,979	387,047	67,293
Other Fines, Forfeitures /Penalties	218,654	870	5,132	28,366	253,022	9,156
Use of Money						
Investment Earnings	1,978,661	212,188	61,691	1,120,773	3,373,313	1,737,591
Rents and Concessions	155,688	9,500		806	165,994	3,390
Royalties						
Other			54,711			
Intergovernmental						
State Motor Vehicle In-Lieu Tax	6,123,350	163,505	297,675	1,599,667	8,184,197	1,065,376
State Trailer Coach In-Lieu Tax	28,522				28,522	15,774
State Cigarette Tax	22,603	500	951	5,698	29,752	4,726
Homeowners Property Tax Relief	217,955	9,468	10,933	60,846	299,202	70,918
State Gasoline Tax	2,883,977	84,359	158,368	780,776	3,867,480	509,236
Other State Grants	1,111,156	108,088	10,802	439,491	1,667,537	72,060
County Grants of State Gas Tax			78,105		78,105	
County Grants	49,380				49,380	
Federal Revenue Sharing						
Other Federal Grants	3,136,106		22,154	235,012	3,393,272	624,818
Other Taxes in-Lieu	9,729		68,040		77,769	
Charges for Services						
Zoning Fees and Subdivision Fees	34,879		108,811	122,074	265,764	33,115
Police Department Services	130,458	4,705	60,415	85,226	280,804	108,429
Fire Department Services	72,495		40,229	69,480	182,204	8,119
Plan Checking Fees	247,306	30,972	48,437	148,676	475,391	153,888
Animal Shelter Fees and Charges	5,385			9,597	14,982	
Engineering Fees	541,715	204	160	169,435	711,514	58,066
Street, Sidewalk and Curb Repairs	28,818		35,646	25,527	89,991	
Weed and Lot Clearing	2,389	396			2,785	11,902
Sewer Charges/Connect Fees *	19,772,403	957,313	334,909	3,789,087	24,853,712	4,298,633
Solid Waste Revenues *	54,671	265,764	623,860		944,295	
First Aid and Ambulance Charges						
Library Fines and Fees						
Parking Facilities	255,514			7,005	262,519	
Parks and Recreation Fees	231,082	24,691	58,039	292,203	606,015	231,240
Golf Course Fees	2,093,939				2,093,939	
Water Charges/Connect Fees *	11,332,696	488,996	617,843	2,796,957	15,236,492	3,817,922
Electric Revenues						
Airport Revenues	596,319			50,218	646,537	
Cemetery Revenues						
Housing Revenues				537,584		
Transit Revenues	1,469,629			63,190	1,532,819	
Quasi-External Transactions					0	
Other Current Service Charges	657,663	57,322	52,817	16,087	783,889	100,248
Sewer/water/solid waste *	31,159,770	1,712,073	1,576,612	6,586,044	41,034,499	8,116,555
Other Revenues						
Sale of Real and Personal Property	32,203			202,954	235,157	22,004
Contributions: Non-Govt Sources	75,834	1,000		196,473	273,307	
Other Sources of Revenues	4,357,364		37,168	461,626	4,856,158	64,537
Other Sources						
Sale of Bonds	0					
Notes and Other	1,073,698					
Total Revenues	106,836,490	3,504,021	3,770,547	23,590,639	137,701,697	22,123,929

Appendix C - Detail of Existing City Revenues

City name	TULARE COUNTY CITIES			YOLO COUNTY CITIES				
	1 Tulare	2 Visalia	Tulare Co. Cities	1 Davis	2 West Sacto	3 Winters	4 Woodland	Yolo Co Cities Total
REVENUES								
Taxes								
Secured and Unsecured Prop Tax	1,814,680	3,902,822	\$5,717,502	4,534,945	4,942,280	419,449	4,717,267	\$14,613,941
Indebtedness Property Tax			0	283,675		12,335		296,010
Property Tax - Prior Year	74,679	190,408	265,087	120,614	81,573	20,030	145,925	368,142
Other Property Taxes	6,798		6,798	7,698				7,698
Interest, Penalties /Delinquent			0	26,462		2,628		29,090
Sales and Use Taxes	2,940,867	9,794,390	12,735,257	2,682,161	5,880,977	142,307	4,851,491	13,356,936
Transportation Tax	781,900	1,309,361	2,091,261	1,341,034	650,510		895,187	2,886,731
Transient Lodging Taxes	207,775	808,022	1,013,797	324,287	404,917		331,162	1,060,366
Franchises	359,257	871,879	1,231,136	451,933	456,685	27,019	380,209	1,315,846
Business License Taxes	302,182	873,035	1,175,217	688,279	29,521	13,025	103,890	834,715
Real Property Transfer Taxes	44,867	122,306	167,173	101,448	31,019	1,838	103,772	238,077
Utility Users Tax	1,813,421		1,813,421			47,595		315,907
Other Non-Property Taxes	87,942	405,197	493,139	8,964,404		155,578	311,408	9,431,390
Benefit Assessments								
Fire								
Paramedics								
Lighting	24,267		24,267		338,149			
Other	54,703		54,703	1,865,696	146,830			2,012,526
Licenses and Permits								
Construction Permits	282,876	675,607	958,483	697,320	262,273	40,641	149,409	1,149,643
Other Licenses and Permits	220	108,987	109,207	113	380		3,909	4,402
Fines and Forfeitures								
Vehicle Code Fines	38,695	86,944	123,639	401,669	22,408	35	42,997	467,109
Other Fines, Forfeitures /Penalties	6,501	249,462	255,963	17,397	7,966	11,243	9,949	46,555
Use of Money								
Investment Earnings	824,367	2,818,986	3,643,353	1,488,297	1,342,439	38,137	873,807	3,742,680
Rents and Concessions	180,479	1,073,337	1,253,816	79,743		18,440	230,624	326,807
Royalties				67,599			12	
Other				96,948				
Intergovernmental								
State Motor Vehicle In-Lieu Tax	1,399,323	2,878,303	4,277,626	1,741,189	1,501,203	180,111	1,608,400	5,010,903
State Trailer Coach In-Lieu Tax	6,443	22,240	28,683		16,748	260	14,980	31,988
State Cigarette Tax	4,373	12,089	16,462	5,117	6,589	422	5,832	17,960
Homeowners Property Tax Relief	58,802	128,556	187,358	121,186	169,092	13,130	151,741	455,149
State Gasoline Tax	806,946	1,348,878	1,955,824	824,509	709,368	86,224	700,101	2,320,220
Other State Grants	266,810	1,022,025	1,288,835	489,115	329,527	34,337	147,065	1,000,044
County Grants of State Gas Tax								0
County Grants		311,851	311,851		20,000			20,000
Federal Revenue Sharing								
Other Federal Grants	448,073	792,994	1,241,067	1,687,650	378,961		249,276	2,315,887
Other Taxes in-Lieu		424,641	424,641					0
Charges for Services								
Zoning Fees and Subdivision Fees	29,576	972,382	1,001,958		77,794		15,539	93,333
Police Department Services	59,585	59,039	118,624	187,719	24,638	3,531	197,717	413,605
Fire Department Services	30,314	232	30,546	357,611	68,340	3,531	112,114	541,596
Plan Checking Fees	99,332		99,332	691,681	144,526	76,596	87,982	1,000,785
Animal Shelter Fees and Charges			0					0
Engineering Fees	150,070	95,998	246,068	306,806	135,509	3,432	106,398	552,145
Street, Sidewalk and Curb Repairs	693	71,854	72,547			14,644		14,644
Weed and Lot Cleaning	7,268	41,134	48,402		30,862		1,276	32,138
Sewer Charges/Connect Fees *	2,404,092	5,247,449	7,651,541	2,385,945	2,670,906	317,385	2,492,853	7,867,089
Solid Waste Revenues *	2,456,913	7,707,566	10,164,479	4,540,213	2,445,739	251,968		7,237,920
First Aid and Ambulance Charges								
Library Fines and Fees	18,783		18,783				19,281	
Parking Facilities			0				46,697	46,697
Parks and Recreation Fees	163,121	1,678,018	1,841,139	961,690	97,280	37,351	483,707	1,580,028
Golf Course Fees		808,462	808,462					0
Water Charges/Connect Fees *	2,138,691	169,534	2,308,225	2,765,533	4,828,951	293,857	1,761,722	9,650,063
Electric Revenues								
Airport Revenues	50,300	1,003,949	1,054,249					0
Cemetery Revenues							86,117	
Housing Revenues							21,500	
Transit Revenues	100,788	359,372	460,160	21,818	15,000	97,591	41,620	176,029
Quasi-External Transactions	333,070							0
Other Current Service Charges	123,679	250,808	374,487	3,035,916	95,772	44,955	110,497	3,287,140
Sewer/water/solid waste *	6,999,696	13,124,549	20,124,245	9,691,691	9,945,596	863,210	4,254,575	24,755,072
Other Revenues								
Sale of Real and Personal Property	46,151	282,429	328,580	508	21,719		5,698	27,925
Contributions: Non-Govt Sources			0	1,623,196				1,623,196
Other Sources of Revenues	640,990	1,618,904	2,259,894	1,982,790	1,336,662		858,137	4,177,589
Other Sources								
Sale of Bonds			0					
Notes and Other				0				
Total Revenues	21,488,662	50,597,450	72,086,112	47,971,914	29,723,131	2,387,625	22,593,175	102,875,845

APPENDIX D - Revenue Detail for Cities: per Resident and per Job

City name	FRESNO COUNTY CITIES								Fresno Cities Total
	1 Clovis	2 Fowler	3 Fresno	4 Kingsburg	5 Parlier	6 Reedley	7 Sanger	8 Selma	
Population (1993)	58,100	3,720	392,900	7,925	8,575	18,400	18,250	16,750	524,620
Jobs (1993 est.)	28,249	1,286	152,225	3,124	2,827	7,006	6,844	5,769	207,331
REVENUE TOTALS - by Classification									
Case Study	\$3,116,039	\$158,804	\$37,271,380	\$284,726	\$92,403	\$541,582	\$897,473	\$511,509	\$42,873,918
Res/Jobs	\$14,127,719	\$771,665	\$93,867,206	\$1,928,706	\$374,830	\$1,375,378	\$2,039,166	\$3,961,555	\$118,446,225
Jobs	\$5,927,600	\$294,989	\$44,345,602	\$427,205	\$257,158	\$1,001,401	\$797,329	\$1,343,411	\$54,394,696
Resident	\$7,639,169	\$455,397	\$56,162,016	\$1,315,802	\$2,328,175	\$1,589,624	\$2,420,533	\$2,701,427	\$74,612,142
Sewer/water/solid waste	\$13,837,139	\$251,646	\$77,550,636	\$1,524,917	\$653,878	\$2,844,770	\$3,262,850	\$0	\$99,925,836
Total Revenue	\$44,647,666	\$1,932,501	\$309,196,840	\$5,481,356	\$3,706,444	\$7,352,755	\$9,417,351	\$8,517,902	\$390,252,815
REVENUES per RESIDENT/JOB									
Resident/Job									
Resident	\$183.64	\$168.58	\$189.87	\$192.73	\$35.84	\$59.62	\$89.39	\$192.34	\$178.69
Job share	\$122.42	\$112.39	\$126.58	\$128.48	\$23.89	\$39.74	\$59.59	\$128.23	\$119.13
Job	\$209.83	\$229.39	\$291.32	\$136.76	\$90.96	\$142.93	\$116.50	\$232.85	\$262.36
Resident	\$131.48	\$122.42	\$142.94	\$166.03	\$271.51	\$86.39	\$132.63	\$161.28	\$142.22
Sewer/water/solid waste									
Resident share	\$145.04	\$49.94	\$127.31	\$124.68	\$45.02	\$97.19	\$115.73	\$0.00	\$122.23
Job share	\$93.56	\$12.08	\$78.95	\$74.22	\$48.48	\$69.57	\$72.79	\$0.00	\$76.28
Recap per Resident/Job (Not including Property Tax)									
Resident	\$460.16	\$340.94	\$460.12	\$483.44	\$352.36	\$243.20	\$337.75	\$353.62	\$443.15
Job	\$425.82	\$353.85	\$496.85	\$339.46	\$163.33	\$252.24	\$248.88	\$361.08	\$457.76

Appendix D: Revenue detail

City name	KERN COUNTY CITIES					Kern Cities Total
	1 Bakersfield	2 Delano	3 McFarland	4 Shafter	5 Taft	
Population (1993)	195,200	25,700	7,550	10,950	6,600	246,000
Jobs (1993 est.)	85,109	8,379	2,074	3,836	1,351	100,749
REVENUE TOTALS						
Case Study	\$17,208,879	\$947,434	\$107,173	\$256,365	\$344,174	\$18,864,025
Res/Jobs	\$26,687,307	\$3,064,108	\$135,790	\$9,120,887	\$9,048,566	\$48,056,658
Jobs	\$18,062,275	\$1,540,389	\$167,262	\$475,504	\$633,413	\$20,878,843
Resident	\$21,870,572	\$6,820,385	\$513,978	\$1,249,886	\$795,126	\$31,249,947
Sewer/water/solid waste	\$32,107,721	\$3,560,589	\$202,721	\$1,569,128	\$845,354	\$38,285,513
Total Revenue	\$115,936,754	\$15,932,905	\$1,126,924	\$12,671,770	\$11,666,633	\$157,334,986
REVENUES per RESIDENT/JOB						
Resident/Job						
Resident	\$105.93	\$97.94	\$15.20	\$675.25	\$1,206.33	\$153.45
Job share	\$70.62	\$65.29	\$10.13	\$450.16	\$804.22	\$102.30
Job	\$212.23	\$183.84	\$80.66	\$123.95	\$468.71	\$207.24
Resident	\$112.04	\$265.38	\$68.08	\$114.14	\$120.47	\$127.03
Sewer/water/solid waste						
Resident share	\$116.22	\$97.28	\$18.74	\$89.90	\$97.60	\$109.93
Job share	\$35.25	\$41.56	\$9.97	\$70.63	\$23.79	\$35.58
Recap per Resident/Job (Not including Property Tax)						
Resident	\$334.19	\$460.61	\$102.02	\$879.29	\$1,424.40	\$390.42
Job	\$318.09	\$290.70	\$100.77	\$644.74	\$1,296.71	\$345.12

Appendix D: Revenue detail

City name	KINGS COUNTY CITIES				MADERA
	1 Corcoran	2 Hanford	3 Lemoore	Kings Co Cities	4 Madera
Population (1993)	14,750	34,500	14,950	64,200	35,850
Jobs (1993 est.)	3,021	14,135	6,494	23,650	12,121
REVENUE TOTALS					
Case Study	\$190,723	\$1,578,035	\$602,927	\$2,371,685	\$4,440,384
Res/Jobs	\$1,142,441	\$4,222,439	\$1,549,594	\$6,914,474	\$3,273,499
Jobs	\$580,143	\$2,711,081	\$683,031	\$3,974,255	\$364,089
Resident	\$2,662,218	\$3,713,314	\$1,840,364	\$8,215,896	\$4,852,373
Sewer/water/solid waste	\$1,187,047	\$6,039,969	\$3,168,469	\$10,395,485	\$3,982,633
Total Revenue	\$5,762,572	\$18,264,838	\$7,844,385	\$31,871,795	\$16,912,978
REVENUES per RESIDENT/JOB					
Resident/Job					
Resident	\$68.15	\$96.13	\$80.38	\$86.47	\$74.52
Job share	\$45.43	\$64.09	\$53.58	\$57.64	\$49.68
Job	\$192.03	\$191.80	\$105.18	\$168.04	\$30.04
Resident	\$180.49	\$107.63	\$123.10	\$127.97	\$135.35
Sewer/water/solid waste					
Resident share	\$60.03	\$118.54	\$145.22	\$112.67	\$77.07
Job share	\$21.27	\$52.52	\$56.01	\$45.78	\$34.91
Recap per Resident/Job (Not including Property Tax)					
Resident	\$308.66	\$322.30	\$348.70	\$327.11	\$286.94
Job	\$258.73	\$308.40	\$214.78	\$271.47	\$114.63

Appendix D: Revenue detail

City name	MERCED COUNTY CITIES				Merced Cities Total
	1 Atwater	2 Livingston	3 Los Banos	4 Merced	
Population (1993)	23,300	9,675	17,650	59,900	110,525
Jobs (1993 est.)	9,928	3,578	6,670	22,282	42,458
REVENUE TOTALS					
Case Study	\$795,744	\$412,239	\$1,096,615	\$3,032,928	\$5,337,526
Res/Jobs	\$1,078,301	\$1,603,628	\$2,982,725	\$10,618,729	\$16,283,383
Jobs	\$890,222	\$302,922	\$1,113,293	\$4,651,261	\$6,957,698
Resident	\$2,878,806	\$869,118	\$1,804,471	\$7,704,602	\$13,256,997
Sewer/water/solid waste	\$4,422,577	\$2,631,271	\$3,259,518	\$14,192,240	\$24,505,606
Total Revenue	\$10,065,650	\$5,819,178	\$10,256,622	\$40,199,760	\$66,341,210
REVENUES per RESIDENT/JOB					
Resident/Job					
Resident	\$36.04	\$132.97	\$134.98	\$142.05	\$117.29
Job share	\$24.03	\$88.64	\$89.99	\$94.70	\$78.19
Job	\$89.67	\$84.66	\$166.90	\$208.74	\$163.87
Resident	\$123.55	\$89.83	\$102.24	\$128.62	\$119.95
Sewer/water/solid waste					
Resident share	\$113.14	\$174.47	\$131.79	\$154.92	\$145.94
Job share	\$90.84	\$116.56	\$42.21	\$93.08	\$81.82
Recap per Resident/Job (Not including Property Tax)					
Resident	\$272.74	\$397.27	\$369.01	\$425.59	\$383.18
Job	\$204.54	\$289.86	\$299.10	\$396.52	\$323.89

Appendix D: Revenue detail

City name	SACRAMENTO COUNTY CITIES				SAN JOAQUIN COUNTY CITIES			
	1 Folsom	2 Galt	3 Sacramento	Sacramento Cities	1 Lodi	2 Manteca	3 Stockton	San Joaquin Cities
Population (1993)	38,350	12,900	389,500	440,750	53,600	43,400	226,000	323,000
Jobs (1993 est.)	14,836	5,107	167,882	187,825	23,821	18,565	83,018	125,404
REVENUE TOTALS								
Case Study	\$5,489,161	\$717,743	\$47,698,907	\$53,905,811	\$4,549,321	\$2,442,322	\$16,428,408	\$23,420,051
Res/Jobs	\$18,162,967	\$8,336,102	\$115,158,270	\$141,657,339	\$40,409,134	\$6,126,962	\$51,299,778	\$97,835,874
Jobs	\$3,084,591	\$182,549	\$38,727,239	\$41,994,380	\$4,402,406	\$3,184,937	\$19,825,077	\$27,412,421
Resident	\$3,910,525	\$1,333,100	\$51,031,449	\$56,275,073	\$6,659,083	\$5,263,656	\$23,776,117	\$35,698,855
Sewer/water/solid waste	\$5,569,042	\$3,234,514	\$60,058,685	\$68,862,241	\$9,922,509	\$8,335,653	\$33,530,828	\$51,788,990
Total Revenue	\$36,216,286	\$13,804,008	\$312,674,550	\$362,694,844	\$65,942,453	\$25,353,530	\$144,860,208	\$236,156,191
REVENUES per RESIDENT/JOB								
Resident/Job								
Resident	\$376.51	\$511.27	\$229.66	\$250.29	\$581.59	\$109.85	\$182.34	\$240.62
Job share	\$251.00	\$340.85	\$153.11	\$166.86	\$387.73	\$73.23	\$121.56	\$160.41
Job	\$207.91	\$35.75	\$230.68	\$223.58	\$184.81	\$171.56	\$238.80	\$218.59
Resident	\$101.97	\$103.34	\$131.02	\$127.68	\$124.24	\$121.28	\$105.20	\$110.52
Sewer/water/solid waste								
Resident share	\$107.34	\$182.86	\$94.87	\$100.82	\$103.44	\$111.40	\$94.17	\$98.92
Job share	\$22.82	\$44.77	\$66.08	\$56.71	\$100.49	\$98.78	\$66.76	\$75.58
Recap per Resident/Job (Not including Property Tax)								
Resident	\$585.82	\$797.48	\$455.55	\$478.80	\$809.26	\$342.53	\$381.71	\$450.07
Job	\$481.73	\$421.37	\$449.87	\$447.15	\$673.03	\$343.57	\$427.13	\$454.59

Appendix D: Revenue detail

City name	STANISLAUS COUNTY CITIES					SUTTER
	1 Modesto	2 Newman	3 Patterson	4 Turlock	Stanislaus Cities Total	1 Yuba City
Population (1993)	178,100	5,275	9,350	47,000	239,725	31,500
Jobs (1993 est.)	73,693	1,816	3,482	19,442	98,433	13,663
REVENUE TOTALS						
Case Study	\$7,956,458	\$315,552	\$336,956	\$2,094,785	\$10,703,751	\$2,751,159
Res/Jobs	\$27,691,923	\$724,368	\$674,664	\$5,915,978	\$28,344,576	\$3,797,422
Jobs	\$17,955,139	\$254,370	\$312,859	\$3,493,673	\$26,619,712	\$3,373,795
Resident	\$22,073,200	\$497,658	\$869,456	\$5,500,159	\$20,201,726	\$4,084,998
Sewer/water/solid waste	\$31,159,770	\$1,712,073	\$1,576,612	\$6,586,044	\$41,034,499	\$8,116,555
Total Revenue	\$106,836,490	\$3,504,021	\$3,770,547	\$23,590,639	\$126,904,264	\$22,123,929
REVENUES per RESIDENT/JOB						
Resident/Job						
Resident	\$121.87	\$111.69	\$57.81	\$98.66	\$92.83	\$93.51
Job share	\$81.25	\$74.46	\$38.54	\$65.78	\$61.88	\$62.34
Job	\$243.65	\$140.08	\$89.86	\$179.69	\$270.43	\$246.92
Resident	\$123.94	\$94.34	\$92.99	\$117.02	\$84.27	\$129.68
Sewer/water/solid waste						
Resident share	\$96.01	\$216.55	\$99.47	\$83.53	\$96.77	\$156.64
Job share	\$106.22	\$125.19	\$95.15	\$69.06	\$97.82	\$114.11
Recap per Resident/Job (Not including Property Tax)						
Resident	\$341.82	\$422.58	\$250.26	\$299.22	\$273.87	\$379.83
Job	\$431.12	\$339.72	\$223.55	\$314.53	\$430.14	\$423.37

Appendix D: Revenue detail

City name	TULARE COUNTY CITIES			YOLO COUNTY CITIES				
	1 Tulare	2 Visalia	Tulare Co. Cities	1 Davis	2 West Sacto	3 Winters	4 Woodland	Yolo Co. Cities Total
Population (1993)	38,200	86,600	124,800	50,400	30,650	4,900	42,050	128,000
Jobs (1993 est.)	14,327	35,719	50,046	26,220	11,848	2,106	19,439	59,614
REVENUE TOTALS								
Case Study	\$1,896,157	\$4,093,230	\$5,989,387	\$4,973,394	\$5,023,853	\$454,442	\$4,863,192	\$15,314,881
Res/Jobs	\$5,646,027	\$11,990,396	\$17,636,423	\$22,886,085	\$5,102,118	\$581,292	\$4,440,608	\$33,010,103
Jobs	\$2,796,436	\$8,312,548	\$11,108,984	\$3,383,820	\$4,405,617	\$108,371	\$3,866,861	\$11,764,669
Resident	\$4,150,346	\$13,076,727	\$17,227,073	\$7,036,924	\$5,245,947	\$380,310	\$5,167,939	\$17,831,120
Sewer/water/solid waste	\$6,999,696	\$13,124,549	\$20,124,245	\$9,691,691	\$9,945,596	\$863,210	\$4,254,575	\$24,755,072
Total Revenue	\$21,488,662	\$50,597,450	\$72,086,112	\$47,971,914	\$29,723,131	\$2,387,625	\$22,593,175	\$102,675,845
REVENUES per RESIDENT/JOB								
Resident/Job								
Resident	\$118.24	\$108.60	\$111.51	\$337.15	\$132.35	\$92.21	\$80.72	\$196.79
Job share	\$78.83	\$72.40	\$74.34	\$224.77	\$88.24	\$61.47	\$53.82	\$131.19
Job	\$195.19	\$232.72	\$221.98	\$129.05	\$371.84	\$51.45	\$198.92	\$197.35
Resident	\$108.65	\$151.00	\$138.04	\$139.62	\$171.16	\$77.61	\$122.90	\$139.31
Sewer/water/solid waste								
Resident share	\$128.43	\$98.92	\$108.12	\$92.38	\$239.88	\$123.62	\$58.22	\$124.60
Job share	\$48.43	\$54.13	\$52.06	\$118.12	\$50.99	\$40.27	\$49.14	\$64.67
Recap per Resident/Job (Not including Property Tax)								
Resident	\$355.31	\$358.52	\$357.67	\$569.16	\$543.39	\$293.45	\$261.85	\$460.69
Job	\$322.44	\$359.24	\$348.38	\$471.95	\$511.06	\$153.19	\$301.88	\$393.21

APPENDIX E: PROPERTY TAX CALCULATIONS FOR CITIES & COUNTIES

FRESNO COUNTY

	1	2	3	4	5	6	7	8	Total
	Clovis Fresno	Fowler Fresno	Fresno Fresno	Kingsburg Fresno	Parlier Fresno	Reedley Fresno	Sanger Fresno	Selma Fresno	
Value Per: (1)									
Household	\$110,000	\$110,000	\$110,000	\$90,000	\$75,000	\$90,000	\$90,000	\$80,000	
Resident	\$39,912	\$36,107	\$37,828	\$31,528	\$16,416	\$26,309	\$25,836	\$24,699	
Job	\$9,978	\$9,027	\$9,457	\$7,882	\$4,104	\$6,577	\$6,459	\$6,175	
Adjusted Tax Rate - Current Tax Share									
County Unincorporated	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	
Fire Property Tax Rate	10.8%	10.8%	10.8%	10.8%	10.8%	10.8%	10.8%	10.8%	
County Rate in City	13.9%	15.7%	12.6%	13.0%	13.5%	13.0%	12.2%	14.8%	
City Rate	14.4%	15.7%	20.5%	11.7%	16.9%	12.3%	17.6%	16.0%	
Annexation Prop Tax Shift									
Agencies that Split Prop Tax	Co & Fire	Co & Fire	Co & Fire	Co & Fire	Co & Fire	Co & Fire	Co & Fire	Co & Fire	
Total Share to split	27.3%	27.3%	27.3%	27.3%	27.3%	27.3%	27.3%	27.3%	
County Share	63.0%	65.0%	62.0%	67.0%	60.0%	66.0%	53.0%	62.0%	
City Share	37.0%	35.0%	38.0%	33.0%	40.0%	34.0%	47.0%	38.0%	
Property Tax of Annexed Area									
County Rate in City	17.2%	17.8%	16.9%	18.3%	16.4%	18.0%	14.5%	16.9%	
City Rate	10.1%	9.6%	10.4%	9.0%	10.9%	9.3%	12.8%	10.4%	
City Property Tax - Case Study									
For City Infill									
Per Resident	\$57.60	\$56.80	\$77.57	\$37.04	\$27.82	\$32.42	\$45.53	\$39.52	\$69.87
Per Job	\$14.40	\$14.20	\$19.39	\$9.26	\$6.95	\$8.11	\$11.38	\$9.88	\$17.45
For Annexation Areas									
Per Resident	\$40.35	\$34.53	\$39.28	\$28.43	\$17.94	\$24.44	\$33.18	\$25.65	\$37.69
Per Job	\$10.09	\$8.63	\$9.82	\$7.11	\$4.49	\$6.11	\$8.30	\$6.41	\$9.47
County Property Tax - Case Study									
For City Infill									
Per Resident	\$55.54	\$56.53	\$47.71	\$41.13	\$22.13	\$34.32	\$31.46	\$36.52	\$46.73
Per Job	\$13.89	\$14.13	\$11.93	\$10.28	\$5.53	\$8.58	\$7.87	\$9.13	\$11.77
For Annexation Areas									
Per Resident	\$68.71	\$64.13	\$64.09	\$57.72	\$26.91	\$47.45	\$37.42	\$41.85	\$61.68
Per Job	\$17.18	\$16.03	\$16.02	\$14.43	\$6.73	\$11.86	\$9.35	\$10.46	\$15.51

101

(1) Property Value is based on regional real estate values and cross checked with City property tax revenue. Strong Associates

Appendix E: Property Tax Calculation

	KERN COUNTY					Total
	1 Bakersfield	2 Delano	3 McFarland	4 Shafter	5 Taft	
Value Per HH	\$100,000	\$75,000	\$75,000	\$75,000	\$85,000	
Value per Resident	\$35,732	\$20,547	\$18,041	\$22,815	\$40,874	
Value Per Job	\$8,933	\$5,137	\$4,510	\$5,704	\$10,218	
Adjusted Tax Rate - Current Tax Share						
County Unincorporated	23.2%	23.2%	23.2%	23.2%	23.2%	
Fire Property Tax Rate	10.0%	10.0%	10.0%	10.0%	10.0%	
County Rate in City	17.1%	9.2%	9.2%	14.0%	14.0%	
City Rate	21.1%	16.0%	12.3%	17.0%	13.6%	
Annexation Prop Tax Shift						
Agencies that Split Prop Tax						
Total Share to split	33.2%	33.2%	33.2%	33.2%	33.2%	
County Share	44.8%	36.4%	42.6%	45.2%	50.8%	
City Share	55.2%	63.6%	57.4%	54.8%	49.2%	
Property Tax of Annexed Area						
County Rate in City	14.9%	12.1%	14.1%	15.0%	16.8%	
City Rate	18.3%	21.1%	19.0%	18.2%	16.3%	
City Property Tax - Case Study (1)						
For City Infill						
Per Resident	\$75.25	\$32.88	\$22.23	\$38.81	\$55.59	\$67.05
Per Job	\$18.81	\$8.22	\$5.56	\$9.70	\$13.90	\$17.25
For Annexation Areas						
Per Resident	\$65.47	\$43.37	\$34.35	\$41.48	\$66.75	\$61.17
Per Job	\$16.37	\$10.84	\$8.59	\$10.37	\$16.69	\$15.52
County Property Tax - Case Study (1)						
For City Infill						
Per Resident	\$61.03	\$18.80	\$16.51	\$32.01	\$57.35	\$53.86
Per Job	\$15.26	\$4.70	\$4.13	\$8.00	\$14.34	\$13.86
For Annexation Areas						
Per Resident	\$53.09	\$24.80	\$25.51	\$34.22	\$68.87	\$48.87
Per Job	\$13.27	\$6.20	\$6.38	\$8.55	\$17.22	\$12.42

Appendix E: Property Tax Calculation

	KINGS COUNTY			Total	MADERA CO.
	1 Corcoran Kings	2 Hanford Kings	3 Lemoore Kings		4 Madera
Value Per HH	\$100,000	\$110,000	\$110,000		\$100,000
Value per Resident	\$19,201	\$38,726	\$37,679		\$31,302
Value Per Job	\$4,800	\$9,682	\$9,420		\$7,825
Adjusted Tax Rate - Current Tax Share					
County Unincorporated	17.9%	17.9%	17.9%		16.5%
Fire Property Tax Rate	14.4%	14.4%	14.4%		0.0%
County Rate in City	14.5%	17.2%	17.7%		11.9%
City Rate	8.2%	14.8%	13.5%		15.2%
Annexation Prop Tax Shift					
Agencies that Split Prop Tax	Co & Fire				Co only
Total Share to split	32.3%	32.3%	32.3%		16.5%
County Share	85.7%	79.6%	80.1%		50.0%
City Share	14.3%	20.4%	19.9%		50.0%
Property Tax of Annexed Area					
County Rate in City	27.6%	25.7%	25.8%		8.3%
City Rate	4.6%	6.6%	6.4%		8.3%
City Property Tax - Case Study (1)					
For City Infill					
Per Resident	\$15.70	\$57.16	\$50.97	\$46.19	\$47.45
Per Job	\$3.92	\$14.29	\$12.74	\$12.54	\$11.86
For Annexation Areas					
Per Resident	\$8.86	\$25.48	\$24.19	\$21.36	\$25.87
Per Job	\$2.21	\$6.37	\$6.05	\$5.75	\$6.47
County Property Tax - Case Study (1)					
For City Infill					
Per Resident	\$27.81	\$66.55	\$66.54	\$57.65	\$37.10
Per Job	\$6.95	\$16.64	\$16.63	\$15.40	\$9.28
For Annexation Areas					
Per Resident	\$53.08	\$99.43	\$97.35	\$88.30	\$25.87
Per Job	\$13.27	\$24.86	\$24.34	\$23.24	\$6.47

Appendix E: Property Tax Calculation

	MERCED COUNTY				
	1 Atwater	2 Livingston	3 Los Banos	4 Merced	Merced Cities Total
Value Per HH	\$80,000	\$90,000	\$90,000	\$90,000	
Value per Resident	\$25,811	\$20,344	\$29,581	\$29,269	
Value Per Job	\$6,453	\$5,086	\$7,395	\$7,317	
Adjusted Tax Rate - Current Tax Share					
County Unincorporated	18.3%	18.3%	18.3%	18.3%	
Fire Property Tax Rate	9.0%	9.0%	9.0%	9.0%	
County Rate in City	13.2%	12.2%	15.0%	16.0%	
City Rate	15.6%	18.5%	14.8%	16.3%	
Annexation Prop Tax Shift					
Agencies that Split Prop Tax	Co only	Co only	Co only	Co only	
Total Share to split	18.3%	18.3%	18.3%	18.3%	
County Share	45.7%	39.8%	50.4%	49.5%	
City Share	54.3%	60.2%	49.6%	50.5%	
Property Tax of Annexed Area					
County Rate in City	8.4%	7.3%	9.2%	9.1%	
City Rate	19.0%	20.0%	18.1%	18.3%	
City Property Tax - Case Study (1)					
For City Infill					
Per Resident	\$40.37	\$37.60	\$43.78	\$47.80	\$44.70
Per Job	\$10.09	\$9.40	\$10.94	\$11.95	\$11.14
For Annexation Areas					
Per Resident	\$48.92	\$40.76	\$53.52	\$53.46	\$51.40
Per Job	\$12.23	\$10.19	\$13.38	\$13.36	\$12.83
County Property Tax - Case Study (1)					
For City Infill					
Per Resident	\$33.97	\$24.86	\$44.49	\$46.77	\$41.79
Per Job	\$8.49	\$6.22	\$11.12	\$11.69	\$10.39
For Annexation Areas					
Per Resident	\$21.62	\$14.84	\$27.33	\$26.53	\$24.60
Per Job	\$5.40	\$3.71	\$6.83	\$6.63	\$6.13

Appendix E: Property Tax Calculation

	SACRAMENTO COUNTY				SAN JOAQUIN COUNTY			
	1 Folsom	2 Galt	3 Sacramento	Sacramento Cities	1 Lodi	2 Manteca	3 Stockton	San Joaquin Cities
Value Per HH	\$130,000	\$100,000	\$110,000		\$120,000	\$110,000	\$100,000	
Value per Resident	\$38,373	\$32,737	\$43,017		\$43,955	\$36,259	\$32,613	
Value Per Job	\$9,593	\$8,184	\$10,754		\$10,989	\$9,065	\$8,153	
Adjusted Tax Rate - Current Tax Share								
County Unincorporated	19.9%	19.9%	19.9%		19.8%	19.8%	19.8%	
Fire Property Tax Rate	19.8%	19.8%	19.8%		18.0%	18.0%	18.0%	
County Rate in City	19.0%	14.4%	16.2%		19.8%	19.8%	19.8%	
City Rate	19.1%	16.5%	25.2%		17.8%	16.8%	17.6%	
Annexation Prop Tax Shift								
Agencies that Split Prop Tax	Co only	Co only	Co only		Co&fire	Co&fire	Co&fire	
Total Share to split	19.8%	19.8%	19.8%		37.8%	37.8%	37.8%	
County Share	51.0%	51.0%	51.0%		63.4%	63.4%	63.4%	
City Share	49.0%	49.0%	49.0%		36.6%	36.6%	36.6%	
Property Tax of Annexed Area								
County Rate in City	19.9%	19.9%	19.9%		24.0%	24.0%	24.0%	
City Rate	19.8%	19.8%	19.8%		7.3%	7.3%	7.3%	
City Property Tax - Case Study (1)								
For City Infill								
Per Resident	\$73.12	\$54.10	\$108.27	\$103.63	\$78.29	\$61.02	\$57.25	\$61.25
Per Job	\$18.28	\$13.53	\$27.07	\$26.01	\$19.57	\$15.26	\$14.31	\$15.45
For Annexation Areas								
Per Resident	\$75.98	\$64.82	\$85.17	\$83.78	\$31.93	\$26.34	\$23.69	\$25.41
Per Job	\$18.99	\$16.20	\$21.29	\$20.97	\$7.98	\$6.58	\$5.92	\$6.41
County Property Tax - Case Study (1)								
For City Infill								
Per Resident	\$72.94	\$47.05	\$69.80	\$69.41	\$87.23	\$71.96	\$64.72	\$69.43
Per Job	\$18.23	\$11.76	\$17.45	\$17.36	\$21.81	\$17.99	\$16.18	\$17.52
For Annexation Areas								
Per Resident	\$76.50	\$65.26	\$85.75	\$84.35	\$105.46	\$87.00	\$78.25	\$83.94
Per Job	\$19.12	\$16.32	\$21.44	\$21.12	\$26.37	\$21.75	\$19.56	\$21.18

Appendix E: Property Tax Calculation

	STANISLAUS COUNTY					Total	SUTTER CO
	1 Modesto	2 Newman	3 Patterson	4 Turlock	1 Yuba City Sutter		
Value Per HH	\$100,000	\$100,000	\$100,000	\$100,000		\$110,000	
Value per Resident	\$35,184	\$32,378	\$29,747	\$34,810		\$42,429	
Value Per Job	\$8,796	\$8,094	\$7,437	\$8,702		\$10,607	
Adjusted Tax Rate - Current Tax Share							
County Unincorporated	14.1%	14.1%	14.1%	14.1%		19.9%	
Fire Property Tax Rate	2.8%	2.8%	2.8%	2.8%		2.7%	
County Rate in City	11.8%	10.3%	11.8%	10.8%		11.9%	
City Rate	10.8%	9.0%	13.7%	7.6%		15.6%	
Annexation Prop Tax Shift							
Agencies that Split Prop Tax	Co% all Fire	Co% all Fire	Co% all Fire	Co% all Fire		Co% all Fire	
Total Share to split	14.1%	14.1%	14.1%	14.1%		19.9%	
County Share	66.0%	80.0%	80.0%	80.0%		62.0%	
City Share	34.0%	20.0%	20.0%	20.0%		38.0%	
Property Tax of Annexed Area							
County Rate in City	9.3%	11.3%	11.3%	11.3%		12.3%	
City Rate	7.6%	5.6%	5.6%	5.6%		10.3%	
City Property Tax - Case Study (1)							
For City Infill							
Per Resident	\$37.93	\$29.14	\$40.69	\$26.46	\$35.59	\$66.02	
Per Job	\$9.48	\$7.28	\$10.17	\$6.61	\$8.90	\$16.50	
For Annexation Areas							
Per Resident	\$26.58	\$18.07	\$16.60	\$19.42	\$24.60	\$43.69	
Per Job	\$6.64	\$4.52	\$4.15	\$4.86	\$6.16	\$10.92	
County Property Tax - Case Study (1)							
For City Infill							
Per Resident	\$41.34	\$33.48	\$34.95	\$37.63	\$40.19	\$50.61	
Per Job	\$10.34	\$8.37	\$8.74	\$9.41	\$10.06	\$12.65	
For Annexation Areas							
Per Resident	\$32.74	\$36.52	\$33.55	\$39.27	\$34.14	\$52.30	
Per Job	\$8.19	\$9.13	\$8.39	\$9.82	\$8.53	\$13.07	

Appendix E: Property Tax Calculation

	TULARE COUNTY			YOLO COUNTY				
	1 Tulare	2 Visalia	Tulare Co. Cities	1 Davis	2 West Sacto	3 Winters	4 Woodland	Yolo Co. Cities Total
Value Per HH	\$90,000	\$90,000		\$120,000	\$120,000	\$110,000	\$110,000	
Value per Resident	\$29,394	\$31,070		\$46,552	\$45,894	\$35,583	\$39,239	
Value Per Job	\$7,348	\$7,767		\$11,638	\$11,473	\$8,896	\$9,810	
Adjusted Tax Rate - Current Tax Share								
County Unincorporated	18.7%	18.7%		13.0%	13.0%	13.0%	13.0%	
Fire Property Tax Rate	6.7%	6.7%		7.0%	7.0%	7.0%	7.0%	
County Rate in City	15.4%	17.3%		9.1%	3.2%	8.4%	9.5%	
City Rate	13.7%	11.2%		20.8%	48.7%	21.3%	23.0%	
Annexation Prop Tax Shift								
Agencies that Split Prop Tax	Co & Fire							
Total Share to split	25.3%	25.3%		20.0%	20.0%	20.0%	20.0%	
County Share	53.0%	60.6%		50.0%	50.0%	51.0%	49.0%	
City Share	47.0%	39.4%		50.0%	50.0%	49.0%	51.0%	
Property Tax of Annexed Area								
County Rate in City	13.4%	15.4%		10.0%	10.0%	10.2%	9.8%	
City Rate	15.5%	14.0%		10.0%	10.0%	9.8%	10.2%	
City Property Tax - Case Study (1)								
For City Infill								
Per Resident	\$40.21	\$34.82	\$36.47	\$96.78	\$223.71	\$75.72	\$90.35	\$124.25
Per Job	\$10.05	\$8.70	\$9.09	\$24.20	\$55.93	\$18.93	\$22.59	\$29.79
For Annexation Areas								
Per Resident	\$45.44	\$43.58	\$44.15	\$46.44	\$45.78	\$34.78	\$39.92	\$43.69
Per Job	\$11.36	\$10.89	\$11.03	\$11.61	\$11.44	\$8.70	\$9.98	\$10.94
County Property Tax - Case Study (1)								
For City Infill								
Per Resident	\$45.26	\$53.64	\$51.08	\$42.36	\$14.46	\$29.89	\$37.08	\$33.47
Per Job	\$11.32	\$13.41	\$12.81	\$10.59	\$3.61	\$7.47	\$9.27	\$8.66
For Annexation Areas								
Per Resident	\$39.45	\$47.75	\$45.21	\$46.44	\$45.78	\$36.20	\$38.36	\$43.23
Per Job	\$9.86	\$11.94	\$11.34	\$11.61	\$11.44	\$9.05	\$9.59	\$10.83

APPENDIX F - DETAIL OF EXISTING CITY COSTS(Annual Report 1992/93 - Financial Transactions Concerning Cities
State of California, Office of The Controllers)**COSTS****General Government**

Legislative	Res/Jobs (2)
Management and Support	Res/Jobs (2)

Public Safety

Police	Res/Jobs (2)
Fire	Acre (5)
Emergency Medical Services	Res/Jobs (2)
Animal Regulation	Resid (4)
Weed Abatement	Res/Jobs (2)
Street Lighting	Acre (5)
Disaster Preparedness	Res/Jobs (2)
Other	Res/Jobs (2)

Transportation

Street, Highways, & Storm Drains	Acre (5)
Street Trees & Landscaping	Acre (5)
Parking Facilities	Jobs (3)
Public Transit	Res/Jobs (2)
Airports	Res/Jobs (2)
Other	Res/Jobs (2)

Community Development

Planning	Res/Jobs (2)
Construction and Engineering	Res/Jobs (2)
Regulation Enforcement	Res/Jobs (2)
Redevelopment	Res/Jobs (2)
Housing	Resid (4)
Employment	Jobs (3)
Community Promotion	Res/Jobs (2)
Other	Res/Jobs (2)

Health

Physical & Mental Health	Resid (4)
Hospitals & Sanitariums	Resid (4)
Solid Waste	Ac(5)0.5 & Res/job(2)0.5
Sewers	Ac(5)0.5 & Res/job(2)0.5
Cemeteries	Resid (4)
Other	Res/Jobs (2)

Culture and Leisure

Parks and Recreation	Resid (4)
Marina and Wharf	Resid (4)
Libraries	Resid (4)
Museums	Resid (4)
Golf Courses	Resid (4)
Sports Arena/Stadiums	Resid (4)
Community Center/Auditoriums	Resid (4)
Other	Resid (4)

Public Utilities (Enterprise)

Water	Ac(5)0.5 & Res/job(2)0.5
Gas	Res/Jobs (2)
Electric	Res/Jobs (2)
Other	Res/Jobs (2)

Other Costs

	Res/Jobs (2)
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APPENDIX F: DETAIL EXISTING CITIES COSTS

INFORMATION	FRESNO COUNTY CITIES								
	1	2	3	4	5	6	7	8	
City name	Clovis	Fowler	Fresno	Kingsburg	Parlier	Reedley	Sanger	Selma	Fresno Cities
COSTS									
General Government									
Legislative	115,654	88,996	4,148,821	\$9,602	50,318	100,585	394,726	154,682	5,063,384
Management and Support	1,857,869	527,438	17,234,698	654,057	147,125	372,897	931,155	522,840	22,248,079
Public Safety									
Police	7,008,790	360,463	61,915,050	784,270	606,786	2,095,917	1,969,452	2,105,873	76,846,601
Fire	3,769,393	45,492	23,604,754	156,906	55,324	213,167	962,625	519,139	29,326,800
Emergency Medical Services			3,422,705	430,657			406,743	522,465	4,782,570
Animal Regulation	108,636	3,344	658,036		9,331		50,000	53,970	883,317
Weed Abatement		1,569						5,000	6,569
Street Lighting	600,652		3,412,764	52,278	29,486		143,231	140,000	4,378,411
Disaster Preparedness	10,485								10,485
Other									
Transportation									
Street, Highways, & Storm Drains	3,072,126	308,076	26,167,111	417,984	309,713	937,246	348,062	877,892	32,438,210
Street Trees & Landscaping	72,000		3,216,828		12,185	14,536		35,040	3,350,589
Parking Facilities			2,730,944						2,730,944
Public Transit	800,146		22,616,249			81,590		170,510	23,668,495
Airports			11,836,858			49,577			11,886,435
Other									
Community Development									
Planning	1,173,866	62,866	3,582,191	32,795	15,136	243,601	180,889	192,986	5,484,330
Construction and Engineering									
Regulation Enforcement	1,895,222	13,921	8,762,804	109,734	18,648	185,202	122,261	86,357	11,194,149
Redevelopment			158,298					79,961	236,259
Housing		109,628	2,552,283		1,208,358			83,082	3,953,351
Employment									
Community Promotion	25,528		534,264			71,329		41,448	672,569
Other			73,768					57,634	131,402
Health									
Physical & Mental Health			25,212						25,212
Hospitals & Sanitariums									
Solid Waste	4,288,924		33,462,897	689,467	324,325	983,892	1,429,700		41,179,205
Sewers	5,800,335		23,240,959		280,023	730,399	915,674		30,967,390
Cemeteries									
Other	320,495								320,495
Culture and Leisure									
Parks and Recreation	1,158,260	37,563	12,500,272	178,218	89,354	240,175	738,809	1,057,434	16,000,085
Marina and Wharf									
Libraries									
Museums			166,016					37,137	203,153
Golf Courses			272,785						272,785
Sports Arena/Stadiums			7,585,039						7,585,039
Community Center/Auditoriums		24,866	2,746,312			521,461	93,337	337,170	3,723,146
Other	175,111			91,431	26,053	36,343			328,938
Public Utilities (Enterprise)									
Water	8,159,013	254,249	32,608,013	1,407,802	373,526	614,707	991,164		44,406,474
Gas									
Electric									
Other		14,729							14,729
Other Costs								413,691	413,691
Total Costs	40,412,505	1,853,200	309,235,931	5,015,201	3,555,691	7,482,624	9,677,828	7,494,311	384,737,291

Source: Annual Report 1992/93 - Financial Transactions Concerning Cities
State of California, Office of the Controller

Appendix F: Detail Existing City Costs

INFORMATION	KERN COUNTY CITIES					
	1	2	3	4	5	
City name	Bakersfield	Delano	McFarland	Shafter	Taft	Kern Cities
COSTS						
General Government						
Legislative	1,860,316	294,364	3,430	301,104	123,911	2,583,125
Management and Support	6,960,824	510,834	138,248	715,014	435,528	8,760,448
Public Safety						
Police	25,126,185	2,556,915	425,069	1,040,651	1,151,478	30,300,298
Fire	15,210,072	1,123,402		219,955	521,242	17,074,671
Emergency Medical Services						
Animal Regulation			6,180		37,066	43,246
Weed Abatement						
Street Lighting	3,052,264	859	26,129	69,191		3,148,443
Disaster Preparedness						
Other		4,911,011			7,148,471	12,059,482
Transportation						
Street, Highways, & Storm Drains	6,974,869	562,633	253,251	642,622	706,786	9,140,161
Street Trees & Landscaping	813,141					813,141
Parking Facilities	350,460					350,460
Public Transit		431,474	78,530	156,053	304,146	970,203
Airports	640,601	120,047				760,648
Other						
Community Development						
Planning	1,243,584	343,431	788	127,868	220,274	1,935,945
Construction and Engineering						
Regulation Enforcement	4,796,362	827,370	12,313	97,748	37,828	5,771,621
Redevelopment	553,607					553,607
Housing	2,059,900	2,694				2,062,594
Employment						
Community Promotion	282,250		5,000	1,764	42,687	331,701
Other					3,739	3,739
Health						
Physical & Mental Health						
Hospitals & Sanitariums						
Solid Waste	11,834,530	669,668		238,282	401,025	13,143,505
Sewers	7,844,079	472,297	256,793	409,148	639,963	9,622,280
Cemeteries						
Other		413,834				413,834
Culture and Leisure						
Parks and Recreation	5,363,554	51,377		91,086	138,171	5,644,188
Marina and Wharf						
Libraries						
Museums						
Golf Courses		136,690				136,690
Sports Arena/Stadiums						
Community Center/Auditoriums	1,846,340	70,098				1,916,438
Other						
Public Utilities (Enterprise)						
Water	8,380,274	949,469		672,890		10,002,633
Gas						
Electric						
Other				86,069		86,069
Other Costs						
				7,237,331		7,237,331
Total Costs	105,193,212	14,448,467	1,205,731	12,106,776	11,912,315	144,866,501

Appendix F: Detail Existing City Costs

INFORMATION	KINGS COUNTY CITIES				MADERA
	1	2	3	Kings Co Cities	1 Madera
City name	Corcoran	Hanford	Lemoore		
COSTS					
General Government					
Legislative	14,157	137,501	31,755	183,413	275,783
Management and Support	129,312	809,040	1,244,129	2,182,481	1,038,160
Public Safety					
Police	1,261,620	3,078,165	1,479,652	5,819,437	3,247,246
Fire	3,817	1,559,742	140,938	1,704,497	1,508,555
Emergency Medical Services				0	2
Animal Regulation	35,907	84,789	28,476	149,172	
Weed Abatement	1,876	10,242	745	12,863	
Street Lighting	41,731	165,579		207,310	
Disaster Preparedness	3,436				
Other					
Transportation					
Street, Highways, & Storm Drains	784,248	2,466,572	611,867	3,862,687	1,534,379
Street Trees & Landscaping		26,717	5,089	31,806	
Parking Facilities		135,103		135,103	11,330
Public Transit	108,801			108,801	364,870
Airports		103,657			243,612
Other		1,126,621		1,126,621	29,610
Community Development					
Planning	32,087	389,281	158,610	579,978	260,247
Construction and Engineering					
Regulation Enforcement	37,859	421,148	258,800	717,807	606,946
Redevelopment				0	
Housing		311,422			379,201
Employment					
Community Promotion		229,698	63,150		192,351
Other	730,213			730,213	
Health					
Physical & Mental Health					519,362
Hospitals & Sanitariums					
Solid Waste	605,589	2,142,364	846,820	3,594,773	
Sewers	534,841	1,818,456	1,040,335	3,393,632	1,501,429
Cemeteries					
Other				0	
Culture and Leisure					
Parks and Recreation	238,937	1,166,832	1,054,545	2,460,314	959,837
Marina and Wharf				0	
Libraries				0	
Museums				0	
Golf Courses			1,285,399	1,285,399	1,656,525
Sports Arena/Stadiums					
Community Center/Auditoriums		216,442		216,442	57,124
Other				0	
Public Utilities (Enterprise)					
Water	1,395,042	2,261,816	969,311	4,626,169	1,249,644
Gas					
Electric					
Other				0	
Other Costs			18,369	18,369	
Total Costs	5,959,473	18,661,187	9,237,990	33,858,650	15,636,213

Appendix F: Detail Existing City Costs

INFORMATION City name	MERCED COUNTY CITIES				
	2 Atwater	3 Livingston	4 Los Banos	5 Merced	Merced Cities
COSTS					
General Government					
Legislative	61,420	76,316	101,849	11,767	251,352
Management and Support	1,081,621	722,609	1,232,631	4,540,176	7,577,037
Public Safety					
Police	1,722,427	1,182,924	2,272,450	6,829,826	12,007,627
Fire	506,778	89,982	566,012	3,599,468	4,762,240
Emergency Medical Services					
Animal Regulation			59,692		59,692
Weed Abatement				13,636	13,636
Street Lighting	12,445		150,219	496,247	658,911
Disaster Preparedness					
Other					
Transportation					
Street, Highways, & Storm Drains	940,626	173,757	984,783	1,184,552	3,283,718
Street Trees & Landscaping		24,930	34,403	657,598	716,931
Parking Facilities					
Public Transit	93,579			1,113,695	1,207,274
Airports	5,933		163,036	415,805	584,774
Other					
Community Development					
Planning	242,051	78,592	211,665	838,747	1,371,055
Construction and Engineering					
Regulation Enforcement	219,037	184,436	278,982	1,330,503	2,012,958
Redevelopment					
Housing	428,873			845,302	1,274,175
Employment					
Community Promotion			69,199	144,729	213,928
Other		43,524		510,488	554,012
Health					
Physical & Mental Health					
Hospitals & Sanitariums					
Solid Waste	1,029,008	435,077	708,867	3,731,585	5,904,537
Sewers	1,947,397	1,278,765	1,425,080	4,964,087	9,615,329
Cemeteries					
Other					
Culture and Leisure					
Parks and Recreation	571,798	271,223	1,514,975	2,408,025	4,766,021
Marina and Wharf					
Libraries					
Museums					
Golf Courses					
Sports Arena/Stadiums					
Community Center/Auditoriums	140,809				140,809
Other				204,998	204,998
Public Utilities (Enterprise)					
Water	1,334,239	778,044	906,728	4,467,083	7,486,094
Gas					
Electric					
Other		54,104			54,104
Other Costs					
Total Costs	10,338,041	5,394,283	10,680,571	38,308,317	64,721,212

Appendix F: Detail Existing City Costs

INFORMATION City name	SACRAMENTO COUNTY CITIES				SAN JOAQUIN COUNTY CITIES			
	1 Folsom	2 Galt	3 Sacramento	Sacramento Cities	1 Lodi	2 Manteca	3 Stockton	San Joaquin Cities
COSTS								
General Government								
Legislative	646,002	45,299	1,461,897	2,153,198	356,017	340,139	1,561,213	2,257,369
Management and Support	1,897,314	1,287,565	41,780,959	44,965,838	1,706,663	895,709	7,584,091	10,186,463
Public Safety								
Police	3,916,159	1,838,513	75,890,923	81,645,595	6,934,359	4,708,653	36,712,879	48,355,891
Fire	4,357,118	1,039,255	40,904,156	46,300,529	3,653,218	2,885,274	21,749,348	28,087,840
Emergency Medical Services		126,550		126,550		4,661		4,661
Animal Regulation			3,256,339	3,256,339	135,159	187,724	634,701	957,584
Weed Abatement			411,967	411,967		2,480		2,480
Street Lighting	229,738		2,273,506	2,503,244	387,024	349,105	952,681	1,688,810
Disaster Preparedness								
Other								
Transportation								
Street, Highways, & Storm Drains	4,294,530	765,871	25,171,502	30,231,703	2,441,704	2,841,665	4,538,859	9,822,228
Street Trees & Landscaping		466,714	3,606,920	4,073,634	171,804	15,907	1,199,592	1,387,303
Parking Facilities			13,936,691	13,936,691	15,193		1,646,435	1,661,628
Public Transit	564,445			564,445	349,077	233,081		582,158
Airports								
Other			20,043,200	20,043,200				0
Community Development								
Planning	1,749,032	342,093	5,133,181	7,224,306	312,584	384,851	931,384	1,628,829
Construction and Engineering								
Regulation Enforcement	1,715,091	765,509	8,127,064	10,607,664	1,732,252	720,685	4,329,962	6,782,899
Redevelopment	20,483		1,871,288	1,891,771				0
Housing							349,678	
Employment								
Community Promotion					77,230	766		
Other			100,529	100,529	835,322			835,322
Health								
Physical & Mental Health								
Hospitals & Sanitariums								
Solid Waste	2,485,748	365,151	24,208,008	27,058,907	4,096,349	2,492,272	3,355,035	9,943,656
Sewers	694,534	1,412,322	9,258,825	11,365,681	3,492,407	4,006,630	20,109,801	27,608,838
Cemeteries								
Other			401,459	401,459		278,066	43,012	321,078
Culture and Leisure								
Parks and Recreation	3,719,371	1,273,445	34,621,757	39,614,573	2,802,953	1,680,837	6,461,515	10,945,305
Marina and Wharf			1,113,000	1,113,000				0
Libraries		81,498	8,665,190	8,746,688	959,505	36,043	7,955,052	8,950,600
Museums			2,411,399	2,411,399				0
Golf Courses			6,249,696	6,249,696		777,452	1,437,804	2,215,256
Sports Arena/Stadiums								
Community Center/Auditoriums			23,916,052	23,916,052	491,400	115,016	394,731	1,001,147
Other	761,269	562,016		1,323,285				0
Public Utilities (Enterprise)								
Water	1,869,290	456,974	24,978,666	27,304,930	2,447,869	2,549,020	10,911,704	15,908,593
Gas								
Electric					31,041,533			
Other			957,754	957,754				0
Other Costs	4,154,349			4,154,349				0
Total Costs	33,074,473	10,828,575	380,751,928	424,654,976	64,439,632	25,306,036	132,859,477	222,605,145

Appendix F: Detail Existing City Costs

INFORMATION City name	STANISLAUS COUNTY CITIES				Stanislaus Cities Total	SUTTER
	1 Modesto	2 Newman	3 Patterson	4 Turlock		
COSTS						
General Government						
Legislative	2,728,153	107,751	37,561	74,924	2,948,389	282,720
Management and Support	2,669,575	111,726	354,291	1,629,317	4,764,909	1,412,902
Public Safety						
Police	22,523,785	550,288	1,027,767	5,276,529	29,378,369	4,184,225
Fire	12,972,719	108,526	257,839	2,606,020	15,945,104	2,356,856
Emergency Medical Services	1,353,860					
Animal Regulation	299,762		7,396	88,694	395,852	88,956
Weed Abatement						32,595
Street Lighting	1,546,499	73,914	59,322	182,829	1,862,564	77,955
Disaster Preparedness						22,991
Other		10,030			10,030	
Transportation						
Street, Highways, & Storm Drains	6,971,884	222,430	436,459	2,347,009	9,977,782	3,097,074
Street Trees & Landscaping	2,191,249	39,893		93,972	2,325,114	31,204
Parking Facilities	169,048			42,633	211,681	
Public Transit	6,409,786			558,345	6,968,131	
Airports	1,122,772			235,175	1,357,947	
Other						
Community Development						
Planning	1,533,822	99,854	108,880	421,863	2,164,419	321,823
Construction and Engineering						
Regulation Enforcement	1,941,037	142,020	132,915	955,267	3,171,239	774,119
Redevelopment				99,811	99,811	
Housing	994,198			591,746	1,585,944	
Employment		638				
Community Promotion	151,080			337,753	488,833	203,774
Other		43,378			43,378	
Health						
Physical & Mental Health				3,900		350,517
Hospitals & Sanitariums						
Solid Waste	497,939	243,100	583,916		1,324,955	
Sewers	13,202,783	921,629	313,040	2,912,147	17,349,599	3,141,574
Cemeteries						
Other		16			16	
Culture and Leisure						
Parks and Recreation	7,182,717	381,179	162,211	1,256,607	8,982,714	1,516,542
Marina and Wharf						
Libraries				76,352		
Museums	1,455,857					
Golf Courses	1,821,101				1,821,101	
Sports Arena/Stadiums						
Community Center/Auditoriums	1,128,808	1,098		155,473	1,285,379	128,163
Other						
Public Utilities (Enterprise)						
Water	8,679,523	447,915	578,779	2,473,278	12,179,495	2,638,486
Gas						
Electric						
Other					0	
Other Costs					0	
Total Costs	99,547,957	3,505,385	4,060,376	22,419,644	129,533,362	20,862,476

Appendix F: Detail Existing City Costs

INFORMATION City name	TULARE COUNTY CITIES			YOLO COUNTY CITIES				
	1 Tulare	2 Visalia	Tulare Co. Cities	1 Davis	2 West Sacto	3 Winters	4 Woodland	Yolo Co. Cities Total
COSTS								
General Government								
Legislative	126,157	193,639	319,796	93,901	516,185	29,378	322,751	962,215
Management and Support	1,033,780	1,772,684	2,806,464	2,642,016	1,564,370	200,287	1,484,234	5,890,909
Public Safety								
Police	3,776,693	8,094,398	11,871,091	5,263,627	6,755,388	578,012	5,617,215	18,214,242
Fire	1,598,655	3,303,329	4,901,984	2,848,330	4,882,479	165,006	3,138,609	11,034,424
Emergency Medical Services			0	88,693			16,243	
Animal Regulation		100,833	100,833	89,938	146,948			236,886
Weed Abatement	8,921	41,883	50,804	6,920			5,262	
Street Lighting	22,569	501,244	523,813	234,695	356,138	31,052	1,064,746	1,686,631
Disaster Preparedness								
Other								0
Transportation								
Street, Highways, & Storm Drains	2,411,776	5,425,385	7,837,161	12,428,843	2,443,652	92,455	1,573,515	16,538,465
Street Trees & Landscaping			0	498,471		90,081	367,584	956,136
Parking Facilities		14,997	14,997				106,921	106,921
Public Transit	616,789	1,484,584	2,101,373	1,239,624	467,350	96,928	528,975	2,332,877
Airports	59,917	1,203,564	1,263,481					0
Other			0				24,000	
Community Development								
Planning	268,010	699,193	967,203	1,760,015	206,720	138,193	446,531	2,551,459
Construction and Engineering								
Regulation Enforcement	855,134	1,764,474	2,619,608	696,831	674,597	138,878	1,266,475	2,776,781
Redevelopment		1,575,758	1,575,758			71,133		71,133
Housing					462,393		14,966	477,359
Employment								
Community Promotion	127,480	812,554	940,034					0
Other			0	750,013			188,894	938,907
Health								
Physical & Mental Health	300,678							
Hospitals & Sanitariums								
Solid Waste	3,101,004	7,923,907	11,024,911	4,498,750	2,139,964	232,964		6,871,678
Sewers	2,681,841	11,835,572	14,517,213	2,853,100	3,080,709	207,023	4,095,865	10,236,697
Cemeteries		13,588	13,588				206,512	
Other								0
Culture and Leisure								
Parks and Recreation	1,238,783	4,145,595	5,384,378	5,278,332	3,059,039	82,947	2,823,469	11,243,787
Marina and Wharf								
Libraries	451,380		451,380				1,029,315	
Museums	15,000		15,000					
Golf Courses		1,274,312	1,274,312					0
Sports Arena/Stadiums								
Community Center/Auditoriums		2,394,996	2,394,996	720,620		69,554		790,174
Other	27,900	363,129	391,029	2,257,062				
Public Utilities (Enterprise)								
Water	1,638,550	169,633	1,808,183	3,379,488	4,240,930	233,083	1,731,146	9,584,647
Gas								
Electric								
Other			0	116,239				116,239
Other Costs	97,149	254,064	351,213					0
Total Costs	20,457,966	55,363,315	75,821,281	47,745,510	30,996,862	2,456,974	26,053,228	107,252,574

**APPENDIX G - COST DETAIL FOR CITIES: PER RESIDENT AND PER JOB
FRESNO COUNTY**

City name	1 Clovis	2 Fowler	3 Fresno	4 Kingsburg	5 Parlier	6 Reedley	7 Sanger	8 Selma	Fresno Cities
Population (1993)	58,100	3,720	392,900	7,925	8,575	18,400	18,250	16,750	524,620
Jobs (1993 est.)	28,249	1,286	152,225	3,124	2,827	7,006	6,844	5,769	207,331

COST TOTALS - by Use Classification

Case Study	NA	NA	NA	NA	NA	NA	NA	NA	NA
Res/Jobs total	\$22,332,191	\$1,197,107	\$178,941,641	\$3,069,750	\$1,326,950	\$4,365,197	\$5,673,495	\$4,353,447	\$221,259,777
Residential share	\$16,865,352	\$972,889	\$142,209,788	\$2,430,944	\$1,087,853	\$3,481,413	\$4,538,742	\$3,540,449	\$175,127,430
Jobs share	\$5,466,839	\$224,217	\$36,731,852	\$638,805	\$239,097	\$883,784	\$1,134,753	\$812,998	\$46,132,346
Jobs share	\$0	\$0	\$2,730,944	\$0	\$0	\$0	\$0	\$0	\$2,730,944
Resid share	\$1,442,007	\$175,401	\$26,505,955	\$269,649	\$1,333,096	\$797,979	\$882,146	\$1,568,793	\$32,975,026
Acre share	\$16,638,307	\$480,693	\$101,057,392	\$1,675,803	\$895,645	\$2,329,448	\$3,122,187	\$1,572,071	\$127,771,545
Total Cost	\$40,412,505	\$1,853,200	\$309,235,931	\$5,015,201	\$3,555,691	\$7,492,624	\$9,677,828	\$7,494,311	\$384,737,291

COST per RESIDENT and JOB (not including acreage costs)

Resident	\$315.10	\$308.68	\$429.41	\$340.77	\$282.33	\$232.58	\$297.03	\$305.03	\$396.67
Job	\$193.53	\$174.58	\$241.30	\$204.59	\$84.68	\$126.18	\$165.84	\$140.96	\$222.51

ACRE RELATED COSTS per RESIDENT and JOB

Per acre cost	\$1,660.81	\$329.24	\$1,484.58	\$1,186.80	\$954.64	\$845.85	\$994.22	\$610.80	\$1,413.90
Low Density									
Per Resid. share	\$183.89	\$97.23	\$171.00	\$142.41	\$63.33	\$84.40	\$112.91	\$65.08	\$161.77
Per Job share	\$118.63	\$23.52	\$106.04	\$84.77	\$68.19	\$60.42	\$71.02	\$43.63	\$100.99
Compact Density (1)									
Per Resid. share	\$91.95	\$48.61	\$85.50	\$71.20	\$31.66	\$42.20	\$56.45	\$32.54	\$80.88
Per Job share	\$59.31	\$11.76	\$53.02	\$42.39	\$34.09	\$30.21	\$35.51	\$21.81	\$50.50

Cost Recap per Resident and Job - Infill and Annexation

Resident infill (no new acres)	\$315.10	\$308.68	\$429.41	\$340.77	\$282.33	\$232.58	\$297.03	\$305.03	\$396.67
Resident annex - Low Density	\$498.99	\$405.91	\$600.41	\$483.18	\$345.66	\$316.98	\$409.94	\$370.11	\$558.44
Resident annex - Compact Density	\$407.05	\$357.29	\$514.91	\$411.97	\$313.99	\$274.78	\$353.49	\$337.57	\$477.56
Job infill (no new acres)	\$193.53	\$174.58	\$241.30	\$204.59	\$84.68	\$126.18	\$165.84	\$140.96	\$222.51
Job annex - Low Density	\$312.16	\$198.09	\$347.34	\$289.36	\$152.87	\$186.60	\$236.86	\$184.59	\$323.50
Job annex - Compact Density	\$252.85	\$186.33	\$294.32	\$246.97	\$118.77	\$156.39	\$201.35	\$162.78	\$273.00

Appendix G: Cost Detail: Cities

City name	KERN COUNTY					Kern Cities
	1 Bakersfield	2 Delano	3 McFarland	4 Shafter	5 Taft	
Population (1993)	195,200	25,700	7,550	10,950	6,600	246,000
Jobs (1993 est.)	85,109	8,379	2,074	3,836	1,351	100,749
COST TOTALS - by Use Classification						
Case Study	NA	NA	NA	NA	NA	
Res/Jobs total	\$55,493,171	\$11,454,997	\$791,775	\$10,423,762	\$9,988,556	\$88,152,260
Residential share	\$42,995,549	\$9,409,776	\$669,233	\$8,450,150	\$8,788,838	\$70,313,546
Jobs share	\$12,497,622	\$2,045,221	\$122,542	\$1,973,612	\$1,199,718	\$17,838,714
Jobs share	\$350,460	\$0	\$0	\$0	\$0	\$350,460
Resid share	\$9,269,794	\$260,859	\$6,180	\$91,086	\$175,237	\$9,803,156
Acre share	\$40,079,788	\$2,732,611	\$407,777	\$1,591,928	\$1,748,522	\$46,560,625
Total Cost	\$105,193,212	\$14,448,467	\$1,205,731	\$12,106,776	\$11,912,315	\$144,866,501
COST per RESIDENT and JOB (not including acreage costs)						
Resident	\$267.75	\$376.29	\$89.46	\$780.02	\$1,358.19	\$325.68
Job	\$146.85	\$244.13	\$59.23	\$514.54	\$887.97	\$177.06
ACRE RELATED COSTS per RESIDENT and JOB						
Per acre cost	\$635.51	\$460.92	\$283.67	\$1,076.89	\$691.43	\$625.48
Low Density						
Per Resid. share	\$149.68	\$77.06	\$38.08	\$97.91	\$202.64	\$137.99
Per Job share	\$45.39	\$32.92	\$20.26	\$76.92	\$49.39	\$44.68
Compact Density (1)						
Per Resid. share	\$74.84	\$38.53	\$19.04	\$48.95	\$101.32	\$68.99
Per Job share	\$22.70	\$16.46	\$10.13	\$38.46	\$24.69	\$22.34
Cost Recap per Resident and Job - Infill and Annexation						
Resident infill (no new acres)	\$267.75	\$376.29	\$89.46	\$780.02	\$1,358.19	\$325.68
Resident annex - Low Density	\$417.43	\$453.35	\$127.54	\$877.93	\$1,560.83	\$463.66
Resident annex - Compact Densit	\$342.59	\$414.82	\$108.50	\$828.98	\$1,459.51	\$394.67
Job infill (no new acres)	\$146.85	\$244.13	\$59.23	\$514.54	\$887.97	\$177.06
Job annex - Low Density	\$192.24	\$277.05	\$79.49	\$591.46	\$937.36	\$221.74
Job annex - Compact Density	\$169.54	\$260.59	\$69.36	\$553.00	\$912.67	\$199.40

Appendix G: Cost Detail: Cities

City name	KINGS COUNTY				MADERA CO.
	1 Corcoran	2 Hanford	3 Lemoore	Kings Co Cities	4 Madera
Population (1993)	14,750	34,500	14,950	64,200	35,850
Jobs (1993 est.)	3,021	14,135	6,494	23,650	12,121
COST TOTALS - by Use Classification					
Case Study	NA	NA	NA		NA
Res/Jobs total	\$3,587,097	\$9,416,671	\$4,683,443	\$17,687,211	\$7,634,364
Residential share	\$3,156,131	\$7,396,379	\$3,631,756	\$14,184,267	\$6,230,101
Jobs share	\$430,966	\$2,020,292	\$1,051,687	\$3,502,944	\$1,404,263
Jobs share	\$0	\$135,103	\$0	\$135,103	\$11,330
Resid share	\$274,844	\$1,779,485	\$2,368,420	\$4,422,749	\$3,572,049
Acre share	\$2,097,532	\$7,329,928	\$2,186,127	\$11,613,587	\$4,418,471
Total Cost	\$5,959,473	\$18,661,187	\$9,237,990	\$33,858,650	\$15,636,213
COST per RESIDENT and JOB (not including acreage costs)					
Resident	\$232.61	\$265.97	\$401.35	\$289.83	\$273.42
Job	\$142.74	\$142.95	\$162.00	\$148.13	\$115.88
ACRE RELATED COSTS per RESIDENT and JOB					
Per acre cost	\$548.47	\$917.61	\$561.71	\$739.52	\$611.36
Low Density					
Per Resid. share	\$110.56	\$147.93	\$104.02	\$130.13	\$96.39
Per Job share	\$39.18	\$65.54	\$40.12	\$52.82	\$43.67
Compact Density (1)					
Per Resid. share	\$55.28	\$73.96	\$52.01	\$65.07	\$48.20
Per Job share	\$19.59	\$32.77	\$20.06	\$26.41	\$21.83
Cost Recap per Resident and Job - Infill and Annexation					
Resident infill (no new acres)	\$232.61	\$265.97	\$401.35	\$289.83	\$273.42
Resident annex - Low Density	\$343.17	\$413.89	\$505.37	\$419.96	\$369.81
Resident annex - Compact Density	\$287.89	\$339.93	\$453.36	\$354.90	\$321.62
Job infill (no new acres)	\$142.74	\$142.95	\$162.00	\$148.13	\$115.88
Job annex - Low Density	\$181.92	\$208.49	\$202.12	\$200.95	\$159.55
Job annex - Compact Density	\$162.33	\$175.72	\$182.06	\$174.54	\$137.71

Appendix G: Cost Detail: Cities

City name	MERCED COUNTY				Merced Cities Total
	1 Atwater	2 Livingston	3 Los Banos	4 Merced	
Population (1993)	23,300	9,675	17,650	59,900	110,525
Jobs (1993 est.)	9,928	3,578	6,670	22,282	42,458
COST TOTALS - by Use Classification					
Case Study	NA	NA	NA	NA	
Res/Jobs total	\$5,581,390	\$3,588,448	\$5,850,150	\$22,330,750	\$37,350,737
Residential share	\$4,346,687	\$2,878,705	\$4,672,845	\$17,893,287	\$29,791,525
Jobs share	\$1,234,703	\$709,743	\$1,177,304	\$4,437,463	\$7,559,212
Jobs share	\$0	\$0	\$0	\$0	\$0
Resid share	\$1,141,480	\$271,223	\$1,574,667	\$3,458,325	\$6,445,695
Acre share	\$3,615,171	\$1,534,612	\$3,255,755	\$12,519,243	\$20,924,780
Total Cost	\$10,338,041	\$5,394,283	\$10,680,571	\$38,308,317	\$64,721,212
COST per RESIDENT and JOB (not including acreage costs)					
Resident	\$235.54	\$325.57	\$353.97	\$356.45	\$327.86
Job	\$124.40	\$198.44	\$176.54	\$199.16	\$178.04
ACRE RELATED COSTS per RESIDENT and JOB					
Per acre cost	\$1,053.12	\$1,037.48	\$633.34	\$1,173.01	\$1,009.62
Low Density					
Per Resid. share	\$93.69	\$110.93	\$141.24	\$139.45	\$128.69
Per Job share	\$75.22	\$74.11	\$45.24	\$83.79	\$72.12
Compact Density (1)					
Per Resid. share	\$46.85	\$55.46	\$70.62	\$69.73	\$64.35
Per Job share	\$37.61	\$37.05	\$22.62	\$41.89	\$36.06
Cost Recap per Resident and Job - Infill and Annexation					
Resident infill (no new acres)	\$235.54	\$325.57	\$353.97	\$356.45	\$327.86
Resident annex - Low Density	\$329.24	\$436.50	\$495.20	\$495.91	\$456.56
Resident annex - Compact Density	\$282.39	\$381.04	\$424.59	\$426.18	\$392.21
Job infill (no new acres)	\$124.40	\$198.44	\$176.54	\$199.16	\$178.04
Job annex - Low Density	\$199.62	\$272.55	\$221.78	\$282.95	\$250.16
Job annex - Compact Density	\$162.01	\$235.49	\$199.16	\$241.05	\$214.10

Appendix G: Cost Detail: Cities

SACRAMENTO COUNTY

SAN JOAQUIN COUNTY

City name	SACRAMENTO COUNTY				SAN JOAQUIN COUNTY			
	1 Folsom	2 Galt	3 Sacramento	Sacramento Cities	1 Lodi	2 Manteca	3 Stockton	San Joaquin Cities
Population (1993)	38,350	12,900	389,500	440,750	53,600	43,400	226,000	323,000
Jobs (1993 est.)	14,836	5,107	167,882	187,825	23,821	18,565	83,018	125,404
COST TOTALS - by Use Classification								
Case Study	NA	NA	NA		NA	NA	NA	
Res/Jobs total	\$17,187,661	\$5,522,753	\$185,402,971	\$208,113,384	\$48,363,360	\$12,093,052	\$68,350,811	\$128,807,223
Residential share	\$13,663,671	\$4,369,536	\$144,019,585	\$162,052,792	\$37,309,284	\$9,409,672	\$54,905,060	\$101,624,016
Jobs share	\$3,523,990	\$1,153,216	\$41,383,386	\$46,060,592	\$11,054,075	\$2,683,380	\$13,445,751	\$27,183,206
Jobs share	\$0	\$0	\$13,936,691	\$13,936,691	\$15,193	\$0	\$1,646,435	\$1,661,628
Resid share	\$4,480,640	\$1,916,959	\$60,233,433	\$66,631,032	\$4,389,017	\$2,797,072	\$17,233,481	\$24,419,570
Acre share	\$11,406,172	\$3,388,864	\$101,178,834	\$115,973,869	\$11,672,063	\$10,415,912	\$45,628,750	\$67,716,725
Total Cost	\$33,074,473	\$10,828,575	\$380,751,928	\$424,654,976	\$64,439,632	\$25,306,036	\$132,859,477	\$222,605,145
COST per RESIDENT and JOB (not including acreage costs)								
Resident	\$473.12	\$487.33	\$575.75	\$564.23	\$777.95	\$281.26	\$319.20	\$390.23
Job	\$237.55	\$225.87	\$246.51	\$245.23	\$464.06	\$144.56	\$161.97	\$216.77
ACRE RELATED COSTS per RESIDENT and JOB								
Per acre cost	\$687.50	\$766.71	\$1,575.99	\$1,361.02	\$1,664.31	\$1,775.02	\$1,293.12	\$1,405.88
Low Density								
Per Resid. share	\$231.00	\$223.67	\$161.61	\$172.94	\$122.36	\$142.99	\$130.28	\$131.44
Per Job share	\$49.11	\$54.77	\$112.57	\$97.22	\$118.88	\$126.79	\$92.37	\$100.42
Compact Density (1)								
Per Resid. share	\$115.50	\$111.83	\$80.81	\$86.47	\$61.18	\$71.50	\$65.14	\$65.72
Per Job share	\$24.55	\$27.38	\$56.29	\$48.61	\$59.44	\$63.39	\$46.18	\$50.21
Cost Recap per Resident and Job - Infill and Annexation								
Resident infill (no new acres)	\$473.12	\$487.33	\$575.75	\$564.23	\$777.95	\$281.26	\$319.20	\$390.23
Resident annex - Low Density	\$704.12	\$710.99	\$737.36	\$737.17	\$900.31	\$424.25	\$449.47	\$521.67
Resident annex - Compact Density	\$588.62	\$599.16	\$656.55	\$650.70	\$839.13	\$352.76	\$384.34	\$455.95
Job infill (no new acres)	\$237.55	\$225.87	\$246.51	\$245.23	\$464.06	\$144.56	\$161.97	\$216.77
Job annex - Low Density	\$286.65	\$280.64	\$359.06	\$342.45	\$582.94	\$271.34	\$254.33	\$317.19
Job annex - Compact Density	\$262.10	\$253.25	\$302.79	\$293.84	\$523.50	\$207.95	\$208.15	\$266.98

Appendix G: Cost Detail: Cities

City name	STANISLAUS COUNTY				Stanislaus Cities Total	SUTTER CO
	1 Modesto	2 Newman	3 Patterson	4 Turlock		1 Yuba City
Population (1993)	178,100	5,275	9,350	47,000	239,725	31,500
Jobs (1993 est.)	73,693	1,816	3,482	19,442	98,433	13,663
COST TOTALS - by Use Classification						
Case Study	NA	NA	NA	NA		NA
Res/Jobs total	\$51,623,993	\$1,871,385	\$2,399,282	\$12,281,697	\$68,176,356	\$10,125,179
Residential share	\$40,462,447	\$1,522,066	\$1,922,129	\$9,626,818	\$53,533,460	\$7,854,019
Jobs share	\$11,161,546	\$349,319	\$477,153	\$2,654,878	\$14,642,896	\$2,271,160
Jobs share	\$169,048	\$638	\$0	\$42,633	\$212,319	\$0
Resid share	\$12,882,443	\$382,277	\$169,607	\$2,172,772	\$15,607,099	\$2,084,178
Acre share	\$34,872,474	\$1,251,085	\$1,491,488	\$7,922,543	\$45,537,589	\$8,453,119
Total Cost	\$99,547,957	\$3,505,385	\$4,060,376	\$22,419,644	\$129,533,362	\$20,662,476
COST per RESIDENT and JOB (not including acreage costs)						
Resident	\$299.52	\$361.01	\$223.72	\$251.06	\$288.42	\$315.50
Job	\$151.46	\$192.52	\$137.13	\$136.57	\$148.76	\$166.24
ACRE RELATED COSTS per RESIDENT and JOB						
Per acre cost	\$1,644.02	\$1,190.46	\$1,230.57	\$1,136.50	\$1,495.70	\$1,738.29
Low Density						
Per Resid. share	\$106.14	\$147.09	\$91.89	\$98.19	\$105.66	\$170.44
Per Job share	\$117.43	\$85.03	\$87.90	\$81.18	\$106.84	\$124.16
Compact Density (1)						
Per Resid. share	\$53.07	\$73.55	\$45.94	\$49.09	\$52.83	\$85.22
Per Job share	\$58.71	\$42.52	\$43.95	\$40.59	\$53.42	\$62.08
Cost Recap per Resident and Job - Infill and Annexation						
Resident infill (no new acres)	\$299.52	\$361.01	\$223.72	\$251.06	\$288.42	\$315.50
Resident annex - Low Density	\$405.66	\$508.10	\$315.60	\$349.24	\$394.08	\$485.94
Resident annex - Compact Density	\$352.59	\$434.56	\$269.66	\$300.15	\$341.25	\$400.72
Job infill (no new acres)	\$151.46	\$192.52	\$137.13	\$136.57	\$148.76	\$166.24
Job annex - Low Density	\$268.89	\$277.55	\$225.03	\$217.74	\$255.60	\$290.41
Job annex - Compact Density	\$210.18	\$235.04	\$181.08	\$177.15	\$202.18	\$228.33

Appendix G: Cost Detail: Cities

TULARE COUNTY

	1 Tulare	2 Visalia	Tulare Co. Cities
Population (1993)	38,200	86,600	124,800
Jobs (1993 est.)	14,327	35,719	50,046

YOLO COUNTY

	1 Davis	2 West Sacto	3 Winters	4 Woodland	Yolo Co. Cities Total
Population (1993)	50,400	30,650	4,900	42,050	128,000
Jobs (1993 est.)	26,220	11,848	2,106	19,439	59,614

Summary by Use Classification

	TULARE COUNTY		YOLO COUNTY					
	NA	NA	NA	NA	NA	NA	NA	
Case Study								
Res/Jobs total	\$10,680,628	\$27,861,351	\$38,541,979	\$18,023,550	\$14,915,412	\$1,589,344	\$12,814,086	\$47,342,391
Residential share	\$8,544,278	\$21,852,468	\$30,396,747	\$13,382,200	\$11,859,171	\$1,235,345	\$9,795,261	\$36,271,977
Jobs share	\$2,136,349	\$6,008,883	\$8,145,232	\$4,641,350	\$3,056,241	\$353,999	\$3,018,825	\$11,070,414
Jobs share	\$0	\$14,997	\$14,997	\$0	\$0	\$0	\$106,921	\$106,921
Resid share	\$2,033,741	\$8,292,453	\$10,326,194	\$8,345,952	\$3,668,380	\$152,501	\$4,074,262	\$16,241,095
Acre share	\$7,743,598	\$19,194,514	\$26,938,112	\$21,376,008	\$12,413,071	\$715,129	\$9,057,960	\$43,562,167
Total Cost	\$20,457,966	\$55,363,315	\$75,821,281	\$47,745,510	\$30,996,862	\$2,456,974	\$28,053,228	\$107,252,574

Cost detail per resident and job (not including acreage costs)

Resident	\$276.91	\$348.09	\$326.31	\$431.11	\$506.61	\$283.23	\$329.83	\$410.26
Job	\$149.13	\$168.23	\$162.76	\$177.02	\$257.97	\$168.21	\$155.31	\$185.71

Annex @ Low Density

Per acre cost	\$788.21	\$1,148.00	\$1,014.84	\$3,576.53	\$893.90	\$459.52	\$1,450.98	\$1,574.80
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Per Resid. share

Per Resid. share	\$149.31	\$149.86	\$150.59	\$199.80	\$300.37	\$100.77	\$122.79	\$216.92
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Per Job share

Per Job share	\$56.30	\$82.00	\$72.49	\$255.47	\$63.85	\$32.82	\$103.64	\$112.49
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Compact Density; or Low Density X

Per Resid. share	\$74.65	\$74.93	\$75.29	\$99.90	\$150.19	\$50.39	\$61.40	\$108.46
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Per Job share

Per Job share	\$28.15	\$41.00	\$36.24	\$127.73	\$31.93	\$16.41	\$51.82	\$56.24
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Cost Recap per Resident and Job - Infill and Annexation

Resident infill (no new acres)	\$276.91	\$348.09	\$326.31	\$431.11	\$506.61	\$283.23	\$329.83	\$410.26
Resident annex - Low Density	\$426.22	\$497.95	\$476.89	\$630.91	\$806.98	\$384.01	\$452.63	\$627.18
Resident annex - Compact Density	\$351.57	\$423.02	\$401.60	\$531.01	\$656.80	\$333.62	\$391.23	\$518.72
Job infill (no new acres)	\$149.13	\$168.23	\$162.76	\$177.02	\$257.97	\$168.21	\$155.31	\$185.71
Job annex - Low Density	\$205.44	\$250.23	\$235.25	\$432.49	\$321.82	\$201.03	\$258.95	\$298.19
Job annex - Compact Density	\$177.29	\$209.23	\$199.00	\$304.76	\$289.90	\$184.62	\$207.13	\$241.95

APPENDIX H - DETAIL OF EXISTING COUNTY REVENUES AND COSTS

ALLOCATION CODING OF COUNTY REVENUES/COSTS

Revenues

Case Study
 Ag Forest Reserve Revenue
 Ag Aid for Agriculture
 Ag Agricultural Services
 P Tax Property Tax Countywide
 P Tax Lees from Countywide
 P Tax Voter Approved Indebtedness
 P Tax Prior Year
 P Tax Special District Augmentation
 P Tax Penalties /Cost Delinquent Taxes
 P Tax Timber Yield
 P Tax Homeowners Property Tax Relief

Both Residential and Job Related

Transportation Tax (non-transit)
 Property Transfer
 Transient Lodging
 Aircraft

Other
 Operations
 Capital Outlay
 Construction Permits
 Road Privileges & Permits
 Zoning Permits
 Franchises

Other
 Vehicle Code Fines
 Superior Court Fines
 Municipal Court

Forfeitures and Penalties
 Interest

Rents and Concessions
 Royalties

Motor Vehicle In-Lieu Tax
 Trailer Coach In-Lieu Tax
 Highway Property Rentals
 Other State In-Lieu Taxes
 Aid for Construction
 Aid for County Falls
 Aid for Disaster
 Open Space Tax Relief
 SP 90 Mandated Costs

Other
 Aid for Construction
 Revenue Sharing
 In-Lieu Taxes

Other
 Other In-Lieu Taxes

Other Governmental Agencies
 Assessments & Tax Collection Fees
 Auditing and Accounting Fees
 Communication Services

Legal Services
 Planning and Engineering Services

Civil Process Services

Court Fees and Costs

Law Enforcement Services

Recording Fees

Road and Street Services

Sanitation Services

Library Services

Other Sales

Miscellaneous

Sale of Fixed Assets

Proceeds From Sale of Bonds

Other Long Term Debt Proceeds

Total Transfers In

Other

Other

Other

Other

Other

Other

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Other

Other

Other

Other

Other

Other

Other

Other

Other

Costs
 Ag Agricultural Commissioner
 Ag Livestock Inspector
 Ag Total Agricultural Education

Board of Supervisors
 Clerk of the Board
 Administrative Officer
 Council of governments

Other

Auditor-Controller

Treasurer-Tax Collector

Assessor

Purchasing Agent

Other

County Counsel

District Attorney

Other

Total Personnel

Total Communications

Total Property Management

Plant Acquisition

Jails

Courts

Other

Judicial

Superior Courts

Municipal Courts

Justice Courts

Court Reporter

County Clerk

Grand Jury

District Attorney-Prosecution

Public Defender

Marshal - Court

Sheriff - Court

Other

Total Police Protection

Total Fire Protection

Total Flood Control - Soil & Water Conservation

Building Inspector

LAFCo

Recorder

Emergency Services

Other

Total Transportation Terminals

Total Parking Facilities

Total Refuse Collection and Disposal

Total Total Small Craft Harbor

Total Retirement of Long Term Debt

Total Interest of Long Term Debt

Total Interest of Short Term Notes and Warrants

Total Transfers Out

Sealer of Weights and Measures

Total Elections

Dist. Attorney-Family Support

Court Appointed Counsel

Adult Delinquency

Juvenile Detention

Probation

Coroner

Planning and Zoning

Public

Total Public Health

Total Medical Care

Total Mental Health

Total Drug & Alcohol Abuse

Administration

Aid Programs-Cash

Administration & Programs

Other

Aid to Indigents

Indigent Burials

Total Veteran's Services

J.T.P.A.

Other

Total School Administration

Total Library Services

Total Other Education

Total Recreation Facilities

Total Cultural Services

Total Veteran's Memorial-Blog

Total Roads

Total Transportation Systems

Land Related

APPENDIX H: 11 COUNTY - DETAIL REVENUE AND COST INFORMATION**County Revenue Information 1992/93**

	1 Fresno	2 Kern	3 Kings	4 Madera	5 Merced	6 Sacramento	7 San Joaquin	8 Stanislaus	9 Sutter	10 Tulare	11 Yolo
Estimated Population	733,287	602,954	111,212	102,894	193,432	1,121,239	514,505	393,398	69,011	329,999	149,162
Estimated Jobs	289,519	249,993	40,969	34,788	74,414	478,801	199,948	161,614	29,934	132,342	69,375
Area in Square Miles	5,998	8,170	1,436	2,147	2,008	1,015	1,436	1,521	607	4,844	1,034
Assessed Valuation	28,277,627	35,468,165	3,506,256	4,435,378	7,055,432	50,908,514	22,054,366	16,808,126	3,415,340	11,580,150	7,420,912
REVENUES											
Taxes											
Property Taxes											
Countywide	75,012,272	98,160,584	10,354,464	10,862,617	19,646,679	162,142,095	73,695,805	39,025,530	9,903,884	35,609,600	15,753,957
Less than Countywide	3,520,836	19,919,088	1,205,985	62,135	1,931,772	2,842,511	4,323,364		179,402	2,093,302	291,979
Voter Approved Indebtedness				990,970		1,028,808					
Prior Year	4,069,195	1,384,466	393,089	554,735	1,481,491	11,621,879	4,944,106	1,865,107	195,104	1,578,058	688,841
Special District Augmentation	404,255	6,774,380	1,490,090	(1,713)	2,718,037		2,733,938	169,347		2,719,919	464,178
Penalties/Cost Delinquent Taxes	1,947,163	2,188,293	194,805	496,199	383,410	4,294,637	1,380,964	675,458	193,690	650,257	385,195
Total Property Taxes	84,953,721	128,426,811	13,638,433	12,964,943	26,161,389	181,929,930	87,078,177	41,735,442	10,472,080	42,651,136	17,584,150
Other Taxes											
Sales and Use Taxes	10,586,362	15,580,310	1,371,747	2,550,986	2,538,906	70,595,869	5,794,559	7,712,688	1,175,832	4,901,729	1,638,737
Transportation Tax (non-transit)	2,396,740	1,251,122	297,808	664,125	543,909	9,280,000	2,000	1,333,395	659,776	1,781,043	486,142
Property Transfer	1,029,067	1,123,880	126,176	258,785	310,982	3,122,606	1,052,670	593,395	175,198	486,153	316,904
Transient Lodging	553,083	992,914	84,221	629,766	378,140	3,865,257	187,508	190,783		554,648	83,788
Timber Yield	102,563	9,177		73,925						117,188	
Aircraft	165,429	439,737	27,178	4,247				63,490		92,675	93,888
Other	26,595	920,619	4,897,883	102,702	82	13,108,888	3,150,887	1,914		1,346,589	
Total Other Taxes	14,859,839	20,317,759	6,805,013	4,284,536	3,772,019	99,972,620	10,187,624	9,895,665	2,010,806	9,280,025	2,619,459
Total Taxes	99,813,560	148,744,570	20,443,446	17,249,479	29,933,408	281,902,550	97,265,801	51,631,107	12,482,886	51,931,161	20,203,609
Special Benefit Assessments											
Operations											
Capital Outlay											360,974
Total Special Benefit Assmts											908,336
Licenses, Permits and Franchises											
Animal Licenses	73,282	214,639	32,116	58,227	101,908	701,241	117,667	153,662	52,056	556,873	103,088
Business Licenses	188,729	1,724,126	343	67,540		6,235,796	45,023	55,935		1,250,231	25,842
Construction Permits	2,135,676	2,339,246	120,763	409,407	942,492	6,364,235	825,131	896,315	452,229	933,544	154,931
Road Privileges & Permits	67,470			24,775		2,422,456		192,853	9,155		11,421
Zoning Permits	447,464	217,816	17,525	59,075	30,913	766,806		167,484	29,380	11,007	120,589
Franchises	1,927,696	3,005,872	537,205	537,968	856,328	703,486	1,098,103	541,214	567,970	2,403,943	243,342
Other	205,415	356,110	6,847	471,154	227,534	171,590	52,070	254,375	228,928	285,082	283,420
Total Licenses and Permits	5,045,732	7,857,809	714,599	1,628,146	2,159,175	17,365,610	2,137,994	2,261,838	1,339,718	5,440,680	942,633
Fines, Forfeitures and Penalties											
Vehicle Code Fines	640,258	1,397,314	251,477	161,577	185,600	4,803,358	722,418	249,701	68,752	1,182,922	242,694
Superior Court Fines	22,771	(193,178)		1,932	5,728		11,000	142,770	24,874	118,466	33,908
Justice Court Fines	110,299	1,303,187	1,565	31,712							
Municipal Court	853,928	2,941,843	23,819		4,988,245	352,751	624,405	663,968	572,171	343,145	1,994,675
Forfeitures and Penalties	2,895,648	604,314	68,600	17,022	127,678	7,933,130	4,037,266	1,367,820	94,050	370,368	704,529
Total Fines, Forfeitures and Penalties	4,522,904	6,053,480	345,461	212,243	5,307,251	13,089,239	5,395,089	2,424,259	759,847	2,014,901	2,975,806
Revenue From Use of Money and Property											
Interest	10,838,967	5,118,515	1,284,546	725,055	2,375,402	32,705,887	3,878,120	6,704,332	555,449	2,301,337	1,240,876
Rents and Concessions	415,980	946,629	310,806	97,646	524,874	967,574	191,047	420,871	31,100	162,057	27,213
Royalties		7									(85,330)
Total Revenues From Use of Money	11,254,947	6,065,151	1,595,351	822,701	2,900,276	33,673,461	4,069,167	7,125,203	586,549	2,463,394	1,182,759
Aid From Other Governmental Agencies											
State											
Highway Uses Tax	10,292,740	9,823,374	1,731,573	2,636,310	3,184,240	18,245,035	6,916,559	5,912,408	1,581,397	5,712,882	2,312,440
Motor Vehicle In-lieu Tax	47,584,888	36,472,045	7,883,208	6,453,572	10,880,610	65,361,890	31,683,806	25,168,420	5,659,794	19,923,611	8,807,241
Trailer Coach In-Lieu Tax	142,831	(47,585)	25,343	57,123	38,818	349,788	107,682	34,903	30,514	119,173	54,789
Highway Property Rentals	140,140	1,965	367	9,197				7,691	8,063	3,952	
Other State In-Lieu Taxes	46,236		42,051	4,718	99,779	5,466			1,610		
Public Assistance Administration	25,560,737	16,909,375	2,614,713	2,913,167	9,303,581	30,870,744	13,946,496	19,911,822	2,310,439	17,636,885	5,144,509
Public Assistance Programs	139,153,243	76,603,994	14,964,038	11,601,690	39,779,595	188,554,789	90,096,322	48,151,941	6,408,557	71,198,915	16,652,284
Aid for Mental Health	15,601,686	17,099,588	3,675,459	2,217,282	5,807,659	28,732,288	13,918,096	2,547,166	3,813,208	6,906,535	4,136,919

APPENDIX H: County Cost Information 1992/93

	1	2	3	4	5	6	7	8	9	10	11
General	Fresno	Kern	Kings	Madera	Merced	Sacramento	San Joaquin	Stanislaus	Sutter	Tulare	Yolo
Legislative and Administrative											
Board of Supervisors	484,403	1,343,860	587,867	302,854	451,817	2,369,242	936,682	733,937	163,514	527,924	285,684
Clerk of the Board	260,834	376,611			878,625		223,471		82,162	117,970	151,138
Administrative Officer	844,689	1,459,113	343,825	247,352	690	2,863,809	1,266,033	1,107,364	317,672	654,541	479,064
Council of governments						53,710					
Other	1,280,176					1,263,240	79,265		1,017,087		
Total Legislative & Admin.	2,870,102	3,179,584	931,692	550,206	1,331,132	6,550,001	2,505,451	1,841,301	1,580,435	1,300,435	915,886
Finance											
Treasurer-Tax Collector	1,892,624	2,157,475	290,984	269,022	515,564	4,275,599	1,598,004	1,610,340	284,196	896,167	334,329
Assessor	6,086,268	5,504,260	1,047,637	1,065,027	1,752,051	5,840,620	4,514,579	3,537,564	822,105	2,266,835	1,224,382
Purchasing Agent	505,827	453,512	253,192	123,316	593,188	8,420,173	2,237,017	557,606		318,775	218,218
Other			27,361	29,480	546,171		1,464,771		97,030		
Total Finance	8,484,719	8,115,247	1,619,174	1,486,845	3,406,974	18,536,392	9,814,371	5,705,510	1,203,331	3,481,777	1,776,929
Counsel											
County Counsel	1,862,085	1,881,831	503,764	337,823	578,391	2,762,743	1,377,099	659,135	473,380	1,284,886	441,490
District Attorney					77,447						
Other											
Total Counsel	1,862,085	1,881,831	503,764	337,823	655,838	2,762,743	1,377,099	659,135	473,380	1,284,886	441,490
Total Personnel	995,125	1,280,006	327,335	144,206	844,384	7,679,389	1,395,718	858,313	236,586	745,703	585,744
Total Elections	2,155,623	2,016,840	470,788	246,654	378,807	3,555,892	1,560,127	905,545	343,834	612,570	795,503
Total Communications		73,216	652,135		191,112		112,616		663,703	303,180	
Total Property Management	6,737,772	10,541,235	1,337,002	1,599,572	1,775,609	82,370	4,316,042	2,849,814	1,173,203	3,924,112	2,259,772
Plant Acquisition											
Jails	1,487,190	4,236	18,825	32,297	168,203	1,972,756		4,224,495		21,626	476,420
Courts	521,379	11,105			812,128	1,255,170		22,095	10,945	4,339	716,410
Other	2,566,275	7,289,089	1,125,521	326,526	584,390	6,994,930	3,649,625	29,945,109	223,312	2,634,932	2,983,937
Total Plant Acquisition	4,574,844	7,304,430	1,144,346	358,823	1,564,721	10,222,856	3,649,625	34,191,699	234,257	2,660,897	4,176,767
Total Promotion	108,287	388,284	161,599	175,500	1,625,476	3,449,753	138,374				
Total Other General	5,367,837	8,930,973	961,554	1,463,592	1,455,875	10,714,589	2,286,937	3,572,299	686,585	3,331,507	2,786,191
Total General	33,156,394	43,711,646	8,109,389	6,363,221	13,229,928	63,553,985	27,156,360	50,583,616	6,595,314	17,645,067	13,738,282
Public Protection											
Public Defender	4,601,275	4,672,792		972,326	901,828	18,452,698	5,179,038	3,756,449	270,244	2,617,900	1,501,999
Court Appointed Counsel	3,924,284		805,566		300,068		2,528,277			133,482	1,080,984
Marshal - Court		2,794,852			1,293,280		1,855,773	215		837,604	
Sheriff - Court		2,070,898	184,032	126,853		8,430,828	1,392,216	1,775,334	240,057	608,591	703,763
Other		547,530	167,993		235,992	100,472	471,313	849,679	199,580	881,359	668,670
Total Judicial	8,525,559	10,086,072	1,157,591	1,099,179	2,731,168	26,983,998	11,426,617	6,381,677	709,881	5,078,936	3,955,416
Total Police Protection	28,597,638	27,750,365	4,612,810	3,777,598	6,130,277	67,967,116	20,376,212	12,638,991	3,795,911	14,276,473	2,858,467
Detention and Correction											
Adult Detention	19,718,405	30,724,350	3,508,833	4,490,949	7,130,375	49,801,252	23,108,116	12,549,818	1,949,061	10,586,622	5,997,578
Juvenile Detention	6,370,195	6,275,819	1,350,320	625,936	1,064,024	17,726,634	3,589,230	3,512,367	549,053	2,398,928	
Probation	7,859,261	10,134,234	2,682,218	1,418,041	1,809,320	12,695,996	5,630,031	4,878,307	692,230	2,695,867	2,335,082
Total Detention and Correction	33,947,861	47,134,403	7,541,371	6,534,926	10,003,719	80,223,882	32,327,377	20,940,492	3,190,344	15,681,417	8,332,660
Total Fire Protection		39,496,215	3,338,007	2,333,924	5,789,970		240,137	1,829,940	138,814	7,898,899	
Total Flood Control - Soil & Water Conservation				241,007	192,590		1,100,511			208,881	

APPENDIX I: COUNTY REVENUES & COSTS: PER RESIDENT AND JOB

REVENUES

	1 Fresno	2 Kern	3 Kings	4 Madera	5 Merced	6 Sacramento	7 San Joaquin	8 Stanislaus	9 Sutter	10 Tulare	11 Yolo
Population (1993)	733,287	602,954	111,212	102,894	193,432	1,121,239	514,505	393,398	69,011	329,999	149,162
Jobs (1993 est.)	289,519	249,993	40,969	34,788	74,414	478,801	199,948	161,614	29,934	132,342	69,375
Jobs as Equivalent population (2/3)	193,013	166,662	27,313	23,192	49,610	319,201	133,299	107,742	19,956	88,228	46,250
Pop as % of pop/job equ total	79.2%	78.3%	80.3%	81.6%	79.6%	77.8%	79.4%	78.5%	77.6%	78.9%	76.3%
Jobs as % of pop/job equ total	20.8%	21.7%	19.7%	18.4%	20.4%	22.2%	20.6%	21.5%	22.4%	21.1%	23.7%
REVENUE TOTALS - by Classification											
Ag (not included)	2,630,475	2,173,239	679,969	878,283	764,976	492,757	1,292,288	1,048,526	117,164	1,896,389	420,749
Prop tax Case Study	87,213,697	130,753,674	13,977,664	13,349,696	26,794,796	187,071,695	89,191,340	42,885,372	10,748,146	43,983,966	17,960,417
Jobs/Resid combined	208,439,223	174,946,485	31,110,296	22,237,100	54,841,020	296,391,709	127,824,770	93,917,795	20,020,775	86,143,769	47,981,054
Jobs only	10,775,091	17,304,436	1,372,090	2,618,526	2,538,906	76,831,665	5,839,582	7,768,623	1,175,832	6,151,960	1,664,579
Resid only	367,880,493	233,169,303	43,786,155	33,807,946	112,292,547	523,306,818	263,563,304	159,490,045	25,441,567	188,259,925	57,197,823
Total Revenue	676,938,979	558,347,137	90,926,174	72,891,551	197,232,245	1,084,094,644	487,711,284	305,110,361	57,503,484	326,436,009	125,224,622
Average Revenues per Resident and Job											
Resident/Job	\$225.02	\$227.32	\$224.58	\$176.36	\$225.64	\$205.76	\$197.32	\$187.41	\$225.04	\$205.97	\$245.54
Resident share	\$178.14	\$178.09	\$180.30	\$143.92	\$179.59	\$160.17	\$156.72	\$147.12	\$174.56	\$162.52	\$187.42
Job share	\$46.89	\$49.23	\$44.28	\$32.44	\$46.06	\$45.60	\$40.60	\$40.29	\$50.48	\$43.45	\$58.11
Job	\$55.83	\$103.83	\$50.24	\$112.91	\$51.18	\$240.70	\$43.81	\$72.10	\$58.92	\$69.73	\$35.99
Resident	\$501.69	\$386.71	\$393.72	\$328.57	\$580.53	\$466.72	\$512.27	\$405.42	\$368.66	\$570.49	\$383.46
Resident share	\$679.82	\$564.80	\$574.02	\$472.49	\$760.11	\$626.89	\$668.98	\$552.53	\$543.22	\$733.01	\$570.89
Job share	\$102.71	\$153.06	\$94.52	\$145.35	\$97.24	\$286.30	\$84.41	\$112.40	\$109.40	\$113.18	\$94.10
County Property Tax - Case Study (1)											
For City Infill											
Per Resident	\$46.73	\$53.86	\$57.65	\$37.10	\$41.79	\$69.41	\$69.43	\$40.19	\$50.61	\$51.08	\$33.47
Per Job	\$11.77	\$13.86	\$15.40	\$9.28	\$10.39	\$17.36	\$17.52	\$10.06	\$12.65	\$12.81	\$8.66
For Annexation Areas											
Per Resident	\$61.68	\$48.87	\$88.30	\$25.87	\$24.60	\$84.35	\$83.94	\$34.14	\$52.30	\$45.21	\$43.23
Per Job	\$15.51	\$12.42	\$23.24	\$8.47	\$8.13	\$21.12	\$21.18	\$8.53	\$13.07	\$11.34	\$10.83
County Revenue Recap Per Resident and Job											
Infill Resident	\$726.55	\$618.66	\$631.67	\$509.60	\$801.90	\$696.30	\$738.41	\$592.72	\$593.83	\$784.09	\$604.35
Infill Job	\$114.48	\$166.92	\$109.92	\$154.62	\$107.63	\$303.65	\$101.93	\$122.45	\$122.05	\$125.99	\$102.77
Annexation Resident	\$741.50	\$613.68	\$662.32	\$498.36	\$784.71	\$711.24	\$752.92	\$586.67	\$595.51	\$778.22	\$614.12
Annexation Job	\$118.23	\$165.47	\$117.75	\$151.81	\$103.37	\$307.41	\$105.59	\$120.93	\$122.47	\$124.52	\$104.93

(1) see Appendix "E" for County Property Tax Share Analysis

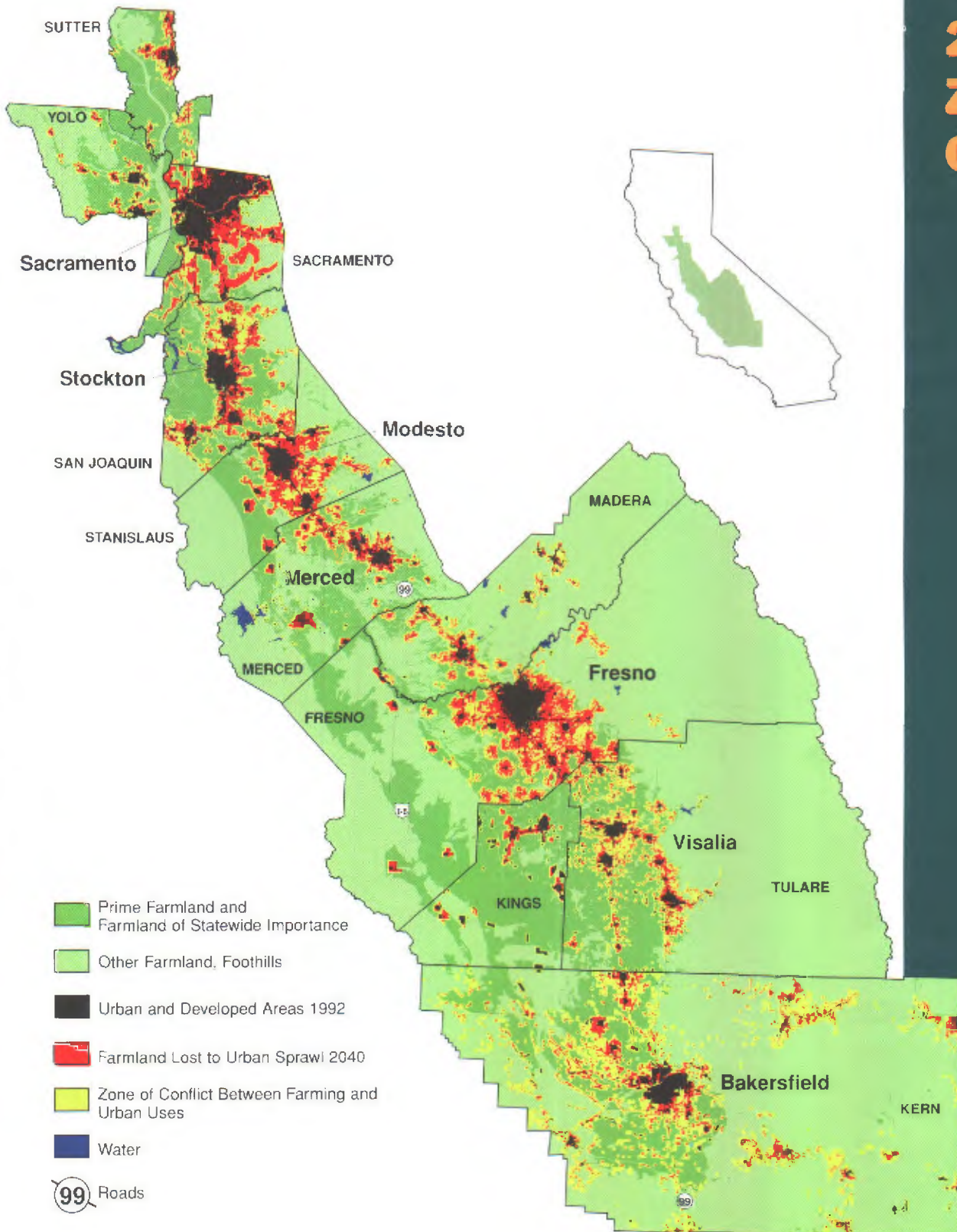
128

**APPENDIX I: County
COSTS**

	1 Fresno	2 Kern	3 Kings	4 Madera	5 Merced	6 Sacramento	7 San Joaquin	8 Stanislaus	9 Sutter	10 Tulare	11 Yolo
COST TOTALS - by Classification											
Ag (not included)	3,925,725	2,963,431	1,249,218	696,433	1,443,800	1,677,262	2,600,788	2,143,659	929,609	2,713,873	803,658
Jobs/Resid combined	116,695,841	158,601,667	22,898,758	17,776,410	36,293,513	256,296,903	110,065,297	100,537,407	14,382,273	61,457,001	26,056,345
Jobs only	436,000	620,868	0	44,307	157,349	0	423,200	0	0	282,083	0
Resid only	524,568,289	331,124,006	61,359,878	48,154,962	149,432,999	754,668,686	355,972,674	238,730,226	35,084,298	228,935,958	86,499,315
Acre or Area	31,682,256	16,223,205	2,763,018	5,555,173	6,922,742	45,720,243	20,087,473	9,900,971	3,153,328	9,437,615	5,552,019
Total Costs	677,308,111	509,533,177	88,270,872	72,227,285	194,250,403	1,058,363,094	489,149,432	351,312,263	53,549,508	302,826,530	118,911,337
Average Cost per Resident and Job											
Resident/Job (2)	\$125.98	\$206.08	\$165.30	\$140.99	\$149.33	\$177.93	\$169.91	\$200.62	\$161.66	\$146.95	\$133.34
Resident share	\$99.73	\$161.45	\$132.71	\$115.05	\$118.85	\$138.50	\$134.94	\$157.49	\$125.40	\$115.95	\$101.78
Job share	\$26.25	\$44.63	\$32.59	\$25.93	\$30.48	\$39.43	\$34.96	\$43.13	\$36.26	\$31.00	\$31.56
Job (3)	\$2.26	\$3.73	\$0.00	\$1.91	\$3.17	\$0.00	\$3.17	\$0.00	\$0.00	\$3.20	\$0.00
Resident (4)	\$715.37	\$549.17	\$551.74	\$468.01	\$772.54	\$673.07	\$691.87	\$606.84	\$508.39	\$693.75	\$579.90
Cost Recap											
Resident share Annex	\$815.10	\$710.62	\$684.45	\$583.06	\$891.38	\$811.57	\$826.82	\$764.33	\$633.78	\$809.69	\$681.68
Resident Infill (same as annex)	\$815.10	\$710.62	\$684.45	\$583.06	\$891.38	\$811.57	\$826.82	\$764.33	\$633.78	\$809.69	\$681.68
Job share	\$28.51	\$48.35	\$32.59	\$27.84	\$33.65	\$39.43	\$38.14	\$43.13	\$36.26	\$34.20	\$31.56
Acre Share	\$16.51	\$6.21	\$6.01	\$8.09	\$10.77	\$140.76	\$43.71	\$20.34	\$16.23	\$6.09	\$16.78

California's Central Valley

Urban Sprawl 2040 Zone of Conflict



Base Map from California Department of Conservation Farmland Mapping and Monitoring Program Data
Population Projections from California Department of Finance
GIS by University of California/Institute of Urban & Regional Development
Produced by American Farmland Trust, 1995



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