

need to be checked.

FIGURE 3. ESTIMATION OF CURRENT LAND VALUES ON SALTON SEA SHORE

Strip	Description	Total	Acres	\$ per	Value
	(Exclusion)	Acres	Included	Acre	of Strip
1	Torres-martinez	531	295	17500	5162500
2	Torres-martinez	618	286	17500	5005000
3	Desert Shores	1414	728	17500	12740000
4	S.S. Beach	806	415	13000	5395000
5	Salton City	771	677	13000	8801000
6	Salton City	1546	1546	13000	20098000
7	Salton City	720	720	13000	9360000
8	so of Sal. City	693	693	7000	4851000
9	test Base	599	361	3000	1083000
10	test base	1258	0	N.A.	
11	test base	586	374	3000	1122000
12	wildlife rfg	919	0	N.A.	
13	wildlife rfg	786	786	3000	2358000
14	wildlife rfg	937	675	3000	2025000
15	wildlife rfg	201	36	3000	108000
16	wildlife rfg	231	168	3000	504000
17	Westmoreland	66	0	N.A.	
18	wildlife rfg	1283	0	N.A.	
19	wildlife rfg	386	0	N.A.	
20	wildlife rfg	740	0	N.A.	
21	wildlife rfg	562	0	N.A.	
22	wildlife rfg	654	0	N.A.	
23	wildlife rfg	417	0	N.A.	
24	wildlife rfg	387	387	3000	1161000
25	wildlife rfg	1026	517	3000	1551000
26	wildlife rfg	961	499	3000	1497000
27	Marina	1276	1276	3000	3828000
28	Bombay Bc.	344	344	3000	1032000
29	Bombay Bc.	198	198	3000	594000
30	Bombay Bc.	428	428	3000	1284000
31	Bombay Bc.	405	192	3000	576000
32	Bertram	838	-14	3000	-42000
33	Rec area	1180	351	3000	1053000

34	<i>Durnid</i>	440	202	3000	606000
35	<i>Ferrum</i>	794	391	3000	1173000
36	<i>Salton</i>	750	750	3000	2250000
37	<i>Des.Bch.</i>	749	608	17500	10640000
38	<i>Des. Camp</i>	1835	1835	17500	32112500
39	<i>Duck Pond</i>	824	824	17500	14420000
40	<i>Torres-martinez</i>	256	138	17500	2415000
Grand Total		29415	16686		154763000

These numbered strips above are shown on the map in Figure 1. The strips are generally rectangular areas. However, when the Sea shore juts "into" the water line, some overlap will result in successive rectangles. So occasional "negative" areas will need to be subtracted from running totals to prevent double-counting of various spaces. Other, positive, small areas patch gaps between successive rectangles.

<i>FIGURE 4. ESTIMATION OF POTENTIAL LAND VALUES ON SALTON SEA SHORE</i>				
	<i>Description</i>	<i>Acres</i>	<i>\$ per</i>	<i>Value</i>
<i>Strip</i>	<i>(Exclusion)</i>	<i>Included</i>	<i>Acre</i>	<i>of Strip</i>
1	Torres-martinez	295	200000	59000000
2	Torres-martinez	286	200000	57200000
3	Desert Shores	728	400000	291200000
4	S.S. Beach	415	200000	83000000
5	Salton City	677	200000	135400000
6	Salton City	1546	200000	309200000
7	Salton City	720	200000	144000000
8	so of Sal.City	693	65000	45045000
9	test Base	361	65000	23465000
10	test base	0	N.A.	
11	test base	374	65000	24310000
12	wildlife rfg	0	N.A.	
13	wildlife rfg	786	65000	51090000
14	wildlife rfg	675	65000	43875000
15	wildlife rfg	36	65000	2340000
16	wildlife rfg	168	65000	10920000
17	Westmoreland	0	N.A.	
18	wildlife rfg	0	N.A.	
19	wildlife rfg	0	N.A.	
20	wildlife rfg	0	N.A.	
21	wildlife rfg	0	N.A.	
22	wildlife rfg	0	N.A.	
23	wildlife rfg	0	N.A.	
24	wildlife rfg	387	65000	25155000
25	wildlife rfg	517	65000	33605000
26	wildlife rfg	499	65000	32435000
27	Marina	1276	65000	82940000
28	Bombay Bc.	344	65000	22360000
29	Bombay Bc.	198	65000	12870000
30	Bombay Bc.	428	65000	27820000
31	Bombay Bc.	192	65000	12480000
32	Bertram	-14	65000	-910000
33	Rec area	351	65000	22815000
34	Durnid	202	65000	13130000

35	<i>Ferrum</i>	391	65000	25415000
36	<i>Salton</i>	750	65000	48750000
37	<i>Des.Bch.</i>	608	200000	121600000
38	<i>Des. Camp</i>	1835	200000	367000000
39	<i>Duck Pond</i>	824	200000	164800000
40	<i>Torres-martinez</i>	138	200000	27600000
Grand Totals		16686		2319910000

These numbered strips above are shown on the map in Figure 1. The strips are generally rectangular areas. However, when the Sea shore juts "into" the water line, some overlap will result in successive rectangles. So occasional "negative" areas will need to be subtracted from running totals to prevent double-counting of various spaces. Other, positive, small areas patch gaps between successive rectangles.

Figure 5. SUMMARY OF BENEFITS FROM SALTON SEA CLEANUP

ALL DOLLAR FIGURES ARE IN MILLIONS OF \$ (except first item in II.1)

I	BENEFITS OF IMPROVING SEAWATER QUALITY	
I.1	INCREMENT TO REAL ESTATE VALUES (RETAIL VALUE)	
	<i>Current Value of Salton Sea Property under consideration</i>	\$154.8
	<i>Potential Value In Event of Cleanup</i>	\$2,319.9
	Increment (Capitalized) From Cleanup	\$2,165.1
I.2	INCREMENT TO PROPERTY TAX REVENUES	
	<i>Potential Increment to Property Tax Revenues 1% of increment to property values, capitalized at 3.5%</i>	\$618.6
	Projected capture of potential due to Prop. 13 limitations, assuming 10% per year turnover/re-assessment rate on property	\$458.2
I.3	INCREMENT TO SALES TAX REVENUES	
	<i>Current estimated annual taxable sales on seashore</i>	\$2.1
	<i>Potential annual taxable sales activity</i>	\$915.8
	<i>Annual Increment to taxable sales from cleanup</i>	\$913.7
	<i>Annual increment to sales tax revenues (@ 7.5% rate)</i>	\$68.5
	Capitalized value of additional revenues (@ 3.5% rate)	\$1,957.9
	Total benefits of improving Seawater quality	\$4,581.2
	<i>Present value of these benefits...</i>	
	<i>...with 10-year cleanup program</i>	\$3,208.2
	<i>...with 15-year cleanup program</i>	\$2,684.7
II	BENEFITS OF PREVENTING FURTHER POLLUTION	
II.1	Costs of preventing further pollution	
	<i>Costs of nanofiltration process (\$ per acre-foot)</i>	\$162.9
	<i>Annual Run-off Input into Sea (mil. acre-feet per year)</i>	1.35
	Gross Annual Costs of nanofiltrating input water	\$219.9
	Less Annual value of input water (at \$75 per acre-foot)	\$101.3

	<i>Net Costs of Preventing Further Pollution</i>	\$118.7
	Capitalized costs of preventing further pollution <i>(3.5% rate)</i>	\$3,391.0
II.2	<i>Approximate Benefits of Preventing Further Pollution</i>	
	<i>Present water-quality difference from ocean water represents 23 years worth of pollution</i>	
	<i>Benefits of improvement to ocean-water quality (from I)</i>	\$4,581.2
	<i>Approximate annual benefits of preventing further pollution (divide above by 23)</i>	\$199.2
	Capitalized benefits of preventing further pollution <i>(3.5% rate)</i>	\$5,691.0
III	<i>Total Benefits from cleanup</i>	
	Minimum <i>(15-year delay to development and counting costs in II)</i>	\$6,075.7
	Maximum <i>(Immediate improvement and counting benefits in II)</i>	\$10,272.2