



**ENGINEER'S REPORTS on SERVICE CHARGES  
for SPECIAL DISTRICTS ADMINISTERED by the PUBLIC WORKS DEPARTMENT**

**Fiscal Year 2020-21**

- Exhibit A - LIGHTING DISTRICTS, MAINTENANCE DISTRICTS & COUNTY SERVICE AREAS
- Exhibit B - COUNTY SERVICE AREA NO. 31 AND ZONES
- Exhibit C - COUNTY SERVICE AREA NO. 44, ZONES, and MAURLAND MANOR MAINTENANCE DISTRICT



Prepared by  
The Community Infrastructure Engineering Division  
May 20, 2020  
Pursuant to SJC Ordinance Code Section 5-3302 and 5-6812  
and Articles XIIIC and XIID of the California Constitution

## **COUNTY OF SAN JOAQUIN**

### **BOARD OF SUPERVISORS**

Miguel Villapudua  
District 1

Chuck Winn  
District 4

Katherine Miller  
District 2

Bob Elliott  
District 5

Tom Patti  
District 3

### **COUNTY ADMINISTRATOR**

Monica Nino

### **DEPARTMENT OF PUBLIC WORKS**

Kris Balaji  
***Director***

Fritz Buchman  
Deputy Director/Development

Jim Stone  
Deputy Director/Operations

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Interim Deputy Director/Engineering

Kristi Rhea  
Manager of Strategic Initiatives



**COUNTY OF SAN JOAQUIN  
SPECIAL DISTRICTS  
May 20, 2020**

(Administered by the Department of Public Works)

**LIGHTING DISTRICTS, MAINTENANCE DISTRICTS,  
AND COUNTY SERVICE AREAS  
ENGINEER'S REPORT  
ON  
SERVICE CHARGES  
FOR  
FISCAL YEAR 2020-21**



**Prepared by  
The Department of Public Works**

**Pursuant to SJC Ordinance Code Section 5-3302 and 5-6812  
and Articles XIII C and XIII D of the California Constitution**

**SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS  
REPORT ON SPECIAL DISTRICTS SERVICE CHARGES FOR 2020-21**

**A. GENERAL**

1. INTRODUCTION

The preparation of this report on Special District Service Charges is required by San Joaquin County Ordinance Code Sections 5-3302 and 5-6812(a). These sections require that an annual report be prepared for each Special District for which special Service Charges will be imposed and collected on the tax roll. This report is also prepared in compliance with state law, including but not limited to Articles XIIC and XIID of the California Constitution (Proposition 218) regarding the imposition of Service Charges for County of San Joaquin Special Districts. It will be presented to the San Joaquin County Board of Supervisors for adoption at a public hearing regarding the proposed Service Charges. This report is on file with and is available for review at the Office of the Clerk of the Board of Supervisors at 44 N. San Joaquin St. Suite 627 and may also be viewed at the Department of Public Works at 1810 E. Hazelton Ave., Stockton, CA.

2. SPECIAL DISTRICTS

The term "Special District," for purposes of this report, shall be used to refer to any or all of the following: a Maintenance District (MD); a County Service Area (CSA); a Water Works; a Sanitary Sewer Maintenance District; and a Street or Highway Lighting District. The Special Districts contained in this report are solely administered by the San Joaquin County Department of Public Works and include 30 Lighting Districts, 29 Maintenance Districts, and 36 County Service Areas and Zones.

Special District Service Charges related to Flood Control administered by San Joaquin County Flood Control; Water Conservation District; County Service Area No.s 31 and 44 and Maurland Manor Maintenance District are defined by separate reports.

3. SUMMARY OF SERVICES

Special Districts may provide one or a combination of the following services:

Respective services and charges by each Special District are shown in Appendices A1, A2, and A3.

- a) Water service - domestic water supply and distribution.
- b) Sewer service - sanitary sewer collection and treatment.
- c) Storm drainage service - storm drainage collection and discharge.
- d) Street lighting service - street lighting.
- e) Fire hydrant repair and maintenance (CSA 15 and CSA 17).
- f) Landscape and decorative street light maintenance (CSA 48 Zone K).
- g) Household hazardous waste disposal service (CSA 53).
- h) National Pollutant Discharge Elimination System (NPDES) Phase 1 program (CSA 54).

#### 4. SUMMARY OF SPECIAL DISTRICTS BUDGETS

The San Joaquin County Board of Supervisors annually adopts the budget for each Special District. The proposed budget for each Special District, as shown in Appendices D1, D2, D3, F1, F2, and F3; is developed independently from this report. The proposed budget for each Special District is developed in general to address the following:

- a) Expenses necessary to properly operate and maintain permanent public improvements including but not limited to: water distribution systems, water well facilities, sewer collection systems, sewer lift stations, storm lines, catch basins, pumping facilities, and street-light bulb replacements, pole repairs and replacements, and power distributions.
- b) The District's administrative costs to reimburse various County departments for support services provided to each Special District.
- c) The capital replacement costs needed to pay for future replacement of the major components of the systems.
- d) Planned capital improvement projects for the Special Districts when appropriate.

### **B. SERVICE CHARGES**

#### 1. GENERAL BASIS FOR SERVICE CHARGES

Service Charges are utilized to generate the revenues needed to operate and to maintain each Special District's facilities. The term "Service Charge" for purposes of this report, shall be used to refer to annual service charges and/or periodic (monthly, quarterly, etc.) service fees. The Service Charges for each Special District have been developed with the following considerations:

- a) Service Charge revenues collected should equal operation cost once an appropriate reserve fund has been established.
- b) An adequate reserve fund should be available to cover future replacement of the major components.

Major changes in Service Charges should be anticipated in advance and adjusted over a period of years, when feasible to do so.

#### 2. OUT-OF-AREA SERVICE

Out-of-area service refers to any service(s) received outside of a Special District service boundary by the approval of an Out-Of-Area Service Agreement. Out-of-area service charge shall equal 150% of the Service Charges paid by parcels within the Special District.

#### 3. ADJUSTMENTS AND APPEALS

Parcel owners may write to the Department of Public Works for review of their Service Charges. The Department of Public Works will promptly review the appeal and respond to the appellant. The adjustment to the Service Charges may be made based on site-specific information. If any changes are approved, the Service Charge corrections will be made to the tax roll listing. If the taxpayer has paid the tax bill in excess, a refund will be remitted to the taxpayer. The appeal process for metered water service fees is detailed on the water application.

4. 2020-21 SERVICE CHARGES

- (a) The San Joaquin County Board of Supervisors adopts the Service Charges for each Special District. The proposed 2020-21 Service Charge for each Special District are shown in Appendices A1, A2, A3, and B.
- (b) At the time this Engineer's Report was prepared, several Districts (may include Almond Park, Colonial Heights, Lincoln Village, Pacific Gardens, Shaded Terrace, Spring Creek Estates, CSA No.s 35, 44, 46 and 51) were undergoing rate adjustment proceedings for water, sanitary sewer and/or storm drainage service charges. If the proposed rate adjustments are adopted by the Board of Supervisors at their Public Hearing, then the adopted rates will supersede the rates contained in this report.

5. MAXIMUM ADJUSTMENT FACTOR

The adjustment factor is a minor rate Service Charge adjustment reflecting the costs of providing necessary services without incurring the cost associated with a formal notice and hearing process. Any increase in Service Charges exceeding the adjustment factor amount will require property owners' approval pursuant to provisions of the "Right to Vote on Taxes Act" (Proposition 218, 1996). The maximum adjustment factors will be effective after the preapproved multiple year adjustments listed in Appendix G. Special Districts with a maximum adjustment factor approved through the Proposition 218 approval process are shown in Appendices F1, F2, & F3.

6. MULTIPLE YEAR ADJUSTMENTS

A multiple year adjustment was established in-lieu of a one-time rate increase for certain Special Districts to ease the fiscal impact to the customers. Special Districts with established multiple year adjustments through the Proposition 218 approval process are shown in Appendix G. After the expiration of the multiple year adjustment, the approved maximum adjustment factors may be applied to the Service Charges if needed.

**C. SERVICE CHARGES APPORTIONMENT BY SERVICES**

The charges for most services provided by the Special Districts are apportioned based on the Single Family Equivalent (SFE) unit. This is the proportional service or benefit received as compared to a single-family dwelling. The SFE method is generally recognized by municipalities as the basis for a fair and appropriate distribution. Appendix C shows the SFE apportionment for land uses for different types of service provided based on the apportionment methods as discussed. For other land uses not listed, a special study will be prepared to assign the appropriate SFE. The SFE for each type of land use is considered the minimum SFE unit and is subject to adjustment based on special study and special site conditions. Some parcels may be apportioned SFE units based on an agreement, special condition, or site-specific study. Service charges for metered water service generally consist of a periodic fixed charge, which covers fixed costs associated with meter reading and billing, and a usage based rate.

The following are general considerations for determining the SFE units by service and metered water charges:

1. WATER SERVICES AND WATER METERED RATES

a) Residential Properties:

- 1) Single Family Dwelling = 1 SFE (traditional houses, condominiums and townhouses are included within this category).
- 2) Multi-Family Units = 1 SFE for first unit, plus 0.3 SFE for each additional unit (such as a duplex, apartment, or mobile home).
- 3) Parcel with service available but not connected = 0.2 SFE.
- 4) Vacant Parcel with no service available = 0 SFE.

b) Commercial/ Industrial Properties:

- 1) Small commercial not exceeding that used by a residential dwelling based on flow generation = 1 SFE.
- 2) Commercial and Industrial = SFE by special study.  
SFE shall be estimated based upon equivalent SFE flow rate of 450 gallons of water per day.
- 3) Parcel with service available but not connected = 0.2 SFE.
- 4) Vacant Parcel with no service available = 0 SFE.

c) Other Properties and Special Considerations:

- 1) For other types of land use, the SFE will be calculated based upon water usage of the parcel at a unit rate of 450 gallons per day.
- 2) CSA 16 – Par Country Estates/Hillside Greens:  
Hillside Greens subdivision parcels within CSA 16 are assigned 0.62 SFE due to the smaller lot size and minimum landscape area for each unit compared to the Par Country Estates subdivision.
- 3) Wilkinson Manor Maintenance District – usage based residences:  
Usage based residences receive an annual credit based on the property use code.

d) Meter Rates:

There are certain Special Districts that are charged metered usage rates. Refer to Appendix B for fixed and metered water rates.

Metered water charge for water service is based upon measurement of water (via a meter) used by the customer at a specific meter rate. Any meter rate adjustments are based upon the Proposition 218 results. Additionally, some Special Districts have a fixed rate meter charge per meter size. The billed water rate is based on the fixed rate plus metered rate times the water consumed by actual meter reading for each billing cycle.

2. SANITARY SEWER SERVICES:

a) Residential Properties:

- 1) Single Family Dwelling = 1 SFE (traditional houses, condominiums and townhouses are included within this category).
- 2) Multi-Family Units = 1 SFE for first unit, plus 0.7 SFE for each additional unit (such as a duplex, apartment, or mobile home).
- 3) Parcel with service available but not connected = 0.3 SFE.
- 4) Vacant Parcel with no service available = 0 SFE.

b) Commercial/ Industrial Properties:

- 1) Small commercial not exceeding that used by a residential dwelling based on flow generation = 1 SFE.
- 2) Medium commercial not exceeding that used by two residential dwellings based on flow generation = 1.3 SFE.
- 3) Large Commercial = SFE by special study.
- 4) Industrial = SFE by special study.  
SFE shall be estimated based upon equivalent SFE flow rate of 300 gallons of sanitary sewer per day.
- 5) Parcel with service available but not connected = 0.3 SFE.
- 6) Vacant Parcel with no service available = 0 SFE.

c) Other Properties and Special Considerations:

- 1) For special studies and other types of land use, the SFE will be calculated based upon sanitary sewer generated from the parcel at a unit rate of 300 gallons per day.
- 2) Lincoln Village Maintenance District:  
Lincoln Center - Sewer charges are based on appropriate SFE factors assigned to the existing tenants of the Lincoln Center parcel.
- 3) CSA 41 - Zone N: Vacant Parcel = 1 SFE

3. STORM DRAINAGE SERVICES

a) Residential Properties:

- 1) Single Family Dwelling = 1 SFE (traditional houses, condominiums and townhouses are included within this category).
- 2) Multi-Family Units = 1 SFE or by special study (such as a duplex, apartment, or mobile home).
- 3) Vacant Parcel = 1 SFE or by special study.

b) Commercial/ Industrial Properties:

- 1) Small commercial similar to a residential dwelling unit = 1 SFE.
- 2) Commercial and Industrial = SFE by special study.
- 3) Vacant Parcel = Minimum of 1 SFE or by special study.



c) Other Properties and Special Considerations:

- 1) Agricultural Parcels = 0 SFE or by special study (minimal direct benefit).
- 2) All non-agricultural parcels that benefit from the drainage service shall be charged a minimum of 1 SFE or by special study
- 3) For special studies, SFEs shall be evaluated based upon the Special District characteristics, the parcel acreage, and the storm drainage demand.
- 4) CSA 16 – Par Country Estates/Hillside Greens:  
All Parcels located within the Hillside Greens subdivision will be charged 0.67 SFE per acre due to the smaller lot size and minimum landscape area.
- 5) CSA 50 - Patterson Pass: All Parcels = 1 SFE per acre.
- 6) CSA 52 - Blossom Court: All Parcels = 1 SFE per acre.

4. STREET LIGHTING SERVICES

a) Residential Properties:

- 1) Single Family Dwelling = 1 SFE (traditional houses, condominiums and townhouses are included within this category).
- 2) Multi-Family Units = 1 SFE for first unit, plus 1 SFE for each additional unit (such as a duplex, apartment, or mobile home) or by frontage as shown in Appendix B.
- 3) Vacant Parcel = 1 SFE.

b) Commercial/ Industrial Properties:

- 1) Small Commercial = 1 SFE for the first 75 feet of frontage, plus 1 SFE for each additional 50 feet of frontage or by frontage as shown in Appendix B.
- 2) Commercial and Industrial = SFE by special study.
- 3) Vacant Parcel = 1 SFE or by frontage as shown in Appendix B.

c) Other Properties and Special Considerations:

- 1) All Agricultural Parcels = 1 SFE.
- 2) All parcels that benefit from the street lighting service shall be charged a minimum of 1 SFE.
- 3) CSA 50 - Patterson Pass: All Parcels = 1 SFE per acre.
- 4) Woodbridge Lighting District:  
Woodbridge Greens subdivision parcels = SFE per special study.
- 5) Burkett Garden Acres, Burkett Gardens, North Wilson Way, & Shasta Avenue Lighting Districts:  
Multi-Family Units, Small Commercial, and Vacant Parcel = 1 SFE for the first 75 feet of frontage, plus 1 SFE for each additional 50 feet of frontage.

5. SPECIAL PURPOSE COUNTY SERVICE AREAS

County Service Area No. 53 (CSA 53) - Household Hazardous Waste provides a residential hazardous waste disposal service to all residents of the County and incorporated cities within the County. All parcels are charged 1 SFE for each residential dwelling unit.

County Service Area No. 54 (CSA 54) – Stormwater Pollution Prevention provides services within areas determined by the Federal Environmental Protection Agency. Services include enhanced maintenance activities, public education, pollution studies, and enforcement of the provisions of the Federal and State issued County Municipal Stormwater Permit. Each parcel within CSA 54 Zone Phase 1 is charged 1 SFE. Parcels with Use Codes 080, 081, 082, and 096 are exempt from the Service Charge as the underlying lot is being charged.

6. NON-TAXABLE LAND USE

A special study will be conducted to determine equivalent unit values for all public agencies, school districts, and all properties that do not appear on the Auditor's rolls. The Service Charges are billed separately by periodic water billings or a separate invoice.

**D. PROPERTY OWNER LIST AND TAX ROLL**

A list of names and addresses of the owners of all lots and parcels of land within the Special Districts was compiled from the last equalized secured property tax roll of the San Joaquin County Assessor's office. A list of the parcels for each Special District may be acquired from the Treasurer-Tax Collector's Office [44 North San Joaquin St., 1st Floor, Suite 150, Stockton, CA 95202. (209) 468-2133].

The total proposed Service Charges for each Special District are summarized in the financial section of this report.

# **2020-21 COUNTY SPECIAL DISTRICTS REPORT**

## **APPENDIX SECTION**

Appendix A-1	LIGHTING DISTRICTS SERVICE CHARGE SUMMARY
Appendix A-2	MAINTENANCE DISTRICTS SERVICE CHARGE SUMMARY
Appendix A-3	COUNTY SERVICE AREAS SERVICE CHARGE SUMMARY
Appendix B	METERED AND FIXED WATER RATES BY DISTRICT
Appendix C	SPECIAL DISTRICT SINGLE FAMILY EQUIVALENTS UNITS
Appendix D-1	LIGHTING DISTRICTS BUDGETS
Appendix D-2	MAINTENANCE DISTRICTS BUDGETS
Appendix D-3	COUNTY SERVICE AREAS BUDGETS
Appendix E-1	LIGHTING DISTRICTS 5-YEAR SERVICE CHARGE COMPARISON
Appendix E-2	MAINTENANCE DISTRICTS 5-YEAR SERVICE CHARGE COMPARISON
Appendix E-3	COUNTY SERVICE AREAS 5-YEAR SERVICE CHARGE COMPARISON
Appendix F-1	LIGHTING DISTRICTS BUDGET AND SERVICE CHARGE SUMMARY
Appendix F-2	MAINTENANCE DISTRICTS BUDGET AND SERVICE CHARGE SUMMARY
Appendix F-3	COUNTY SERVICE AREAS BUDGET AND SERVICE CHARGE SUMMARY
Appendix G	MULTIPLE YEAR ADJUSTMENTS APPROVED BY THE PROPOSITION 218 PROCESS

2020-21 COUNTY SPECIAL DISTRICTS REPORT  
LIGHTING DISTRICTS  
SERVICE CHARGE SUMMARY

LIGHTING DISTRICTS	Proposed Annual Service Charges Per Single Family Equivalent (SFE)
Ash Street <sup>1</sup>	\$ 2.00
Boggs Tract <sup>1</sup>	\$ 19.00
Burkett Garden Acres <sup>1</sup>	\$ 12.00
Burkett Gardens <sup>1</sup>	\$ 13.00
Eastview	\$ 18.00
Elkhorn	\$ 16.00
Farmington	\$ 6.00
Linden	\$ 40.00
Lockeford	\$ 18.00
Mariposa Heights	\$ 30.00
Mission Village	\$ 28.00
Morada Estates	\$ 42.00
Morada Manor	\$ 28.00
North Oaks <sup>1</sup>	\$ 21.80
North Wilson Way <sup>1</sup>	\$ 33.00
Northeast Stockton	\$ 8.00
Oro Street <sup>1</sup>	\$ 20.50
Plymouth Village	\$ 13.00
Rancho Village	\$ 6.00
Shasta Avenue <sup>1</sup>	\$ 11.00
Shippee-French Camp	\$ 6.00
Silva Gardens <sup>1</sup>	\$ 25.00
South French Camp	\$ 5.00
Southwest Stockton <sup>1</sup>	\$ 15.00
Stockton No. 5	\$ 15.00
Tuxedo-Country Club <sup>1</sup>	\$ 11.30
Victor <sup>1</sup>	\$ 20.14
West Lane <sup>1</sup>	\$ 11.00
West Stockton	\$ 14.00
Woodbridge <sup>1</sup>	\$ 41.00

**Notes:**

1. District with approved annual adjustment factor. See Appendix F-1 for more details.

2020-21 COUNTY SPECIAL DISTRICTS REPORT  
MAINTENANCE DISTRICTS  
SERVICE CHARGE SUMMARY

MAINTENANCE DISTRICTS	PROPOSED ANNUAL SERVICE CHARGES (\$) PER SINGLE FAMILY EQUIVALENT (SFE)				
	Water	Sewer	Drainage	Street Lighting	TOTAL
Acampo <sup>1, 2</sup>	462.00				<b>462.00</b>
Almond Park	747.00				<b>747.00</b>
Ashley			85.00		<b>85.00</b>
Bear Creek Terrace <sup>2</sup>			14.00	2.00	<b>16.00</b>
Bowling Green Estates <sup>2</sup>			69.00		<b>69.00</b>
Colonial Heights <sup>1, 2</sup>	968.64	840.48		12.00	<b>1,821.12</b>
Corral Hollow <sup>2</sup>	2,052.00		0.00	35.00	<b>2,087.00</b>
Country Club Vista			0.00	0.00	<b>-</b>
Elkhorn Golf Course Estates <sup>1, 2</sup>	1,332.00				<b>1,332.00</b>
Gayla Manor <sup>2</sup>	1,294.00				<b>1,294.00</b>
Lambert Village <sup>2</sup>			15.92	77.12	<b>93.04</b>
Lincoln Village <sup>1, 2</sup>	842.54	706.58	5.00	10.00	<b>1,564.12</b>
Lockeford Maintenance			0.00	40.00	<b>40.00</b>
Mokelumne Acres <sup>1</sup>	240.00		5.00		<b>245.00</b>
Morada Acres <sup>2</sup>	1,067.00				<b>1,067.00</b>
Morada Estates <sup>2</sup>	1,028.00		20.00		<b>1,048.00</b>
Morada Manor <sup>2</sup>	1,424.00				<b>1,424.00</b>
Pacific Gardens <sup>2</sup>		797.22			<b>797.22</b>
Rancho San Joaquin <sup>2</sup>	1,376.00		30.00	20.00	<b>1,426.00</b>
Raymus Village <sup>1, 2</sup>	396.00	975.00	10.00	50.00	<b>1,431.00</b>
Riviera Cliffs <sup>2</sup>				86.76	<b>86.76</b>
Shaded Terrace	421.00				<b>421.00</b>
Shaded Terrace - Debt Service	252.00				<b>252.00</b>
Spring Creek Estates <sup>4</sup>	586.00		0.00	65.00	<b>651.00</b>
Summer Home Estates			27.00		<b>27.00</b>
Sunnyside Estates <sup>2</sup>	1,763.00		80.00	40.00	<b>1,883.00</b>
Walnut Acres <sup>2</sup>	1,816.00		104.00	96.73	<b>2,016.73</b>
Wilkinson Manor <sup>3</sup>	1,035.00		0.00		<b>1,035.00</b>
Wilkinson Manor - Zone A <sup>2</sup>	1,395.00		97.00	90.55	<b>1,582.55</b>
San Joaquin Water Works No. 2 <sup>2, 3</sup>	583.00				<b>583.00</b>

## Notes:

1. Annual water charge applies only to unmetered customers. For metered charges, see Appendix B.
2. District with approved annual adjustment factor(s) or a multi-year rate increase schedule.  
See Appendices F-2 and G for more details.
3. Annual water charge applies in addition to meter charges. For metered charges, see Appendix B.  
For Wilkinson Manor, only properties in Black Oak Estates are metered.
4. District has rate increase pending approval on July 7, 2020. If approved, the new rate will supersede the rate shown in this chart.

2020-21 COUNTY SPECIAL DISTRICTS REPORT  
COUNTY SERVICE AREAS  
SERVICE CHARGE AND ASSESSMENT SUMMARY

COUNTY SERVICE AREAS	PROPOSED ANNUAL SERVICE CHARGES (\$) PER SINGLE FAMILY EQUIVALENT (SFE)					
	Water	Sewer	Drainage	Street Lighting	Others <sup>1</sup>	TOTAL
3 - Zone A, Tallahatchy Terrace <sup>2</sup>			65.76	42.22		107.98
12 - Thornton <sup>2,4</sup>	417.00		45.00	20.00		482.00
14 - Victor			-			-
15 - Waterloo <sup>2</sup>		1,474.96	25.00	30.00	79.00	1,608.96
16 - Par Country Estates <sup>2,3</sup>	3,725.00		15.00			3,740.00
Hillside Greens <sup>2,3</sup>	2,309.00		10.00			2,319.00
17 - Cherokee Industrial Park			90.00	30.00	48.00	168.00
18 - Fairway Estates <sup>2</sup>	732.00		0.00	40.00		772.00
21 - Oak Creek			50.00	60.00		110.00
23 - Granada Glen <sup>2</sup>			50.00	45.00		95.00
24 - Moznett Estates			30.00			30.00
25 - Capewood			40.00			40.00
29 - Forest Lake Ranchettes			100.00			100.00
30 - Manteca Industrial Park <sup>2,3</sup>	2,093.70		137.00	80.00		2,310.70
35 - Santos Ranch/Los Ranchos <sup>3,5</sup>	1,028.00					1,028.00
36 - Lloyd Lane <sup>2</sup>			104.00			104.00
Zone A, Lloyd Lane			146.00			146.00
Zone B, Lloyd Lane			270.00			270.00
37 - Marty Court			100.00	200.00		300.00
41 - Eaglecrest			10.00	40.00		50.00
Zone C, Solari Ranch <sup>2</sup>			94.00	72.00		166.00
Zone N, Tierra Del Sol <sup>2</sup>		1,408.00	195.00	157.00		1,760.00
42 - Blatt Estates			350.00			350.00
43 - Clements <sup>2,4</sup>	377.00			15.00		392.00
Zone D, Oakridge Estates <sup>2</sup>			474.00			474.00
45 - Lockeford Bluffs			50.00			50.00
46 - Morada Estates North <sup>2,4,5</sup>	802.00		15.00			817.00
Zone L, Heather Moore Estates <sup>2</sup>				60.00		60.00
47 - Hempstead Court			90.00			90.00
48 - Zone K, Woodbridge Main St <sup>2</sup>					495.00	495.00
49 - Zone L				40.00		40.00
49 - Zone L-1 <sup>2</sup>				77.00		77.00
50 - Patterson Pass Business Park <sup>2</sup>			13.00	65.00		78.00
51 - Acampo Village <sup>5</sup>			10.00	140.00		150.00
52 - Blossom Court <sup>2</sup>			246.00	80.00		326.00
53 - Household Hazardous Waste					4.00	4.00
54 - Zone P1, NPDES					35.00	35.00
55 - Shaylynn Estates			10.00	90.00		100.00
Zone C, Stonegate Estates <sup>2</sup>			479.00	100.00		579.00
56 - Peters <sup>2</sup>			293.00	105.00		398.00

## NOTES:

## 1. Other Services:

CSA 15 and CSA 17 provides fire hydrants maintenance service. Water is provided by Calwater.

CSA 48 K provides landscape and lighting maintenance services.

CSA 53 provides Household Hazardous Waste (HHW) services.

CSA 54 provides stormwater pollution prevention services under the National Pollutant Discharge Elimination System.

## 2. District with approved annual adjustment factor(s) or a multi-year rate increase schedule.

See Appendices F-3 and G for more details.

## 3. Annual water charge applies only to unmetered customers. For metered billing charges, see Appendix B.

## 4. Annual water charge applies in addition to meter charges. For metered charges, see Appendix B.

## 5. District has rate increase pending approval on July 7, 2020. If approved, the new rate will supercede the rate shown in this chart.

2020-21 COUNTY SPECIAL DISTRICTS REPORT  
METERED WATER RATES

**Periodic Metered Water Fee = Fixed Rate + Metered Rate x Water Consumption**

SPECIAL DISTRICT	PERIOD	FIXED RATES	METERED RATES
ACAMPO MD	Monthly	\$22.00	\$1.33 per 1,000 gallons
COLONIAL HEIGHTS MD <sup>1</sup>	Monthly	Service Size Rate	\$5.61 per 1,000 gallons
ELKHORN MD <sup>1</sup>	Monthly	None	\$2.89 per 1,000 gallons
LINCOLN VILLAGE MD <sup>1</sup>	Monthly	Service Size Rate	\$2.67 per 1,000 gallons
MOKELUMNE ACRES MD	Monthly	Service Size Rate	\$1.63 per 1,000 gallons
RAYMUS VILLAGE MD <sup>1</sup>	Monthly	None	\$2.50 per 1,000 gallons
WILKINSON MANOR MD	Quarterly	None	\$0.00 for the first 280,000 Gal/SFE/Year \$1.71 per 1,000 gallons after
SJ WATER WORKS #2 (VICTOR) <sup>1</sup>	Monthly	Service Size Rate	\$3.68 per 1,000 gallons
CSA 12 THORNTON <sup>1</sup>	Monthly	None	\$15.00 for the first 10,000 gallons \$2.79 per 1,000 gallons after
CSA 16 PAR COUNTRY ESTATES <sup>1</sup>	Monthly	Service Size Rate	\$4.40 per 1,000 gallons
CSA 30 MANTECA INDUSTRIAL PARK <sup>1</sup>	Monthly	None	\$174.48 for the first 36,730 gallons \$4.75 per 1,000 gallons after
CSA 35 LOS RANCHOS <sup>2</sup>	Monthly	None	\$1.83 per 1,000 gallons
CSA 43 CLEMENTS <sup>1</sup>	Quarterly	27	\$2.19 per 1,000 gallons
CSA 46 MORADA ESTATES NORTH <sup>2</sup>	Monthly	None	\$1.45 per 1,000 gallons

PERIODIC FIXED RATES BY SERVICE SIZE:											
Pipe Size	5/8"	3/4"	1"	1 1/4"	1 1/2"	2"	3"	4"	6"	8"	10"
	\$15	\$15	\$22	\$23	\$23	\$24	\$32	\$55	\$77	\$110	\$136

**NOTE:**

- Districts with annual approved meter rate adjustment factor or a multi-year rate increase schedule. See Appendices F-2, F-3, and G for more details.
- District has rate increase pending approval on July 7, 2020. If approved, the new rate will supercede the rate shown in this chart.

**COUNTY SPECIAL DISTRICTS REPORT  
SINGLE FAMILY EQUIVALENT (SFE)**

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR				
		WATER	SEWER	STORM DRAINAGE	STREET LIGHTING	SWPP
RESIDENTIAL						
1A	VAC RES LOT - DEV W/UTIL.	0.2	0.3	1	1	1
	VAC RES LOT - DEV W/UTIL. (CSA 46 FIXED SERVICE CHARGE)	1	0.3	1	1	1
	VAC RES LOT - DEV W/UTIL. (CSA 46 USAGE BASED FEE)	0	0.3	1	1	1
2A	VAC LOT W/PROB. WHICH PRECLUDES BLD.	0	0	0	0	0
3A	VAC LOT - TOTALLY UNUS. (INCURABLE)	0	0	0	0	0
4A	VAC RES LOT W/MISC. RES. IMPS. (GARAGE)	0	0	1	1	1
5A	VAC RES SUBDIVISION SITE	0	0	1	1	1
6A	VAC RES LOT - UNDEV	0	0	1	1	1
7A	POTENTIAL RESIDENTIAL SUBDIVISION	0.2	0	1	1	1
010	SINGLE FAMILY DWELLING(SFD)	1	1	1	1	1
011	CONDOMINIUM UNIT	1	1	1	1	1
012	PLANNED UNIT RESIDENTIAL DEVELOPMENT	1	1	1	1	1
013	SFD - WITH ONE IN-LAW UNIT	1.3	1.7	1	1	1
014	SFD W/SECONDARY USE (I.E. BARBER SHOP)	1	1	1	1	1
016	RES LOT W/MOBILE HOME	1	1	1	1	1
020	VAC LOT (ZONES FOR TWO UNITS)	0.2	0.3	1	1	1
021	ONE DUPLEX - ONE BLDG -	1.3	1.7	1	1	1
022	TWO SFDS ON SINGLE PARCEL	1.3	1.7	1	2	1
	TWO SFDS ON SINGLE PARCEL (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	1.3	1.7	1	1	1
031	SINGLE TRIPLEX -(3 UNITS, 1 STRUC.)	1.6	2.4	1	3	1
	SINGLE TRIPLEX -(3 UNITS, 1 STRUC.) (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	1.6	2.4	1	FRONTAGE	1
032	THREE UNITS - 2 OR MORE STRUCTURES	1.6	2.4	1	3	1
	THREE UNITS - 2 OR MORE STRUCTURES(Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	1.6	2.4	1	FRONTAGE	1
034	SINGLE FOURPLEX	1.9	3.1	1	4	1
	SINGLE FOURPLEX (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	1.9	3.1	1	FRONTAGE	1
035	FOUR UNITS, 2 OR MORE STRUCTURES	1.9	3.1	1	4	1
	FOUR UNITS, 2 OR MORE STRUCTURES (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	1.9	3.1	1	FRONTAGE	1
040	VACANT LOTS ZONED FOR APARTMENTS	0.2	0.3	1	1	1
041	5-10 RES. UNITS - SINGLE BLDG.	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	1/DU	1
	5-10 RES. UNITS - SINGLE BLDG. (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	FRONTAGE	1
042	5-10 RES. UNITS - 2 OR MORE BLDGS.	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	1/DU	1
	5-10 RES. UNITS - 2 OR MORE BLDGS. (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	FRONTAGE	1



**COUNTY SPECIAL DISTRICTS REPORT  
SINGLE FAMILY EQUIVALENT (SFE)**

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR				
		WATER	SEWER	STORM DRAINAGE	STREET LIGHTING	SWPP
RESIDENTIAL (CONT.)						
043	11-20 RES. UNITS - ONE STRUCTURE	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	1/DU	1
	11-20 RES. UNITS - ONE STRUCTURE (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	FRONTAGE	1
044	11-20 RES. UNITS - 2 OR MORE BLDGS.	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	1/DU	1
	11-20 RES. UNITS - 2 OR MORE BLDGS. (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	FRONTAGE	1
045	21-40 RES. UNITS - SINGLE BLDG.	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	1/DU	1
	21-40 RES. UNITS - SINGLE BLDG. (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	FRONTAGE	1
046	41-100 RES. UNITS	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	1/DU	1
	41-100 RES. UNITS (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	FRONTAGE	1
050	RURAL RESIDENTIAL - VACANT HOMESITE	0.2	0.3	1	1	1
	RURAL RESIDENTIAL - VACANT HOMESITE (CSA 46 FIXED SERVICE CHARGE)	1	0.3	1	1	1
	RURAL RESIDENTIAL - VACANT HOMESITE (CSA 46 USAGE BASED FEE)	0	0.3	1	1	1
051	RURAL RESIDENCE - 1 RES.	1	1	1	1	1
052	RURAL RESIDENTIAL - 2 OR MORE RES.	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	1/DU	1
	RURAL RESIDENTIAL - 2 OR MORE RES. (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	FRONTAGE	1
053	RURAL RESIDENTIAL - VAC. - DEV. W/UTIL.	0.2	0.3	1	1	1
054	RURAL RESIDENTIAL - WITH MISC RES	1	1	1	1	1
056	RURAL RESIDENTIAL W/MOBILEHOME	1	1	1	1	1
059	RESIDENTIAL CARE HOME	BY SPECIAL STUDY	BY SPECIAL STUDY	1	1	1
COMMERCIAL						
060	MOTELS LESS THAN 50 UNITS	6	13	1	FRONTAGE	1
	MOTELS LESS THAN 50 UNITS (CSA 15 ONLY)	6	1+0.42/EA. UNIT	1	FRONTAGE	1
061	MOTELS OVER 50 UNITS	14	31	1	FRONTAGE	1
	MOTELS OVER 50 UNITS (CSA 15 ONLY)	14	1+0.42/EA. UNIT	1	FRONTAGE	1
062	MOTELS LESS THAN 50 UNITS W/SOME KITCHENS	6	13	1	FRONTAGE	1
078	ROOMING HOUSE - CONVENT - RECTORY, ETC.	1+0.3/EA. UNIT	1+0.7/EA. UNIT	1	FRONTAGE	1
080	COMMON AREAS - NO STRUCTURES	0	0	1	0	0
081	COMMON AREAS - W/ STRUCTURES	0	0	1	0	0
082	COMMON AREAS - ROADS & STREETS	0	0	1	0	0
090	MOBILEHOME PARK	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	1/DU	1
	MOBILEHOME PARK (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	FRONTAGE	1

**COUNTY SPECIAL DISTRICTS REPORT  
SINGLE FAMILY EQUIVALENT (SFE)**

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR				
		WATER	SEWER	STORM DRAINAGE	STREET LIGHTING	SWPP
COMMERCIAL (CONT.)						
092	MOBILE HOME PARK W/OVERNIGHT FACILITIES	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	1/DU	1
	MOBILE HOME PARK W/OVERNIGHT FACILITIES (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	FRONTAGE	1
093	RESORT TYPE TRAILER PARK	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	FRONTAGE	1
094	MOBILEHOME CONDOMINIUM LOT	1	1	1	1	1
100	VACANT COMMERCIAL LAND - UNDEV.	0	0	1	1	1
	VACANT COMMERCIAL LAND - UNDEV. (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	0	0	1	FRONTAGE	1
101	VACANT COMMERCIAL LAND DEV. W/UTIL.	0.2	0.3	1	1	1
	VACANT COMMERCIAL LAND DEV. W/UTIL. (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	0.2	0.3	1	FRONTAGE	1
102	VACANT COMMERCIAL LAND W/MISC. IMPROVEMENTS	0	0	1	1	1
	VACANT COMMERCIAL LAND W/MISC. IMPROVEMENTS (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	0	0	1	FRONTAGE	1
110	SINGLE STORY STORE	1	1.3	1	FRONTAGE	1
111	MULTIPLE STORY STORES	1	1.3	1	FRONTAGE	1
112	MULTIPLE STORES IN ONE BUILDING	1 EA.	1.3 EA.	1	FRONTAGE	1
113	STORE WITH RES. UNIT OR UNITS	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	FRONTAGE	1
120	1 STORE & 1 OFFICE	1	1.3	1	FRONTAGE	1
121	MULTIPLE COMB. OF STORES AND/OR OFFICES	1 EA.	1.3 EA.	1	FRONTAGE	1
140	GROCERY STORE	1	1.3	1	FRONTAGE	1
141	SUPERMARKETS	2	3.8	1	FRONTAGE	1
142	CONVENIENCE STORE	1	1.3	1	FRONTAGE	1
143	CONVENIENCE STORE W/FUEL STATION	2	1.3	1	FRONTAGE	1
151	COMMUNITY SHOPPING CENTER	BY SPECIAL STUDY	BY SPECIAL STUDY	1	FRONTAGE	1
152	NEIGHBORHOOD SHOPPING CENTER	BY SPECIAL STUDY	BY SPECIAL STUDY	1	FRONTAGE	1
154	INDIV. PROPERTY W/IN COMMUNITY CENTER	BY SPECIAL STUDY				
155	INDIV. PROPERTY W/IN NEIGHBORHOOD SHOP	1	1.3	1	1	1
156	SHOPPING CENTER COMMON AREA	BY SPECIAL STUDY				
170	1 STORY OFFICE BUILDING	1/OFFICE	1.3/OFFICE	1	FRONTAGE	1
171	2 STORY OFFICE BUILDING	1/OFFICE	1.3/OFFICE	1	FRONTAGE	1
173	OFFICE BLDG W/RESIDENTIAL UNIT/UNITS	1/OFFICE	1.3/OFFICE	1	FRONTAGE	1
180	ASSISTED LIVING RESIDENCE	2	3.8	1	FRONTAGE	1
184	SPECIALTY HOME (DEVELOPMENTALLY DISABLE)	2	3.8	1	FRONTAGE	1
190	MEDICAL OFFICES	1/OFFICE	1.3/OFFICE	1	FRONTAGE	1
193	VETERINARY HOSPITALS	1/OFFICE	1.3/OFFICE	1	FRONTAGE	1
194	ONE STORY OFFICE CONDO.	1/OFFICE	1.3/OFFICE	1	FRONTAGE	1
195	TWO STORY OFFICE CONDO.	1/OFFICE	1.3/OFFICE	1	FRONTAGE	1
200	COMMERCIAL COMMON AREA - NON SHOPPING	0	0	1	FRONTAGE	1
201	MISC. MULTIPLE USES	1 EA.	1.3 EA.	1	FRONTAGE	1
202	COMMERCIAL USE THAT DOES NOT REASON	1	1.3	1	FRONTAGE	1
204	DAY CARE CENTER	2	3.8	1	FRONTAGE	1
210	RESTAURANTS	2	3.8	1	FRONTAGE	1

**COUNTY SPECIAL DISTRICTS REPORT  
SINGLE FAMILY EQUIVALENT (SFE)**

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR				
		WATER	SEWER	STORM DRAINAGE	STREET LIGHTING	SWPP
COMMERCIAL (CONT.)						
211	FAST FOOD RESTAURANTS	2 MIN.	3.8 MIN.	1	FRONTAGE	1
213	COCKTAIL LOUNGE - BARS	2 MIN.	3.8 MIN.	1	FRONTAGE	1
214	RESTAURANT W/RES UNIT OR UNITS	2 MIN. + 1/EA UNITS	3.8 MIN. + 1/EA UNITS	1	FRONTAGE	1
240	BANKS	1	1.3	1	FRONTAGE	1
250	FULL SERVICE STATION	1	1.3	1	FRONTAGE	1
251	SELF SERVICE STATION (HAS NO FACILITIES)	1	1.3	1	FRONTAGE	1
252	SERVICE STATION W/CAR WASH	2	3.8	1	FRONTAGE	1
253	TRUCK TERMINALS	2	3.8	1	FRONTAGE	1
255	SELF SERVICE STATION W/MINI-MART	2	1.3	1	FRONTAGE	1
256	CONVENIENCE STORE (MINI-MART) W/GAS STATION	1	1.3	1	FRONTAGE	1
260	AUTO SALES W/SERVICE CENTER	1	1.3	1	FRONTAGE	1
262	USED CAR LOT	1	1.3	1	FRONTAGE	1
263	OTHER SALES CENTERS (TRAILERS, MOBILEHOMES	1	1.3	1	FRONTAGE	1
270	FARM OR CONST. MACH. SALES & SERVICE	1	1.3	1	FRONTAGE	1
272	FARM OR CONST. MACH. SERVICE	1	1.3	1	FRONTAGE	1
280	AUTO & TRUCK REPAIRS & ACCESSORIES	1	1.3	1	FRONTAGE	1
281	SPECIALTY SHOPS (TIRES, BRAKES, ETC.)	1	1.3	1	FRONTAGE	1
282	CAR WASH	1	3.8	1	FRONTAGE	1
283	SELF SERVICE CAR WASH	1	3.8	1	FRONTAGE	1
285	AUTO. BODY SHOP	1	1.3	1	FRONTAGE	1
290	RETAIL NURSERIES	1	1.3	1	FRONTAGE	1
INDUSTRIAL						
300	VACANT INDUSTRIAL LAND UNDEVELOPED	0	0	1	1	1
301	VACANT INDUSTRIAL LAND DEV. W/UTILITIES	0.2	0.3	1	1	1
302	VACANT INDUSTRIAL LAND W/MISC. IMPS	0	0	1	1	1
310	LIGHT MANUFACTURING & LIGHT INDUSTRIAL	1	1.3	1	FRONTAGE	1
311	LIGHT INDUSTRIAL & WAREHOUSING	1	1.3	1	FRONTAGE	1
312	LIGHT INDUSTRIAL & WHSE - MULTIPLE	1 EA.	1.3 EA.	1	FRONTAGE	1
313	INDUSTRIAL CONDOMINIUM	1 EA.	1.3 EA.	1	FRONTAGE	1
314	SHOP-WORK AREA W/SMALL OFFICE	1	1.3	1	FRONTAGE	1
320	WAREHOUSING - ACTIVE	2	1.3	1	FRONTAGE	1
	WAREHOUSING - ACTIVE (CSA 30 ONLY)	1		1	FRONTAGE	1
321	WAREHOUSING - INACTIVE	0.2	0.3	1	FRONTAGE	1
323	WAREHOUSING - YARD (OPEN STORAGE)	1	1.3	1	FRONTAGE	1
324	MINI-STORAGE WAREHOUSING	1	1.3	1	FRONTAGE	1
330	LUMBER MILLS	1	1.3	1	FRONTAGE	1
331	RETAIL LUMBER YARDS	2	1.3	1	FRONTAGE	1
340	PACKING PLANTS	6	3.8	1	FRONTAGE	1
341	COLD STORAGE OR REFRIGERATED WHSE	6	3.8	1	FRONTAGE	1
350	FRUIT & VEGETABLE	6	3.8	1	FRONTAGE	1
INDUSTRIAL (CONT.)						
351	MEAT PRODUCTS	6	3.8	1	FRONTAGE	1
361	RETAIL FEED & GRAIN SALES	1	1.3	1	FRONTAGE	1
363	AG. CHEMICAL SALES AND/OR APPLICATION	1	1.3	1	FRONTAGE	1
370	HEAVY INDUSTRY FACTORY	1	1.3	1	FRONTAGE	1
390	INDUSTRIAL COMMON AREA	0	0	1	0	1
392	INDUSTRIAL USE THAT DOES NOT REASON	1	1.3	1	FRONTAGE	1

**COUNTY SPECIAL DISTRICTS REPORT  
SINGLE FAMILY EQUIVALENT (SFE)**

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR				
		WATER	SEWER	STORM DRAINAGE	STREET LIGHTING	SWPP
AGRICULTURAL						
400	IRRIGATED FRUIT ORCHARD W/O RES	0	0	0	1	1
401	IRRIGATED FRUIT ORCHARD W/RES	1	1	1	2	1
420	IRRIGATED VINEYARD W/O RES.	0	0	0	1	1
450	IRRIGATED FIELD CROPS ONLY	0	0	0	1	1
451	IRRIGATED FIELD CROPS W/RESIDENCE	1	1	1	2	1
500	DRY FARM W/O RES	0	0	0	1	1
510	DRY GRAZE W/O RES	0	0	0	1	1
590	WASTE LANDS	0	0	0	1	1
RECREATIONAL						
610	SWIM CENTERS	1	1.3	1	FRONTAGE	1
611	RECREATIONAL CENTERS	1	1.3	1	FRONTAGE	1
640	CLUBS, LODGE HALLS	1 MIN.	1.3 MIN.	1	FRONTAGE	1
660	18 HOLE PUBLIC GOLF COURSE	1 MIN.	1.3 MIN.	1	FRONTAGE	1
662	COUNTRY CLUB	1 MIN.	1.3 MIN.	1	FRONTAGE	1
664	DRIVING RANGE	1	1.3	1	FRONTAGE	1
690	PRIVATELY OWNED PARKS	1	1.3	1	FRONTAGE	1
INSTITUTIONAL						
710	CHURCH, SYNAGOGUE OR TEMPLE	2 MIN.	1.3 MIN.	1	FRONTAGE	1
	CHURCH, SYNAGOGUE OR TEMPLE (CSA30 ONLY)	METER BILLING		1	FRONTAGE	1
711	OTHER PROPERTY USED IN CONJUNCTION	1	1.3	1	FRONTAGE	1
720	PRIVATE SCHOOL	2	3.8	1	FRONTAGE	1
722	SPECIAL SCHOOL	2	3.8	1	FRONTAGE	1
770	CEMETERIES	1	1.3	1	FRONTAGE	1
UTILITIES & GOVERNMENT						
810	SBE VALUED	BY SPECIAL STUDY				
811	UTILITY WATER COMPANY	1	1.3	1	FRONTAGE	1
812	MUTUAL WATER COMPANY (TAXABLE)	BY SPECIAL STUDY				
814	RADIO & TV BROADCAST SITE	BY SPECIAL STUDY				
816	CELL TOWER SITE	BY SPECIAL STUDY				
850	RIGHT-OF-WAY	0	0	0	0	0
851	PRIVATE ROAD	0	0	0	0	0
860	WELL SITE	0	0	0	0	0
870	RIVERS & LAKES	0	0	0	0	0
891	PARKING LOTS - NO FEE	0	0	1	FRONTAGE	1
901	FEDERAL BUILDINGS	1	1.3	1	FRONTAGE	1
903	MISC FEDERAL PROPERTY	0	0	0	0	0
910	VACANT STATE LANDS	0	0	0	0	0
911	STATE BUILDINGS	BY SPECIAL STUDY				
916	MISC STATE PROPERTY	0	0	0	0	0
920	VACANT COUNTY LAND	0	0	0	0	0
921	COUNTY BUILDINGS	BY SPECIAL STUDY				
923	COUNTY PARKS & OTHER REC FACILITIES	BY SPECIAL STUDY				
925	MISC COUNTY PROPERTY	BY SPECIAL STUDY				
934	MUNICIPAL UTILITY PROP. (RESERVOIRS)	0	0	0	0	0
937	MISC CITY PROPERTY	BY SPECIAL STUDY				
940	SCHOOL DISTRICT PROPERTIES	BY SPECIAL STUDY				
941	FIRE DISTRICTS	BY SPECIAL STUDY				

**COUNTY SPECIAL DISTRICTS REPORT  
SINGLE FAMILY EQUIVALENT (SFE)**

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR				
		WATER	SEWER	STORM DRAINAGE	STREET LIGHTING	SWPP
UTILITIES & GOVERNMENT (CONT.)						
942	FLOOD CONTROL DISTRICT PROPERTY	0	0	0	0	0
943	WATER DISTRICT PROPERTY	BY SPECIAL STUDY				
944	MISC. DISTRICT PROPERTY	BY SPECIAL STUDY				
950	PUBLIC OWNED LANDS (NON-TAXABLE)	0	0	0	0	0
951	PUBLIC OWNED LANDS (TAXABLE)	BY SPECIAL STUDY				

**Notes:**

DU = Dwelling Unit

SWPP = Stormwater pollution prevention services

CSA 53 - Household Hazardous Waste: 1 SFE for each residential dwelling unit.

APPENDIX D-1

2020-21 COUNTY SPECIAL DISTRICTS REPORT  
PROPOSED LIGHTING DISTRICT BUDGETS

DISTRICT	2019-20 APPROVED BUDGET	2020-21 PROPOSED BUDGET
ASH STREET	\$ 48,162	\$ 48,698
BOGGS TRACT	\$ 13,709	\$ 14,211
BURKETT GARDEN ACRES	\$ 27,140	\$ 27,670
BURKETT GARDENS	\$ 55,238	\$ 59,208
EASTVIEW	\$ 16,884	\$ 17,188
ELKHORN	\$ 11,368	\$ 11,373
FARMINGTON	\$ 6,036	\$ 6,037
LINDEN	\$ 35,354	\$ 35,866
LOCKEFORD	\$ 28,836	\$ 28,846
MARIPOSA HEIGHTS	\$ 11,354	\$ 11,358
MISSION VILLAGE	\$ 9,654	\$ 9,656
MORADA ESTATES	\$ 14,170	\$ 14,171
MORADA MANOR	\$ 5,928	\$ 6,229
NORTH OAKS	\$ 10,866	\$ 10,868
NORTH WILSON WAY	\$ 33,624	\$ 33,805
NORTHEAST STOCKTON	\$ 75,942	\$ 77,754
ORO STREET	\$ 46,950	\$ 46,996
PLYMOUTH VILLAGE	\$ 35,118	\$ 35,149
RANCHO VILLAGE	\$ 1,255	\$ 1,481
SHASTA AVENUE	\$ 11,032	\$ 12,040
SHIPPEE-FRENCH CAMP	\$ 5,185	\$ 5,287
SILVA GARDENS	\$ 3,462	\$ 3,914
SOUTH FRENCH CAMP	\$ 7,009	\$ 7,010
SOUTHWEST STOCKTON	\$ 25,316	\$ 26,091
STOCKTON NO 5	\$ 5,024	\$ 5,025
TUXEDO-COUNTRY CLUB	\$ 26,402	\$ 27,412
VICTOR	\$ 5,916	\$ 6,369
WEST LANE	\$ 6,726	\$ 6,932
WEST STOCKTON	\$ 70,933	\$ 72,943
WOODBIDGE	\$ 87,075	\$ 87,113
<b>TOTALS</b>	<b>\$ 741,668</b>	<b>\$ 756,700</b>

2020-21 COUNTY SPECIAL DISTRICTS REPORT  
PROPOSED MAINTENANCE DISTRICT BUDGETS

DISTRICT	2019-20 APPROVED BUDGET	2020-21 PROPOSED BUDGET
ACAMPO	\$ 225,803	\$ 218,226
ALMOND PARK	\$ 80,027	\$ 82,387
ASHLEY	\$ 3,285	\$ 3,428
BEAR CREEK TERRACE	\$ 30,875	\$ 31,901
BOWLING GREEN ESTATES	\$ 7,817	\$ 8,218
COLONIAL HEIGHTS	\$ 1,292,754	\$ 2,699,612
CORRAL HOLLOW	\$ 107,370	\$ 116,683
COUNTRY CLUB VISTA	\$ 21,475	\$ 22,541
ELKHORN GOLF COURSE ESTATES	\$ 209,316	\$ 183,001
GAYLA MANOR	\$ 108,574	\$ 106,510
LAMBERT VILLAGE	\$ 27,179	\$ 27,758
LINCOLN VILLAGE	\$ 3,894,466	\$ 4,485,362
LOCKEFORD MAINTENANCE	\$ 7,810	\$ 8,063
MOKELUMNE ACRES	\$ 335,425	\$ 383,823
MORADA ACRES	\$ 88,990	\$ 82,372
MORADA ESTATES	\$ 195,913	\$ 191,054
MORADA MANOR	\$ 99,114	\$ 91,756
PACIFIC GARDENS	\$ 2,416,006	\$ 4,673,724
RANCHO SAN JOAQUIN	\$ 141,146	\$ 159,209
RAYMUS VILLAGE	\$ 1,775,412	\$ 3,218,611
RIVIERA CLIFFS	\$ 10,715	\$ 10,976
SHADED TERRACE	\$ 126,540	\$ 119,401
<i>DEBT SERVICE</i>	\$ 18,332	\$ 19,332
SPRING CREEK ESTATES	\$ 76,141	\$ 79,353
SUMMER HOME ESTATES	\$ 10,171	\$ 10,364
SUNNYSIDE ESTATES	\$ 143,425	\$ 169,299
WALNUT ACRES	\$ 108,285	\$ 113,181
WILKINSON MANOR	\$ 343,830	\$ 393,977
WILKINSON MANOR ZONE A	\$ 107,712	\$ 100,216
SAN JOAQUIN WATER WORKS No. 2 - VICTOR	\$ 528,230	\$ 441,044
<b>TOTALS</b>	<b>\$12,542,138</b>	<b>\$18,251,380</b>

2020-21 COUNTY SPECIAL DISTRICTS REPORT  
PROPOSED COUNTY SERVICE AREA BUDGETS

DISTRICT	2019-20 APPROVED BUDGET	2020-21 PROPOSED BUDGET
CSA 3 ZONE A TALLAHATCHY TERRACE	\$ 15,097	\$ 21,907
CSA 12 THORNTON	\$ 229,024	\$ 354,401
CSA 14 VICTOR	\$ 18,688	\$ 19,389
CSA 15 WATERLOO	\$ 307,444	\$ 341,236
CSA 16 PAR COUNTRY ESTATES	\$ 225,878	\$ 242,001
CSA 17 CHEROKEE INDUSTRIAL PARK	\$ 64,671	\$ 118,131
CSA 18 FAIRWAY ESTATES	\$ 87,236	\$ 96,174
CSA 21 OAK CREEK	\$ 20,950	\$ 22,157
CSA 23 GRANADA GLEN	\$ 13,309	\$ 15,510
CSA 24 MOZNETT ESTATES	\$ 18,402	\$ 19,568
CSA 25 CAPEWOOD	\$ 11,610	\$ 11,820
CSA 29 FOREST LAKE RANCHETTES	\$ 20,410	\$ 21,024
CSA 30 MANTECA INDUSTRIAL PARK	\$ 113,748	\$ 119,494
CSA 35 SANTOS RANCH/LOS RANCHOS	\$ 143,924	\$ 160,791
CSA 36 LLOYD LANE	\$ 12,871	\$ 13,280
CSA 36 ZONE A LLOYD LANE	\$ 7,918	\$ 8,219
CSA 36 ZONE B LLOYD LANE	\$ 7,528	\$ 8,028
CSA 37 MARTY COURT	\$ 7,476	\$ 7,888
CSA 41 EAGLECREST	\$ 20,142	\$ 22,269
CSA 41 ZONE C SOLARI RANCH	\$ 13,008	\$ 14,097
CSA 41 ZONE N TIERRA DEL SOL	\$ 41,289	\$ 54,189
CSA 42 BLATT ESTATES	\$ 15,165	\$ 15,667
CSA 43 CLEMENTS	\$ 170,402	\$ 171,567
CSA 43 ZONE D OAKRIDGE ESTATES	\$ 14,519	\$ 15,044
CSA 45 LOCKEFORD BLUFFS	\$ 24,914	\$ 25,514
CSA 46 MORADA NORTH	\$ 395,051	\$ 418,537
CSA 46 ZONE L HEATHER MOORE ESTATES	\$ 2,299	\$ 2,525
CSA 47 HEMPSTEAD COURT	\$ 17,244	\$ 18,544
CSA 48 ZONE K WOODBRIDGE MAIN ST	\$ 63,267	\$ 51,090
CSA 49 ZONE L	\$ 9,650	\$ 9,970
CSA 49 ZONE L-1	\$ 14,803	\$ 15,989
CSA 50 PATTERSON PASS BUSINESS PARK	\$ 43,466	\$ 44,766
CSA 51 ACAMPO VILLAGE	\$ 5,419	\$ 5,743
CSA 52 BLOSSOM COURT	\$ 13,379	\$ 13,889
CSA 53 HOUSEHOLD HAZARDOUS WASTE	\$ 2,015,665	\$ 2,148,797
CSA 54 ZONE P-1 NPDES	\$ 1,558,537	\$ 1,475,125
CSA 55 SHAYLYNN ESTATES	\$ 5,695	\$ 6,153
CSA 55 ZONE C STONEGATE ESTATES	\$ 14,696	\$ 15,300
CSA 56 PETERS	\$ 10,410	\$ 11,010
<b>TOTAL</b>	<b>\$ 5,795,204</b>	<b>\$ 6,156,803</b>



**2020-21 COUNTY SPECIAL DISTRICTS REPORT**  
**5-YEAR SERVICE CHARGE COMPARISON**  
**LIGHTING DISTRICTS**

	Approved Service Charges				Recommended 2020-21
	2016-17	2017-18	2018-19	2019-20	
ASH STREET	\$18.00	\$18.00	\$18.00	\$2.00	\$2.00
BOGGS TRACT	\$25.00	\$25.00	\$25.72	\$19.00	\$19.00
BURKETT GARDEN ACRES	\$10.00	\$10.00	\$10.00	\$12.00	\$12.00
BURKETT GARDENS	\$8.00	\$8.00	\$8.00	\$13.00	\$13.00
EASTVIEW	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
ELKHORN	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00
FARMINGTON	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00
LINDEN	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
LOCKEFORD	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
MARIPOSA HEIGHTS	\$50.00	\$50.00	\$50.00	\$30.00	\$30.00
MISSION VILLAGE	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
MORADA ESTATES	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00
MORADA MANOR	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
NORTH OAKS	\$20.00	\$20.00	\$21.80	\$21.80	\$21.80
N WILSON WAY	\$10.00	\$10.00	\$10.00	\$33.00	\$33.00
NORTHEAST STOCKTON	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
ORO STREET	\$20.00	\$20.00	\$20.50	\$20.50	\$20.50
PLYMOUTH VILLAGE	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
RANCHO VILLAGE	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00
SHASTA AVENUE	\$6.00	\$6.00	\$6.00	\$11.00	\$11.00
SHIPPEE-FRENCH CAMP	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00
SILVA GARDENS	\$8.00	\$8.00	\$25.00	\$25.00	\$25.00
SOUTH FRENCH CAMP	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
SOUTHWEST STOCKTON	\$23.00	\$23.00	\$23.00	\$15.00	\$15.00
STOCKTON NO. 5	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
TUXEDO-COUNTRY CLUB	\$10.40	\$10.70	\$11.00	\$11.30	\$11.30
VICTOR	\$18.52	\$19.00	\$19.56	\$20.14	\$20.14
WEST LANE	\$20.60	\$20.60	\$21.20	\$11.00	\$11.00
WEST STOCKTON	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
WOODBIDGE	\$47.38	\$47.38	\$47.38	\$41.00	\$41.00

**2020-21 COUNTY SPECIAL DISTRICTS REPORT**  
**5-YEAR SERVICE CHARGE COMPARISON**  
**MAINTENANCE DISTRICTS**

	Approved Service Charges				Recommended
	2016-17	2017-18	2018-19	2019-20	2020-21
ACAMPO	\$446.00	\$446.00	\$446.00	\$446.00	\$462.00
METERED WATER RATES <sup>1</sup>	\$1.33	\$1.33	\$1.33	\$1.33	\$1.33
ALMOND PARK	\$747.00	\$747.00	\$747.00	\$747.00	\$747.00
ASHLEY	\$85.00	\$85.00	\$85.00	\$85.00	\$85.00
BEAR CREEK TERRACE	\$4.00	\$4.00	\$4.00	\$4.00	\$16.00
BOWLING GREEN ESTATES	\$12.00	\$12.00	\$36.00	\$52.00	\$69.00
COLONIAL HEIGHTS	\$1,694.42	\$1,734.00	\$1,768.44	\$1,821.12	\$1,821.12
METERED WATER RATES <sup>1</sup>	\$5.20	\$5.34	\$5.45	\$5.61	\$5.61
CORRAL HOLLOW	\$1,490.00	\$1,533.00	\$1,577.00	\$1,865.00	\$2,087.00
COUNTRY CLUB VISTA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ELKHORN GOLF COURSE ESTATES	\$1,040.00	\$1,040.00	\$1,040.00	\$1,230.00	\$1,332.00
METERED WATER RATES <sup>1</sup>	\$2.31	\$2.31	\$2.31	\$2.60	\$2.89
GAYLA MANOR	\$799.00	\$799.00	\$1,045.00	\$1,170.00	\$1,294.00
LAMBERT VILLAGE	\$93.04	\$93.04	\$93.04	\$93.04	\$93.04
LINCOLN VILLAGE	\$1,488.42	\$1,519.00	\$1,519.00	\$1,564.12	\$1,564.12
METERED WATER RATES <sup>1</sup>	\$2.48	\$2.55	\$2.60	\$2.67	\$2.67
LOCKEFORD MAINT	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
MOKELUMNE ACRES	\$245.00	\$245.00	\$245.00	\$245.00	\$245.00
METERED WATER RATES <sup>1</sup>	\$1.63	\$1.63	\$1.63	\$1.63	\$1.63
MORADA ACRES	\$730.00	\$730.00	\$730.00	\$730.00	\$1,067.00
MORADA ESTATES	\$1,013.00	\$1,013.00	\$1,013.00	\$1,013.00	\$1,048.00
MORADA MANOR	\$483.00	\$483.00	\$483.00	\$1,281.00	\$1,424.00
PACIFIC GARDENS	\$773.66	\$774.00	\$774.00	\$797.22	\$797.22
RANCHO SAN JOAQUIN	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,426.00
RAYMUS VILLAGE	\$1,372.82	\$1,395.00	\$1,395.00	\$1,431.00	\$1,431.00
METERED WATER RATES <sup>1</sup>	\$2.15	\$2.28	\$2.28	\$2.50	\$2.50
RIVIERA CLIFFS	\$86.76	\$86.76	\$86.76	\$86.76	\$86.76
SHADED TERRACE	\$421.00	\$421.00	\$421.00	\$421.00	\$421.00
DEBT SERVICE	\$252.00	\$252.00	\$252.00	\$252.00	\$252.00
SPRING CREEK ESTATES	\$651.00	\$651.00	\$651.00	\$651.00	\$651.00
SUMMER HOME ESTATES	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
SUNNYSIDE ESTATES	\$951.00	\$951.00	\$951.00	\$951.00	\$1,883.00
WALNUT ACRES	\$1,143.00	\$1,143.00	\$1,143.00	\$1,760.00	\$2,016.73
WILKINSON MANOR	\$285.00	\$1,035.00	\$1,035.00	\$1,035.00	\$1,035.00
METERED WATER RATES <sup>1</sup>	\$1.57	\$1.71	\$1.71	\$1.71	\$1.71
WILKINSON MANOR-ZONE A	\$887.00	\$887.00	\$887.00	\$1,352.00	\$1,582.55
SAN JOAQUIN WATER WORKS NO. 2 - VICTOR	\$517.00	\$567.00	\$583.00	\$583.00	\$583.00
METERED WATER RATES <sup>1</sup>	\$3.60	\$3.68	\$3.68	\$3.68	\$3.68

Note:

1. See Appendix B for more details on meter rates.

**2020-21 COUNTY SPECIAL DISTRICTS REPORT**  
**5-YEAR SERVICE CHARGE COMPARISON**  
**COUNTY SERVICE AREAS**

		Approved Service Charges				Recommended
		2016-17	2017-18	2018-19	2019-20	2020-21
CSA 3A TALLAHATCHY TERRACE	30331	\$35.00	\$35.00	\$103.00	\$106.08	\$107.98
CSA 12 THORNTON	31201	\$345.90	\$362.60	\$380.00	\$428.00	\$482.00
METERED WATER RATES <sup>1</sup>	31201M	\$2.15	\$2.27	\$2.40	\$2.71	\$2.79
CSA 14 VICTOR	31401	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CSA 15 WATERLOO	31501	\$1,340.00	\$1,448.00	\$1,487.00	\$1,566.00	\$1,608.96
CSA 16 PAR COUNTRY ESTATES	31601	\$3,740.00	\$3,740.00	\$3,740.00	\$3,740.00	\$3,740.00
CSA 16 HILLSIDE GREENS	31601H	\$2,319.00	\$2,319.00	\$2,319.00	\$2,319.00	\$2,319.00
METERED WATER RATES <sup>1</sup>	31601M	\$3.43	\$3.74	\$4.00	\$4.40	\$4.40
CSA 17 CHEROKEE INDUSTRIAL PARK	31701	\$168.00	\$168.00	\$168.00	\$168.00	\$168.00
CSA 18 FAIRWAY ESTATES	31801	\$747.00	\$747.00	\$747.00	\$747.00	\$772.00
CSA 21 OAK CREEK	32101	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00
CSA 23 GRANADA GLEN	32301	\$85.00	\$85.00	\$85.00	\$85.00	\$95.00
CSA 24 MOZNETT ESTATES	32401	\$90.00	\$90.00	\$90.00	\$30.00	\$30.00
CSA 25 CAPEWOOD	32501	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
CSA 29 FOREST LAKE RANCHETTES	32901	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
CSA 30 MANTECA INDUSTRIAL PARK	33001	\$2,079.70	\$2,172.00	\$2,211.00	\$2,310.70	\$2,310.70
METERED WATER RATES <sup>1</sup>	33001M	\$4.23	\$4.44	\$4.53	\$4.75	\$4.75
CSA 35 LOS RANCHOS	33501	\$1,028.00	\$1,028.00	\$1,028.00	\$1,028.00	\$1,028.00
METERED WATER RATES <sup>1</sup>	33501M	\$1.83	\$1.83	\$1.83	\$1.83	\$1.83
CSA 36 LLOYD LANE	33601	\$100.00	\$100.00	\$100.00	\$100.00	\$104.00
CSA 36 ZONE A LLOYD LANE	33631	\$146.00	\$146.00	\$146.00	\$146.00	\$146.00
CSA 36 ZONE B LLOYD LANE	33632	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00
CSA 37 MARTY COURT	33701	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
CSA 41 EAGLECREST	34101	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
CSA 41 ZONE C SOLARI RANCH	34101				\$191.00	\$166.00
CSA 41 ZONE N TIERRA DEL SOL	34114	\$1,760.00	\$1,760.00	\$1,760.00	\$1,760.00	\$1,760.00
CSA 42 BLATT ESTATES	34201	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00
CSA 43 CLEMENTS	34301	\$15.00	\$15.00	\$15.00	\$332.00	\$392.00
METERED WATER RATES <sup>1</sup>	34301M	\$2.00	\$2.00	\$2.00	\$2.19	\$2.19
CSA 43 ZONE D OAKRIDGE ESTATES	34331	\$420.20	\$440.00	\$474.00	\$474.00	\$474.00
CSA 45 LOCKEFORD BLUFFS	34501	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
CSA 46 MORADA ESTATES NORTH	34601	\$708.00	\$743.00	\$779.00	\$817.00	\$817.00
METERED WATER RATES <sup>1</sup>	34601M	\$1.25	\$1.31	\$1.38	\$1.45	\$1.45
CSA 46 ZONE L HEATHER MOORE ESTATES	34631	\$42.00	\$46.00	\$50.00	\$55.00	\$60.00
CSA 47 HEMPSTEAD COURTY	34701	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00
CSA 48 ZONE K WOODBRIDGE MAIN ST	34831	\$413.00	\$433.00	\$454.00	\$476.00	\$495.00
CSA 49 ZONE L		\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
CSA 49 ZONE L-1		\$140.00	\$144.00	\$150.00	\$77.00	\$77.00
CSA 50 PATTERSON PASS BUSINESS PARK	35001	\$78.00	\$78.00	\$78.00	\$78.00	\$78.00
CSA 51 ACAMPO VILLAGE	35101	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
CSA 52 BLOSSOM COURT	35201	\$305.00	\$314.00	\$317.00	\$326.00	\$326.00
CSA 53 HOUSEHOLD HAZARDOUS WASTE	35301	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00
CSA 54 NPDES, PHASE 1	35401	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00
CSA 55 SHAYLYNN ESTATES	35501	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
CSA 55 ZONE C STONEGATE ESTATES	35531	\$595.00	\$612.00	\$615.00	\$629.00	\$579.00
CSA 56 PETERS	30601	\$340.00	\$371.00	\$387.00	\$398.00	\$398.00

Note:

1. See Appendix B for more details on meter rates.

# LIGHTING DISTRICTS - BUDGET and SERVICE CHARGE SUMMARY

LIGHTING DISTRICT	BUDGET SUMMARY									SERVICE CHARGE SUMMARY			PROP 218 SUMMARY		
	FY 2019-20				RECOMMENDED FY 2020-21					2019-20		2020-21	Year Held	Maximum Adj. Fac.	
	Actual Fund Bal 6/30/2019	Revenue Est/Act	Expenditure Est/Act	Est/Act Fund Bal 6/30/2020	Revenue (Service Charge)	Revenue (Other)	Revenue Total	Expenditures Total	Projected Fund Bal 6/30/2021	SFE	App'd Service Charge	Rcmmd Service Charge			
ASH STREET¹	\$216,053	\$34,493	\$31,307	<b>\$219,239</b>	\$1,792		\$32,491	\$48,698	<b>\$203,033</b>	896	\$ 2.00	\$ 2.00	2003	Pass	10%
BOGGS TRACT¹	\$54,007	\$9,233	\$7,755	<b>\$55,485</b>	\$6,479		\$9,276	\$14,211	<b>\$50,550</b>	341	19.00	19.00	2003	Pass	10%
BURKETT GARDEN ACRES	\$22,999	\$21,849	\$20,256	<b>\$24,592</b>	\$7,164		\$21,685	\$27,670	<b>\$18,606</b>	597	12.00	12.00	2019	Pass	5%*
BURKETT GARDENS	(\$809)	\$53,858	\$45,946	<b>\$7,103</b>	\$23,621		\$53,038	\$59,208	<b>\$932</b>	1,817	13.00	13.00	2019	Pass	5%*
EASTVIEW	\$28,763	\$12,131	\$10,253	<b>\$30,641</b>	\$5,040		\$12,001	\$17,188	<b>\$25,454</b>	280	18.00	18.00			
ELKHORN	\$9,632	\$5,099	\$5,410	<b>\$9,321</b>	\$1,200		\$5,028	\$11,373	<b>\$2,976</b>	75	16.00	16.00			
FARMINGTON	\$5,775	\$3,026	\$2,528	<b>\$6,273</b>	\$528		\$2,957	\$6,037	<b>\$3,194</b>	88	6.00	6.00			
LINDEN	\$82,657	\$29,062	\$24,335	<b>\$87,384</b>	\$24,280		\$29,072	\$35,866	<b>\$80,590</b>	607	40.00	40.00	2004	Pass	--
LOCKEFORD PUBLIC HWY	\$71,928	\$20,931	\$17,311	<b>\$75,548</b>	\$9,774		\$20,769	\$28,846	<b>\$67,471</b>	543	18.00	18.00			
MARIPOSA HEIGHTS¹	\$26,016	\$2,870	\$2,574	<b>\$26,312</b>	\$1,380		\$2,857	\$11,358	<b>\$17,811</b>	46	30.00	30.00			
MISSION VILLAGE	\$16,823	\$3,556	\$3,137	<b>\$17,242</b>	\$2,492		\$3,545	\$9,656	<b>\$11,131</b>	89	28.00	28.00			
MORADA ESTATES	\$14,658	\$5,569	\$5,088	<b>\$15,139</b>	\$2,982		\$5,480	\$14,171	<b>\$6,448</b>	71	42.00	42.00			
MORADA MANOR	\$11,181	\$2,220	\$2,383	<b>\$11,018</b>	\$980		\$2,215	\$6,229	<b>\$7,004</b>	35	28.00	28.00			
NORTH OAKS	\$18,324	\$6,780	\$4,190	<b>\$20,914</b>	\$5,276		\$6,737	\$10,868	<b>\$16,784</b>	242	21.80	21.80	2003	Pass	10%
N WILSON WAY	\$59,337	\$23,566	\$12,212	<b>\$70,691</b>	\$15,048		\$23,426	\$33,805	<b>\$60,313</b>	456	33.00	33.00	2019	Pass	5%*
NORTHEAST STOCKTON	\$55,574	\$51,180	\$51,823	<b>\$54,931</b>	\$24,680		\$50,811	\$77,754	<b>\$27,988</b>	3,085	8.00	8.00	2003 2019	Fail	--
ORO STREET	\$99,930	\$43,175	\$33,048	<b>\$110,057</b>	\$22,161		\$42,745	\$46,996	<b>\$105,806</b>	1,081	20.50	20.50	2003	Pass	10%
PLYMOUTH VILLAGE	\$52,843	\$27,060	\$25,092	<b>\$54,811</b>	\$11,219		\$26,250	\$35,149	<b>\$45,912</b>	863	13.00	13.00			

# LIGHTING DISTRICTS - BUDGET and SERVICE CHARGE SUMMARY

LIGHTING DISTRICT	BUDGET SUMMARY									SERVICE CHARGE SUMMARY			PROP 218 SUMMARY		
	FY 2019-20				RECOMMENDED FY 2020-21					2019-20		2020-21			
	Actual Fund Bal 6/30/2019	Revenue Est/Act	Expenditure Est/Act	Est/Act Fund Bal 6/30/2020	Revenue (Service Charge)	Revenue (Other)	Revenue Total	Expenditures Total	Projected Fund Bal 6/30/2021	SFE	App'd Service Charge	Rcmmd Service Charge	Year Held	Maximum Adj. Fac.	
RANCHO VILLAGE	(\$1,974)	\$986	\$658	(\$1,646)	\$120		\$976	\$1,481	(\$2,151)	20	6.00	6.00	2011 2019	Fail	--
SHASTA AVENUE	\$4,132	\$8,507	\$8,075	\$4,564	\$2,981		\$8,428	\$12,040	\$953	271	11.00	11.00	2019	Pass	5%*
SHIPPEE-FRENCH CAMP	\$10,238	\$3,151	\$2,374	\$11,014	\$324		\$3,027	\$5,287	\$8,755	54	6.00	6.00			
SILVA GARDENS	\$2,016	\$2,898	\$2,471	\$2,443	\$1,125		\$2,855	\$3,914	\$1,384	45	25.00	25.00	2017	Pass	5%*
SOUTH FRENCH CAMP	\$19,508	\$4,970	\$3,613	\$20,864	\$445		\$4,888	\$7,010	\$18,742	89	5.00	5.00			
SOUTHWEST STOCKTON <sup>1</sup>	\$114,809	\$21,106	\$15,370	\$120,546	\$7,980		\$20,654	\$26,091	\$115,109	532	15.00	15.00	2003	Pass	10%
STOCKTON NO 5	\$10,920	\$2,600	\$2,186	\$11,334	\$1,635		\$2,579	\$5,025	\$8,888	109	15.00	15.00			
TUXEDO-COUNTRY CLUB	\$30,395	\$23,834	\$19,206	\$35,022	\$13,447		\$23,742	\$27,412	\$31,353	1,190	11.30	11.30	2011	Pass	3%
VICTOR	\$4,019	\$5,667	\$4,254	\$5,432	\$3,424		\$5,523	\$6,369	\$4,586	170.0	20.14	20.14	2011	Pass	3%
WEST LANE <sup>1</sup>	\$27,488	\$5,386	\$3,584	\$29,290	\$2,189		\$5,366	\$6,932	\$27,724	199.0	11.00	11.00	2011	Pass	3%
WEST STOCKTON	\$74,884	\$60,082	\$54,847	\$80,119	\$23,506		\$59,976	\$72,943	\$67,152	1,679	14.00	14.00			
WOODBIDGE <sup>1</sup>	\$256,298	\$68,666	\$61,787	\$263,176	\$53,203		\$68,063	\$87,113	\$244,126	1,297.6	41.00	41.00	2003	Pass	10%

**TOTAL    1,398,423    563,510    483,073    1,478,860    276,474                    556,460    756,700    1,278,621**

(1) Annual service charge is temporarily reduced due to sufficient fund balance. The district(s) may increase the annual service charge(s) back to the historical highs in future fiscal year(s) as needed.

\* Maximum adjustment factor is the lesser of the Consumer Price Index (CPI) - All Urban Consumers for the San Francisco-Oakland-San Jose areas or the percentage as shown.

**MAINTENANCE DISTRICTS - BUDGET and SERVICE CHARGE SUMMARY**

MAINTENANCE DISTRICT	BUDGET SUMMARY										SERVICE CHARGE SUMMARY				PROP 218 SUMMARY		
	FY 2019-20				RECOMMENDED FY 2019-20							2019-20		2020-21	Year Held	Maximum Adj. Fac.	
	Actual Fund Bal 6/30/2019	Revenue Est/Act	Expenditure Est/Act	Est/Act Fund Bal 6/30/2020	Revenue (Service Charge)	Revenue (Water Meter)	Revenue (Other)	Revenue Total	Expenditures Total	Projected Fund Bal 6/30/2021		SFE	App'd Service Charge	Rcmmd Service Charge			
ACAMPO	\$ 251,142	\$ 41,350	\$ 86,003	\$ 206,489	\$ 34,835		\$ 10,283	\$ 45,118	\$ 218,226	\$ 33,380	W M	75.0 --	\$ 446.00 1.33	\$ 462.00 1.33	2019	Pass	5%*
ALMOND PARK	66,319	18,215	55,452	\$ 29,082	14,940		3,635	18,575	82,387	\$ (34,730)	W	20.0	747.00	747.00			
ASHLEY	12,506	1,170	2,285	\$ 11,391	595		920	1,515	3,428	\$ 9,478	D	7.0	85.00	85.00			
BEAR CREEK TERRACE	7,769	17,912	24,725	\$ 956	5,124		16,532	21,656	31,901	\$ (9,289)	D L	320.0 322.0	2.00 2.00	14.00 2.00	2019	Pass	5%*
BOWLING GREEN ESTATES	1,694	3,402	3,922	\$ 1,174	3,347		900	4,247	8,218	\$ (2,797)	D	48.0	52.00	69.00	2018	Pass	--
COLONIAL HEIGHTS	2,167,396	1,185,476	1,277,554	\$ 2,075,318	1,059,356	37,000	91,350	1,187,707	2,699,612	\$ 563,413	W	567.0	968.64	968.64	2011	Pass	3%
											S	601.0	840.48	840.48	2011	Pass	3%
											L	610.0	12.00	12.00			
											M	--	5.61	5.61	2011	Pass	3%
CORRAL HOLLOW	(18,649)	87,634	92,120	\$ (23,136)	93,815		5,330	99,145	116,683	\$ (40,674)	W	45.0	1,830.00	2,052.00	2018	Pass	5%*
											D	--	0.00	0.00			
											L	48.0	35.00	35.00			
COUNTRY CLUB VISTA	417,908	21,523	15,725	\$ 423,706			21,572	21,572	22,541	\$ 422,737	D	--	0.00	0.00			
											L	--	0.00	0.00			
ELKHORN ESTATES	(44,421)	91,545	178,743	\$ (131,618)	93,640	2,815	6,380	102,835	183,001	\$ (211,785)	W	70.0	1,230.00	1,332.00	2018	Pass	5%*
											M	--	2.60	2.89	2018	Pass	5%*
GAYLA MANOR	3,538	68,660	87,531	\$ (15,333)	70,816		4,791	75,607	106,510	\$ (46,235)	W	55.0	1,170.00	1,294.00	2018	Pass	--
LAMBERT VILLAGE	114,904	15,858	12,429	\$ 118,333	6,234		10,890	17,124	27,758	\$ 107,699	D	67.0	15.92	15.92	2003	Pass	10%
											L	67.0	77.12	77.12	2003	Pass	10%
LINCOLN VILLAGE	4,887,922	3,388,753	3,240,016	\$ 5,036,659	2,981,281	150,000	248,165	3,379,446	4,485,362	\$ 3,930,744	W	1832.0	842.54	842.54	2011	Pass	3%
											S	1990.0	706.58	706.58	2011	Pass	3%
											D	2032.0	5.00	5.00			
											L	2148.0	10.00	10.00			
											M	--	2.67	2.67	2011	Pass	3%
LOCKEFORD MAINT	3,387	3,752	5,610	\$ 1,529	3,680		75	3,755	8,063	\$ (2,778)	D	--	0.00	0.00	2003	Fail	--
											L	92.0	40.00	40.00	2004	Pass	0%
MOKELUMNE ACRES	1,146,738	349,326	499,975	\$ 996,089	290,372	4,500	30,268	325,140	383,823	\$ 937,406	W	1185.0	240.00	240.00			
											D	1180.0	5.00	5.00			
											M	--	1.63	1.63			
MORADA ACRES	44,581	26,562	55,820	\$ 15,323	34,140		3,445	37,585	82,372	\$ (29,464)	W	32.0	730.00	1,067.00	2019	Pass	N/A
MORADA ESTATES	329,579	121,141	188,179	\$ 262,541	105,177		14,015	119,192	191,054	\$ 190,678	W	101.0	993.00	1,028.00	2019	Pass	5%*
											D	88.0	20.00	20.00			
MORADA MANOR	18,582	52,573	67,314	\$ 3,841	48,416		9,380	57,796	91,756	\$ (30,118)	W	34.0	1,281.00	1,424.00	2018	Pass	5%*
PACIFIC GARDENS	2,617,875	2,229,614	2,121,986	\$ 2,725,503	2,107,108		181,553	2,288,661	4,673,724	\$ 340,440	S	2644.0	797.22	797.22	2011	Pass	3%
RANCHO SAN JOAQUIN	170,054	83,900	111,471	\$ 142,483	74,152		12,830	86,982	159,209	\$ 70,257	W	52.0	1,329.00	1,376.00	2019	Pass	5%*
											D	52.0	30.00	30.00			
											L	52.0	20.00	20.00			

**MAINTENANCE DISTRICTS - BUDGET and SERVICE CHARGE SUMMARY**

MAINTENANCE DISTRICT	BUDGET SUMMARY										SERVICE CHARGE SUMMARY				PROP 218 SUMMARY		
	FY 2019-20				RECOMMENDED FY 2019-20							2019-20		2020-21	Year Held	Maximum Adj. Fac.	
	Actual Fund Bal 6/30/2019	Revenue Est/Act	Expenditure Est/Act	Est/Act Fund Bal 6/30/2020	Revenue (Service Charge)	Revenue (Water Meter)	Revenue (Other)	Revenue Total	Expenditures Total	Projected Fund Bal 6/30/2021		SFE	App'd Service Charge	Rcmmd Service Charge			
RAYMUS VILLAGE	1,431,203	560,755	513,132	\$ 1,478,826	470,928	16,000	97,042	583,970	3,218,611	\$ (1,155,815)	W	328.0	396.00	396.00	2010	Pass	10%
											S	328.0	975.00	975.00	2010	Pass	10%
											D	329.0	10.00	10.00	2010	Fail	--
											L	359.0	50.00	50.00	2010	Pass	10%
											M	--	2.50	2.50	2010	Pass	10%
RIVIERA CLIFFS	30,868	10,130	8,715	\$ 32,283	9,630		500	10,130	10,976	\$ 31,438	L	111.0	86.76	86.76	2003	Pass	10%
SHADED TERRACE	186,991	36,688	72,240	\$ 151,439	30,438	0	8,675	39,113	119,401	\$ 71,151	W	72.0	421.00	421.00			
SHADED TERRACE DEBT SERVICE	12,025	18,570	18,332	\$ 12,262	18,220		350	18,570	19,332	\$ 11,500	S	72.3	252.00	252.00			
SPRING CREEK ESTATES	141,226	34,510	42,141	\$ 133,595	23,436		10,135	33,571	79,353	\$ 87,813	W	36.0	586.00	586.00			
											D	--	0.00	0.00			
											L	36.0	65.00	65.00			
SUMMER HOME ESTATES	18,907	1,924	5,271	\$ 15,560	513		1,905	2,418	10,364	\$ 7,614	D	19.0	27.00	27.00			
SUNNYSIDE ESTATES	(22,035)	40,725	44,425	\$ (25,735)	39,543		3,120	42,663	169,299	\$ (152,371)	W	21.0	831.00	1,763.00	2019	Pass	5%*
											D	21.0	80.00	80.00			
											L	21.0	40.00	40.00			
WALNUT ACRES	(17,816)	56,520	74,985	\$ (36,281)	64,535		220	64,755	113,181	\$ (84,707)	W	32.0	1,592.00	1,816.00	2018	Pass	5%*
											D	32.0	74.00	104.00			
											L	32.0	94.00	96.73			
WILKINSON MANOR	23,451	320,963	314,930	\$ 29,484	267,962	44,000	8,985	320,947	393,977	\$ (43,547)	W	259.0	1,035.00	1,035.00	2016	Pass	--
											D	--	0.00	0.00			
											M	--	1.71	1.71			
WILKINSON MANOR ZONE A	5,268	56,428	90,362	\$ (28,666)	60,137		6,045	66,182	100,216	\$ (62,700)	W	38.0	1,185.00	1,395.00	2018	Pass	5%*
											D	38.0	79.00	97.00			
											L	38.0	88.00	90.55			
SAN JOAQUIN WATER WORKS NO. 2 VICTOR	321,169	124,162	104,230	\$ 341,101	69,315	47,000	6,395	122,710	441,044	\$ 22,767	W	118.0	583.00	583.00	2010	Pass	10%
											M	--	3.68	3.68			
TOTAL	14,330,079	9,069,742	9,415,623	13,984,198	8,081,685	301,315		9,198,686	18,251,380	4,931,504							

Legend:

W = Water Service Charge

D = Storm Drainage Service Charge

M = Metered Water per 1,000 gallons

L = Street Lighting Service Charge

S = Sewer Maintenance and Treatment Service Charge

\$ = Debt Financing Service Charge

\* Maximum adjustment factor is the lesser of the Consumer Price Index (CPI) - All Urban Consumers for the San Francisco-Oakland-San Jose areas or the percentage as shown.

## COUNTY SERVICE AREAS - BUDGET and SERVICE CHARGE SUMMARY

COUNTY SERVICE AREA (CSA)	BUDGET SUMMARY										SERVICE CHARGE SUMMARY			PROP 218 SUMMARY		
	FY 2019-20				RECOMMENDED FY 2020-21							2019-20		2020-21	Year Held	Maximum Adj. Fac.
	Actual Fund Bal 6/30/2019	Revenue Est/Act	Expenditure Est/Act	Est/Act Fund Bal 6/30/2020	Revenue (Service Charge)	Revenue (Water Meter)	Revenue (Other)	Revenue Total	Expenditures Total	Projected Fund Bal 6/30/2021		SFE	App'd Service Charge	Rcmmd Service Charge		
CSA 3 ZONE A TALLAHATCHEY TERRACE	\$7,560	\$11,140	\$9,495	\$9,205	\$11,556			\$11,618	\$21,907	(\$1,084)	D 107	63.86	65.76	2018	Pass	3%*
											L 107	42.22	42.22	2018	Pass	3%*
CSA 12 THORNTON	(\$63,887)	\$187,120	\$223,916	(\$100,683)	\$102,427	\$82,500		\$195,572	\$354,401	(\$259,512)	M --	2.71	2.79	2011	Pass	5%*
											W 195.0	363.00	417.00	2011	Pass	5%*
											D 227	45.00	45.00			
											L 324	20.00	20.00			
CSA 14 VICTOR	\$31,390	\$806	\$1,988	\$30,208				\$930	\$19,389	\$11,750	D 123	0.00	0.00	2010	Fail	--
CSA 15 WATERLOO	\$295,173	\$315,090	\$284,044	\$326,219	\$300,459			\$321,807	\$341,236	\$306,790	F 48.0	79.00	79.00			
											D 49.0	25.00	25.00			
											S 196.0	1,432.00	1,474.96	2014	Pass	3%
											L 201.0	30.00	30.00			
CSA 16	\$278,336	\$177,231	\$228,429	\$227,139	\$172,031	\$1,700		\$178,210	\$242,001	\$163,348						
PAR COUNTRY ESTATES											M --	4.40	4.40	2008	Pass	10%
											W 37.3	3,725.00	3,725.00	2008	Pass	10%
											D 41	15.00	15.00			
HILLSIDE GREENS											W 8.68	2,309.00	2,309.00	2008	Pass	10%
											D 9.38	10.00	10.00			
CSA 17 CHEROKEE INDUSTRIAL PARK	\$207,596	\$22,618	\$21,601	\$208,613	\$19,518			\$23,187	\$118,131	\$113,669	F 81	48.00	48.00			
											D 81	90.00	90.00			
											L 278	30.00	30.00			
CSA 18 FAIRWAY ESTATES	\$91,187	\$37,844	\$53,913	\$75,118	\$37,774			\$39,447	\$96,174	\$18,392	W 49.0	707.00	732.00	2019	Pass	5%*
											L 44	40.00	40.00			
CSA 21 OAK CREEK	\$77,056	\$10,590	\$10,950	\$76,696	\$9,590			\$10,971	\$22,157	\$65,510	D 85	50.00	50.00			
											L 89	60.00	60.00			
CSA 23 GRANADA GLEN	\$5,267	\$8,385	\$12,109	\$1,543	\$9,265			\$9,347	\$15,510	(\$4,620)	D 98	40.00	50.00	2019	Pass	N/A
											L 97	45.00	45.00			
CSA 24 MOZNETT ESTATES'	\$286,262	\$10,960	\$12,602	\$284,620	\$6,960			\$11,912	\$19,568	\$276,964	D 232	30.00	30.00			
CSA 25 CAPEWOOD	\$29,294	\$883	\$1,610	\$28,567	\$440			\$966	\$11,820	\$17,713	D 11.0	40.00	40.00			
CSA 29 FOREST LAKE RANCHETTES	\$122,600	\$10,000	\$9,655	\$122,946	\$8,200			\$10,373	\$21,024	\$112,295	D 82	100.00	100.00			



## COUNTY SERVICE AREAS - BUDGET and SERVICE CHARGE SUMMARY

COUNTY SERVICE AREA (CSA)	BUDGET SUMMARY										SERVICE CHARGE SUMMARY				PROP 218 SUMMARY		
	FY 2019-20				RECOMMENDED FY 2020-21							2019-20		2020-21	Year Held	Maximum Adj. Fac.	
	Actual Fund Bal 6/30/2019	Revenue Est/Act	Expenditure Est/Act	Est/Act Fund Bal 6/30/2020	Revenue (Service Charge)	Revenue (Water Meter)	Revenue (Other)	Revenue Total	Expenditures Total	Projected Fund Bal 6/30/2021		SFE	App'd Service Charge	Rcmmd Service Charge			
CSA 30 MANTECA INDUSTRIAL PARK	\$208,380	\$68,369	\$55,916	\$220,834	\$45,469	\$20,400		\$69,376	\$119,494	\$170,716	M W D L	-- 19.0 17 42	4.75 2,093.70 137.00 80.00	4.75 2,093.70 137.00 80.00	2014 2014	Pass Pass	5% 5%
CSA 35 SANTOS RANCH/ LOS RANCHOS	\$84,891	\$101,342	\$104,912	\$81,322	\$99,510	\$1,000		\$101,475	\$160,791	\$22,006	M W	-- 97.0	1.83 1,028.00	1.83 1,028.00	2014 2014	Pass Pass	--- ---
CSA 36 LLOYD LANE	\$39,653	\$1,800	\$2,077	\$39,376	\$1,248			\$2,017	\$13,280	\$28,113	D	12	100.00	104.00	2019	Pass	5%*
CSA 36 ZONE A LLOYD LANE	\$14,312	\$1,076	\$918	\$14,470	\$876			\$1,124	\$8,219	\$7,375	D	6	146.00	146.00			
CSA 36 ZONE B LLOYD LANE	\$30,422	\$2,390	\$528	\$32,284	\$1,890			\$2,418	\$8,028	\$26,674	D	7	270.00	270.00			
CSA 37 MARTY COURT	\$3,923	\$1,260	\$3,078	\$2,105	\$1,280			\$1,352	\$7,888	(\$4,431)	D L	4 4	100.00 200.00	100.00 200.00	2019	Fail	
CSA 41 EAGLECREST	\$52,139	\$6,722	\$9,142	\$49,719	\$5,940			\$6,891	\$22,269	\$34,341	D L	118 119	10.00 40.00	10.00 40.00			
CSA 41 ZONE C SOLARI RANCH	(\$2,955)	\$3,184	\$0	\$230	\$12,811			\$12,760	\$14,097	(\$1,107)	D L	99.4 30.6	104.00 72.00	94.00 72.00	2018 2018	Pass Pass	10% 10%
CSA 41 ZONE N TIERRA DEL SOL	\$269,513	\$42,850	\$12,089	\$300,274	\$38,720			\$43,164	\$54,189	\$289,249	S D L	22 22 22	1,408.00 195.00 157.00	1,408.00 195.00 157.00	2007 2007 2007	Pass Pass Pass	13% 13% 13%
CSA 42 BLATT ESTATES	\$41,846	\$4,450	\$3,965	\$42,331	\$3,850			\$4,585	\$15,667	\$31,249	D	11	350.00	350.00			
CSA 43 CLEMENTS	(\$30,301)	\$63,056	\$83,587	(\$50,832)	\$16,000	\$45,000		\$62,904	\$171,567	(\$159,495)	M W L	-- 96.00 151	2.19 317.00 15.00	2.19 377.00 15.00	2018 2018	Pass Pass	5%* 5%*
CSA 43 ZONE D CLEMENTS OAKRIDGE ESTATES	\$35,722	\$7,682	\$4,519	\$38,885	\$7,110			\$7,610	\$15,044	\$31,451	D	15	474.00	474.00	2005	Pass	10%
CSA 45 LOCKEFORD BLUFFS	\$42,964	\$5,852	\$19,314	\$29,502	\$5,200			\$5,927	\$25,514	\$9,915	D	104	50.00	50.00			
CSA 46 MORADA NORTH	(\$34,211)	\$271,725	\$331,754	(\$94,240)	\$190,757	\$80,000		\$271,021	\$418,537	(\$241,756)	W M D	132.00 -- 131	802.00 1.45 15.00	802.00 1.45 15.00	2015 2015	Pass Pass	N/A N/A

## COUNTY SERVICE AREAS - BUDGET and SERVICE CHARGE SUMMARY

COUNTY SERVICE AREA (CSA)	BUDGET SUMMARY										SERVICE CHARGE SUMMARY			PROP 218 SUMMARY		
	FY 2019-20				RECOMMENDED FY 2020-21							2019-20		2020-21	Year Held	Maximum Adj. Fac.
	Actual Fund Bal 6/30/2019	Revenue Est/Act	Expenditure Est/Act	Est/Act Fund Bal 6/30/2020	Revenue (Service Charge)	Revenue (Water Meter)	Revenue (Other)	Revenue Total	Expenditures Total	Projected Fund Bal 6/30/2021		SFE	App'd Service Charge	Rcmmd Service Charge		
CSA 46 ZONE L HEATHER MOORE ESTATES	\$3,430	\$1,041	\$1,289	\$3,182	\$1,080			\$1,144	\$2,525	\$1,801	L	18	55.00	60.00	2006	Pass 10%
CSA 47 HEMPSTEAD COURT	\$37,794	\$1,490	\$7,703	\$31,581	\$990			\$1,681	\$18,544	\$14,718	D	11	90.00	90.00		
CSA 48 ZONE K WOODBIDGE MAIN STREET	\$67,152	\$22,420	\$38,867	\$50,705	\$22,275			\$23,597	\$51,090	\$23,212	A	45	476.00	495.00	2004	Pass 5%
CSA 49 ZONE L	\$1,042	\$4,480	\$7,450	(\$1,928)	\$4,400			\$4,442	\$9,970	(\$7,456)	L	110	40.00	40.00	2019	Fail
CSA 49 ZONE L-1'	\$45,439	\$6,700	\$10,803	\$41,336	\$6,006			\$6,762	\$15,989	\$32,109	L	78	77.00	77.00		Pass 10%
CSA 50 PATTERSON PASS BUSINESS PARK	\$170,563	\$47,677	\$35,466	\$182,774	\$45,676			\$48,428	\$44,766	\$186,436	D	586.00	13.00	13.00		
CSA 51 ACAMPO VILLAGE	\$4,149	\$1,100	\$3,419	\$1,830	\$1,040			\$1,122	\$5,743	(\$2,791)	L	6	10.00	10.00		
CSA 52 BLOSSOM COURT	\$46,891	\$5,388	\$3,379	\$48,900	\$4,674			\$5,476	\$13,889	\$40,487	L	23	80.00	80.00	2003	Pass 10%
CSA 53 HOUSEHOLD HAZARDOUS WASTE	\$2,652,258	\$978,627	\$1,740,464	\$1,890,421	\$937,278		\$69,595	\$1,006,873	\$2,148,797	\$748,497	H	234,320	4.00	4.00		
CSA 54 NPDES PHASE 1	\$2,437,615	\$772,325	\$891,996	\$2,317,944	\$617,000		\$156,000	\$773,000	\$1,475,125	\$1,615,819	N	17,629	35.00	35.00		
CSA 55 SHAYLYNN ESTATES	\$7,247	\$1,599	\$2,695	\$6,151	\$1,490			\$1,616	\$6,153	\$1,614	D	14	10.00	10.00	1999	Pass --
CSA 55 ZONE C STONEGATE ESTATES	\$83,870	\$13,101	\$4,696	\$92,275	\$11,101			\$12,489	\$15,300	\$89,464	L	15	90.00	90.00		
CSA 56 PETERS	\$46,568	\$6,279	\$5,410	\$47,437	\$5,572			\$6,360	\$11,010	\$42,787	D	19	479.00	479.00	2006	Pass 10%
											L	20	150.00	100.00	2006	Pass 10%
											D	14	293.00	293.00	2003	Pass 10%
											L	14	105.00	105.00	2003	Pass 10%
<b>TOTAL</b>	<b>7,728,152</b>	<b>3,236,653</b>	<b>4,255,746</b>	<b>6,709,058</b>	<b>2,767,464</b>	<b>230,600</b>		<b>3,299,956</b>	<b>6,156,803</b>	<b>3,852,211</b>						

**Legend:**

W = Water Service Charge

M = Metered Water per 1,000 gallons

S = Sewer Maintenance and Treatment Service Charge

D = Storm Drainage Service Charge

L = Street Lighting Service Charge

\$ = Debt Financing

A = Landscaping and Architectural Streetlight Maintenance

F = Fire Hydrant Maintenance

H = Household Hazardous Waste

N = National Pollutant Discharge Elimination System

(1) Annual service charge is temporarily reduced due to sufficient fund balance. The district(s) may increase the annual service charge(s) back to the historical highs in future fiscal year(s) as needed.

\* Maximum adjustment factor is the lesser of the Consumer Price Index (CPI) - All Urban Consumers for the San Francisco-Oakland-San Jose areas or the percentage as shown.


**2020-21 COUNTY SPECIAL DISTRICTS REPORT**  
Multiple Year Adjustments Approved by the Proposition 218 Process

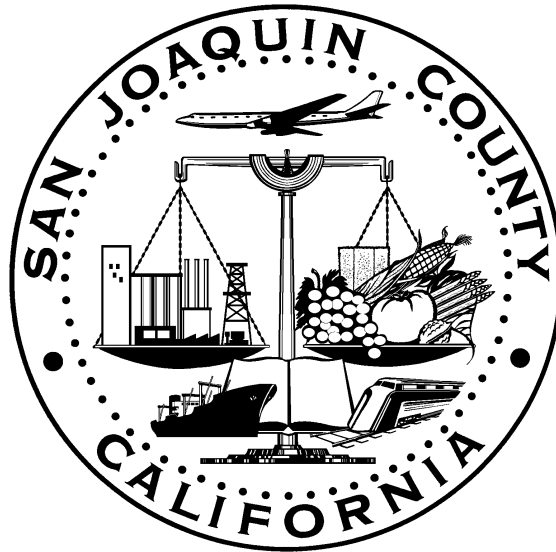
Special District	Service	Current	2020-21	2021-22	2022-23	2023-24	2024-25
CSA 43 <sup>2, 6</sup>	W	\$317	\$377	\$437	\$497	\$558	\$620
CSA 23 <sup>4</sup>	D	\$40	\$50	\$63	\$72	\$86	\$101
Morada Acres <sup>4</sup>	W	\$730	\$1,067	\$1,178	\$1,291	\$1,484	\$1,532
CSA 12 <sup>3</sup>	W	\$363	\$417	\$472	\$528	\$584	
	M	\$2.71	\$2.79	\$2.87	\$2.95	\$3.03	
Elkhorn Estates <sup>3</sup>	W	\$1,230	\$1,332	\$1,434	\$1,537	\$1,642	
	M	\$2.60	\$2.89	\$3.18	\$3.47	\$3.75	
Sunnyside Estates <sup>5</sup>	W	\$1,673	\$1,763	\$1,854	\$1,946	\$2,039	
Walnut Acres <sup>3</sup>	W	\$1,592	\$1,816	\$2,033	\$2,251	\$2,470	
	D	\$74.00	\$104.00	\$135.00	\$166.00	\$197.00	
Wilkinson Manor Zone A <sup>3</sup>	W	\$1,185	\$1,395	\$1,605	\$1,816	\$2,029	
	D	\$79	\$97	\$115	\$134	\$152	
Bowling Green <sup>1</sup>	D	\$52	\$69	\$85	\$101		
Corral Hollow <sup>2</sup>	W	\$1,830	\$2,052	\$2,276	\$2,383		
Gayla Manor <sup>1</sup>	W	\$1,170	\$1,294	\$1,419	\$1,546		
Morada Manor <sup>2</sup>	W	\$1,281	\$1,424	\$1,568	\$1,714		

**NOTE:**

- <sup>1</sup> Rates were effective for FY 2018-19 per Board Order B-18-180.  
<sup>2</sup> Rates were effective for FY 2018-19 per Board Order B-18-411.  
<sup>3</sup> Rates were effective for FY 2019-20 per Board Order B-19-93.  
<sup>4</sup> Rates were effective for FY 2020-21 per Board Order B-19-731.  
<sup>5</sup> Rates were effective for FY 2019-20 per Board Order B-19-448.  
<sup>6</sup> Rate schedule adopted through 2027-28 for a maximum amount of \$807.

**LEGEND:**

- W = Fixed Annual Water Service Charge  
M = Metered Water per 1,000 gallons  
D = Annual Storm Drainage Service Charge  
 : See Appendices F for Adjustment Factors.



**COUNTY OF SAN JOAQUIN  
SPECIAL DISTRICTS  
May 22, 2020**

(Administered by the Department of Public Works)

**COUNTY SERVICE AREA No. 31 and No. 31 ZONES  
ENGINEER'S REPORT  
ON  
SERVICE CHARGES  
FOR  
FISCAL YEAR 2020-21**



**Prepared by  
The Department of Public Works**

**Pursuant to SJC Ordinance Code Section 5-3302 and 5-6812  
and Articles XIIC and XIID of the California Constitution  
SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS**

**COUNTY SERVICE AREA NO. (CSA) 31, CSA 31 SEWER ENTERPRISE, AND CSA 31 ZONE W  
REPORT ON SERVICE CHARGES FOR 2020-21**

**A. GENERAL**

1. INTRODUCTION

The preparation of this report on Special District Service Charges is required by San Joaquin County Ordinance Code Sections 5-3302 and 5-6812(a). These sections require that an annual report be prepared for each Special District for which special Service Charges will be imposed and collected on the tax roll. This report is also prepared in compliance with state law, including but not limited to Articles XIIIC and XIID of the California Constitution (Proposition 218) regarding the imposition of Service Charges for County of San Joaquin Special Districts. It will be presented to the San Joaquin County Board of Supervisors for adoption at a public hearing regarding the proposed Service Charges. This report is on file with and is available for review at the Office of the Clerk of the Board of Supervisors at 44 N. San Joaquin St. Suite 627 and may also be viewed at the Department of Public Works at 1810 E. Hazelton Ave., Stockton, CA.

2. SUMMARY OF SERVICES

The term "Special District," for purposes of this report, shall be used to refer to any or all of the following: CSA 31, CSA 31 Sewer Enterprise, and CSA 31 Zone W.

CSA 31 may provide the following services:

- a) Water service - domestic water supply and distribution.
- b) Storm drainage service - storm drainage collection and discharge.
- c) Street lighting service - street lighting.

CSA 31 Sewer Enterprise may provide the following services:

- a) Sewer service - sanitary sewer collection and treatment.

CSA 31 Zone W may provide the following services:

- a) Water service - domestic water nitrate treatment service to the well water for the properties north of State Route 12.

These Special Districts are administered by the San Joaquin County Department of Public Works (Department). Special District Service Charges related to other Special Districts are defined by a separate report.

3. SUMMARY OF SPECIAL DISTRICTS BUDGETS

The San Joaquin County Board of Supervisors annually adopts the budget for each Special District. The proposed budget for each Special District, as shown in Appendix D and F, is

developed independently from this report. The proposed budget for each Special District is developed in general to include the following:

- a) Expenses necessary to properly operate and maintain permanent public improvements including but not limited to: water distribution system, service laterals and domestic water well facilities; sewer collection systems, service laterals, maintenance holes and sewer lift stations; storm lines, catch basins, and pumping facilities; and street-lighting systems and facilities.
- b) The District's administrative costs to reimburse various County departments for support services provided to each Special District.
- c) The capital replacement costs needed to pay for future replacement of the major components of the systems.
- d) Planned capital improvement projects for the Special Districts when appropriate.

## **B. SERVICE CHARGES**

### **1. GENERAL BASIS FOR SERVICE CHARGES**

The term "Service Charge" for purposes of this report, shall be used to refer to annual Service Charges and/or monthly service fees. The Service Charges are utilized to generate the revenues needed to operate and to maintain each Special District's facilities. The Service Charges for each Special District have been developed with the following considerations:

- a) Service Charge revenues collected should equal operation cost once an appropriate reserve fund has been established.
- b) An adequate reserve fund should be available to cover future replacement of the major components.
- c) Major changes in Service Charges should be anticipated in advance and adjusted over a period of years, when feasible to do so.

### **2. OUT OF AREA SERVICE**

Out-of-area service refers to any service(s) received outside of a Special District service boundary by the approval of an Out-Of-Area Service Agreement. Out-of-area service charge shall equal 150% of the Service Charges paid by parcels within the Special District.

### **3. ADJUSTMENTS AND APPEALS**

Parcel owners may write to the Department of Public Works for review of their Service Charges. The Department of Public Works will promptly review the appeal and respond to the appellant. The adjustment to the Service Charges may be made based on site-specific information. If any changes are approved, the corrections will be made to the tax roll listing. If the taxpayer has paid the tax bill in excess, a refund will be remitted to the taxpayer.

An appeal process for metered water service fee has been established, and provides for a method to appeal to the accuracy of the meter.

4. MAXIMUM ADJUSTMENT FACTORS

The adjustment factor is a factor to allow minor rate and Service Charge adjustments reflecting the increasing costs of providing necessary services without incurring the costs associated with a formal notice and hearing process. Any increase in Service Charges exceeding the adjustment factor will require property owners' approval pursuant to provisions of the "Right to Vote on Taxes Act" (Proposition 218, 1996). The CSA 31 Sewer Enterprise Service Charge rate includes a three percent (3%) maximum annual adjustment approved by the 2007 Proposition 218 results. The CSA 31 Zone W Service Charge rate includes a ten percent (10%) maximum annual adjustment approved by the 2009 Proposition 218 results.

5. 2020-21 SERVICE CHARGES

The San Joaquin County Board of Supervisors adopts the Service Charges for each Special District. The proposed 2020-21 Service Charge for the Special Districts are shown in Appendices A and B.

**C. APPORTIONMENT BY SERVICES RECEIVED**

The Service Charges are apportioned among all parcels within the Special District based on the service received as compared to one equivalent unit. Some parcels may be apportioned units based on an agreement, special condition, or site-specific special study. Services charges for metered water service consist of a monthly fixed rate, which covers fixed costs associated with meter reading and billing, and a usage based rate.

Appendix C shows the equivalent unit factors for land uses for different types of service provided based on the apportionment method. For other land uses not listed, a special study will be prepared to assign the appropriate equivalent unit factor. The equivalent unit factor for each type of land use is considered the minimum equivalent unit and is subject to adjustment based on special study and special site conditions. A special study will be conducted to determine the appropriate equivalent units for all public agencies, school districts, and all other properties that are exempt from paying property taxes. The Service Charge will be collected by separate billing. The following are general considerations for determining the units for the CSA 31 Special Districts and zones by service.

### **CSA 31:**

#### **1. WATER SERVICES AND WATER METERED RATES FOR CSA 31**

- a) Developed parcels = monthly meter billing.
- b) Parcels with service available but currently vacant = 0.2 equivalent unit.
- c) Vacant parcel with no service available = 0 equivalent unit.
- d) Monthly Meter Billing:

Monthly metered water service fee, as shown in Appendix B, for water service is based upon measurement of water (via a meter) used by the customer at a specific charge rate.

#### **2. STORM DRAINAGE SERVICES**

- a) Small commercial similar to a residential dwelling unit = 1 equivalent unit.
- b) Commercial and Industrial = by special study.
- c) Vacant Parcel = Minimum of 1 equivalent unit or by special study.

#### **3. STREET LIGHTING SERVICES**

- a) Commercial and Industrial = 1 equivalent unit for the first 75 feet of frontage, plus 1 equivalent unit for each additional 50 feet of frontage.
- b) Vacant Parcel = 1 equivalent unit.

### **CSA 31 Sewer Enterprise:**

#### **4. SANITARY SEWER SERVICES:**

The Service Charge rate for one equivalent unit was approved in 2007. One equivalent unit is defined as 310,250 gallons of sewer effluent produced. A special study will be conducted annually to assign the equivalent unit for each parcel within CSA 31 based on the water usage in the prior calendar year. Some parcels may qualify for Service Charge reductions based upon agreement, special conditions, landscaping-only meters, or site-specific study. The equivalent unit on any future development or annexed properties will rely on the determination of a special study prior to placement of the Service Charge on the tax roll. All parcels receiving sewer service are charged a minimum of 0.5 equivalent unit. All vacant parcels are charged a minimum of 0.3 equivalent unit.



**CSA 31 Zone W – Nitrate Treatment:**

5. **WATER SERVICES AND WATER METERED RATES FOR CSA 31 ZONE W**

The nitrate treatment Service Charge for properties in Zone W is in addition to the CSA 31 Service Charge for water. The nitrate treatment Service Charge per equivalent unit was approved by the 2009 Proposition 218 election results. One equivalent unit is defined as one million gallons of water consumed in the previous calendar year. All parcels within CSA 31 Zone W receive a Service Charge for nitrate treatment by special study. All parcels within CSA 31 Zone W are charged a minimum of 0.2 equivalent unit. In addition to the annual charge per EU, parcels are also charged a periodic metered billing.

**D. PROPERTY OWNER LIST AND TAX ROLL**

A list of names and addresses of the owners of all lots and parcels of land within the Special Districts was compiled from the last equalized secured property tax roll of the San Joaquin County Assessor's office. A list of the parcels for each Special District is on file with the Clerk of the Board.

The total proposed Service Charges for each Special District are summarized in the financial section of this report

# **CSA 31 and CSA 31 ZONES**

## **APPENDIX SECTION**

Appendix A	ANNUAL SERVICE CHARGE SUMMARY
Appendix B	METERED AND FIXED WATER RATES BY DISTRICT
Appendix C	SPECIAL DISTRICT EQUIVALENT UNIT FACTORS
Appendix D	PROPOSED BUDGETS
Appendix E	5-YEAR SPECIAL DISTRICTS SERVICE CHARGE COMPARISON
Appendix F	BUDGET AND SERVICE CHARGE SUMMARIES

**PREPARED BY**  
**THE DEPARTMENT OF PUBLIC WORKS**  
**May 20, 2020**

**2020-21 COUNTY SPECIAL DISTRICTS REPORT  
SERVICE CHARGE SUMMARY**

SPECIAL DISTRICT	PROPOSED ANNUAL SERVICE CHARGE (\$) PER EQUIVALENT UNIT					
	Water	Storm Drainage	Street Lighting	Sewer	Nitrate Treatment	TOTAL
CSA 31 - Flag City <sup>1</sup>	\$ 2,074.00	\$ 525.00	\$ 175.00			<b>\$ 2,774.00</b>
CSA 31 - Sewer Enterprise <sup>2</sup>				\$ 12,518.00		<b>\$ 12,518.00</b>
CSA 31 Zone W - Nitrate Treatment <sup>2</sup>					\$ 5,204.20	<b>\$ 5,204.20</b>

**Notes:**

1. The annual water service charge is for vacant parcels only.
2. Service charges with approved annual adjustment factor via the Proposition 218 process.

**APPENDIX B****2020-21 COUNTY SPECIAL DISTRICTS REPORT  
MONTHLY METERED WATER SERVICE FEE**

Monthly Metered Water Service Fee = Fixed Fee + Metered Rate x Water Consumption

<b>SPECIAL DISTRICT</b>	<b>FIXED FEE</b>	<b>METERED RATES</b>
CSA 31 - Flag City	See Service Size Rate Below	\$3.05 per 1,000
CSA 31 Zone W Nitrate Treatment	None	\$1.62 per 1,000

<b>MONTHLY FIXED RATES BY SERVICE SIZE:</b>											
Pipe Size	5/8"	¾"	1"	1-¼"	1-½"	2"	3"	4"	6"	8"	10"
	\$15	\$15	\$22	\$23	\$23	\$24	\$32	\$55	\$77	\$110	\$136

**2020-21 COUNTY SPECIAL DISTRICTS REPORT FOR CSA 31 AND ZONES  
EQUIVALENT UNIT FACTORS**

USE CODE	DESCRIPTION	EQUIVALENT UNIT FACTOR				
		WATER	NITRATE	SEWER	STORM DRAINAGE	STREET LIGHTING
061	MOTELS OVER 50 UNITS	Meter Billing		Special Study	1	FRONTAGE
093	RESORT TYPE TRAILER PARK	Meter Billing		Special Study	1	FRONTAGE
100	VACANT COMMERCIAL LAND - UNDEV.	0.2	0.2	0.3	1	1
101	VACANT COMMERCIAL LAND DEV. W/UTIL.	0.2		0.3	1	1
102	VACANT COMMERCIAL LAND W/MISC. IMPROVEMENTS	Special Study	0.2	0.3	1	1
112	MULTIPLE STORES IN ONE BUILDING	Meter Billing		Special Study	1	FRONTAGE
143	CONVENIENCE STORE W/FUEL STATION	Meter Billing		Special Study	1	FRONTAGE
211	FAST FOOD RESTAURANTS	Meter Billing	Special Study	Special Study	1	FRONTAGE
253	TRUCK TERMINALS	Meter Billing	Special Study	Special Study	1	FRONTAGE
255	SELF SERVICE STATION W/MINI-MART	Meter Billing		Special Study	1	FRONTAGE
263	OTHER SALES CENTERS (TRAILERS, MOBILEHOMES)	Meter Billing		Special Study	1	FRONTAGE
280	AUTO & TRUCK REPAIRS & ACCESSORIES	Meter Billing	Special Study	Special Study	1	FRONTAGE
281	SPECIALTY SHOPS (TIRES, BRAKES, ETC.)	Meter Billing	Special Study	Special Study	1	FRONTAGE
300	VACANT INDUSTRIAL LAND UNDEVELOPED	Meter Billing	0.2	0.3	1	1
891	PARKING LOTS - NO FEE	Special Study		0	1	FRONTAGE
925	MISC COUNTY PROPERTY	Special Study	Special Study	Special Study	Special Study	Special Study
941	FIRE DISTRICTS	Meter Billing		Special Study	Special Study	Special Study

**APPENDIX D**

**2020-21 COUNTY SPECIAL DISTRICTS REPORT  
PROPOSED BUDGETS**

<b>DISTRICT</b>	<b>2019-20 APPROVED BUDGET</b>	<b>2020-21 PROPOSED BUDGET</b>
CSA 31 FLAG CITY	\$ 261,434	\$ 279,226
CSA 31 SEWER	\$ 1,298,402	\$ 1,227,974
CSA 31 ZONE W NITRATE TREATMENT	\$ 123,594	\$ 144,007

**2020-21 COUNTY SPECIAL DISTRICTS REPORT  
5-YEAR SERVICE CHARGE COMPARISON**

Special District - Service Charge	Approved				Recommended
	2016-17	2017-18	2018-19	2019-20	2020-21
CSA 31 Flag City - Water	\$2,074.00	\$2,074.00	\$2,074.00	\$2,074.00	<b>\$ 2,074.00</b>
Metered Water Rate <sup>1</sup>	\$3.05	\$3.05	\$3.05	\$3.05	<b>\$ 3.05</b>
CSA 31 Flag City - Storm Drainage	\$525.00	\$525.00	\$525.00	\$525.00	<b>\$ 525.00</b>
CSA 31 Flag City - Street Lighting	\$175.00	\$175.00	\$175.00	\$175.00	<b>\$ 175.00</b>
CSA 31 - Sewer	\$11,456.64	\$11,800.34	\$12,154.00	\$12,518.00	<b>\$ 12,518.00</b>
CSA 31 Zone W - Nitrate Treatment	\$5,204.20	\$5,204.20	\$5,204.20	\$5,204.20	<b>\$ 5,204.20</b>
Metered Water Rate <sup>1</sup>	\$1.62	\$1.62	\$1.62	\$1.62	<b>\$ 1.62</b>

Note:

1. See Appendix B for more details.

# CSA 31 and ZONES - BUDGET and SERVICE CHARGE SUMMARY

APPENDIX F

	BUDGET SUMMARY										Do not Print	SERVICE CHARGE SUMMARY				
	FY 2019-20				RECOMMENDED FY 2020-21							SVC	2019-20		2020-21	Maximum Adjustment Factor
DISTRICT	Actual Fund Bal (Jul 1st)	Revenue Est/Act	Expenditure Est/Act	Est/Act Fund Bal (Jun 30th)	Rev (Service Charge)	Rev (Water Meter)	Rev (Other)	Rev (Total)	Exp (Total)	Projected Fund Bal (Jun-30th)			EU <sup>1</sup>	Approved Svc Chg	Proposed Svc Chg	
CSA 31 FLAG CITY	610,387	169,459	252,912	526,934	64,459	97,000	10,838	172,297	279,226	420,004	81400	Water	3.20	2,074	2,074	
											81460	SD	60.68	525	525	
											81480	LTG	142.00	175	175	
											Water	Metered	3.05	3.05		
CSA 31 SEWER	803,345	1,444,491	1,246,297	1,001,539	1,340,000			1,340,700	1,227,974	1,114,265	81430	Sewer	115.06	12,518	12,518	3%
CSA 31 ZONE W NITRATE TREATMENT	374,360	111,359	88,286	397,434	82,487	25,000	6,064.00	113,551	144,007	366,977	81490	NT	12.53	5,204.20	5,204.20	10%
												NT	Metered	1.62	1.62	10%

## LEGEND:

SD = STORM DRAINAGE    LTG = STREET LIGHTING    NT = NITRATE TREATMENT    EU = EQUIVALENT UNIT

1. Equivalent Units (EU) for sewer vary each year based on water usage and property development





**COUNTY OF SAN JOAQUIN  
SPECIAL DISTRICTS  
May 22, 2020**

(Administered by the Department of Public Works)

**COUNTY SERVICE AREA No. 44, No. 44 ZONES, and MAURLAND MANOR  
ENGINEER'S REPORT  
ON  
SERVICE CHARGES  
FOR  
FISCAL YEAR 2020-21**



**Prepared by  
The Department of Public Works**

**Pursuant to SJC Ordinance Code Section 5-3302 and 5-6812  
and Articles XIIC and XIID of the California Constitution**

**SAN JOAQUIN COUNTY DEPARTMENT OF PUBLIC WORKS  
REPORT ON SERVICE CHARGES FOR 2020-21  
COUNTY SERVICE AREAS NO. (CSA) 44, 44 ZONES and MAURLAND MANOR MAINTENANCE DISTRICT**

**A. GENERAL**

1. INTRODUCTION

The preparation of this report on Special District Service Charges is required by San Joaquin County Ordinance Code Sections 5-3302 and 5-6812(a). These sections require that an annual report be prepared for each Special District for which special Service Charges will be imposed and collected on the tax roll. This report is also prepared in compliance with state law, including but not limited to Articles XIIC and XIID of the California Constitution (Proposition 218) regarding the imposition of Service Charges for County of San Joaquin Special Districts. It will be presented to the San Joaquin County Board of Supervisors for adoption at a public hearing regarding the proposed Service Charges. This report is on file with and is available for review at the Office of the Clerk of the Board of Supervisors at 44 N. San Joaquin St. Suite 627 and may also be viewed at the Department of Public Works at 1810 E. Hazelton Ave., Stockton, CA.

2. SUMMARY OF SERVICES

The term "Special District," for purposes of this report, shall be used to refer to any or all of the following: CSA 44, CSA 44 Zone E, CSA 44 Zone G, and Maurland Manor Maintenance District (Maurland Manor).

CSA 44 provides the following services:

- a) Water service - domestic water supply and distribution.
- b) Street lighting service - street lighting.

CSA 44 Zone E provides the following services:

- a) Water service - domestic water distribution.
- b) Sewer service - sanitary sewer collection and treatment.
- c) Storm drainage service - storm drainage collection and discharge.

CSA 44 Zone G provides the following services:

- a) Water service - domestic water distribution.
- b) Sewer service - sanitary sewer collection and treatment.
- c) Storm drainage service - storm drainage collection and discharge.
- d) Street lighting service - street lighting.

Maurland Manor provides the following services:

- a) Water service - domestic water distribution.

These Special Districts are administered by the San Joaquin County Department of Public Works (Department). Special District Service Charges related to other Special Districts are defined by a separate report.

### 3. SUMMARY OF SPECIAL DISTRICTS BUDGETS

The San Joaquin County Board of Supervisors annually adopts the budget for each Special District. The proposed budget for each Special District, as shown in Appendix D and F, is developed independently from this report. The proposed budget for each Special District is developed in general to include the following:

- a) Expenses necessary to properly operate and maintain permanent public improvements including but not limited to: water distribution system, service laterals and domestic water well facilities; sewer collection systems, service laterals, maintenance holes and sewer lift stations; storm lines, catch basins and pumping facilities; and street-light bulb replacement, pole repair, pole replacement and power distribution.
- b) The District's administrative costs to reimburse various County departments for support services provided to Maurland Manor, CSA 44, CSA 44 Zone E, and CSA 44 Zone G.
- c) The capital replacement costs needed to pay for future replacement of the major components of the systems.
- d) Other Special District charges include the CSA 44 billing for the production of water used within each Zone and Maurland Manor.
- e) Planned capital improvement projects for each Special District when appropriate.

## SERVICE CHARGES

### 4. GENERAL BASIS FOR SERVICE CHARGES

The term "Service Charge" for purposes of this report, shall be used to refer to annual Service Charges and/or quarterly service fees. The Service Charges are utilized to generate the revenues needed to operate and to maintain each Special District's facilities. The Service Charges for each Special District have been developed with the following considerations:

- a) Service Charge revenues collected should equal operation cost once an appropriate reserve fund has been established.
- b) An adequate reserve fund should be available to cover future replacement of the major components.
- c) Major changes in Service Charges should be anticipated in advance and adjusted over a period of years, when feasible to do so.

### 5. OUT OF AREA SERVICE

Out-of-area service refers to any service(s) received outside of a Special District service boundary by the approval of an Out-Of-Area Service Agreement. Out-of-area service

charge shall equal 150% of the Service Charges paid by parcels within the Special District.

6. ADJUSTMENTS AND APPEALS

Parcel owners may write to the Department of Public Works for review of their Service Charges. The Department of Public Works will promptly review the appeal and respond to the appellant. The adjustment to the Service Charges may be made based on site-specific information. If any changes are approved, the Service Charge corrections will be made to the tax roll listing. If the taxpayer has paid the tax bill in excess, a refund will be remitted to the taxpayer. The appeal process for metered water service fees is detailed on the water application.

7. MAXIMUM ADJUSTMENT FACTORS

The adjustment factor is a factor to allow minor Service Charge adjustments reflecting the costs of providing necessary services without incurring the cost associated with a formal notice and hearing process. Any increase in Service Charges exceeding the adjustment factor amount will require property owners' approval pursuant to provisions of the "Right to Vote on Taxes Act" (Proposition 218, 1996). The CSA 44 Zone E Service Charge rate for storm drainage includes a ten percent (10%) maximum annual adjustment based on the 2010 Proposition 218 results. The CSA 44 Zone G Service Charge rate for storm drainage and street lighting includes a ten percent (10%) maximum annual adjustment based on the 2010 Proposition 218 results.

8. 2020-21 SERVICE CHARGES

The San Joaquin County Board of Supervisors adopts the Service Charges for each Special District. The 2020-21 Service Charges for the Special Districts are shown in Appendices A and B.

**B. SERVICE CHARGES APPORTIONMENT BY SERVICES**

The charges for most services provided by the Special Districts are apportioned based on the Single Family Equivalent (SFE) unit. This is the proportional service received as compared to a single-family dwelling. Appendix C shows the SFE apportionment for land uses for different types of service provided based on the apportionment methods as discussed. For other land uses not listed, a special study will be prepared to assign the appropriate SFE. The SFE for each type of land use is considered the minimum SFE unit and is subject to adjustment based on special study and special site conditions. Some parcels may be apportioned SFE units based on an agreement, special condition, or site-specific study.

Service charges for metered water service consist of a periodic fixed charge, which covers fixed costs associated with meter reading and billing, and a usage based rate.

The following are general considerations for determining the SFE units by service and metered water charges:

1. WATER SERVICES AND WATER METERED RATES

- a) Single Family Dwelling = 1 SFE (traditional houses, condominiums and townhouses are included within this category).
- b) Multi-Family Units = 1 SFE for first unit, plus 0.3 SFE for each additional unit (such as a duplex, apartment, or mobile home).
- c) Parcel with service available but not connected = 0.2 SFE.
- d) Vacant Parcel with no service available = 0 SFE.

Other Properties and Special Considerations:

- 1) For other types of land use, the SFE will be calculated based upon water usage of the parcel at a unit rate of 450 gallons per day.
- 2) CSA 44 - Zone E (Castello Estates):  
All Vacant Parcels = 1 SFE (Agreements A-00-1092 and A-01-0284).
- 3) Quarterly Meter Billing:  
Metered water charge for water service is based upon measurement of water (via a meter) used by the metered customer at a specific charge rate. Any meter rate adjustments are based upon the Proposition 218 results. The billed water rate is based on the fixed rate plus metered rate times the water consumption by actual meter reading for each quarterly period.

2. SANITARY SEWER SERVICES (CSA 44 Zone E and Zone G Only):

- a) Single Family Dwelling = 1 SFE (traditional houses, condominiums and townhouses are included within this category).
- b) Multi-Family Units = 1 SFE for first unit, plus 0.7 SFE for each additional unit (such as a duplex, apartment, or mobile home).
- c) Parcel with service available but not connected = 0.3 SFE.
- d) Vacant Parcel with no service available = 0 SFE.

Other Properties and Special Considerations:

- 1) For other types of land use, the SFE will be calculated based upon sanitary sewer generated from the parcel at a unit rate of 300 gallons per day.
- 2) CSA 44 Zone E (Castello Estates):  
All Vacant Parcels = 1 SFE (Agreements A-00-1092 and A-01-0284).

3. STORM DRAINAGE SERVICES (CSA 44 Zone E and Zone G Only):

- a) Single Family Dwelling = 1 SFE (traditional houses, condominiums and townhouses are included within this category).
- b) Multi-Family Units = 1 SFE for first unit, plus 1 SFE for each additional unit (such as a duplex, apartment, or mobile home).
- c) Vacant Parcel = 1 SFE or by special study.
- d) The Service Charge includes a ten percent (10%) maximum annual adjustment based on the 2004 Proposition 218 election results.

4. STREET LIGHTING SERVICES (CSA 44 and CSA 44 Zone G Only)

- a) Single Family Dwelling = 1 SFE (traditional houses, condominiums and townhouses are included within this category).
- b) Multi-Family Units = 1 SFE for first 75 feet of frontage, plus 1 SFE for each additional 50 feet of frontage (1 SFE minimum per parcel) (such as a duplex, apartment, or mobile home).
- c) Vacant Parcel = 1 SFE.
- d) The CSA 44 Zone G Service Charge includes a ten percent (10%) maximum annual adjustment based on the 2004 Proposition 218 results.

5. NON-TAXABLE LAND USE

A special study will be conducted to determine equivalent unit values for all public agencies, school districts, and all other properties that are currently not on the tax roll. The Service Charge will be collected by a separate billing.

**C. PROPERTY OWNER LIST AND TAX ROLL**

A list of names and addresses of the owners of all lots and parcels of land within the Special Districts was compiled from the last equalized secured property tax roll of the San Joaquin County Assessor's office. A list of the parcels for each Special District is on file with the Clerk of the Board.

The total proposed Service Charges for each Special District are summarized in the financial section of this report.

**CSA 44, CSA 44 ZONES, & MAURLAND MANOR**

**APPENDIX SECTION**

Appendix A      ANNUAL SERVICE CHARGE SUMMARY

Appendix B      METERED AND FIXED WATER RATES BY DISTRICT

Appendix C      SPECIAL DISTRICT SINGLE FAMILY EQUIVALENTS UNITS

Appendix D      PROPOSED BUDGETS

Appendix E      5-YEAR SPECIAL DISTRICTS SERVICE CHARGE COMPARISON

Appendix F      BUDGET AND SERVICE CHARGE SUMMARIES

**PREPARED BY**  
**THE DEPARTMENT OF PUBLIC WORKS**  
May 20, 2020

**APPENDIX A**

**2020-21 COUNTY SPECIAL DISTRICTS REPORT  
CSA 44, ZONES, AND MAURLAND MANOR  
SERVICE CHARGE SUMMARY**

<b>SPECIAL DISTRICT</b>	<b>PROPOSED ANNUAL SERVICE CHARGE (\$) PER SINGLE FAMILY EQUIVALENT (SFE)</b>				
	Water	Sewer	Storm Drainage	Street Lighting	<b>TOTAL</b>
CSA 44 (Fair Oaks / Apricot Acres) <sup>1, 4</sup>	\$ 992.00			\$ 40.00	<b>\$ 1,032.00</b>
CSA 44 - Zone E (Castello Estates) <sup>2, 3, 4</sup>	\$ 330.00	\$ 1,820.00	\$ 137.00		<b>\$ 2,287.00</b>
CSA 44 - Zone G (Linne Estates) <sup>2, 3, 4</sup>	\$ 176.00	\$ 1,461.00	\$ 147.00	\$ 116.00	<b>\$ 1,900.00</b>
Maurland Manor <sup>3</sup>	\$ 968.00				<b>\$ 968.00</b>

**Notes:**

1. Water customers pay either the annual water charge or the meter charges.
2. Annual water charge applies in addition to meter charges.
3. District with approved annual adjustment factor for one or more service. See Appendix F for more details.
4. See Appendix B for meter charges.



**APPENDIX B****2020-21 COUNTY SPECIAL DISTRICTS REPORT  
METER WATER RATES**

Quarterly Metered Water Service Fee = Fixed Fee + Metered Rate x Water Consumption

SPECIAL DISTRICT	FIXED RATES	METERED RATES
CSA 44 <sup>1</sup> (Fair Oaks / Apricot Acres)	See Service Sized Rate Below	\$1.54 per 1,000 gallons
CSA 44 - Zone E <sup>2</sup> (Castello Estates)	See Service Sized Rate Below	\$1.10 per 1,000 gallons
CSA 44 - Zone G <sup>2</sup> (Linne Estates)	See Service Sized Rate Below	\$1.10 per 1,000 gallons

QUARTERLY FIXED RATES BY SERVICE SIZE:											
Pipe Size	5/8"	3/4"	1"	1-1/4"	1-1/2"	2"	3"	4"	6"	8"	10"
	\$15	\$15	\$22	\$23	\$23	\$24	\$32	\$55	\$77	\$110	\$136

**NOTE:**

1. Water customers pay either the annual water charge or the meter charges, see Appendix A.
2. Water customers pay both the annual water charge and the meter charges, see Appendix A.

**2020-21 COUNTY SPECIAL DISTRICTS REPORT  
SINGLE FAMILY EQUIVALENT (SFE) UNITS**

USE CODE	DESCRIPTION	SFE FACTOR <sup>1</sup>			
		WATER <sup>2</sup>	SEWER <sup>2,3</sup>	STORM DRAINAGE	STREET LIGHTING
	<b>RESIDENTIAL</b>				
1A	VAC RES LOT - DEV W/UTIL.	0.2	0.3	1	1
	VAC RES LOT - DEV W/UTIL. (CSA 44 ZONE E ONLY)	1	1	1	1
2A	VAC LOT W/PROB. WHICH PRECLUDES BLD.	0	0	0	0
6A	VAC RES LOT - UNDEV	0	0	1	1
010	SINGLE FAMILY DWELLING(SFD)	1	1	1	1
013	SFD - NON CONFORMING USE	1	1	1	1
022	TWO SFDS ON SINGLE PARCEL	1.3	1.7	1	2
050	RURAL RESIDENTIAL - VACANT HOMESITE	0.2	0.3	1	1
051	RURAL RESIDENCE - 1 RES.	1	1	1	1
052	RURAL RESIDENTIAL - 2 OR MORE RES.	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	1/DU
054	RURAL RESIDENTIAL - WITH MISC RES	1	1	1	1
810	SBE VALUED	0	0	0	0
851	PRIVATE ROAD	0	0	0	0
920	VACANT COUNTY LAND	0	0	0	0
925	MISC COUNTY PROPERTY	0	0	0	0
943	WATER DISTRICT PROPERTY	0	0	0	0

**Notes:**

1 SFE = Single Family Equivalent unit

2 DU = Dwelling Unit

3 SEWER includes sewer treatment &amp; sewer maintenance services

**2020-21 COUNTY SPECIAL DISTRICTS REPORT**  
**PROPOSED BUDGETS**

<b>DISTRICT</b>	<b>2019-20 APPROVED BUDGET</b>	<b>2020-21 PROPOSED BUDGET</b>
CSA 44 (FAIR OAKS / APRICOT ACRES)	\$ 288,083	\$ 340,916
CSA 44 ZONE E (CASTELLO ESTATES)	\$ 528,361	\$ 638,811
CSA 44 ZONE G (LINNE ESTATES)	\$ 562,200	\$ 698,146
MAURLAND MANOR	\$ 43,333	\$ 46,510

**2020-21 COUNTY SPECIAL DISTRICTS REPORT  
5-YEAR SERVICE CHARGE COMPARISON**

Special District - Service	Approved Service Charge				Recommended 2020-21
	2016-17	2017-18	2018-19	2019-20	
CSA 44 - Water	\$ 992.00	\$ 992.00	\$ 992.00	\$ 992.00	\$ 992.00
<i>Metered Water Rates</i>	\$ 1.54	\$ 1.54	\$ 1.54	\$ 1.54	\$ 1.54
CSA 44 - Street Lighting	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00
CSA 44 Zone E - Water	\$ 330.00	\$ 330.00	\$ 330.00	\$ 330.00	\$ 330.00
<i>Metered Water Rates</i>	\$ 1.10	\$ 1.10	\$ 1.10	\$ 1.10	\$ 1.10
CSA 44 Zone E - Sewer	\$ 1,820.00	\$ 1,820.00	\$ 1,820.00	\$ 1,820.00	\$ 1,820.00
CSA 44 Zone E - Storm Drainage	\$ 123.00	\$ 123.00	\$ 130.00	\$ 137.00	\$ 137.00
CSA 44 Zone G - Water	\$ 176.00	\$ 176.00	\$ 176.00	\$ 176.00	\$ 176.00
<i>Metered Water Rates</i>	\$ 1.10	\$ 1.10	\$ 1.10	\$ 1.10	\$ 1.10
CSA 44 Zone G - Sewer	\$ 1,461.00	\$ 1,461.00	\$ 1,461.00	\$ 1,461.00	\$ 1,461.00
CSA 44 Zone G - Storm Drainage	\$ 147.00	\$ 147.00	\$ 147.00	\$ 147.00	\$ 147.00
CSA 44 Zone G - Street Lighting	\$ 259.00	\$ 266.76	\$ 293.00	\$ 116.00	\$ 116.00
Maurland Manor - Water	\$ 935.00	\$ 935.00	\$ 935.00	\$ 935.00	\$ 968.00

## MAURLAND MANOR, CSA 44 and ZONES - BUDGET and SERVICE CHARGE SUMMARY

APPENDIX F

DISTRICT	BUDGET SUMMARY										SERVICE CHARGE SUMMARY				
	FY 2019-20				RECOMMENDED FY 2020-21						SVC	2019-20		2020-21	Maximum Adjustment Factor
	Actual Fund Bal (Jul-1st)	Revenue Est/Act	Expenditure Est/Act	Est/Act Fund Bal (Jun-30th)	Revenue (Service Charge)	Revenue (Water Meter)	Revenue (Other)	Revenue (Total)	Expenditure (Total)	Projected Fund Bal (Jun-30th)		SFE	Approved Service Charge	Proposed Service Charge	
CSA 44	105,133	132,977	414,377	(176,268)	128,077	3,200	1,140	132,417	340,916	(384,767)	WTR	125.7	992	992	N/A
											LTG	93.0	40	40	N/A
											WTR	Metered	1.54	1.54	N/A
CSA 44 ZONE E <sup>1</sup>	(505,761)	163,689	154,757	(496,829)	206,297	96,000	311	302,608	638,811	(833,032)	WTR	86.6	330	330	N/A
											SWR	91.4	1,820	1,820	N/A
											SD	83.0	137	137	10%
											WTR	Metered	1.10	1.10	N/A
CSA 44 ZONE G <sup>1,2</sup>	(411,198)	343,448	564,200	(631,950)	282,724	58,500	2,269	343,493	698,146	(986,603)	WTR	147.2	176	176	N/A
											SWR	147.8	1,461	1,461	N/A
											SD	155.0	147	147	10%
											LTG	156.0	116	116	10%
											WTR	Metered	1.10	1.10	N/A
MAURLAND MANOR <sup>3</sup>	79,631	30,333	35,583	74,381	27,104		4,148	31,252	46,510	59,123	WTR	28.0	935	968	3.5%

## Legend:

SVC = Service

SFE = Single Family Equivalent

WTR = Water

SD = Storm Drainage

SWR - Sewer

LTG = Street Lighting

1. District with approved annual adjustment factor for storm drainage service via the Proposition 218 process in 2010.
2. District with approved annual adjustment factor for street lighting service via the Proposition 218 process in 2010.
3. District with approved annual adjustment factor via the Proposition 218 process in 2019.