



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

**Fiscal Year 2022-23**

- Exhibit A - LIGHTING DISTRICTS, MAINTENANCE DISTRICTS & COUNTY SERVICE AREAS
- Exhibit B - COUNTY SERVICE AREA NO. 31 AND ZONES



**Prepared by  
The Community Infrastructure Engineering Division  
May 10, 2022  
Pursuant to SJC Ordinance Code Section 5-3302 and 5-6812  
and Articles XIII C and XIII D of the California Constitution**

**COUNTY OF SAN JOAQUIN**

**BOARD OF SUPERVISORS**

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Kristi Rhea  
Business Administrator



**COUNTY OF SAN JOAQUIN  
SPECIAL DISTRICTS  
May 10, 2022**

(Administered by the Department of Public Works)

**LIGHTING DISTRICTS, MAINTENANCE DISTRICTS,  
AND COUNTY SERVICE AREAS  
ENGINEER'S REPORT  
ON  
SERVICE CHARGES  
FOR  
FISCAL YEAR 2022-23**



**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 SPECIAL DISTRICTS SERVICE CHARGES FOR 2022-23**

**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 or at [www.sjgov.org/ud/general-information](http://www.sjgov.org/ud/general-information).

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 39 County Service Areas and Zones.

Special District Service Charges related to Flood Control administered by San Joaquin County Flood Control; Water Conservation District; and County Service Area 31 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, and D3 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) Administrative costs to reimburse various County departments for support services.
- 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. 2022-23 SERVICE CHARGES

- (a) The San Joaquin County Board of Supervisors adopts the Service Charges for each Special District. The proposed 2022-23 Service Charges 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 have been undergoing rate adjustment proceedings. 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. Please see footnotes in Appendices A1, A2, and A3.

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 E. Special Districts with a maximum adjustment factor approved through the Proposition 218 approval process are shown in Appendices E1, E2, & E3.

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 E. 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) CSA 44, Zone E, and Zone G: All Vacant Parcels = 1 SFE.
- 4) 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
- 4) CSA 44 - Zone E (Castello Estates):  
All Vacant Parcels = 1 SFE (Agreements A-00-1092 and A-01-0284).

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 C.
- 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 C.
- 2) Commercial and Industrial = SFE by special study.
- 3) Vacant Parcel = 1 SFE or by frontage as shown in Appendix C.

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 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 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.

# **2022-23 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 SERVICE CHARGE SUMMARY
- Appendix D-2 MAINTENANCE DISTRICTS SERVICE CHARGE SUMMARY
- Appendix D-3 COUNTY SERVICE AREAS SERVICE CHARGE SUMMARY
  
- Appendix E MULTIPLE YEAR ADJUSTMENTS APPROVED BY THE  
PROPOSITION 218 PROCESS

2022-23 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

**NOTE:**

1. District with approved annual adjustment factor, See Appendix D-1.

2022-23 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>	486.00				<b>486.00</b>
Almond Park	960.00				<b>960.00</b>
Ashley			85.00		<b>85.00</b>
Bear Creek Terrace <sup>2</sup>			14.74	2.00	<b>16.74</b>
Bowling Green Estates <sup>2</sup>			101.00		<b>101.00</b>
Colonial Heights <sup>1,2</sup>	968.64	928.00		12.00	<b>1,908.64</b>
Corral Hollow <sup>2</sup>	2,383.00		-	35.00	<b>2,418.00</b>
Country Club Vista			-	-	<b>-</b>
Elkhorn Golf Course Estates <sup>1,2</sup>	1,537.00				<b>1,537.00</b>
Gayla Manor <sup>2</sup>	1,546.00				<b>1,546.00</b>
Lambert Village <sup>2</sup>			15.92	60.00	<b>75.92</b>
Lincoln Village <sup>1,2</sup>	842.54	780.00	5.00	10.00	<b>1,637.54</b>
Lockeford Maintenance			-	40.00	<b>40.00</b>
Maurland Manor <sup>2</sup>	1,018.00				<b>1,018.00</b>
Mokelumne Acres <sup>1</sup>	240.00		5.00		<b>245.00</b>
Morada Acres <sup>2</sup>	1,291.00				<b>1,291.00</b>
Morada Estates <sup>2</sup>	1,081.00		20.00		<b>1,101.00</b>
Morada Manor <sup>2</sup>	1,714.00				<b>1,714.00</b>
Pacific Gardens <sup>2</sup>		878.00			<b>878.00</b>
Rancho San Joaquin <sup>2</sup>	1,447.00		30.00	20.00	<b>1,497.00</b>
Raymus Village <sup>1,2</sup>	396.00	975.00	10.00	53.00	<b>1,434.00</b>
Riviera Cliffs <sup>2</sup>				86.76	<b>86.76</b>
Shaded Terrace	513.00				<b>513.00</b>
Shaded Terrace - Debt Service	252.00				<b>252.00</b>
Spring Creek Estates	638.00		-	65.00	<b>703.00</b>
Summer Home Estates			27.00		<b>27.00</b>
Sunnyside Estates <sup>2</sup>	1,946.00		80.00	40.00	<b>2,066.00</b>
Walnut Acres <sup>2</sup>	2,251.00		166.00	98.66	<b>2,515.66</b>
Wilkinson Manor <sup>3</sup>	1,035.00		-		<b>1,035.00</b>
Wilkinson Manor - Zone A <sup>2</sup>	1,816.00		134.00	92.36	<b>2,042.36</b>
San Joaquin Water Works No. 2 <sup>2,3</sup>	583.00				<b>583.00</b>

**NOTE:**

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 D-2 and E for more details.
3. Annual water charge applies in addition to meter charges. For metered charges, see Appendix B.  
Only properties in Black Oak Estates are metered.

2022-23 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>			69.08	42.22		111.30
12 - Thornton <sup>2,4</sup>	528.00		45.00	20.00		593.00
14 - Victor			-			-
15 - Waterloo <sup>2</sup>		1,504.46	25.00	30.00	79.00	1,638.46
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>	769.00		0.00	40.00		809.00
21 - Oak Creek			50.00	60.00		110.00
23 - Granada Glen <sup>2</sup>			72.00	45.00		117.00
24 - Moznett Estates			30.00			30.00
25 - Capewood			40.00			40.00
29 - Forest Lake Ranchettes			61.00			61.00
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</sup>	1,119.00					1,119.00
36 - Lloyd Lane <sup>2</sup>			109.46			109.46
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>		400.00	136.00	100.00		636.00
42 - Blatt Estates			350.00			350.00
43 - Clements <sup>2,4</sup>	497.00			15.00		512.00
Zone D, Oakridge Estates <sup>2</sup>			300.00			300.00
44 - Fairoaks <sup>2</sup>	211.00			40.00		251.00
Zone E, Castello <sup>2</sup>	211.00	3,043.00	137.00			3,391.00
Zone G, Carbona <sup>2</sup>	211.00	2,420.00	147.00	116.00		2,894.00
45 - Lockeford Bluffs			50.00			50.00
46 - Morada Estates North <sup>2,4</sup>	873.00		15.00			888.00
Zone L, Heather Moore Estates <sup>2</sup>				61.00		61.00
47 - Hempstead Court			90.00			90.00
48 - Zone K, Woodbridge Main St <sup>2</sup>					375.00	375.00
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	24.00		37.00
51 - Acampo Village			63.00	140.00		203.00
52 - Blossom Court <sup>2</sup>			246.00	65.00		311.00
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>			150.00	50.00		200.00
56 - Peters <sup>2</sup>			80.00	72.00		152.00

**NOTE:**

- 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.
- District with approved annual adjustment factor(s) or a multi-year rate increase schedule, See Appendices D-3 and E.
- Annual water charge applies only to unmetered customers. For metered billing charges, see Appendix B.
- Annual water charge applies in addition to meter charges. For metered charges, see Appendix B.

2022-23 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	\$3.47 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 \$2.95 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 <sup>1</sup> MANTECA INDUSTRIAL PARK	Monthly	None	\$174.48 for the first 36,730 gallons \$4.75 per 1,000 gallons after
CSA 35 LOS RANCHOS	Monthly	None	\$1.98 per 1,000 gallons
CSA 43 CLEMENTS <sup>1</sup>	Quarterly	\$27.00	\$2.19 per 1,000 gallons
CSA 44 FAIROAKS <sup>1</sup>	Quarterly	Service Size Rate	\$1.15 per 1,000 gallons
CSA 44 ZONE E - CASTELLO <sup>1</sup>	Quarterly	Service Size Rate	\$1.15 per 1,000 gallons
CSA 44 ZONE G - CARBONA <sup>1</sup>	Quarterly	Service Size Rate	\$1.15 per 1,000 gallons
CSA 46 MORADA ESTATES NORTH	Monthly	None	\$1.58 per 1,000 gallons

PERIODIC FIXED RATES BY SERVICE SIZE:											
Pipe Size	5/8"	¾"	1"	1¼"	1½"	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 D-2, D-3, and E for more details.

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

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR				
		WATER	SEWER	STORM DRAINAGE	STREET LIGHTING	SWPP
<b>RESIDENTIAL</b>						
1A	VAC RES LOT - DEV W/ UTILITIES	0.2	0.3	1	1	1
	VAC RES LOT - DEV W/UTIL. (CSA 43 & 46 FIXED SERVICE CHARGE)	1	0.3	1	1	1
	VAC RES LOT - DEV W/UTIL. (CSA 44, Zone E, and Zone G: FIXED SERVICE CHARGE)	1	1	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 W/SECONDARY RES SQ FT	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
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
030	VAC LOT ZONED FOR 3 OR 4 UNITS	0.2	0.3	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
<b>RESIDENTIAL (CONT.)</b>						
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	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	1/DU	1
	21-40 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
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 43 & 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 RESIDENCE	1	1	1	1	1
052	RURAL RES - 2 OR MORE RESIDENCES	1+0.3/EA. ADD. DU	1+0.7/EA. ADD. DU	1	1/DU	1
	RURAL RES - 2 OR MORE RESIDENCES (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 RES W/MISC. RES. IMPS ONLY (GARAGE, POOL)	1	1	1	1	1
056	RURAL RESIDENTIAL W/MOBILEHOME	1	1	1	1	1
059	RES CARE HOME (6 UNITS OR LESS)	BY SPECIAL STUDY	BY SPECIAL STUDY	1	1	1
<b>COMMERCIAL</b>						
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

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

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR				
		WATER	SEWER	STORM DRAINAGE	STREET LIGHTING	SWPP
<b>COMMERCIAL (CONT.)</b>						
090	MOBILEHOME PARK 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	1/DU	1
092	MOBILE HOME PARK W/OVERNIGHT FACILITIES 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	1/DU	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. VACANT COMMERCIAL LAND - UNDEV. (Burkett Garden Acres, Burkett Garden, N. Wilson Way, Shasta Ave. Walnut Acres, & Wilkinson Manor Zone A)	0	0	1	1	1
101	VACANT COMMERCIAL LAND DEV. W/UTIL. 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	1	1
	VACANT COMMERCIAL LAND DEV. W/UTIL. (CSA 43)	0.2	0.3	1	FRONTAGE	1
	VACANT COMMERCIAL LAND W/MISC. IMPROVEMENTS	1	0.3	1	FRONTAGE	1
102	VACANT COMMERCIAL LAND W/MISC. IMPROVEMENTS 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	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	ONE STORE AND ONE OFFICE	1	1.3	1	FRONTAGE	1
121	MULTIPLE COMB. OF OFFICES, SHOPS, STORAGE	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/GAS SALES	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				
156	SHOPPING CENTER COMMON AREA	BY SPECIAL STUDY				
170	1 STORY OFFICE BUILDING 1 STORY OFFICE BUILDING (CSA 43)	1/OFFICE	1.3/OFFICE	1	FRONTAGE	1
	1 STORY OFFICE BUILDING (CSA 43)	1	1.3/OFFICE	1	FRONTAGE	1
171	2 STORY OFFICE BUILDING 2 STORY OFFICE BUILDING (CSA 43)	1/OFFICE	1.3/OFFICE	1	FRONTAGE	1
	2 STORY OFFICE BUILDING (CSA 43)	1	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
<b>COMMERCIAL (CONT.)</b>						

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

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR				
		WATER	SEWER	STORM DRAINAGE	STREET LIGHTING	SWPP
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 CONDOMINIUM	1/OFFICE	1.3/OFFICE	1	FRONTAGE	1
195	TWO STORY OFFICE CONDOMINIUM	1/OFFICE	1.3/OFFICE	1	FRONTAGE	1
200	COMMERCIAL COMMON AREA - NON SHOPPING	0	0	1	FRONTAGE	1
201	MISC. COMMERCIAL MULTIPLE USES	1 EA.	1.3 EA.	1	FRONTAGE	1
202	COMMERCIAL USE-DOES NOT FIT ANY OTHER USE	1	1.3	1	FRONTAGE	1
204	DAY CARE CENTER	2	3.8	1	FRONTAGE	1
210	RESTAURANTS	2	3.8	1	FRONTAGE	1
	RESTAURANTS (CSA 43 only)	1	3.8	1	FRONTAGE	1
211	FAST FOOD RESTAURANTS	2 MIN.	3.8 MIN.	1	FRONTAGE	1
	FAST FOOD RESTAURANTS (CSA 43 only)	1	3.8 MIN.	1	FRONTAGE	1
213	COCKTAIL LOUNGE - BARS	2 MIN.	3.8 MIN.	1	FRONTAGE	1
	COCKTAIL LOUNGE - BARS (CSA 43 only)	1	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 NURSERY	1	1.3	1	FRONTAGE	1
<b>INDUSTRIAL</b>						
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 & 43 ONLY)	1	1.3	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
<b>INDUSTRIAL (CONT.)</b>						

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

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR				
		WATER	SEWER	STORM DRAINAGE	STREET LIGHTING	SWPP
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
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 FIT ANY OTHER USE	1	1.3	1	FRONTAGE	1
<b>AGRICULTURAL</b>						
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
421	IRRIGATED VINEYARD W/RESIDENCE	1	1	1	2	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
<b>RECREATIONAL</b>						
611	RECREATIONAL CENTERS	1	1.3	1	FRONTAGE	1
615	PRIVATE CAMPGROUND OR RESORT	1 MIN.	1.3 MIN.	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
<b>INSTITUTIONAL</b>						
710	CHURCH, SYNAGOGUE OR TEMPLE	2 MIN.	1.3 MIN.	1	FRONTAGE	1
	CHURCH, SYNAGOGUE OR TEMPLE (CSA30 & 43 ONLY)	METER BILLING	NOT AVAILABLE	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
<b>UTILITIES &amp; GOVERNMENT</b>						
810	SBE VALUED	BY SPECIAL STUDY				
811	UTILITY WATER COMPANY	1	1.3	1	FRONTAGE	1
812	MUTUAL WATER COMPANY (TAXABLE)	BY SPECIAL STUDY				
816	CELL TOWER SITE	BY SPECIAL STUDY				
850	RIGHT-OF-WAY	0	0	0	0	0
851	PRIVATE ROAD	BY SPECIAL STUDY				
860	WELL SITE	0	0	0	0	0
891	PARKING LOTS - NO FEE	0	0	1	FRONTAGE	1
901	FEDERAL BUILDINGS	1	1.3	1	FRONTAGE	1
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
<b>UTILITIES &amp; GOVERNMENT (CONT.)</b>						

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

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR				
		WATER	SEWER	STORM DRAINAGE	STREET LIGHTING	SWPP
921	COUNTY BUILDINGS	BY SPECIAL STUDY				
923	COUNTY PARKS & OTHER REC FACILITIES	BY SPECIAL STUDY				
925	MISC COUNTY PROPERTY	BY SPECIAL STUDY				
934	MUNI. UTIL. PROP. (RESERVOIRS, WWTP, DUMP)	0	0	0	0	0
937	MISC CITY PROPERTY	BY SPECIAL STUDY				
940	SCHOOL DISTRICT PROPERTY	BY SPECIAL STUDY				
941	FIRE DISTRICT PROPERTY	BY SPECIAL STUDY				
	FIRE DISTRICT PROPERTY (CSA 43 only)	1	BY SPECIAL STUDY			
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.

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

LIGHTING DISTRICT	BUDGET SUMMARY		SERVICE CHARGE SUMMARY			PROP 218 SUMMARY		
	RECOMMENDED FY 2022-23		FY 2021-22		FY 2022-23	Year Held	Maximum Adj. Fac.	
	Revenue Total	Expenditures Total	SFE	Approved Service Charge	Recommended Service Charge			
ASH STREET <sup>1</sup>	\$ 33,646	\$ 155,743	898	\$ 2.00	\$ 2.00	2003	Pass	10%
BOGGS TRACT <sup>1</sup>	8,756	34,236	341	19.00	19.00	2003	Pass	10%
BURKETT GARDEN ACRES	22,650	42,220	552	12.00	12.00	2019	Pass	5%*
BURKETT GARDENS	56,490	55,287	1,720	13.00	13.00	2019	Pass	5%*
EASTVIEW	12,243	25,726	280	18.00	18.00			
ELKHORN	5,296	10,408	75	16.00	16.00			
FARMINGTON	3,050	5,853	88	6.00	6.00			
LINDEN	28,329	97,406	606	40.00	40.00	2004	Pass	--
LOCKEFORD PUBLIC HWY	21,112	65,936	548	18.00	18.00			
MARIPOSA HEIGHTS <sup>1</sup>	2,504	17,276	39	30.00	30.00			Max \$50
MISSION VILLAGE	3,463	9,241	89	28.00	28.00			
MORADA ESTATES	5,585	13,635	71	42.00	42.00			
MORADA MANOR	2,290	6,215	35	28.00	28.00			
NORTH OAKS	6,779	15,716	242	21.80	21.80	2003	Pass	10%
N WILSON WAY	20,083	60,876	363	33.00	33.00	2019	Pass	5%*
NORTHEAST STOCKTON	54,064	94,811	3,090	8.00	8.00	2003 2019	Fail	--
ORO STREET	45,941	132,046	1,081	20.50	20.50	2003	Pass	10%
PLYMOUTH VILLAGE	28,022	71,431	863	13.00	13.00			
RANCHO VILLAGE	1,074	1,347	20	6.00	6.00	2011 2019	Fail	--
SHASTA AVENUE	8,508	10,585	232	11.00	11.00	2019	Pass	5%*
SHIPPEE-FRENCH CAMP	3,341	4,578	54	6.00	6.00			
SILVA GARDENS	3,050	3,467	45	25.00	25.00	2017	Pass	5%*
SOUTH FRENCH CAMP	5,388	6,917	89	5.00	5.00			
SOUTHWEST STOCKTON <sup>1</sup>	20,320	70,319	532	15.00	15.00	2003	Pass	10%
STOCKTON NO 5	2,567	4,648	109	15.00	15.00			
TUXEDO-COUNTRY CLUB	24,905	38,452	1,187	11.30	11.30	2011	Pass	3%
VICTOR	5,888	5,780	173	20.14	20.14	2011	Pass	3%
WEST LANE <sup>1</sup>	5,510	15,416	199	11.00	11.00	2011	Pass	3%
WEST STOCKTON	64,988	129,820	1,689	14.00	14.00			
WOODBIDGE <sup>1</sup>	65,512	215,123	1,297	41.00	41.00	2003	Pass	10%
<b>TOTAL:</b>	<b>571,354</b>	<b>1,420,514</b>						

(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			
	RECOMMENDED FY 2022-23		Service	2021-22		2022-23	Year Held	Maximum Adj. Fac.	Multi-Year Rate Schedule	
	Revenue Total	Expenditures Total		SFE	Approved Service Charge	Recommended Service Charge				
ACAMPO	\$ 43,442	\$ 219,633	W	75	\$ 471.00	\$ 486.00	2019	Pass	5%*	
			M	--	1.33	1.33				
ALMOND PARK	22,359	121,023	W	20.0	747.00	960.00	2021	Pass	--	Yes
ASHLEY	1,358	3,614	D	7.0	85.00	85.00				
BEAR CREEK TERRACE	24,032	36,106	D	320.0	14.28	14.74	2019	Pass	5%*	
			L	322.0	2.00	2.00				
BOWLING GREEN ESTATES	5,439	9,392	D	44.0	85.00	101.00	2018	Pass	--	Yes
COLONIAL HEIGHTS	1,225,528	3,198,900	W	565.7	968.64	968.64	2011	Pass	--	
			S	598.1	883.00	928.00	2021	Pass	--	Yes
			L	610.0	12.00	12.00				
			M	--	5.61	5.61	2011	Pass	--	
CORRAL HOLLOW	114,588	158,489	W	44.9	2,276.00	2,383.00	2018	Pass	5%*	Yes
			D	--	0.00	0.00				
			L	48.0	35.00	35.00				
COUNTRY CLUB VISTA	18,103	323,537	D	--	0.00	0.00				
			L	--	0.00	0.00				
ELKHORN ESTATES	115,553	213,606	W	70.3	1,434.00	1,537.00	2018	Pass	--	Yes
			M	--	3.18	3.47	2018	Pass	--	Yes
GAYLA MANOR	89,766	171,275	W	54.6	1,419.00	1,546.00	2018	Pass	--	Yes
LAMBERT VILLAGE	15,204	38,052	D	67.0	15.92	15.92	2003	Pass	10%	
			L	67.0	77.12	60.00	2003	Pass	10%	
LINCOLN VILLAGE	3,498,518	6,124,009	W	1832.1	842.54	842.54	2011	Pass	3%	
			S	1989.9	740.00	780.00	2021	Pass	--	Yes
			D	2032.0	5.00	5.00				
			L	2148.0	10.00	10.00				
			M	--	2.67	2.67	2011	Pass	3%	
LOCKEFORD MAINT	3,706	8,601	D	--	0.00	0.00	2003	Fail	--	
			L	92.0	40.00	40.00	2004	Pass	0%	
MAURLAND MANOR	32,080	61,547	W	28.0	987.00	1,018.00	2019	Pass	5%*	
MOKELUMNE ACRES	318,528	431,128	W	1188.7	240.00	240.00				
			D	1182.0	5.00	5.00				
			M	--	1.63	1.63				
MORADA ACRES	44,399	111,875	W	32.0	1,178.00	1,291.00	2019	Pass	--	Yes
MORADA ESTATES	121,741	230,129	W	100.6	1,048.00	1,081.00	2019	Pass	5%*	
			D	88.0	20.00	20.00				
MORADA MANOR	69,683	123,314	W	34.0	1,568.00	1,714.00	2018	Pass	5%*	Yes
PACIFIC GARDENS	2,500,931	3,843,298	S	2651.0	835.00	878.00	2021	Pass	--	Yes
RANCHO SAN JOAQUIN	91,137	420,526	W	52.0	1,403.00	1,447.00	2019	Pass	5%*	
			D	52.0	30.00	30.00				
			L	52.0	20.00	20.00				
RAYMUS VILLAGE	590,148	3,284,102	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	53.00	2010	Pass	10%	
			M	--	2.50	2.50	2010	Pass	10%	
RIVIERA CLIFFS	9,770	21,423	L	111.0	86.76	86.76	2003	Pass	10%	
SHADED TERRACE	42,908	124,368	W	72.3	421.00	513.00	2021	Pass	--	Yes
SHADED TERRACE DEBT SERVICE	18,270	20,025	S	72.3	252.00	252.00				
SPRING CREEK ESTATES	34,485	97,793	W	36.0	619.00	638.00	2020	Pass	5%*	
			D	--	0.00	0.00				
			L	36.0	65.00	65.00				

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

MAINTENANCE DISTRICT	BUDGET SUMMARY		SERVICE CHARGE SUMMARY				PROP 218 SUMMARY			
	RECOMMENDED FY 2022-23		Service	2021-22		2022-23	Year Held	Maximum Adj. Fac.	Multi-Year Rate Schedule	
	Revenue Total	Expenditures Total		SFE	Approved Service Charge	Recommended Service Charge				
SUMMER HOME ESTATES	1,951	9,518	D	19.0	27.00	27.00				
SUNNYSIDE ESTATES	47,756	223,124	W	21.0	1,854.00	1,946.00	2019	Pass	--	Yes
			D	21.0	80.00	80.00				
			L	21.0	40.00	40.00				
WALNUT ACRES	80,513	150,775	W	32.0	2,033.00	2,251.00	2018	Pass	--	Yes
			D	32.0	135.00	166.00	2018	Pass	--	Yes
			L	32.0	98.66	98.66	2019	Pass	5%*	
WILKINSON MANOR	322,749	384,650	W	258.6	1,035.00	1,035.00	2017	Pass	--	
			D	--	0.00	0.00				
			M	--	1.71	1.71	2016	Pass	--	
WILKINSON MANOR ZONE A	83,096	146,579	W	38.0	1,605.00	1,816.00	2018	Pass	--	Yes
			D	38.0	115.00	134.00	2018	Pass	--	Yes
			L	38.0	92.36	92.36	2019	Pass	5%*	
SAN JOAQUIN WATER WORKS NO. 2 VICTOR	151,432	250,410	W	120.7	583.00	583.00	2010	Pass	10%	
			M	--	3.68	3.68	2010	Pass	10%	
<b>TOTAL</b>	9,739,173	20,560,821								

**LEGEND:**

W = Water Service Charge                                      S = Sewer Maintenance and Treatment Service Charge  
D = Storm Drainage 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			
	RECOMMENDED FY 2022-23		Service	2021-22		2022-23	Year Held	Maximum Adj. Fac.	Multi-Year Rate Schedule	
	Revenue Total	Expenditures Total		SFE	Approved Service Charge	Recommended Service Charge				
CSA 3 ZONE A TALLAHATCHEY TERRACE	\$ 11,955	\$ 25,895	D	107	67.08	69.08	2018	Pass	3%*	
			L	107	42.22	42.22	2018	Pass	3%*	
CSA 12 THORNTON	240,360	1,601,561	M	--	2.87	2.95	2019	Pass	--	Yes
			W	196.1	472.00	528.00	2019	Pass	--	Yes
			D	223	45.00	45.00				
			L	328	20.00	20.00				
CSA 14 VICTOR	118	20,015	D	0	0.00	0.00	2010	Fail	--	
CSA 15 WATERLOO	326,614	404,585	F	46.5	79.00	79.00				
			D	47.0	25.00	25.00				
			S	193.4	1,504.46	1,504.46	2014	Pass	3%	
			L	201.0	30.00	30.00				
CSA 16	175,677	304,007								
PAR COUNTRY ESTATES			M	--	4.40	4.40	2008	Pass	10%	
			W	46.0	3,725.00	3,725.00	2008	Pass	10%	
			D	50	15.00	15.00				
HILLSIDE GREENS			W	0.00	2,309.00	2,309.00	2008	Pass	10%	
			D	0.00	10.00	10.00				
CSA 17 CHEROKEE INDUSTRIAL PARK	20,362	151,444	F	82	48.00	48.00				
			D	81	90.00	90.00				
			L	278	30.00	30.00				
CSA 18 FAIRWAY ESTATES	39,897	120,210	W	49.2	746.00	769.00	2019	Pass	5%*	
			L	44	40.00	40.00				
CSA 21 OAK CREEK	9,963	30,212	D	85	50.00	50.00				
			L	88	60.00	60.00				
CSA 23 GRANADA GLEN	11,449	15,303	D	98	63.00	72.00	2019	Pass	--	Yes
			L	97	45.00	45.00				
CSA 24 MOZNETT ESTATES <sup>1</sup>	8,000	20,420	D	232	30.00	30.00				
CSA 25 CAPEWOOD	590	12,064	D	11.0	40.00	40.00				
CSA 29 <sup>1</sup> FOREST LAKE RANCHETTES	5,467	23,758	D	82	100.00	61.00				
CSA 30 MANTECA INDUSTRIAL PARK	67,659	150,832	M	--	4.75	4.75	2014	Pass	5%	
			W	19.0	2,093.70	2,093.70	2014	Pass	5%	
			D	17	137.00	137.00				
			L	42	80.00	80.00				
CSA 35 SANTOS RANCH/ LOS RANCHOS	110,359	235,590	M	--	1.93	1.98	2020	Pass	5%*	
			W	97.8	1,085.00	1,119.00	2020	Pass	5%*	
CSA 35 WATER TREATMENT	2,368	150,000								

## COUNTY SERVICE AREAS - BUDGET and SERVICE CHARGE SUMMARY

COUNTY SERVICE AREA (CSA)	BUDGET SUMMARY		SERVICE CHARGE SUMMARY				PROP 218 SUMMARY		
	RECOMMENDED FY 2022-23		Service	2021-22		2022-23	Year Held	Maximum Adj. Fac.	Multi-Year Rate Schedule
	Revenue Total	Expenditures Total		SFE	Approved Service Charge	Recommended Service Charge			
CSA 36 LLOYD LANE	1,456	14,090	D	12	106.08	109.46	2019	Pass	5%*
CSA 36 ZONE A LLOYD LANE	928	9,181	D	6	146.00	146.00			
CSA 36 ZONE B LLOYD LANE	2,094	8,981	D	7	270.00	270.00			
CSA 37 MARTY COURT	1,212	8,976	D	4	100.00	100.00			
			L	4	200.00	200.00	2019	Fail	
CSA 41 EAGLECREST	6,228	30,457	D	118	10.00	10.00			
			L	119	40.00	40.00			
CSA 41 ZONE C SOLARI RANCH	10,967	14,617	D	99.5	94.00	94.00	2018	Pass	5%*
			L	22.0	72.00	72.00	2018	Pass	5%*
CSA 41 ZONE N TIERRA DEL SOL <sup>1</sup>	15,700	49,674	S	22	1,408.00	400.00	2007	Pass	13%
			D	22	195.00	136.00	2007	Pass	13%
			L	22	157.00	100.00	2007	Pass	13%
CSA 42 BLATT ESTATES	4,010	16,602	D	11	350.00	350.00			
CSA 43 CLEMENTS	87,579	165,121	M	--	2.19	2.19	2018	Pass	5%*
			W	94.90	437.00	497.00	2018	Pass	--
			L	151	15.00	15.00			Yes
CSA 43 ZONE D CLEMENTS OAKRIDGE ESTATES <sup>1</sup>	4,658	16,452	D	15	474.00	300.00	2005	Pass	10%
CSA 44 FAIROAKS	288,871	460,938	M	--	1.54	1.15	2022	Pass	5%*
			W	125.40	992.00	211.00	2022	Pass	--
			L	93	40.00	40.00			Yes
CSA 44 ZONE E CASTELLO	318,087	556,337	M	--	1.10	1.15	2022	Pass	5%*
			W	86.60	330.00	211.00	2022	Pass	--
			S	91.40	2,912.00	3,043.00	2020	Pass	--
			D	83	137.00	137.00	2011	Pass	10%
CSA 44 ZONE G CARBONA	426,282	731,572	M	--	1.10	1.15	2022	Pass	5%*
			W	150.5	176.00	211.00	2022	Pass	--
			S	152.0	2,296.00	2,420.00	2020	Pass	--
			D	155.0	147.00	147.00	2011	Pass	10%
			L	159.0	116.00	116.00	2011	Pass	10%
CSA 45 LOCKEFORD BLUFFS	5,578	26,499	D	108	50.00	50.00			
CSA 46 MORADA NORTH	319,322	463,523	W	132.30	846.00	873.00	2020	Pass	5%*
			M	--	1.53	1.58	2020	Pass	5%*
			D	131	15.00	15.00			
CSA 46 ZONE L HEATHER MOORE ESTATES	1,133	3,615	L	18	61.00	61.00	2006	Pass	10%
CSA 47 HEMPSTEAD COURT	1,128	19,255	D	11	90.00	90.00			
CSA 48 ZONE K WOODBIDGE MAIN STREET <sup>1</sup>	17,157	61,097	A	45	505.00	375.00	2004	Pass	5%

# COUNTY SERVICE AREAS - BUDGET and SERVICE CHARGE SUMMARY

COUNTY SERVICE AREA (CSA)	BUDGET SUMMARY		SERVICE CHARGE SUMMARY				PROP 218 SUMMARY		
	RECOMMENDED FY 2022-23		Service	2021-22		2022-23	Year Held	Maximum Adj. Fac.	Multi-Year Rate Schedule
	Revenue Total	Expenditures Total		SFE	Approved Service Charge	Recommended Service Charge			
CSA 49 ZONE L	4,440	10,240	L	111	40.00	40.00	2019	Fail	
CSA 49 ZONE L-1'	7,270	27,745	L	110	77.00	77.00		Pass	10%
CSA 50 PATTERSON PASS BUSINESS PARK	23,082	83,736	D	590.31	13.00	13.00			
			L	591.32	65.00	24.00	2006	Pass	10%
CSA 51 ACAMPO VILLAGE	1,378	7,550	D	6	42.00	63.00	2020	Pass	--
			L	7	140.00	140.00			Yes
CSA 52 BLOSSOM COURT	4,603	15,188	D	11.52	246.00	246.00	2003	Pass	10%
			L	23	80.00	65.00	2003	Pass	10%
CSA 53 HOUSEHOLD HAZARDOUS WASTE	1,071,944	2,026,352	H	267,986	4.00	4.00			
CSA 54 NPDES PHASE 1	837,000	1,623,948	N	23,914	35.00	35.00			
CSA 55 SHAYLYNN ESTATES	1,516	6,707	D	14	10.00	10.00	1999	Pass	--
			L	15	90.00	90.00			
CSA 55 ZONE C STONEGATE ESTATES <sup>1</sup>	4,212	16,649	D	19	479.00	150.00	2006	Pass	10%
			L	20	100.00	50.00	2006	Pass	10%
CSA 56 PETERS <sup>1</sup>	2,404	12,088	D	14	293.00	80.00	2003	Pass	10%
			L	14	105.00	72.00	2003	Pass	10%
<b>TOTAL</b>	<b>4,501,077</b>	<b>9,753,086</b>							

**LEGEND:**

W = Water Service Charge

L = Street Lighting Service Charge

H = Household Hazardous Waste

M = Metered Water per 1,000 gallons

F = Fire Hydrant Maintenance

N = National Pollutant Discharge Elimination System

S = Sanitary Sewer Service Charge

\$ = Debt Financing

A = Landscaping and Architectural Streetlight Maintenance

D = Storm Drainage Service Charge

(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.

**2022-23 COUNTY SPECIAL DISTRICTS REPORT**  
Multiple Year Adjustments Approved by the Proposition 218 Process

Special District	Service	Current	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
CSA 43 <sup>2</sup>	W	\$437	\$497	\$558	\$620	\$682	\$744	\$807
CSA 44, Zone E, and Zone G <sup>9</sup>	W	\$992	\$211	\$246	\$281	\$316	\$350	
Almond Park <sup>8</sup>	W	\$747	\$960	\$1,173	\$1,386	\$1,599	\$1,811	
Shaded Terrace <sup>8</sup>	W	\$421	\$513	\$605	\$697	\$789	\$881	
Colonial Heights <sup>7</sup>	S	\$883	\$928	\$975	\$1,024	\$1,071		
Lincoln Village <sup>7</sup>	S	\$740	\$780	\$830	\$885	\$946		
Pacific Gardens <sup>7</sup>	S	\$835	\$878	\$920	\$952	\$982		
CSA 51 <sup>6</sup>	D	\$42	\$63	\$84	\$102			
CSA 23 <sup>4</sup>	D	\$63	\$72	\$86	\$101			
Morada Acres <sup>4</sup>	W	\$1,178	\$1,291	\$1,484	\$1,532			
CSA 44 Zone E <sup>6</sup>	S	\$2,912	\$3,043	\$3,178	\$3,314			
CSA 44 Zone G <sup>6</sup>	S	\$2,296	\$2,420	\$2,547	\$2,675			
CSA 12 <sup>3</sup>	W	\$472	\$528	\$584				
	M	\$2.87	\$2.95	\$3.03				
Elkhorn Estates <sup>3</sup>	W	\$1,434	\$1,537	\$1,642				
	M	\$3.18	\$3.47	\$3.75				
Sunnyside Estates <sup>5</sup>	W	\$1,854	\$1,946	\$2,039				
Walnut Acres <sup>3</sup>	W	\$2,033	\$2,251	\$2,470				
	D	\$135.00	\$166.00	\$197.00				
Wilkinson Manor Zone A <sup>3</sup>	W	\$1,605	\$1,816	\$2,029				
	D	\$115	\$134	\$152				
Bowling Green <sup>1</sup>	D	\$85	\$101					
Corral Hollow <sup>2</sup>	W	\$2,276	\$2,383					
Gayla Manor <sup>1</sup>	W	\$1,419	\$1,546					
Morada Manor <sup>2</sup>	W	\$1,568	\$1,714					

**LEGEND:**

W = Fixed Annual Water Service Charge  
M = Metered Water per 1,000 gallons  
D = Annual Storm Drainage Service Charge

**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> Rates were effective for FY 2020-21 per Board Order B-20-396.  
<sup>7</sup> Rates were effective for FY 2021-22 per Board Order B-21-478.  
<sup>8</sup> Rates were effective for FY 2022-23 per Board Order B-22-52.  
<sup>9</sup> Rates were effective for FY 2022-23



**COUNTY OF SAN JOAQUIN  
SPECIAL DISTRICTS  
May 10, 2022**

(Administered by the Department of Public Works)

**COUNTY SERVICE AREA 31 and 31 ZONES  
ENGINEER'S REPORT  
ON  
SERVICE CHARGES  
FOR  
FISCAL YEAR 2022-23**



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 (CSA) 31, CSA 31 SEWER ENTERPRISE, AND CSA 31 ZONE W  
REPORT ON SERVICE CHARGES FOR 2022-23**

**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 XIII C and XIII D 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 or at [www.sjgov.org/ud/general-information](http://www.sjgov.org/ud/general-information).

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, 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. 2022-23 SERVICE CHARGES

The San Joaquin County Board of Supervisors adopts the Service Charges for each Special District. The proposed 2022-23 Service Charges 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      BUDGET AND SERVICE CHARGE SUMMARIES

**PREPARED BY**  
**THE DEPARTMENT OF PUBLIC WORKS**  
**May 10, 2022**

**APPENDIX A**

**2022-23 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>	\$ 2,741	\$ 492	\$ 175			\$ 3,408
CSA 31 - Sewer Enterprise				\$ 11,000		\$ 11,000
CSA 31 Zone W - Nitrate Treatment					\$ 2,615	\$ 2,615

**Notes:**

1. The annual water service charge is for vacant parcels only.

**APPENDIX B**

**2022-23 COUNTY SPECIAL DISTRICTS REPORT  
MONTHLY METERED WATER SERVICE FEE**

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

SPECIAL DISTRICT	FIXED FEE	METERED RATES
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"	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

**APPENDIX C**

**2022-23 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

**CSA 31 and ZONES - BUDGET and SERVICE CHARGE**

DISTRICT	BUDGET SUMMARY		SERVICE CHARGE SUMMARY			
	RECOMMENDED FY 2022-23		Service	2021-22		2022-23
	Rev (Total)	Exp (Total)		EU <sup>1</sup>	Approved Svc Chg	Proposed Svc Chg
CSA 31 FLAG CITY <sup>2</sup>	\$195,783	\$316,369	Water	3.60	2,074	2,741
			SD	58.68	525	492
			LTG	151.00	175	175
			Water Metered		3.05	3.05
CSA 31 SEWER <sup>2</sup>	1,245,960	1,270,493	Sewer	105.87	12,518	11,000
CSA 31 ZONE W <sup>2</sup> NITRATE TREATMENT	\$61,890	\$143,084	NT	13.70	5,204.20	2,615.00
			NT Metered		1.62	1.62

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