



**COUNTY SERVICE AREA 44 – ALL ZONES
(SUPERVISORIAL DISTRICT 5)**

January 28, 2022

(Administered by the Department of Public Works)

**ENGINEER'S REPORT
ON
SERVICE CHARGE ADJUSTMENTS
FOR
FISCAL YEARS 2022-2023 through 2026-2027**



**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**

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COUNTY SERVICE AREA 44 – ALL ZONES

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 service area or 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 new or increased Service Charges. It will be presented to the San Joaquin County Board of Supervisors for adoption and serves as the basis for 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 on-line at <https://www.sigov.org/ud/csa/csa-44>.

The purpose of this report is to provide detailed information regarding the proposed service charge adjustments for County Service Area (CSA) 44, including Zones E and G (district). In compliance with Proposition 218, affected property owners within the district will be mailed a notice of the Public Hearing regarding the proposed adjustments in Service Charges for water service. If a majority protest does not exist at the conclusion of the Hearing, the Board will be asked to approve the proposed rates, which will become effective in Fiscal Year 2022-23.

2. COUNTY SERVICE AREA 44

CSA 44 is considered special districts pursuant to the definitions of the California Constitution Article 13D, Section 2(d). A special district is an area determined by an agency to contain all parcels that will receive a special benefit from a proposed public improvement or property-related service.

The County of the San Joaquin Board of Supervisors established the district in 1989. The district was expanded and Zones E and G were established in 2003 and 2004 respectively. The Resolutions, which are filed with the San Joaquin County Clerk of the Board, authorizes the districts to establish sufficient service charges for operation and maintenance of the water system improvements. The District's water system serves a total of 386 mostly residential parcels.

3. DESCRIPTION OF SERVICES AND EXPENDITURES

The district currently provides for the operation and maintenance of the public water system serving properties within the district.

The proposed 2022-23 through 2026-2027 budget for the district is shown in Appendix B. The proposed budget is developed in general to include:

- a) Operation and maintenance costs to pay for routine service and care necessary to

properly operate and maintain public improvements, including but not limited to: water distribution system, service laterals and domestic water well facilities. Operation and Maintenance costs include reimbursement to various County departments and other agencies for service provided to the District.

- b) Capital replacement costs include major repairs and the amounts set aside periodically to pay for future replacement of the major components of the system. The necessary contribution for capital replacement reserves will be phased-in over 5 years in order to provide property owners a more gradual rate increase.

4. SERVICE CHARGES

The service charges are utilized to generate the revenues needed to operate and to maintain the District’s facilities. The proposed service charges have been developed with the following considerations:

- a) Service charges and interest revenues collected should equal operation costs once an appropriate reserve fund has been established.
- b) An adequate reserve fund should be established 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.

The following table shows the current and proposed service charges per fiscal year (FY). The proposed charges include an annual service charge collected through the property tax roll of all the benefiting parcels. The annual charge is per Single Family Equivalent (SFE). The metered charges are billed to the account holder on a quarterly basis. The quarterly billing also includes a fixed fee based on meter size charged per billing cycle. This charge is not proposed to increase.

Annual Water Service Charges per SFE	Current 2021-22	Proposed (FY)				
		2022-23	2023-24	2024-25	2025-26	2026-27
CSA 44	\$992	\$211	\$246	\$281	\$316	\$350
CSA 44 Zone E	\$330	\$211	\$246	\$281	\$316	\$350
CSA 44 Zone G	\$176	\$211	\$246	\$281	\$316	\$350

Metered Water Service Charges Per 1,000 Gallons	Current 2021-22	Proposed (FY)
		2022-23
CSA 44	N/A	\$1.15
CSA 44 Zone E	\$1.10	\$1.15
CSA 44 Zone G	\$1.10	\$1.15

QUARTERLY FIXED RATES BY SERVICE SIZE:											
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

The proposed metered rate, if approved, will be effective for Fiscal Year 2022-2023. Effective Fiscal Year 2023-24 through 2026-27, an annual adjustment factor for inflation, not to exceed 5%, may be applied. The adjustment for inflation will be based on the percent change in the Consumer Price Index (CPI) – All Urban Consumers for the San Francisco-Oakland-San Jose areas.

5. OUT OF AREA CUSTOMERS

If the County agrees to provide service to parcels outside of the district service boundary by the approval of an Out-of-Area service agreement, the affected parcel shall pay an amount equal to 150% of the service charges paid by the parcels within the special district.

6. METHOD OF COST APPORTIONMENT

The metered water rate is applied to customers who have a metered water connection and a current application for water service on file. The annual service charges for the District’s residential and non-residential parcels are based upon a Single Family Equivalent (SFE) unit, which refers to the service level a typical single-family dwelling unit would receive. This annual charge is apportioned among all lots and parcels within the districts by use type as set forth in Appendix D. All parcels within the districts are charged based on the proportional cost of service as compared to a single-family dwelling. The SFE method is generally recognized by municipalities as the basis for a fair and appropriate distribution. In some cases, certain user types require special studies to establish service charges. A special study was conducted for several properties in this district. SFE determinations are noted in Appendix C.

7. PROPERTY OWNER LIST AND TAX ROLL

Appendix C contains a list of the San Joaquin County’s Assessor Parcel numbers for all the properties within the boundaries of the districts. The list further contains the service charge amounts for each benefitting parcel within the districts. The list is keyed to the records of the San Joaquin County Assessor.

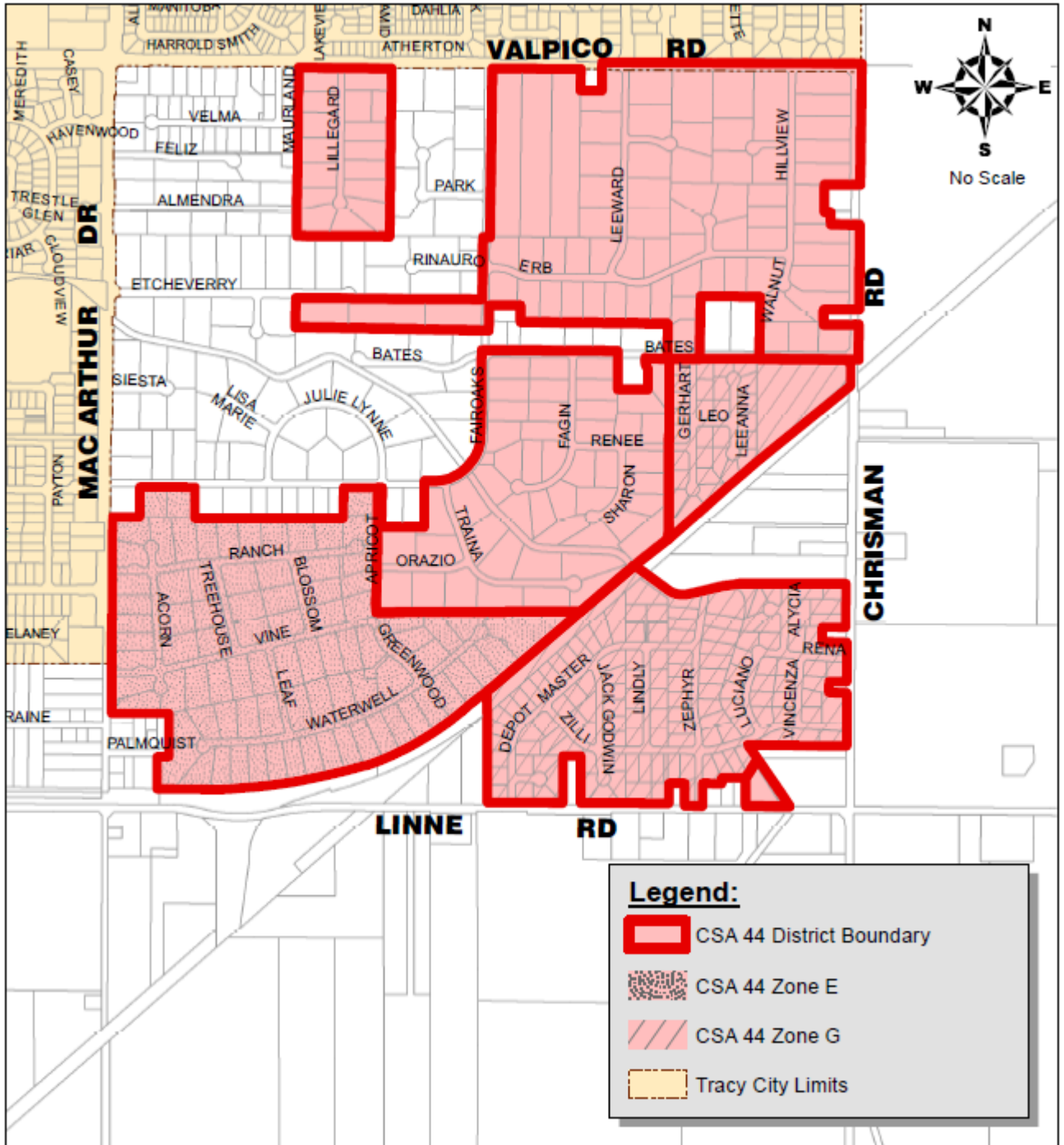
8. APPEALS AND ADJUSTMENTS

Any property owner who feels that the service charge levied on the subject property is in error as a result of incorrect information may contact the County of San Joaquin, Department of Public Works. The Department of Public Works will promptly review the appeal and respond to the appellant. Adjustments to the service charge may be made based on the site specific information. If any changes are warranted, the correction will be made to the next regular tax roll service charge amount.

APPENDIX A

VICINITY MAP

APPENDIX A
COUNTY SERVICE AREA 44 MAP



APPENDIX B

PROPOSED BUDGET

APPENDIX B
COUNTY SERVICE AREA 44 BUDGET

CSA 44	Current	Rate Study Period				
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Water Service SFEs	125.4	130.2	130.2	130.2	130.2	130.2
Annual Water Service Charge / SFE	\$992	\$211	\$246	\$281	\$316	\$350
Zone E SFEs	86.6	86.6	86.6	86.6	86.6	86.6
Zone E Annual Water Service Charge / SFE	\$330	\$211	\$246	\$281	\$316	\$350
Zone G SFEs	147.2	153.6	153.6	153.6	153.6	153.6
Zone G Annual Water Service Charge / SFE	\$176	\$211	\$246	\$281	\$316	\$350
Water Usage Charge / 1,000 gallons*	\$1.54/\$1.10	\$1.15	\$1.18	\$1.22	\$1.26	\$1.29
Streetlight SFEs	92	92	92	92	92	92
Streetlight Service Charge / SFE	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
Revenue:						
Annual Service Charges - water	\$124,397	\$78,154	\$91,118	\$104,082	\$117,046	\$129,640
Metered water charges	\$137,808	\$223,100	\$229,793	\$236,687	\$243,787	\$251,101
Annual Service Charges - street lighting	\$3,680	\$3,680	\$3,680	\$3,680	\$3,680	\$3,680
Other Income	\$400	\$400	\$400	\$400	\$400	\$400
Total Revenue	\$266,285	\$305,334	\$324,991	\$344,849	\$364,914	\$384,821
Expenses:						
Water:						
Electricity - Pumps & Misc.	\$139,144	\$143,318	\$147,618	\$152,046	\$156,608	\$161,306
Equipment & Materials	\$22,172	\$22,837	\$23,522	\$24,228	\$24,955	\$25,703
Labor (engineering & admin)	\$25,462	\$26,668	\$27,468	\$28,292	\$29,141	\$30,015
Labor (utilities maintenance)	\$104,661	\$107,801	\$111,035	\$114,366	\$117,797	\$121,331
License and Permit	\$10,604	\$10,922	\$11,250	\$11,587	\$11,935	\$12,293
Wholesale Revenue - Water	(\$56,455)	(\$6,000)	(\$6,180)	(\$6,365)	(\$6,556)	(\$6,753)
Capital Outlay	\$30,000	\$0	\$8,301	\$16,601	\$24,902	\$33,202.51
Total Water Expenses	\$275,588	\$305,547	\$323,014	\$340,756	\$358,781	\$377,098
Streetlight:						
Electricity - Streetlights	\$1,770	\$1,823	\$1,878	\$1,934	\$1,992	\$2,052
Equipment & Materials	\$86	\$89	\$91	\$94	\$97	\$100
Labor (engineering & admin)	\$816	\$398	\$410	\$422	\$435	\$448
Labor (utilities maintenance)	(\$69)	(\$71)	(\$73)	(\$75)	(\$77)	(\$80)
Total Streetlighting Expenses	\$2,603	\$2,239	\$2,306	\$2,375	\$2,446	\$2,520
Total Expenses	\$278,192	\$307,785	\$325,320	\$343,131	\$361,227	\$379,618
Water Annual Surplus (Shortfall)	(\$12,983)	(\$3,899)	(\$1,709)	\$407	\$2,446	\$4,036
Beginning Fund Balance	\$140,735	\$127,752	\$123,853	\$122,144	\$122,550	\$124,996
Total Fund Balance	\$127,752	\$123,853	\$130,444	\$147,452	\$174,800	\$212,039

*Currently metered rate of \$1.54 only applies to one commercial property in CSA 44. Current rate for Zones E and G is \$1.10.

APPENDIX C

ANNUAL SERVICE CHARGES FOR INDIVIDUAL PROPERTIES

APPENDIX C
COUNTY SERVICE AREA 44 ANNUAL SERVICE CHARGES

CSA 44 - Water									
Assessor's Parcel Number	Use Code	Current SFE	Proposed SFE	Current FY 2021-22	Proposed FY 2022-23	Proposed FY 2023-24	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27
248-080-36	943	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-080-38	52	1.3	1.3	\$1,289.60	\$274.30	\$319.80	\$365.30	\$410.80	\$455.00
248-080-39	2A	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-090-05	943	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-090-10	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-090-11	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-100-28	22	0.2	1	\$198.40	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-100-30	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-100-31	22	0.2	1	\$198.40	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-100-32	54	0.2	1	\$198.40	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-100-33	51	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-100-34	50	0.2	1	\$198.40	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-110-52	10	0.2	1	\$198.40	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-110-54	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-110-55	1A	0.2	1	\$198.40	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-180-01	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-180-02	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-180-03	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-180-04	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-180-05	1A	0.2	1	\$198.40	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-180-06	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-180-07	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-180-08	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-180-09	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-180-10	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-180-12	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-180-13	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-180-14	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-180-15	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-190-01	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-190-02	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-190-03	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-190-04	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-190-05	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-190-06	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-190-07	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-190-08	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-190-09	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00

248-240-15	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-240-17	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-240-18	925	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-240-19	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-240-20	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-240-21	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-240-22	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-240-23	10	1	1	\$992.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
TOTAL		124.3	129.9	\$123,305.60	\$27,408.90	\$31,955.40	\$36,501.90	\$41,048.40	\$45,465.00

CSA 44 Zone E - Water								
Assessor's Parcel Number	Use Code	SFE	Current FY 2021-22	Proposed FY 2022-23	Proposed FY 2023-24	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27
248-090-15	925	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-400-01	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-400-02	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-400-03	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-400-04	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-400-05	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-400-06	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-400-07	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-400-08	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-400-09	13	1.3	\$429.00	\$274.30	\$319.80	\$365.30	\$410.80	\$455.00
248-400-10	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-400-11	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-400-12	13	1.3	\$429.00	\$274.30	\$319.80	\$365.30	\$410.80	\$455.00
248-400-13	1A	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-400-14	13	1.3	\$429.00	\$274.30	\$319.80	\$365.30	\$410.80	\$455.00
248-400-15	851	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-410-01	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-410-02	1A	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-410-03	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-410-04	13	1.3	\$429.00	\$274.30	\$319.80	\$365.30	\$410.80	\$455.00
248-410-05	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-410-06	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-410-07	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-410-08	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-410-09	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-410-10	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-410-11	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-420-01	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00

248-440-26	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-440-27	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-440-28	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-440-29	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-440-34	13	1.3	\$429.00	\$274.30	\$319.80	\$365.30	\$410.80	\$455.00
248-440-35	1A	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-440-36	851	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-440-37	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-440-38	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-440-39	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-440-41	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-440-42	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-440-43	13	1.3	\$429.00	\$274.30	\$319.80	\$365.30	\$410.80	\$455.00
248-440-44	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-440-45	10	1	\$330.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-440-46	925	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		86.60	\$28,578.00	\$18,272.60	\$21,303.60	\$24,334.60	\$27,365.60	\$30,310.00

CSA 44 Zone G - Water									
Assessor's Parcel Number	Use Code	Current SFE	Proposed SFE	Current FY 2021-22	Proposed FY 2022-23	Proposed FY 2023-24	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27
248-010-17	810	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-090-17	920	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-570-01	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-02	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-03	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-04	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-05	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-06	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-07	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-08	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-09	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-10	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-11	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-12	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-13	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-14	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-15	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-16	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-17	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-570-18	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00

248-670-15	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-670-16	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-670-17	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-670-18	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-670-19	10	1	1	\$176.00	\$211.00	\$246.00	\$281.00	\$316.00	\$350.00
248-670-20	925	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		147.20	153.60	\$25,907.20	\$32,409.60	\$37,785.60	\$43,161.60	\$48,537.60	\$53,760.00

APPENDIX D

SFEs BY USE CODE

APPENDIX D
COUNTY SERVICE AREA 44 USE CODES

COUNTY SPECIAL DISTRICTS REPORT
SINGLE FAMILY EQUIVALENT (SFE)

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR
		WATER
RESIDENTIAL		
1A	VAC RES LOT - DEV W/ UTILITIES	1
	VAC RES LOT - DEV W/UTIL. (CSA 44 ZONE E ONLY)	1
2A	VAC LOT W/PROB. WHICH PRECLUDES BLD.	0
6A	VAC RES LOT - UNDEV	0
010	SINGLE FAMILY DWELLING(SFD)	1
013	SFD W/SECONDARY RES SQ FT	1.3
022	TWO SFDS ON SINGLE PARCEL	1.3
050	RURAL RESIDENTIAL - VACANT HOMESITE	1
051	RURAL RESIDENCE - 1 RESIDENCE	1
052	RURAL RES - 2 OR MORE RESIDENCES	1+0.3/EA. ADD. DU
054	RURAL RES W/MISC. RES. IMPS ONLY (GARAGE, POOL)	1
UTILITIES & GOVERNMENT		
810	SBE VALUED	BY SPECIAL STUDY
851	PRIVATE ROAD	BY SPECIAL STUDY
920	VACANT COUNTY LAND	0
925	MISC COUNTY PROPERTY	BY SPECIAL STUDY
943	WATER DISTRICT PROPERTY	BY SPECIAL STUDY

Notes:

DU = Dwelling Unit