



**SPRING CREEK ESTATES MAINTENANCE DISTRICT AND COUNTY SERVICE
AREAS 35, 46 AND 51 (SUPERV. DISTRICTS 4 AND 5)**

April 15, 2020

(Administered by the Department of Public Works)

**ENGINEER'S REPORT
ON
SERVICE CHARGE ADJUSTMENTS
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

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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 www.sjgov.org/ud/maint/spring-creek-ests.

The purpose of this report is to provide detailed information regarding the proposed Service Charge adjustments for Spring Creek Estates Maintenance District and County Service Areas 35, 46, and 51 (Districts). In compliance with Proposition 218, affected property owners within the District will be mailed a notice of the Public Hearing regarding the proposed increase in Service Charges. 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 2020-21.

2. DISTRICTS

The Districts are considered special districts pursuant to the definitions of the Government Code Section 16271 (d) and the California Constitution Article 13D, Section 2(d). A special district is an area determined by an agency to contain parcels that will receive a special benefit or service from a proposed public improvement or property-related service. The Districts were established by the San Joaquin County Board of Supervisors through resolutions on file with the County Clerk of the Board. The Board authorizes collection of Service Charges for the operation and maintenance of the authorized services.

3. DESCRIPTION OF SERVICES AND EXPENDITURES

The Districts currently provide for the operation and maintenance of the public systems serving properties within the Districts.

The proposed 2020-21 budgets for the Districts are listed in Appendix B. The proposed budgets are 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. 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.

4. SERVICE CHARGES

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

- a) Service Charges and other revenues collected should equal operation costs and provide for future replacement of the system infrastructure.
- 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. All parcels benefiting from the District’s services receive an annual Service Charge, which are generally collected annually through the property tax roll of the customers. Metered charges are collected through periodic billings to the account holder.

| District | Spring Creek | CSA 35 | CSA 46 |
|--|--------------|---------|---------|
| Service with Proposed Increase | Water | Water | Water |
| Current Annual Flat Rate 2019-20 | \$586 | \$1,028 | \$802 |
| Current Metered Rate 2019-20 (per 1,000 gallons) | N/A | \$1.83 | \$1.45 |
| Proposed Annual Flat Rate 2020-21 | \$462 | \$968 | \$1,028 |
| Proposed Metered Rate 2020-21 (per 1,000 gallons) | N/A | \$1.89 | \$1.50 |

The above proposed rates, if approved, will be effective Fiscal Year 2020-21. Effective Fiscal Years 2021-22 through 2024-25, 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.

| CSA 51 | Current | Proposed | | | | |
|---|---------|----------|---------|---------|---------|---------|
| | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 |
| Storm Drainage Service Charge (per SFE) | \$10.00 | \$21 | \$42 | \$63 | \$84 | \$102 |

The above rate will be effective Fiscal Years 2020-21 through 2024-25. After this five-year period, the charges will continue at the 2024-25 rate.

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

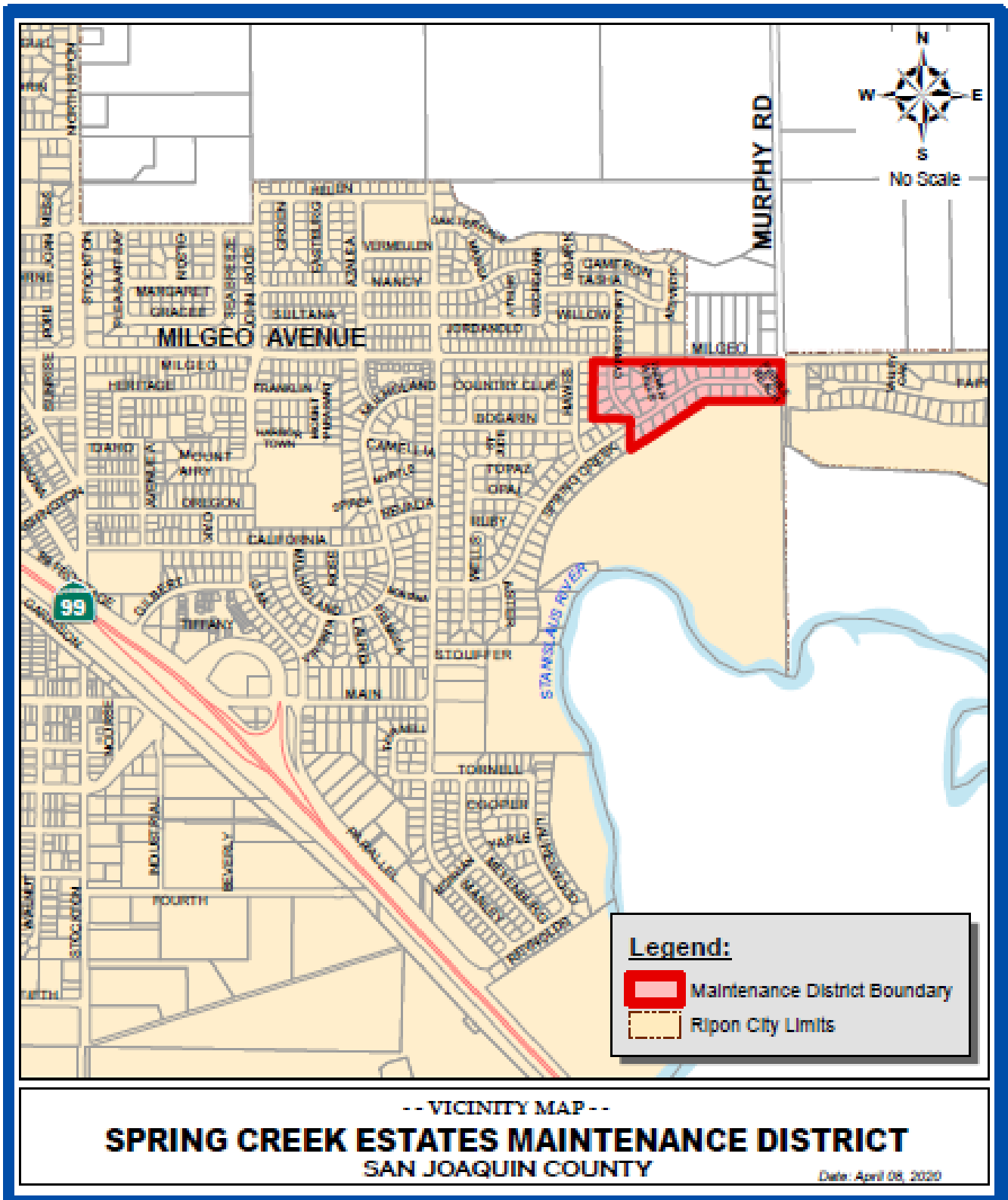
The annual service charges for the District's parcels are based upon a Single Family Equivalent (SFE) unit, which refers to the service level a typical single-family dwelling unit would receive. The Service Charges are apportioned among all lots and parcels within the District by use type as set forth in Appendix D. All parcels within the District 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. SFE determinations are noted in Appendix C.

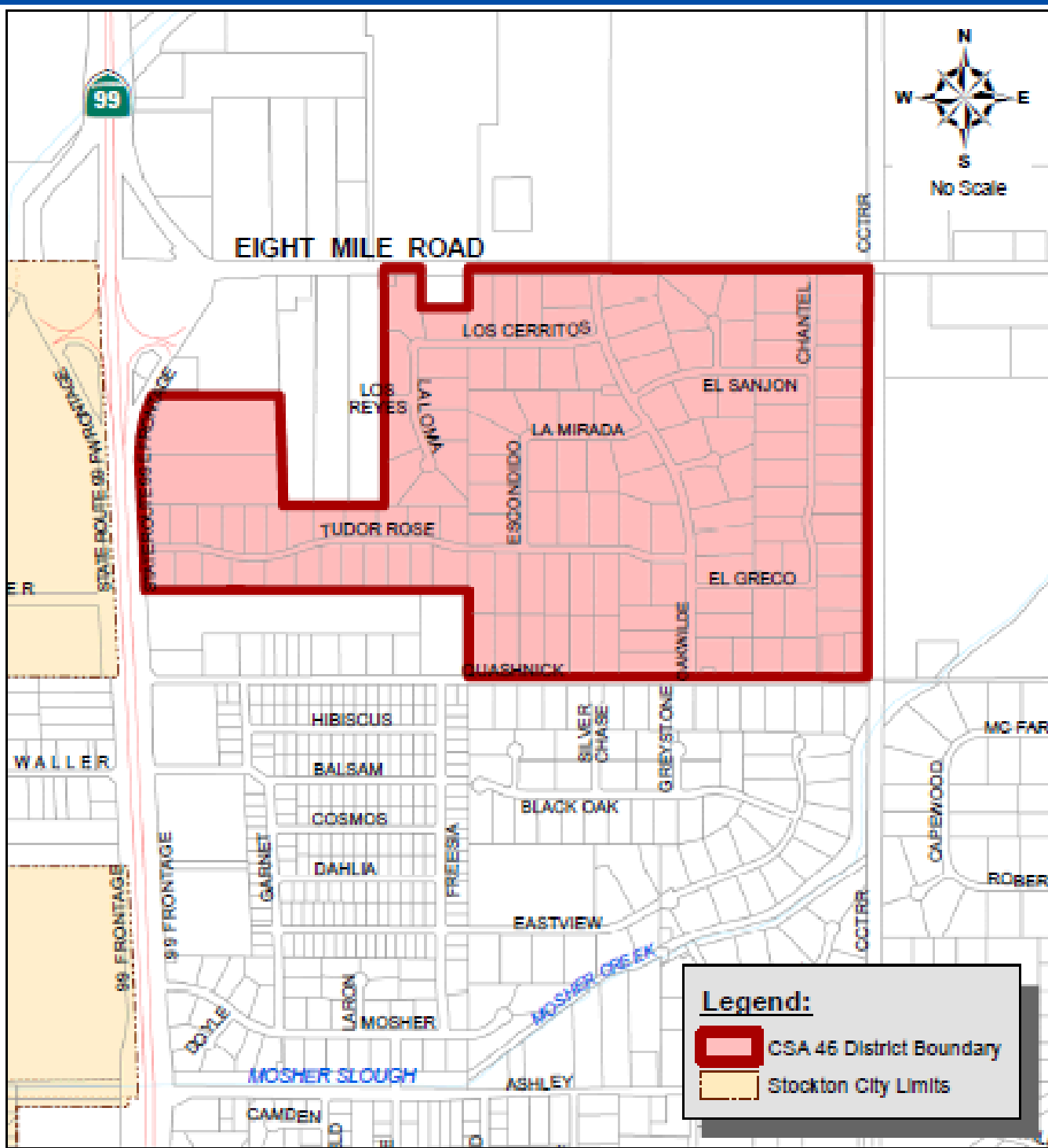
7. PROPERTY OWNER LIST AND TAX ROLL

Appendix C contains a list of the San Joaquin County's Assessor Parcel numbers for all the properties within the boundaries of the District. The list further contains the Service Charge amounts for each benefitting parcel within the District. 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.

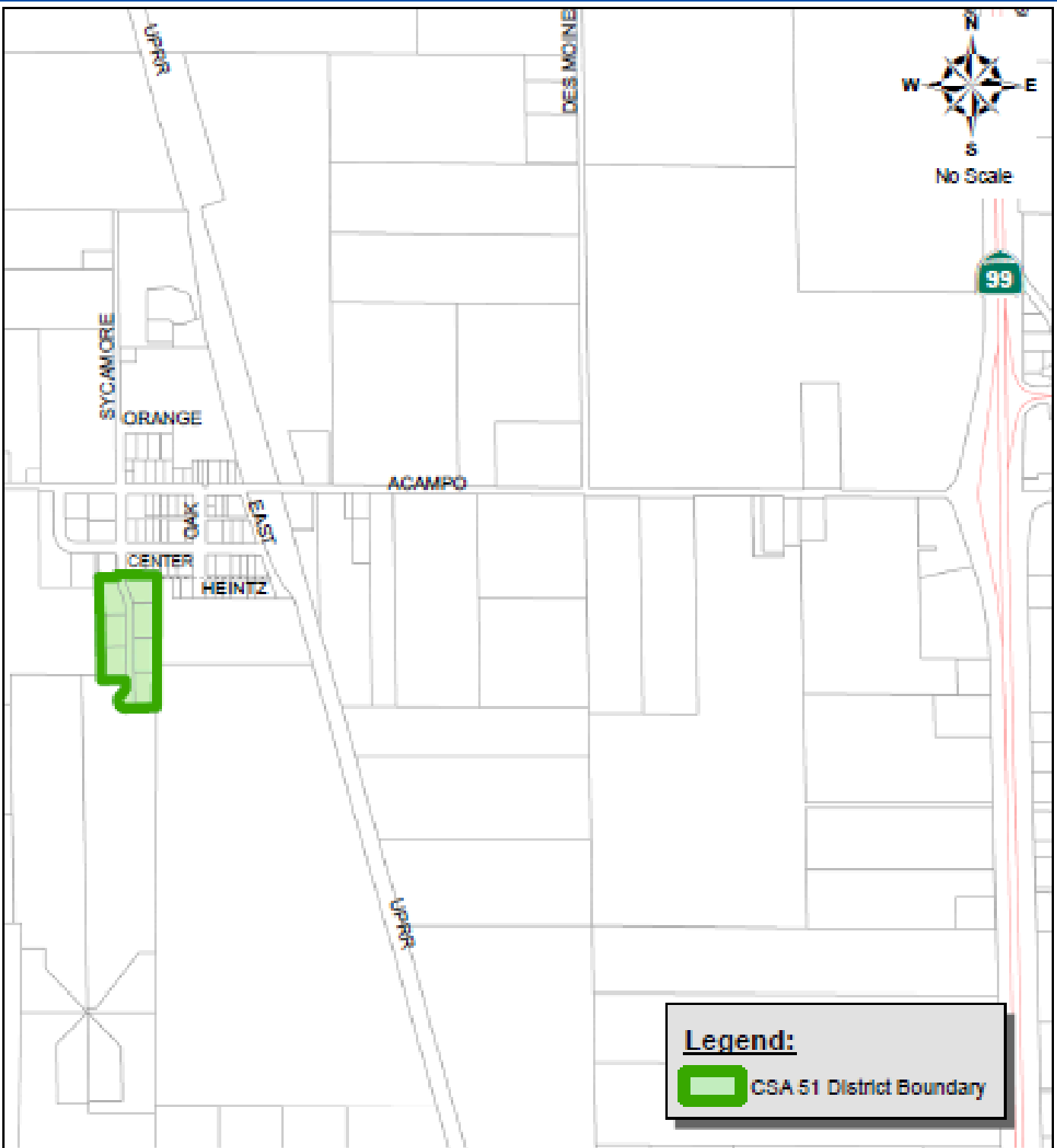




-- VICINITY MAP --

COUNTY SERVICE AREA NO. 46 (CSA 46) - MORADA NORTH
SAN JOAQUIN COUNTY

Date: April 08, 2020



-- VICINITY MAP --

COUNTY SERVICE AREA NO. 51 (CSA 51) - ACAMPO VILLAGE
SAN JOAQUIN COUNTY

Date: April 02, 2020

**APPENDIX B
DISTRICT BUDGETS**

| District | Spring Creek | CSA 35 | CSA 46 |
|--|---------------------|----------------|---------------|
| Service with proposed increase SFEs | water 36 | water 97 | water 132 |
| Current Annual Rate 2019-20 (per SFE) | \$586 | \$1,028 | \$802 |
| Current Metered Rate 2019-20 (per 1,000 gallons) | N/A | \$1.83 | \$1.45 |
| Fund balance at Start of FY 2019-20 | \$141,226 | \$84,891 | -\$34,211 |
| Estimated Revenue | \$33,000 | \$101,000 | \$270,000 |
| Estimated Expenses | \$47,000 | \$108,000 | \$300,000 |
| Proposed Annual Rate 2020-21 (per SFE) | \$607 | \$1,064 | \$830 |
| Proposed Metered Rate 2020-21 (per 1,000 gallons) | N/A | \$1.89 | \$1.50 |
| Proposed Revenue | \$33,800 | \$104,500 | \$279,450 |
| Estimated Expenses | \$37,000 | \$105,000 | \$309,000 |

| CSA 51 | Current | Proposed | | | | |
|--|----------------|----------------|----------------|----------------|----------------|----------------|
| | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 |
| Storm Drainage SFEs | 6.00 | 6.00 | 6.00 | 6.00 | 6.00 | 6.00 |
| Storm Drainage Service Charge / SFE* | \$10.00 | \$21 | \$42 | \$63 | \$84 | \$102 |
| Streetlight SFEs | 7.00 | 7.00 | 7.00 | 7.00 | 7.00 | 7.00 |
| Streetlight Service Charge / SFE | \$140.00 | \$140.00 | \$140.00 | \$140.00 | \$140.00 | \$140.00 |
| Revenue: | | | | | | |
| Annual Service Charges - storm drainage | \$60 | \$126 | \$252 | \$378 | \$504 | \$612 |
| Annual Service Charges - street lighting | \$980 | \$980 | \$980 | \$980 | \$980 | \$980 |
| Interest Income | \$75 | \$75 | \$76 | \$76 | \$77 | \$77 |
| Total Revenue | \$1,115 | \$1,181 | \$1,308 | \$1,434 | \$1,561 | \$1,669 |
| Expenses: | | | | | | |
| Storm Drainage: | | | | | | |
| Labor and Materials | \$525 | \$541 | \$557 | \$574 | \$591 | \$609 |
| Total Storm Drainage Expenses | \$525 | \$541 | \$557 | \$574 | \$591 | \$609 |
| Streetlight: | | | | | | |
| Electricity - Streetlights | \$750 | \$773 | \$796 | \$820 | \$844 | \$869 |
| Labor (engineering & admin) | \$200 | \$206 | \$212 | \$219 | \$225 | \$232 |
| Total Street lighting Expenses | \$950 | \$979 | \$1,008 | \$1,038 | \$1,069 | \$1,101 |
| Total Expenses | \$1,475 | \$1,519 | \$1,565 | \$1,612 | \$1,660 | \$1,710 |
| Annual Surplus (Shortfall) | (\$360) | (\$338) | (\$257) | (\$178) | (\$100) | (\$41) |
| Beginning Operating Fund Balance | \$4,149 | \$3,789 | \$3,451 | \$3,194 | \$3,016 | \$2,917 |
| Ending Operating Fund Balance | \$3,789 | \$3,451 | \$3,194 | \$3,016 | \$2,917 | \$2,876 |

APPENDIX C
SPRING CREEK ESTATES MAINTENANCE DISTRICT
ANNUAL SERVICE CHARGES

| Spring Creek - Water | | | | |
|--------------------------------|-------------|-----------|---------------------------|----------------------------|
| Assessor's Parcel Number | Use Code | SFE | Current FY 2019- 20 | Proposed FY 2020- 21 |
| 261-230-01 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-02 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-03 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-04 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-05 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-06 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-07 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-08 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-09 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-10 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-11 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-12 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-13 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-14 | 925 | 0 | \$0.00 | \$0.00 |
| 261-230-15 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-16 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-17 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-18 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-19 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-20 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-21 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-22 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-23 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-24 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-25 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-26 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-27 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-28 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-29 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-30 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-31 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-32 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-33 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-34 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-35 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-36 | 10 | 1 | \$586.00 | \$607.00 |
| 261-230-37 | 10 | 1 | \$586.00 | \$607.00 |
| TOTAL | | 36 | \$21,096.00 | \$21,852.00 |

APPENDIX C
COUNTY SERVICE AREA 35
ANNUAL SERVICE CHARGES

| CSA 35 - Water | | | | |
|--------------------------------|-------------|-----|---------------------------|------------------------|
| Assessor's Parcel Number | Use Code | SFE | Current FY 2019- 20 | Proposed FY 2020-21 |
| 209-140-09 | 940 | 0 | \$0.00 | \$0.00 |
| 209-320-18 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-330-10 | 10 | 0 | \$0.00 | \$0.00 |
| 209-330-11 | 10 | 0 | \$0.00 | \$0.00 |
| 209-360-01 | 10 | 0 | \$0.00 | \$0.00 |
| 209-360-02 | 10 | 0 | \$0.00 | \$0.00 |
| 209-360-03 | 10 | 0 | \$0.00 | \$0.00 |
| 209-360-04 | 10 | 0 | \$0.00 | \$0.00 |
| 209-370-01 | 925 | 0 | \$0.00 | \$0.00 |
| 209-370-02 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-03 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-04 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-05 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-06 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-07 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-08 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-09 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-10 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-11 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-12 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-13 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-14 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-15 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-16 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-17 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-18 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-19 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-20 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-21 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-22 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-23 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-24 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-25 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-26 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-370-27 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-01 | 51 | 1 | \$1,028.00 | \$1,064.00 |

| | | | | |
|------------|-----|-----|------------|------------|
| 209-380-02 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-03 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-04 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-05 | 13 | 1.3 | \$1,336.40 | \$1,383.20 |
| 209-380-06 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-07 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-08 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-09 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-10 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-11 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-12 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-13 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-14 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-15 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-16 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-17 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-18 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-19 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-20 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-21 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-22 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-23 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-24 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-25 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-26 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-27 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-28 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-29 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-30 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-31 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-32 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-33 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-34 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-35 | 13 | 1.3 | \$1,336.40 | \$1,383.20 |
| 209-380-36 | 22 | 1.3 | \$1,336.40 | \$1,383.20 |
| 209-380-37 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-38 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-39 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-40 | 22 | 1.3 | \$1,336.40 | \$1,383.20 |
| 209-380-41 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-42 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-380-43 | 920 | 0 | \$0.00 | \$0.00 |
| 209-380-53 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-01 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-02 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-03 | 10 | 1 | \$1,028.00 | \$1,064.00 |

| | | | | |
|--------------|-----|-------------|--------------------|---------------------|
| 209-390-04 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-05 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-06 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-07 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-08 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-09 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-10 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-11 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-12 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-13 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-14 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-15 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-16 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-17 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-18 | 22 | 1.3 | \$1,336.40 | \$1,383.20 |
| 209-390-19 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-20 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-390-21 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-410-01 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-410-03 | 52 | 1.3 | \$1,336.40 | \$1,383.20 |
| 209-410-04 | 51 | 0 | \$0.00 | \$0.00 |
| 209-410-05 | 51 | 0 | \$0.00 | \$0.00 |
| 209-410-31 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-410-32 | 10 | 1 | \$1,028.00 | \$1,064.00 |
| 209-460-11 | 401 | 0 | \$0.00 | \$0.00 |
| 209-460-12 | 400 | 0 | \$0.00 | \$0.00 |
| Total | | 96.8 | \$99,510.40 | \$102,995.20 |

APPENDIX C
COUNTY SERVICE AREA 46
ANNUAL SERVICE CHARGES

| CSA 46 - Water | | | | |
|-----------------------------|-------------|-----|-----------------------|------------------------|
| Assessor's Parcel Number | Use Code | SFE | Current FY 2019-20 | Proposed FY 2020-21 |
| 086-070-06 | 5A | 0 | \$0.00 | \$0.00 |
| 086-070-07 | 5A | 0 | \$0.00 | \$0.00 |
| 086-070-48 | 10 | 1 | \$802.00 | \$830.00 |
| 086-070-53 | 50 | 1 | \$802.00 | \$830.00 |
| 086-070-54 | 51 | 1 | \$802.00 | \$830.00 |
| 086-070-55 | 51 | 1 | \$802.00 | \$830.00 |
| 086-630-01 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-02 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-03 | 22 | 1.3 | \$1,042.60 | \$1,079.00 |
| 086-630-04 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-05 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-06 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-07 | 1A | 1 | \$802.00 | \$830.00 |
| 086-630-08 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-09 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-10 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-11 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-12 | 13 | 1.3 | \$1,042.60 | \$1,079.00 |
| 086-630-13 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-14 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-15 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-16 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-17 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-18 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-19 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-20 | 1A | 1 | \$802.00 | \$830.00 |
| 086-630-21 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-22 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-23 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-24 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-25 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-26 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-27 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-28 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-29 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-30 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-31 | 10 | 1 | \$802.00 | \$830.00 |

| | | | | |
|------------|-----|-----|------------|------------|
| 086-630-32 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-33 | 10 | 1 | \$802.00 | \$830.00 |
| 086-630-34 | 925 | 0 | \$0.00 | \$0.00 |
| 086-630-35 | 925 | 0 | \$0.00 | \$0.00 |
| 086-640-01 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-02 | 13 | 1.3 | \$1,042.60 | \$1,079.00 |
| 086-640-03 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-04 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-05 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-06 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-07 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-08 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-09 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-10 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-11 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-12 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-13 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-14 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-15 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-16 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-17 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-18 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-19 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-20 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-21 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-22 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-23 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-24 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-25 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-26 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-27 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-28 | 1A | 1 | \$802.00 | \$830.00 |
| 086-640-29 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-30 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-31 | 22 | 1.3 | \$1,042.60 | \$1,079.00 |
| 086-640-32 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-33 | 10 | 1 | \$802.00 | \$830.00 |
| 086-640-34 | 925 | 0 | \$0.00 | \$0.00 |
| 086-650-01 | 10 | 1 | \$802.00 | \$830.00 |
| 086-650-02 | 10 | 1 | \$802.00 | \$830.00 |
| 086-650-03 | 10 | 1 | \$802.00 | \$830.00 |
| 086-650-04 | 10 | 1 | \$802.00 | \$830.00 |
| 086-650-05 | 10 | 1 | \$802.00 | \$830.00 |
| 086-650-06 | 1A | 1 | \$802.00 | \$830.00 |
| 086-650-07 | 10 | 1 | \$802.00 | \$830.00 |
| 086-650-08 | 10 | 1 | \$802.00 | \$830.00 |

| | | | | |
|------------|-----|-----|------------|------------|
| 086-650-09 | 1A | 1 | \$802.00 | \$830.00 |
| 086-650-10 | 10 | 1 | \$802.00 | \$830.00 |
| 086-650-11 | 920 | 0 | \$0.00 | \$0.00 |
| 086-660-01 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-02 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-03 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-04 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-05 | 1A | 1 | \$802.00 | \$830.00 |
| 086-660-06 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-07 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-08 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-11 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-12 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-13 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-14 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-15 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-16 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-17 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-18 | 22 | 1.3 | \$1,042.60 | \$1,079.00 |
| 086-660-19 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-20 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-24 | 925 | 0 | \$0.00 | \$0.00 |
| 086-660-25 | 925 | 0 | \$0.00 | \$0.00 |
| 086-660-26 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-27 | 1A | 1 | \$802.00 | \$830.00 |
| 086-660-28 | 22 | 1.3 | \$1,042.60 | \$1,079.00 |
| 086-660-29 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-30 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-31 | 10 | 1 | \$802.00 | \$830.00 |
| 086-660-32 | 22 | 1.3 | \$1,042.60 | \$1,079.00 |
| 086-670-01 | 10 | 1 | \$802.00 | \$830.00 |
| 086-670-02 | 13 | 1.3 | \$1,042.60 | \$1,079.00 |
| 086-670-03 | 10 | 1 | \$802.00 | \$830.00 |
| 086-670-04 | 10 | 1 | \$802.00 | \$830.00 |
| 086-670-05 | 10 | 1 | \$802.00 | \$830.00 |
| 086-670-06 | 10 | 1 | \$802.00 | \$830.00 |
| 086-670-07 | 10 | 1 | \$802.00 | \$830.00 |
| 086-700-01 | 10 | 1 | \$802.00 | \$830.00 |
| 086-700-02 | 13 | 1.3 | \$1,042.60 | \$1,079.00 |
| 086-700-03 | 10 | 1 | \$802.00 | \$830.00 |
| 086-700-04 | 10 | 1 | \$802.00 | \$830.00 |
| 086-700-05 | 10 | 1 | \$802.00 | \$830.00 |
| 086-700-06 | 22 | 1.3 | \$1,042.60 | \$1,079.00 |
| 086-700-07 | 10 | 1 | \$802.00 | \$830.00 |
| 086-700-08 | 10 | 1 | \$802.00 | \$830.00 |
| 086-700-09 | 10 | 1 | \$802.00 | \$830.00 |

| | | | | |
|--------------|----|--------------|---------------------|---------------------|
| 086-700-10 | 1A | 1 | \$802.00 | \$830.00 |
| 086-700-11 | 10 | 1 | \$802.00 | \$830.00 |
| 086-700-12 | 10 | 1 | \$802.00 | \$830.00 |
| 086-700-13 | 10 | 1 | \$802.00 | \$830.00 |
| 086-700-14 | 10 | 1 | \$802.00 | \$830.00 |
| 086-700-15 | 1A | 1 | \$802.00 | \$830.00 |
| 086-700-16 | 10 | 1 | \$802.00 | \$830.00 |
| 086-700-17 | 13 | 1.3 | \$1,042.60 | \$1,079.00 |
| Total | | 132.3 | \$106,104.60 | \$109,809.00 |

APPENDIX C
COUNTY SERVICE AREA 51
ANNUAL SERVICE CHARGES

| CSA 51 - Storm Drainage | | | | | | | | |
|--------------------------------|-------------|----------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Assessor's Parcel Number | Use Code | SFE | Current | Proposed | | | | |
| | | | FY 2019-20 | FY 2020- 21 | FY 2020- 21 | FY 2020- 22 | FY 2020- 23 | FY 2020- 22 |
| 013-270-01 | 51 | 1 | \$10.00 | \$21.00 | \$42.00 | \$63.00 | \$84.00 | \$102.00 |
| 013-270-02 | 51 | 1 | \$10.00 | \$21.00 | \$42.00 | \$63.00 | \$84.00 | \$102.00 |
| 013-270-03 | 51 | 1 | \$10.00 | \$21.00 | \$42.00 | \$63.00 | \$84.00 | \$102.00 |
| 013-270-04 | 22 | 1 | \$10.00 | \$21.00 | \$42.00 | \$63.00 | \$84.00 | \$102.00 |
| 013-270-05 | 51 | 1 | \$10.00 | \$21.00 | \$42.00 | \$63.00 | \$84.00 | \$102.00 |
| 013-270-06 | 51 | 1 | \$10.00 | \$21.00 | \$42.00 | \$63.00 | \$84.00 | \$102.00 |
| 013-270-07 | 937 | 0 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total | | 6 | \$60.00 | \$126.00 | \$252.00 | \$378.00 | \$504.00 | \$612.00 |

APPENDIX D
USE CODES

COUNTY SPECIAL DISTRICTS REPORT
SINGLE FAMILY EQUIVALENT (SFE)

| USE CODE | DESCRIPTION | MINIMUM SFE FACTOR | |
|-----------------------------------|--|----------------------|----------------|
| | | WATER | STORM DRAINAGE |
| RESIDENTIAL | | | |
| 1A | VAC RES LOT - DEV W/UTIL. | 0.2 | 1 |
| | VAC RES LOT - DEV W/UTIL. (CSA 46 FIXED SERVICE CHARGE) | 1 | 1 |
| 2A | VAC LOT W/PROB. WHICH PRECLUDES BLD. | 0 | 0 |
| 3A | VAC LOT - TOTALLY UNUS. (INCURABLE) | 0 | 0 |
| 4A | VAC RES LOT W/MISC. RES. IMPS. (GARAGE) | 0 | 1 |
| 5A | VAC RES SUBDIVISION SITE | 0 | 1 |
| 6A | VAC RES LOT - UNDEV | 0 | 1 |
| 010 | SINGLE FAMILY DWELLING(SFD) | 1 | 1 |
| 011 | CONDOMINIUM UNIT | 1 | 1 |
| 013 | SFD - WITH ONE IN-LAW UNIT | 1.3 | 1 |
| 014 | SFD W/SECONDARY USE (I.E. BARBER SHOP) | 1 | 1 |
| 021 | ONE DUPLEX - ONE BLDG - | 1.3 | 1 |
| 022 | TWO SFDS ON SINGLE PARCEL | 1.3 | 1 |
| 050 | RURAL RESIDENTIAL - VACANT HOMESITE | 0.2 | 1 |
| | RURAL RESIDENTIAL - VACANT HOMESITE (CSA 46 FIXED SERVICE CHARGE) | 1 | 1 |
| 051 | RURAL RESIDENCE - 1 RES. | 1 | 1 |
| 052 | RURAL RESIDENTIAL - 2 OR MORE RES. | 1+0.3/EA. ADD. DU | 1 |
| 054 | RURAL RESIDENTIAL - WITH MISC RES | 1 | 1 |
| AGRICULTURAL | | | |
| 400 | IRRIGATED FRUIT ORCHARD W/O RES | 0 | 0 |
| 401 | IRRIGATED FRUIT ORCHARD W/RES | 1 | 1 |
| UTILITIES & GOVERNMENT | | | |
| 920 | VACANT COUNTY LAND | 0 | 0 |
| 925 | MISC COUNTY PROPERTY | BY SPECIAL STUDY | |
| 937 | MISC CITY PROPERTY | BY SPECIAL STUDY | |
| 940 | SCHOOL DISTRICT PROPERTIES | BY SPECIAL STUDY | |

Notes:

DU = Dwelling Unit