



**COUNTY SERVICE AREA 44 ZONES E AND G  
(SUPERVISORIAL DISTRICT 5)**

**April 10, 2020**

(Administered by the Department of Public Works)

**ENGINEER'S REPORT  
ON  
SERVICE CHARGE ADJUSTMENTS  
FOR  
FISCAL YEAR 2020-21 through 2024-25**



**Prepared by  
The Department of Public Works**

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

**TABLE OF CONTENTS**

<b>1.</b>	<b>INTRODUCTION .....</b>	<b>3</b>
<b>2.</b>	<b>COUNTY SERVICE AREA 44 ZONES E AND G.....</b>	<b>3</b>
<b>3.</b>	<b>DESCRIPTION OF SERVICES AND EXPENDITURES.....</b>	<b>3</b>
<b>4.</b>	<b>SERVICE CHARGES.....</b>	<b>4</b>
<b>5.</b>	<b>OUT OF AREA CUSTOMERS.....</b>	<b>4</b>
<b>6.</b>	<b>METHOD OF COST APPORTIONMENT .....</b>	<b>4</b>
<b>7.</b>	<b>ANNUAL SERVICE CHARGES FOR INDIVIDUAL PROPERTIES.....</b>	<b>5</b>
<b>8.</b>	<b>APPEALS AND ADJUSTMENTS.....</b>	<b>5</b>

**APPENDICES**

- Appendix A District Maps
- Appendix B Proposed Budget
- Appendix C Annual Service Charges for Individual Properties
- Appendix D Single Family Equivalent Unit by Use Code

## COUNTY SERVICE AREA 44 ZONES E AND G

### **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 XIII C and XIII D 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.sjgov.org/ud/csa/csa-44-zg>.

The purpose of this report is to provide detailed information regarding the proposed sewer Service Charge adjustments for County Service Area 44 Zones E and G (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 for sewer 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 2020-21.

### **2. COUNTY SERVICE AREA 44 ZONES E and G**

The Districts are 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 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 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. Services include water, sewer, street lighting, and storm drainage.

The proposed 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 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 sewer Service Charges. All parcels benefiting from the District’s services receive an annual Service Charge, which are generally collected annually through the property owner’s tax roll.

<b>Current and Proposed Annual Sewer Rates per SFE</b>						
<b>Service</b>	<b>Current Rates 2019-2020</b>	<b>Proposed Rates 2020-2021</b>	<b>Proposed Rates 2021-2022</b>	<b>Proposed Rates 2022-2023</b>	<b>Proposed Rates 2023-2024</b>	<b>Proposed Rates 2024-2025</b>
CSA 44 Zone E	\$1,820	\$2,782	\$2,912	\$3,043	\$3,178	\$3,314
CSA 44 Zone G	\$1,461	\$2,173	\$2,296	\$2,420	\$2,547	\$2,675

The proposed rates, if approved, will be effective Fiscal Year 2020-2021 through 2024-2025. Beyond this five-year period, the charges will continue at the 2024-2025 rate until district financial conditions justify a rate reduction or another rate increase is approved.

**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 Districts’ 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 Districts 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. A special study was conducted for several properties in these Districts. 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.

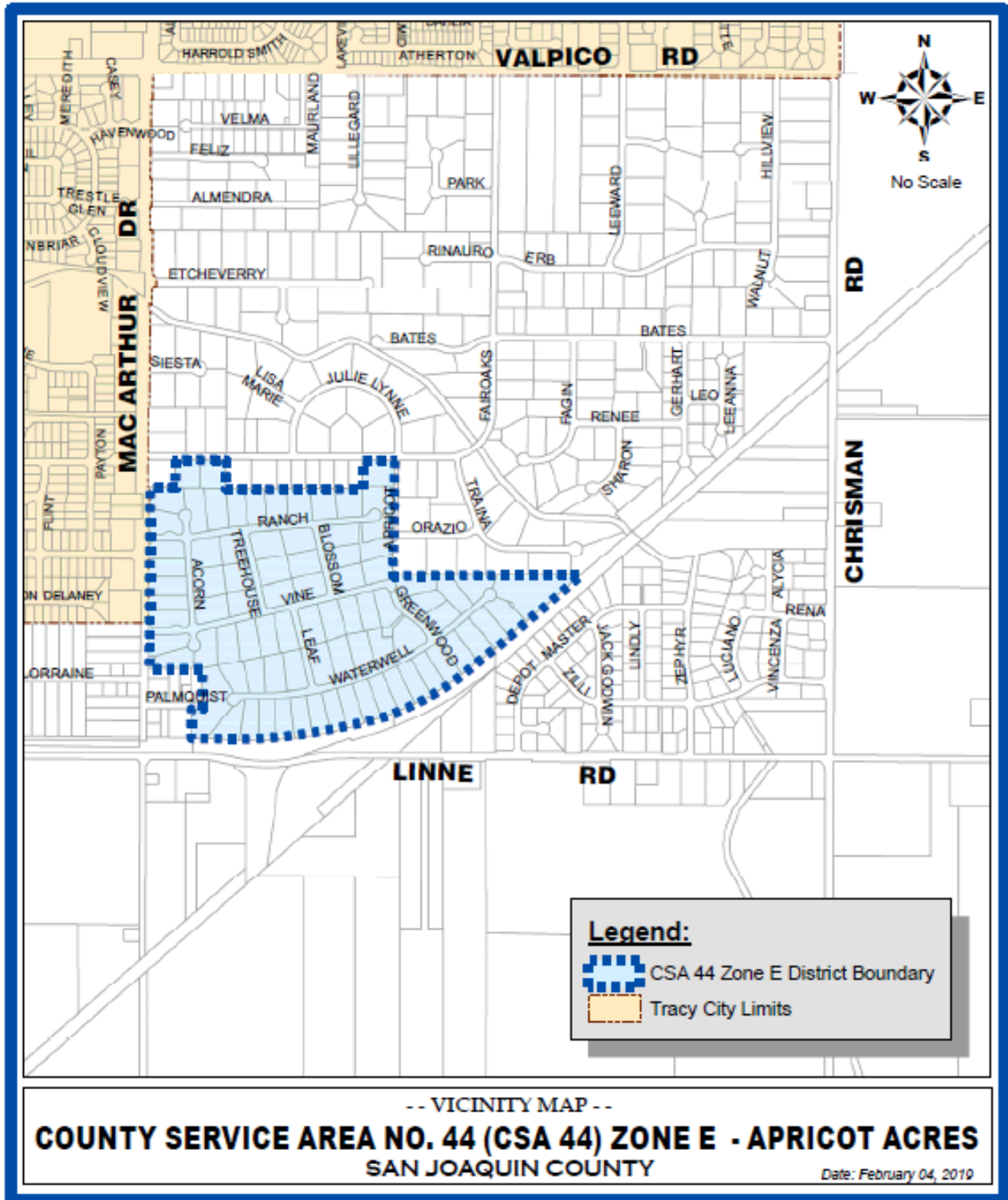
**8. APPEALS AND ADJUSTMENTS**

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.

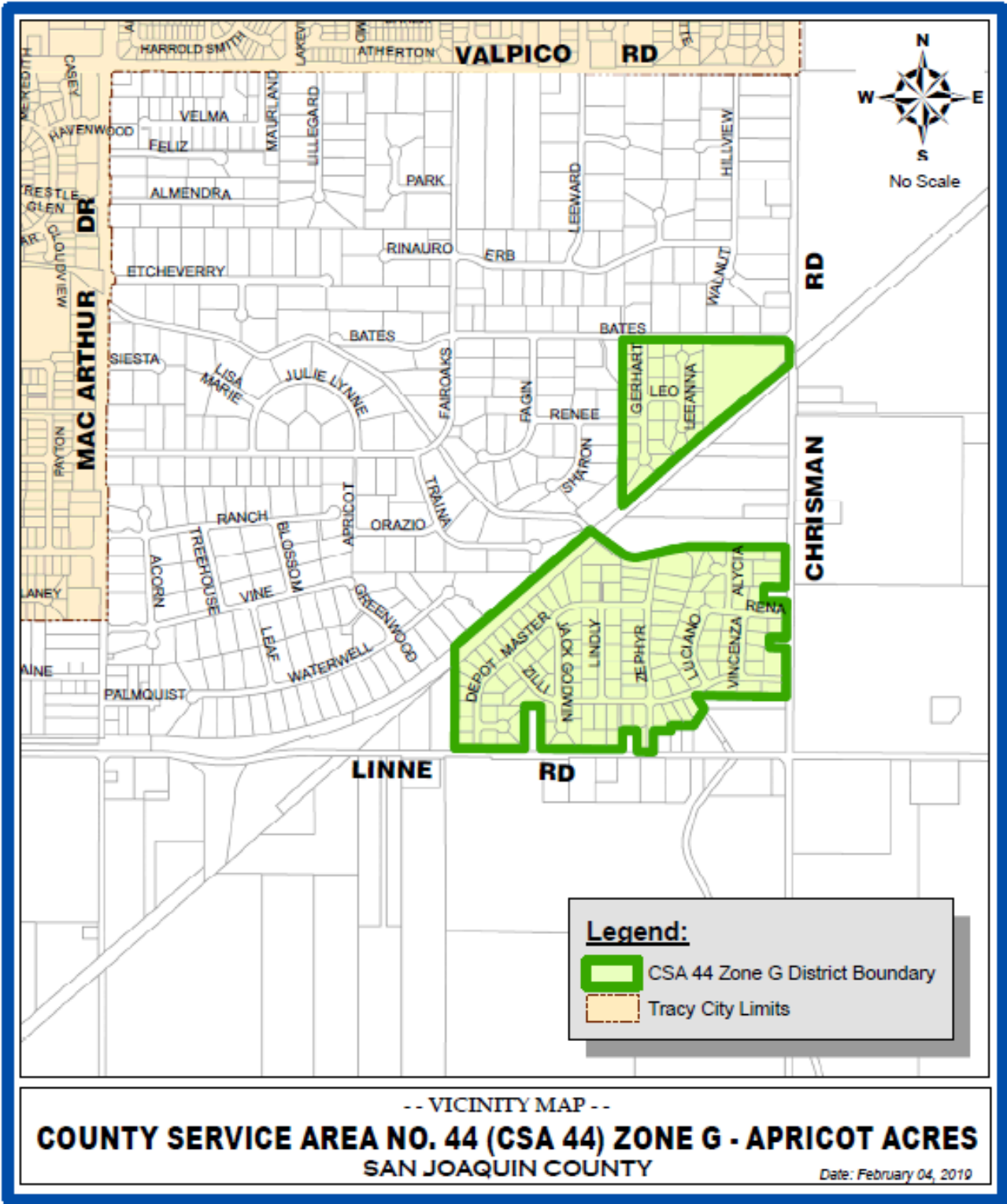
# APPENDIX A

## VICINITY MAP

APPENDIX A  
VICINITY MAP – CSA 44 Zone E



APPENDIX A  
VICINITY MAP – CSA 44 Zone G





# **APPENDIX B**

## **PROPOSED BUDGET**

**APPENDIX B  
PROPOSED BUDGET ZONE E**

District	CSA 44 Zone E					
	Current	Proposed				
Fiscal Year	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Sewer SFEs	91.4	91.4	91.4	91.4	91.4	91.4
Annual Sewer Service Charge/SFE	\$1,820	\$2,782	\$2,912	\$3,043	\$3,178	\$3,314
Water SFEs	86.6	86.6	86.6	86.6	86.6	86.6
Annual Water Service Charge/SFE	\$330	\$330	\$330	\$330	\$330	\$330
Storm SFEs	83.0	83.0	83.0	83.0	83.0	83.0
Annual Storm Service Charge/SFE	\$137	\$137	\$137	\$137	\$137	\$137
Street Lighting SFEs	N/A	N/A	N/A	N/A	N/A	N/A
Annual Street Lighting Service Charge/SFE	N/A	N/A	N/A	N/A	N/A	N/A
<b>REVENUE:</b>						
Annual Sewer Service Charges	\$166,348	\$254,275	\$266,157	\$278,130	\$290,469	\$302,900
Other Annual Service Charges	\$39,949	\$39,949	\$39,949	\$39,949	\$39,949	\$39,949
Metered Water and Interest Income	\$75,000	\$75,000	\$75,000	\$75,001	\$75,002	\$75,003
<b>Total Revenue</b>	<b>\$281,297</b>	<b>\$369,224</b>	<b>\$381,106</b>	<b>\$393,080</b>	<b>\$405,420</b>	<b>\$417,852</b>
<b>EXPENSES:</b>						
<b>Sewer:</b>						
O&M*	\$234,600	\$206,000	\$212,200	\$218,600	\$225,200	\$232,000
Capital Outlay	\$0	\$5,290	\$10,580	\$15,869	\$21,159	\$26,449
SCADA*	\$0	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506
Fund balance deficit payment	\$0	\$30,930	\$30,930	\$30,930	\$30,930	\$30,930
<b>SEWER TOTAL EXPENSES:</b>	<b>\$234,600</b>	<b>\$254,220</b>	<b>\$266,070</b>	<b>\$278,130</b>	<b>\$290,402</b>	<b>\$302,885</b>
<b>Expenses for Other Services:</b>	<b>\$94,000</b>	<b>\$97,000</b>	<b>\$100,000</b>	<b>\$103,000</b>	<b>\$107,000</b>	<b>\$111,000</b>
<b>TOTAL EXPENSES:</b>	<b>\$328,600</b>	<b>\$351,220</b>	<b>\$366,070</b>	<b>\$381,130</b>	<b>\$397,402</b>	<b>\$413,885</b>
<b>Annual Surplus (Shortfall)</b>	<b>(\$47,303)</b>	<b>\$18,004</b>	<b>\$15,036</b>	<b>\$11,950</b>	<b>\$8,018</b>	<b>\$3,966</b>
Beginning Operating Fund Balance	(\$505,760)	(\$553,063)	(\$504,129)	(\$458,163)	(\$415,283)	(\$376,335)
<b>Ending Operating Fund Balance</b>	<b>(\$553,063)</b>	<b>(\$504,129)</b>	<b>(\$458,163)</b>	<b>(\$415,283)</b>	<b>(\$376,335)</b>	<b>(\$341,438)</b>
Capital Reserves	\$0	\$5,290	\$15,869	\$31,739	\$52,898	\$79,347
<b>Total Fund Balance</b>	<b>(\$553,063)</b>	<b>(\$498,839)</b>	<b>(\$442,293)</b>	<b>(\$383,544)</b>	<b>(\$323,437)</b>	<b>(\$262,091)</b>

\*O&M includes 25% reduction for utility maintenance labor. Estimate for SCADA installation = \$35,000 for Zone E and \$45,000 for Zone G with \$5,000 each annual ongoing software costs. Costs are apportioned over the five-year period.

**APPENDIX B  
PROPOSED BUDGET ZONE G**

District	CSA 44 Zone G					
Fiscal Year	Current	Proposed				
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Sewer SFEs	147.8	147.8	147.8	147.8	147.8	147.8
Annual Sewer Service Charge/SFE	\$1,461	\$2,173	\$2,296	\$2,420	\$2,547	\$2,675
Water SFEs	147.2	147.2	147.2	147.2	147.2	147.2
Annual Water Service Charge/SFE	\$176	\$176	\$176	\$176	\$176	\$176
Storm SFEs	155.0	155.0	155.0	155.0	155.0	155.0
Annual Storm Service Charge/SFE	\$147	\$147	\$147	\$147	\$147	\$147
Street Lighting SFEs	156.0	156.0	156.0	156.0	156.0	156.0
Annual Street Lighting Service Charge/SFE	\$116	\$116	\$116	\$116	\$116	\$116
<b>REVENUE:</b>						
Annual Sewer Service Charges	\$215,936	\$321,169	\$339,349	\$357,676	\$376,447	\$395,365
Other Annual Service Charges	\$66,788	\$66,788	\$66,788	\$66,788	\$66,788	\$66,788
Metered Water and Interest Income	\$51,000	\$51,000	\$51,000	\$51,000	\$51,000	\$51,000
<b>Total Revenue</b>	<b>\$333,724</b>	<b>\$438,958</b>	<b>\$457,137</b>	<b>\$475,464</b>	<b>\$494,235</b>	<b>\$513,153</b>
<b>EXPENSES:</b>						
<b>Sewer:</b>						
O&M*	\$306,500	\$272,300	\$280,500	\$288,900	\$297,600	\$306,500
Capital Outlay	\$0	\$9,567	\$19,134	\$28,700	\$38,267	\$47,834
SCADA*	\$0	\$14,000	\$14,420	\$14,853	\$15,298	\$15,757
Fund balance deficit payment	\$0	\$25,181	\$25,181	\$25,181	\$25,181	\$25,181
<b>SEWER TOTAL EXPENSES:</b>	<b>\$306,500</b>	<b>\$321,048</b>	<b>\$339,235</b>	<b>\$357,634</b>	<b>\$376,346</b>	<b>\$395,272</b>
Expenses for Other Services:	\$69,000	\$72,000	\$75,000	\$78,000	\$81,000	\$84,000
<b>TOTAL EXPENSES:</b>	<b>\$375,500</b>	<b>\$393,048</b>	<b>\$414,235</b>	<b>\$435,634</b>	<b>\$457,346</b>	<b>\$479,272</b>
<b>Annual Surplus (Shortfall)</b>	<b>(\$41,776)</b>	<b>\$45,910</b>	<b>\$42,902</b>	<b>\$39,830</b>	<b>\$36,888</b>	<b>\$33,881</b>
Beginning Operating Fund Balance	(\$411,196)	(\$452,972)	(\$381,881)	(\$313,798)	(\$248,787)	(\$186,717)
<b>Ending Operating Fund Balance</b>	<b>(\$452,972)</b>	<b>(\$381,881)</b>	<b>(\$313,798)</b>	<b>(\$248,787)</b>	<b>(\$186,717)</b>	<b>(\$127,655)</b>
Capital Reserves	\$0	\$9,567	\$28,700	\$57,401	\$95,668	\$143,502
<b>Total Fund Balance</b>	<b>(\$452,972)</b>	<b>(\$372,314)</b>	<b>(\$285,097)</b>	<b>(\$191,386)</b>	<b>(\$91,049)</b>	<b>\$15,847</b>

\*O&M includes 25% reduction for utility maintenance labor. Estimate for SCADA installation = \$35,000 for Zone E and \$45,000 for Zone G with \$5,000 each annual ongoing software costs. Costs are apportioned over the five-year period.

# **APPENDIX C**

## **ANNUAL SERVICE CHARGES FOR INDIVIDUAL PROPERTIES**

**APPENDIX C**  
**ANNUAL SERVICE CHARGES**

<b>CSA44 Zone E - Sewer</b>								
Assessor's Parcel Number	Use Code	SFE	Current FY 2019-20	Proposed FY 2020-21	Proposed FY 2021-22	Proposed FY 2022-23	Proposed FY 2023-24	Proposed FY 2024-25
248-090-15	925	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-400-01	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-400-02	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-400-03	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-400-04	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-400-05	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-400-06	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-400-07	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-400-08	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-400-09	13	1.7	\$3,094.00	\$4,729.40	\$4,950.40	\$5,173.10	\$5,402.60	\$5,633.80
248-400-10	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-400-11	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-400-12	13	1.7	\$3,094.00	\$4,729.40	\$4,950.40	\$5,173.10	\$5,402.60	\$5,633.80
248-400-13	1A	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-400-14	13	1.7	\$3,094.00	\$4,729.40	\$4,950.40	\$5,173.10	\$5,402.60	\$5,633.80
248-400-15	851	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-410-01	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-410-02	1A	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-410-03	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-410-04	13	1.7	\$3,094.00	\$4,729.40	\$4,950.40	\$5,173.10	\$5,402.60	\$5,633.80
248-410-05	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-410-06	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-410-07	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-410-08	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-410-09	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-410-10	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-410-11	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-420-01	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-420-02	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-420-03	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-420-06	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-420-07	13	1.7	\$3,094.00	\$4,729.40	\$4,950.40	\$5,173.10	\$5,402.60	\$5,633.80
248-420-08	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-420-09	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-420-10	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-420-11	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00



248-440-36	851	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-440-37	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-440-38	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-440-39	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-440-41	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-440-42	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-440-43	13	1.7	\$3,094.00	\$4,729.40	\$4,950.40	\$5,173.10	\$5,402.60	\$5,633.80
248-440-44	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-440-45	10	1	\$1,820.00	\$2,782.00	\$2,912.00	\$3,043.00	\$3,178.00	\$3,314.00
248-440-46	925	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>91.4</b>	<b>\$166,348.00</b>	<b>\$254,274.80</b>	<b>\$266,156.80</b>	<b>\$278,130.20</b>	<b>\$290,469.20</b>	<b>\$302,899.60</b>

CSA44 Zone G - Sewer								
Assessor's Parcel Number	Use Code	SFE	Current FY 2019-20	Proposed FY 2020-21	Proposed FY 2021-22	Proposed FY 2022-23	Proposed FY 2023-24	Proposed FY 2024-25
248-010-17	810	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-090-17	920	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-570-01	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-02	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-03	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-04	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-05	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-06	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-07	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-08	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-09	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-10	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-11	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-12	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-13	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-14	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-15	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-16	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-17	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-18	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-19	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-20	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-21	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-22	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-23	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-24	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-570-25	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00









248-670-16	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-670-17	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-670-18	10	1	\$1,461.00	\$2,173.00	\$2,296.00	\$2,420.00	\$2,547.00	\$2,675.00
248-670-19	10	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248-670-20	925	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>147.8</b>	<b>\$215,935.80</b>	<b>\$321,169.40</b>	<b>\$339,348.80</b>	<b>\$357,676.00</b>	<b>\$376,446.60</b>	<b>\$395,365.00</b>

# APPENDIX D

## SFEs BY USE CODE

USE CODE	DESCRIPTION	SFE FACTOR <sup>1</sup>
		SEWER <sup>2,3</sup>
	<b>RESIDENTIAL</b>	
1A	VAC RES LOT - DEV W/UTIL.	0.3
	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 - NON CONFORMING USE	1
022	TWO SFDS ON SINGLE PARCEL	1.7
050	RURAL RESIDENTIAL - VACANT HOMESITE	0.3
051	RURAL RESIDENCE - 1 RES.	1
052	RURAL RESIDENTIAL - 2 OR MORE RES.	1+0.7/EA. ADD. DU
054	RURAL RESIDENTIAL - WITH MISC RES	1
810	SBE VALUED	0
851	PRIVATE ROAD	0
920	VACANT COUNTY LAND	0
925	MISC COUNTY PROPERTY	0
943	WATER DISTRICT PROPERTY	0

**Notes:**

- 1 SFE = Single Family Equivalent unit
- 2 DU = Dwelling Unit
- 3 SEWER includes sewer treatment & sewer maintenance services