

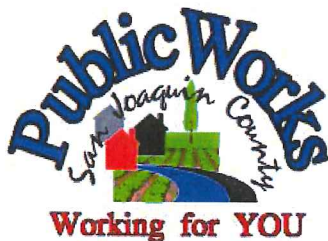


**COUNTY SERVICE AREA 43
(SUPERVISORIAL DISTRICT 4)**

March 20, 2018

(Administered by the Department of Public Works)

**ENGINEER'S REPORT
ON
SERVICE CHARGE ADJUSTMENTS
FOR
FISCAL YEARS 2018-19 through 2027-2028**



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 43

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/pubworks.

The purpose of this report is to provide detailed information regarding the proposed Service Charge adjustments for COUNTY SERVICE AREA 43 (District). 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 water. 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 2018-19.

2. COUNTY SERVICE AREA 43

The District is considered a special district 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 1987. The Resolution, which is filed with the San Joaquin County Clerk of the Board, authorizes the District to establish sufficient Service Charges for operation and maintenance of the water system improvements. The District's water system serves 99 parcels. The water system consists of 2 wells, 11,300 linear feet of main lines, and 79 metered service connections.

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 2018-19 through 2027-2028 budget for the District is listed 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 10 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 tables show the current and proposed Service Charges per fiscal year. The proposed charges include an Annual Service Charge collected through the property tax roll of all the benefiting parcels. The metered customers received monthly billings for their metered water usage.

Monthly Charges	Current	Proposed				
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Monthly Meter Charge	\$22	\$27	\$27	\$27	\$27	\$27
Metered Water Rate (per 1,000 gallons)	\$2.00	\$2.19	\$2.19	\$2.19	\$2.19	\$2.19

Annual Charge	Current	Proposed				
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Annual Service Charge (per SFE)	\$0	\$259	\$317	\$377	\$437	\$497
		Proposed				
		2023-24	2024-25	2025-26	2026-27	2027-28
		\$558	\$620	\$682	\$744	\$807

The proposed Monthly Meter Charge and Metered Water Rate, if approved, will be effective for Fiscal Years 2018-2019 through 2022-23. Effective Fiscal Year 2023-24 through 2027-28, 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. The proposed Annual Service Charge

will be effective Fiscal Years 2018-2019 through 2027-2028. These are the maximum service charges per year, and may be lowered depending on actual cost increases.

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 Monthly Meter Charge and Metered Water Rate are 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 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. A special study was conducted for several properties in this District. These are noted in Appendix C.

7. PROPERTY OWNER LIST AND TAX ROLL

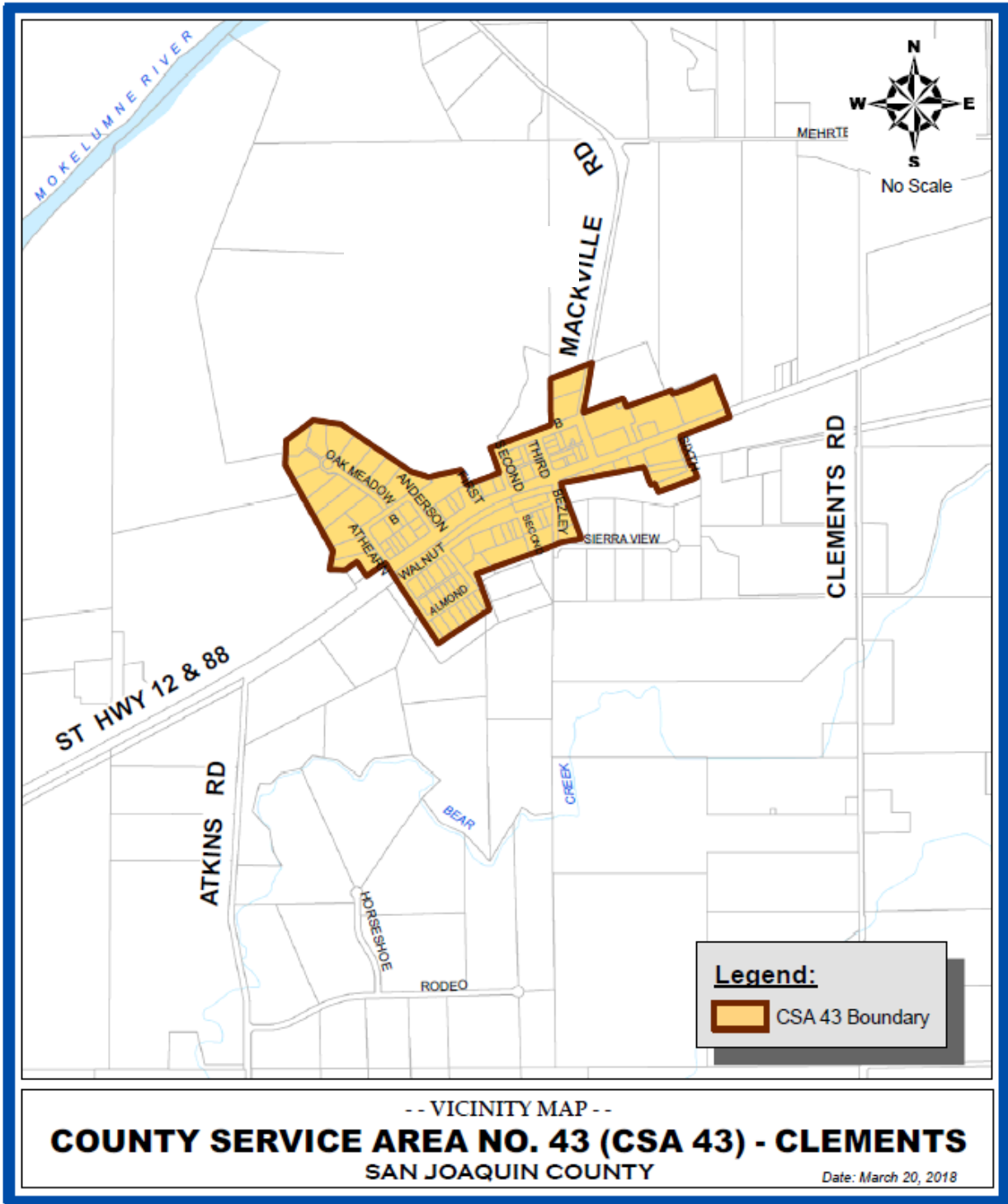
Appendix C contains a list of the San Joaquin County's Assessor Parcel numbers for all the properties within the boundaries of the District. The list further contains the Service Charge amounts for each benefitting parcel within the District. The list is keyed to the records of the San Joaquin County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

APPENDIX A

VICINITY MAP



APPENDIX B

PROPOSED BUDGET

	Current	Proposed						Proposed					
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		
Service Charges:													
Water SFEs	N/A	96.3	96.3	96.3	96.3	96.3	96.3	96.3	96.3	96.3	96.3		
Annual Service Charge per SFE	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807		
Monthly Meter Charge	\$22	\$27	\$27	\$27	\$27	\$27	\$28	\$29	\$30	\$31	\$32		
Metered Water Rate (per 1,000 gallons)	\$2.00	\$2.19	\$2.19	\$2.19	\$2.19	\$2.19	\$2.26	\$2.33	\$2.40	\$2.47	\$2.54		
Streetlight SFEs	151.00	151.00	151.00	151.00	151.00	151.00	151.00	151.00	151.00	151.00	151.00		
Streetlight Service Charge / SFE	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00		
Revenue:													
Annual Water Service Charges	\$37,544	\$68,874	\$74,459	\$80,237	\$86,015	\$91,793	\$99,183	\$106,670	\$114,157	\$121,643	\$129,226		
Annual Street Lighting Service Charges	\$2,265	\$2,265	\$2,265	\$2,265	\$2,265	\$2,265	\$2,265	\$2,265	\$2,265	\$2,265	\$2,265		
Property Tax and Interest Income	\$1,444	\$1,457	\$1,520	\$1,526	\$1,533	\$1,540	\$1,548	\$1,555	\$1,563	\$1,571	\$1,579		
Total Revenue	\$41,389	\$72,596	\$78,244	\$84,029	\$89,813	\$95,598	\$102,996	\$110,490	\$117,985	\$125,479	\$133,070		
Expenses:													
Water:													
Labor (maint, engineering, admin)	\$50,705	\$52,227	\$53,793	\$55,407	\$57,069	\$58,781	\$60,545	\$62,361	\$64,232	\$66,159	\$68,144		
Electricity	\$7,366	\$7,587	\$7,815	\$8,049	\$8,291	\$8,539	\$8,795	\$9,059	\$9,331	\$9,611	\$9,899		
Equipment & Materials	\$2,534	\$2,610	\$2,688	\$2,769	\$2,852	\$2,937	\$3,025	\$3,116	\$3,210	\$3,306	\$3,405		
License and Permit	\$9	\$9	\$9	\$9	\$10	\$10	\$10	\$11	\$11	\$11	\$12		
Capital Replacement Reserves	\$0	\$9,009	\$18,018	\$27,028	\$36,037	\$45,046	\$50,268	\$55,490	\$60,712	\$65,934	\$71,156		
Total Water Expenses	\$60,614	\$71,441	\$82,324	\$93,262	\$104,258	\$115,314	\$122,644	\$130,037	\$137,496	\$145,021	\$152,616		
Streetlight:													
Labor (maint, engineering, admin)	\$841	\$867	\$893	\$919	\$947	\$975	\$1,005	\$1,035	\$1,066	\$1,098	\$1,131		
Electricity	\$1,108	\$1,142	\$1,176	\$1,211	\$1,247	\$1,285	\$1,323	\$1,363	\$1,404	\$1,446	\$1,490		
Total Streetlighting Expenses	\$1,950	\$2,008	\$2,068	\$2,131	\$2,194	\$2,260	\$2,328	\$2,398	\$2,470	\$2,544	\$2,620		
Total Expenses	\$62,563	\$73,450	\$84,392	\$95,393	\$106,453	\$117,574	\$124,972	\$132,435	\$139,966	\$147,565	\$155,236		
Annual Surplus (Shortfall)	(\$21,174)	(\$854)	(\$6,148)	(\$11,364)	(\$16,639)	(\$21,976)	(\$21,976)	(\$21,945)	(\$21,981)	(\$22,086)	(\$22,166)		
Beginning Operating Fund Balance	(\$2,973)	(\$24,358)	(\$25,212)	(\$31,360)	(\$42,724)	(\$59,363)	(\$81,340)	(\$103,316)	(\$125,261)	(\$147,242)	(\$169,328)		
Ending Operating Fund Balance	(\$24,358)	(\$25,212)	(\$31,360)	(\$42,724)	(\$59,363)	(\$81,340)	(\$103,316)	(\$125,261)	(\$147,242)	(\$169,328)	(\$191,495)		
Capital Replacement Reserves	\$0	\$9,009	\$27,028	\$54,055	\$90,092	\$135,139	\$185,407	\$240,897	\$301,609	\$367,544	\$438,700		
Total Fund Balance	(\$24,358)	(\$16,202)	(\$4,332)	\$11,332	\$30,729	\$53,799	\$82,091	\$115,636	\$154,367	\$198,216	\$247,205		

APPENDIX C

ANNUAL SERVICE CHARGES FOR INDIVIDUAL PROPERTIES

Parcel Information		Annual Water Service Charges													
Assessor's Parcel Number	Use Code SFE	Current FY 2017-18	Proposed FY 2018-19	Proposed FY 2019-20	Proposed FY 2020-21	Proposed FY 2021-22	Proposed FY 2022-23	Proposed FY 2023-24	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28	Notes on SFE Determination		
01901015	810 0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Parcel is currently a roadway (6th Street) not to be developed		
01901026	810 0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Parcel is currently a roadway (6th Street) not to be developed		
01921005	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921008	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921013	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921014	110 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921015	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921016	022 1.3	\$0	\$337	\$412	\$490	\$568	\$646	\$725	\$806	\$887	\$967	\$1,049			
01921017	014 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921018	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921022	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921023	051 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921024	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921025	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921026	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921028	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921029	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921030	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921031	001 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921032	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01921033	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01922038	051 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01922039	051 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01923001	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01923002	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01923003	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01923004	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01923005	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01923006	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01923007	051 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			
01923009	010 1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807			

Parcel Information			Annual Water Service Charges															Notes on SFE Determination
Assessor's Parcel Number	Use Code	SFE	Current FY 2017-18	Proposed FY 2018-19	Proposed FY 2019-20	Proposed FY 2020-21	Proposed FY 2021-22	Proposed FY 2022-23	Proposed FY 2023-24	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28					
01923010	001	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01923011	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01923012	001	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01923013	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01923014	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01923015	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01923016	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01923019	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01923020	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01923021	001	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01923022	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01923023	001	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01923029	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01923030	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01923031	002	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		Parcel has a metered water connection			
01924001	100	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
01924002	001	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924003	101	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924004	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924009	100	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		Parcel use is concurrent with 019-240-11			
01924011	810	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924012	810	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
01924019	213	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924020	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924023	891	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
01924029	110	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924030	280	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924032	171	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924033	142	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924034	170	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924035	210	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924036	051	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924038	891	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					

Parcel Information			Annual Water Service Charges															Notes on SFE Determination
Assessor's Parcel Number	Use Code	SFE	Current FY 2017-18	Proposed FY 2018-19	Proposed FY 2019-20	Proposed FY 2020-21	Proposed FY 2021-22	Proposed FY 2022-23	Proposed FY 2023-24	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28					
01924043	320	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924048	101	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924052	110	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924053	850	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
01924068	211	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924069	110	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924070	004	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
01924071	003	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
01924072	211	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924074	320	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924075	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924076	320	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924077	310	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924078	101	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Parcel use is concurrent with 019-240-77				
01924079	310	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924080	101	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01924081	941	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01925002	710	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01925003	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01925004	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01925005	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01925006	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01925007	002	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
01925008	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01925009	001	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01925010	010	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01925013	002	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
01925014	100	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
01925015	314	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807					
01925016	051	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Parcel does not currently have piping infrastructure available to provide connection.				

Parcel Information			Annual Water Service Charges															Notes on SFE Determination
Assessor's Parcel Number	Use Code	SFE	Current FY 2017-18	Proposed FY 2018-19	Proposed FY 2019-20	Proposed FY 2020-21	Proposed FY 2021-22	Proposed FY 2022-23	Proposed FY 2023-24	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28					
01925017	050	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Parcel does not currently have piping infrastructure available to provide connection.	
01925020	051	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01926003	002	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
01926055	002	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
01943001	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943002	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943003	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943004	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943005	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943006	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943007	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943008	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943009	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943010	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943011	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943012	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943013	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943014	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943015	050	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
01943016	925	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Site of district storm pond	
01943017	950	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Site of district well	
01943018	851	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807	Parcel has a metered water connection	
02302025	611	1	\$0	\$259	\$317	\$377	\$437	\$497	\$558	\$620	\$682	\$744	\$807	\$807	\$807	\$807		
Total		96.3	\$0	\$8,625	\$10,556	\$12,554	\$14,552	\$16,550	\$18,581	\$20,646	\$22,711	\$24,775	\$26,873	\$26,873	\$26,873	\$26,873		

APPENDIX D

SFEs BY USE CODE

USE CODE	DESCRIPTION	SFE FACTOR
		WATER
RESIDENTIAL		
001	VAC RES LOT - DEV W/UTIL.	1
002	VAC LOT W/PROB. WHICH PRECLUDES BLD.	0
003	VAC LOT - TOTALLY UNUS. (INCURABLE)	0
004	VAC RES LOT W/MISC. RES. IMPS. (GARAGE)	0
010	SINGLE FAMILY DWELLING (SFD)	1
014	SFD W/SECONDARY USE (I.E. BARBER SHOP)	1
022	TWO SFDS ON SINGLE PARCEL	1.3
050	RURAL RESIDENTIAL - VACANT HOMESITE	1
051	RURAL RESIDENTIAL - 1 RES.	1
COMMERCIAL		
100	VACANT COMMERCIAL LAND - UNDEV.	0
101	VACANT COMMERCIAL LAND DEV. W/UTIL.	1
110	SINGLE STORY STORE	1
142	CONVENIENCE STORE	1
170	1 STORY OFFICE BUILDING	1
171	2 STORY OFFICE BUILDING	1
210	RESTAURANTS	1
211	FAST FOOD RESTAURANTS	1
213	COCKTAIL LOUNGE - BARS	1
280	AUTO & TRUCK REPAIRS & ACCESSORIES	1

	INDUSTRIAL	
310	LIGHT MANUFACTURING & LIGHT INDUSTRIAL	1
314	SHOP-WORK AREA W/SMALL OFFICE	1
320	WAREHOUSING - ACTIVE	1
	RECREATIONAL	
611	RECREATIONAL CENTERS	1
710	CHURCH, SYNAGOGUE OR TEMPLE	1
	UTILITIES & GOVERNMENT	
810	SBE VALUED	SPECIAL STUDY
850	RIGHT-OF-WAY	0
851	PRIVATE ROAD	SPECIAL STUDY
891	PARKING LOTS - NO FEE	0
925	MISC COUNTY PROPERTY	SPECIAL STUDY
941	FIRE DISTRICTS	1
950	PUBLIC OWNED LANDS	0