



**COUNTY SERVICE AREA 18  
FAIRWAY ESTATES  
(SUPERVISORIAL DISTRICT 4)**

**APRIL 22, 2025**

(Administered by the Department of Public Works)

**ENGINEER'S REPORT  
ON  
SERVICE CHARGE ADJUSTMENTS  
FOR  
FISCAL YEAR 2025-26**



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

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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 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/departments/pwk/special-districts-home/general-information>

The purpose of this report is to provide detailed information regarding the proposed service charge adjustments for County Service Area 18 Fairway Estates (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. If a majority protest does not exist at the conclusion of the Public Hearing, staff recommends the Board adopt an Order to approve the proposed rates, which will become effective in Fiscal Year 2025-26.

## **2. DISTRICT**

The District is considered a special district 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 District was established by the San Joaquin County Board of Supervisors through resolutions on file with the County Clerk of the Board. The Board authorizes the collection of Service Charges for the operation and maintenance of the authorized services.

## **3. DESCRIPTION OF SERVICES AND EXPENDITURES**

The District currently provides for the operation and maintenance of the public systems serving properties within the District.

The proposed 2025-26 budget for the District is listed in Appendix B, and generally 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. Service charges for future replacement projects are phased in over 10 years.
- 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 water service charge, which are generally collected annually through the property tax roll of the customers. Metered charges if applicable are collected through periodic billings to the account holder.

**Table A – Water Service Rate Adjustments**

Current and Proposed Annual Water Rate per SFE						
District	Current Rates	Proposed Rates				
	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
CSA 18	\$828	\$1,085	\$1,187	\$1,288	\$1,389	\$1,473

The rates shown in Table A will have a five-year rate structure that, if approved, will be effective Fiscal Years 2025-26 through 2029-30. In Fiscal Year 2026-27, service charges shall start to phase in repair and replacement costs based on the district's capital assets. The phase-in is structured over 10 years. If approved, this proposed rate structure is for 5 years, and under the Proposition 218 procedures, property owners will have to approve the remaining capital replacement contributions under a separate, future rate schedule. However, if no future rate proposal is presented in five years, the charges will continue at the 2029-30 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.

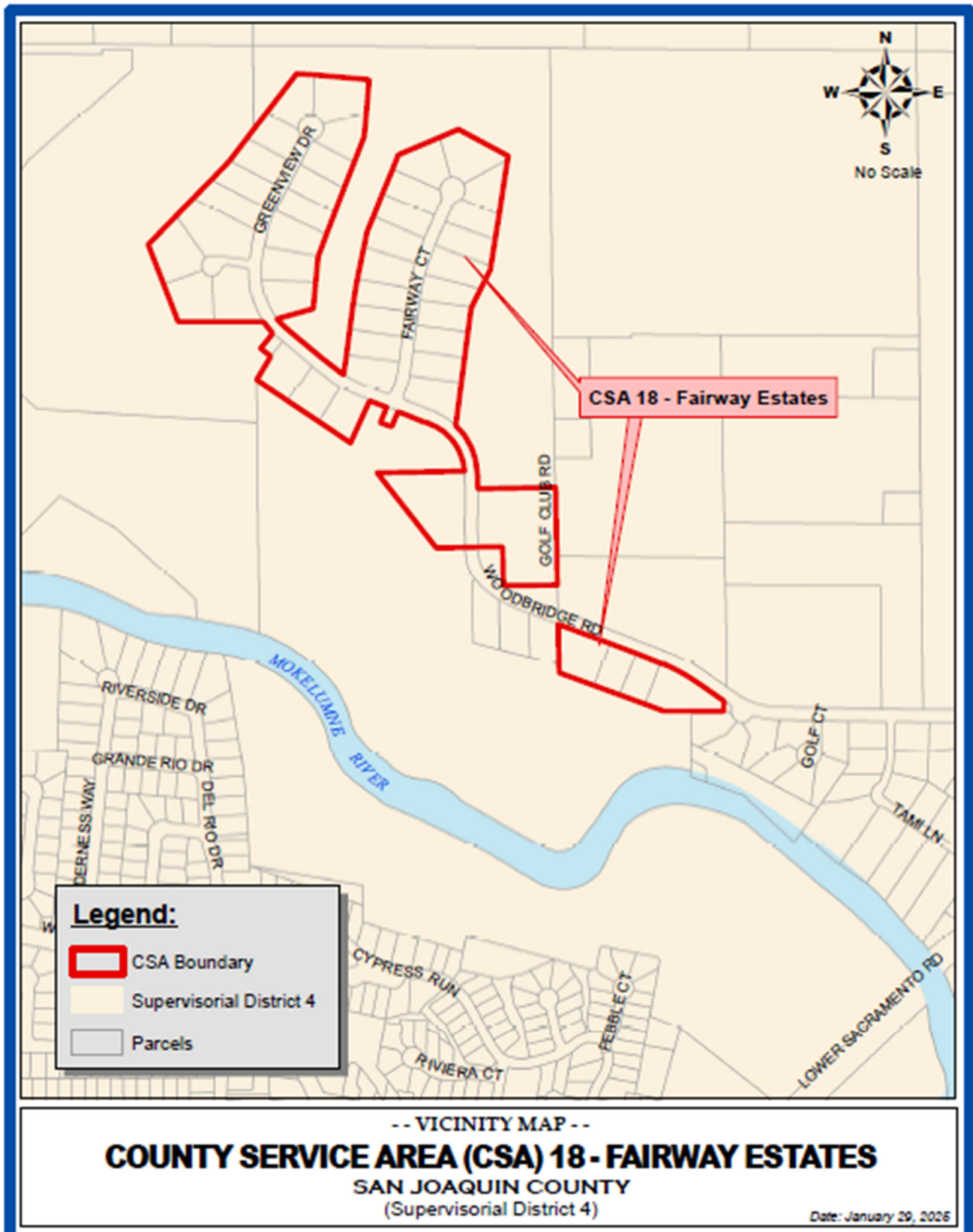
**7. PROPERTY OWNER LIST AND TAX ROLL**

Appendix C contains a list of the San Joaquin County's Assessor Parcel Numbers for the properties within the boundaries of the District. The list further contains the service charge amounts for each benefitting parcel within the District. The San Joaquin County Assessor's records are updated to reflect these service charge changes.

**8. APPEALS AND ADJUSTMENTS**

Any property owner who feels that the service charge levied on the subject property is in error because 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 DISTRICT MAP



## APPENDIX B DISTRICT BUDGET

CSA 18 - Fairway Estates	Current	Proposed				
	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Water SFEs	49.2	49.2	49.2	49.2	49.2	49.2
Water Service Charge/SFE	\$828	\$1,085	\$1,187	\$1,288	\$1,389	\$1,473
Streetlight SFEs	44.0	44.0	44.0	44.0	44.0	44.0
Streetlight Service Charge/SFE	\$40	\$40	\$40	\$40	\$40	\$40
<b>Revenue:</b>						
Annual Service Charges - Water	\$40,738	\$53,382	\$58,400	\$63,370	\$68,339	\$72,479
Annual Service Charges - Street Lighting	\$1,760	\$1,760	\$1,760	\$1,760	\$1,760	\$1,760
Other Income	\$1,354	\$1,366	\$1,378	\$1,391	\$1,403	\$1,416
<b>Total Revenue</b>	<b>\$43,852</b>	<b>\$56,508</b>	<b>\$61,539</b>	<b>\$66,520</b>	<b>\$71,502</b>	<b>\$75,655</b>
<b>Expenses:</b>						
Labor (maintenance, engineering, admin)	\$39,142	\$40,311	\$41,516	\$42,757	\$44,035	\$45,351
Electricity - Pump	\$8,564	\$8,821	\$9,085	\$9,358	\$9,639	\$9,928
Electricity - Streetlighting	\$1,779	\$1,832	\$1,887	\$1,944	\$2,002	\$2,062
Equipment & Materials	\$4,585	\$4,723	\$4,865	\$5,011	\$5,161	\$5,316
License and Permit	\$488	\$503	\$518	\$533	\$549	\$566
Well Failure/Rehab Projects	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$54,558</b>	<b>\$56,190</b>	<b>\$57,871</b>	<b>\$59,602</b>	<b>\$61,386</b>	<b>\$63,223</b>
<b>Capital Outlay</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,108</b>	<b>\$6,216</b>	<b>\$9,324</b>	<b>\$12,432</b>
<b>Expense + CO</b>	<b>\$54,558</b>	<b>\$56,190</b>	<b>\$60,979</b>	<b>\$65,818</b>	<b>\$70,710</b>	<b>\$75,655</b>
<b>Annual Surplus (Shortfall)</b>	<b>(\$10,706)</b>	<b>\$318</b>	<b>\$560</b>	<b>\$702</b>	<b>\$793</b>	<b>\$0</b>
Beginning Fund Balance	\$26,219	\$15,513	\$15,832	\$19,500	\$26,418	\$36,534
Capital Reserves	\$0	\$318	\$3,668	\$6,918	\$10,117	\$12,432
<b>Total Fund Balance</b>	<b>\$15,513</b>	<b>\$15,832</b>	<b>\$19,500</b>	<b>\$26,418</b>	<b>\$36,534</b>	<b>\$48,966</b>

**APPENDIX C**  
**COUNTY SERVICE AREA 18**  
**FAIRWAY ESTATES**  
**ANNUAL SERVICE CHARGES**

CSA 18 - Water									
Assessor's Parcel Number	Use Code	Current SFE	Proposed SFE	Current 2024-25	Proposed 2025-26	Proposed 2026-27	Proposed 2027-28	Proposed 2028-29	Proposed 2029-30
013-120-21	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-120-23	51	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-120-25	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-120-57	662	3	3	\$2,484.00	\$3,255.00	\$3,561.00	\$3,864.00	\$4,167.00	\$4,419.00
013-120-58	662	3	3	\$2,484.00	\$3,255.00	\$3,561.00	\$3,864.00	\$4,167.00	\$4,419.00
013-120-63	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-120-64	1A	0.2	0.2	\$165.60	\$217.00	\$237.40	\$257.60	\$277.80	\$294.60
013-250-01	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-02	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-03	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-04	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-05	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-09	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-10	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-11	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-12	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-13	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-14	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-15	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-16	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-17	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-18	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-19	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-20	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-21	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-22	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-23	925	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
013-250-24	925	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
013-250-26	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-27	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-250-28	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-01	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00



013-260-02	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-03	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-04	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-05	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-06	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-07	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-08	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-09	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-10	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-11	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-12	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-13	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-14	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-15	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-16	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00
013-260-17	10	1	1	\$828.00	\$1,085.00	\$1,187.00	\$1,288.00	\$1,389.00	\$1,473.00

CSA 18 - Water									
Assessor's Parcel Number	Use Code	Current SFE	Proposed SFE	Current 2024-25	Proposed 2025-26	Proposed 2026-27	Proposed 2027-28	Proposed 2028-29	Proposed 2029-30
013-120-21	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-120-23	51	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-120-25	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-120-57	662	3	3	\$2,484.00	\$3,615.00	\$4,119.00	\$4,614.00	\$5,112.00	\$5,613.00
013-120-58	662	3	3	\$2,484.00	\$3,615.00	\$4,119.00	\$4,614.00	\$5,112.00	\$5,613.00
013-120-63	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-120-64	1A	0.2	0.2	\$165.60	\$241.00	\$274.60	\$307.60	\$340.80	\$374.20
013-250-01	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-02	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-03	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-04	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-05	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-09	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-10	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-11	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-12	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-13	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-14	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-15	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-16	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-17	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00

013-250-18	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-19	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-20	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-21	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-22	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-23	925	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
013-250-24	925	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
013-250-26	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-27	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-250-28	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-01	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-02	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-03	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-04	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-05	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-06	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-07	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-08	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-09	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-10	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-11	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-12	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-13	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-14	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-15	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-16	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00
013-260-17	10	1	1	\$828.00	\$1,205.00	\$1,373.00	\$1,538.00	\$1,704.00	\$1,871.00

**APPENDIX D**  
**USE CODES**

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

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR	
		WATER / FIRE HYDRANT	STORM DRAINAGE
RESIDENTIAL			
1A	VAC RES LOT - DEV W/ UTILITIES	1	1
2A	VAC LOT W/PROB. WHICH PRECLUDES BLD.	0	0
3A	VAC LOT - TOTALLY UNUS. (INCURABLE)	0	0
6A	VAC RES LOT - UNDEV	0	1
7A	POTENTIAL RESIDENTIAL SUBDIVISION	0.2	1
010	SINGLE FAMILY DWELLING(SFD)	1	1
011	CONDOMINIUM UNIT	1	1
013	SFD W/SECONDARY RES SQ FT	1.3	1
	SFD W/SECONDARY RES SQ FT (Elkhorn Maintenance District)	1	1
014	SFD W/SECONDARY USE (I.E. BARBER SHOP)	1	1
016	RES LOT W/MOBILE HOME	1	1
021	ONE DEPULEX - ONE BUILDING	1.3	1
	ONE DEPULEX - ONE BUILDING (Elkhorn Maintenance District)	1	1
022	TWO SFDS ON SINGLE PARCEL	1.3	1
	TWO SFDS ON SINGLE PARCEL (Elkhorn Maintenance District)	1	1
032	THREE UNITS - 2 OR MORE STRUCTURES	1.6	1
	THREE UNITS - 2 OR MORE STRUCTURES (Elkhorn Maintenance District)	1	1
035	FOUR UNITS, 2 OR MORE STRUCTURES	1.9	1
	FOUR UNITS, 2 OR MORE STRUCTURES (Elkhorn Maintenance District)	1	1
050	RURAL RESIDENTIAL - VACANT HOMESITE	0.2	1
051	RURAL RESIDENCE - 1 RESIDENCE	1	1

052	RURAL RES - 2 OR MORE RESIDENCES	1+0.3/EA. ADD. DU	1
056	RURAL RESIDENTIAL W/MOBILEHOME	1	1
<b>COMMERCIAL</b>			
080	COMMON AREAS - NO STRUCTURES	0	1
090	MOBILEHOME PARK	1+0.3/EA. ADD. DU	1
100	VACANT COMMERCIAL LAND - UNDEV.	0	1
101	VACANT COMMERCIAL LAND DEV. W/UTIL.	0.2	1
<b>COMMERCIAL (CONT.)</b>			
102	VACANT COMMERCIAL LAND W/MISC. IMPRV.	0	1
110	SINGLE STORY STORE	1	1
111	MULTIPLE STORY STORES	1	1
113	STORE WITH RES. UNIT OR UNITS	1+0.3/EA. ADD. DU	1
120	ONE STORE AND ONE OFFICE	1	1
140	GROCERY STORE	1	1
142	CONVENIENCE STORE	1	1
152	NEIGHBORHOOD SHOPPING CENTER	BY SPECIAL STUDY	1
170	1 STORY OFFICE BUILDING	1/OFFICE	1
173	OFFICE BLDG W/RES UNIT OR UNITS	BY SPECIAL STUDY	
202	COMMERCIAL USE-DOES NOT FIT ANY OTHER USE	1	1
213	COCKTAIL LOUNGE - BARS	2 MIN.	1
250	FULL-SERVICE STATION	1	1
251	SELF SERVICE STATION (HAS NO FACILITIES)	1	1
253	TRUCK TERMINALS	2	1
255	SELF SERVICE STATION W/MINI-MART	2	1
260	AUTO SALES W/SERVICE CENTER	1	1
270	FARM OR CONST. MACH. SALES & SERVICE	1	1
272	FARM OR CONST. MACH. SERVICE	1	1
280	AUTO & TRUCK REPAIRS & ACCESSORIES	1	1
285	AUTO BODY SHOP	1	1
<b>INDUSTRIAL</b>			
300	VACANT INDUSTRIAL LAND UNDEVELOPED	0	1
301	VACANT INDUSTRIAL LAND DEV. W/UTILITIES	0.2	1
302	VACANT INDUSTRIAL LAND W/MISC. IMPS	0	1
310	LIGHT MANUFACTURING & LIGHT INDUSTRIAL	1	1
311	LIGHT INDUSTRIAL & WAREHOUSING	1	1

312	LIGHT INDUSTRIAL & WHSE - MULTIPLE	1 EA.	1
313	INDUSTRIAL CONDOMINIUM	1 EA.	1
320	WAREHOUSING - ACTIVE	2	1
321	WAREHOUSING - INACTIVE	0.2	1
340	PACKING PLANTS	6	1
341	COLD STORAGE OR REFRIGERATED WHSE	6	1
<b>INDUSTRIAL (CONT.)</b>			
390	INDUSTRIAL COMMON AREA	0	1
<b>AGRICULTURAL</b>			
420	IRRIGATED VINEYARD W/O RES.	0	0
421	IRRIGATED VINEYARD W/RESIDENCE	1	1
450	IRRIGATED FIELD CROPS ONLY	0	0
451	IRRIGATED FIELD CROPS W/RESIDENCE	1	1
500	DRY FARM W/O RES	0	0
<b>RECREATIONAL</b>			
640	CLUBS, LODGE HALLS	1 MIN.	1
660	18 HOLE PUBLIC GOLF COURSE	1 MIN.	1
<b>INSTITUTIONAL</b>			
710	CHURCH, SYNAGOGUE OR TEMPLE	2 MIN.	1
<b>UTILITIES &amp; GOVERNMENT</b>			
810	SBE VALUED	BY SPECIAL STUDY	
812	MUTUAL WATER COMPANY (TAXABLE)	BY SPECIAL STUDY	
850	RIGHT-OF-WAY	0	0
851	PRIVATE ROAD	BY SPECIAL STUDY	
891	PARKING LOTS - NO FEE	0	1
920	VACANT COUNTY LAND	0	0
925	MISC COUNTY PROPERTY	BY SPECIAL STUDY	
940	SCHOOL DISTRICT PROPERTY	BY SPECIAL STUDY	
943	WATER DISTRICT PROPERTY	BY SPECIAL STUDY	
944	MISC. DISTRICT PROPERTY	BY SPECIAL STUDY	

Notes: DU = Dwelling Unit