



**BOWLING GREEN ESTATES, MORADA ACRES,  
MAURLAND MANOR AND COUNTY SERVICE AREAS 3A,  
AND 23 (SUPERV. DISTRICTS 1, 4, AND 5)**

**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 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:

<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 Bowling Green Estates, Morada Acres, Maurland Manor and County Service Areas 3A and 23 (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 Public Hearing, staff recommends the Board adopt an Order to approve the proposed rates, which will become effective in Fiscal Year 2025-26.

## 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 the 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 2025-26 budgets for the Districts are 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.
- 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. 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.

**Table A – Service Rate Inflationary Adjustments**

District	Bowling Green Estates	Morada Acres	Maurland Manor	CSA 3A	CSA 23
Service with Proposed Increase	Storm	Water	Water	Storm	Storm
Current Annual Flat Rate 2024-25	\$101	\$1,532	\$1,095	\$69.08	\$101
Proposed Annual Flat Rate 2025-26	\$103.78	\$1,574.28	\$1,125.22	\$70.98	\$103.78
Percent Increase	2.76%	2.76%	2.76%	2.76%	2.76%

The above proposed rates, if approved, will be effective for Fiscal Year 2025-26. Effective Years 2026-27 through 2029-30, an annual adjustment factor for inflation, not to exceed 5%, may be applied. The adjustment for inflation will be based on the percent change in the Consumer Price Index (CPI) – All Urban Consumers for the San Francisco-Oakland-San Jose areas.

#### 5. **OUT OF AREA CUSTOMERS**

If the County agrees to provide service to parcels outside of the District service boundary by the approval of an Out-of-Area service agreement, the affected parcel shall pay an

amount equal to 150% of the service charges paid by the parcels within the special district.

**6. METHOD OF COST APPORTIONMENT**

The meter charges 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 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.

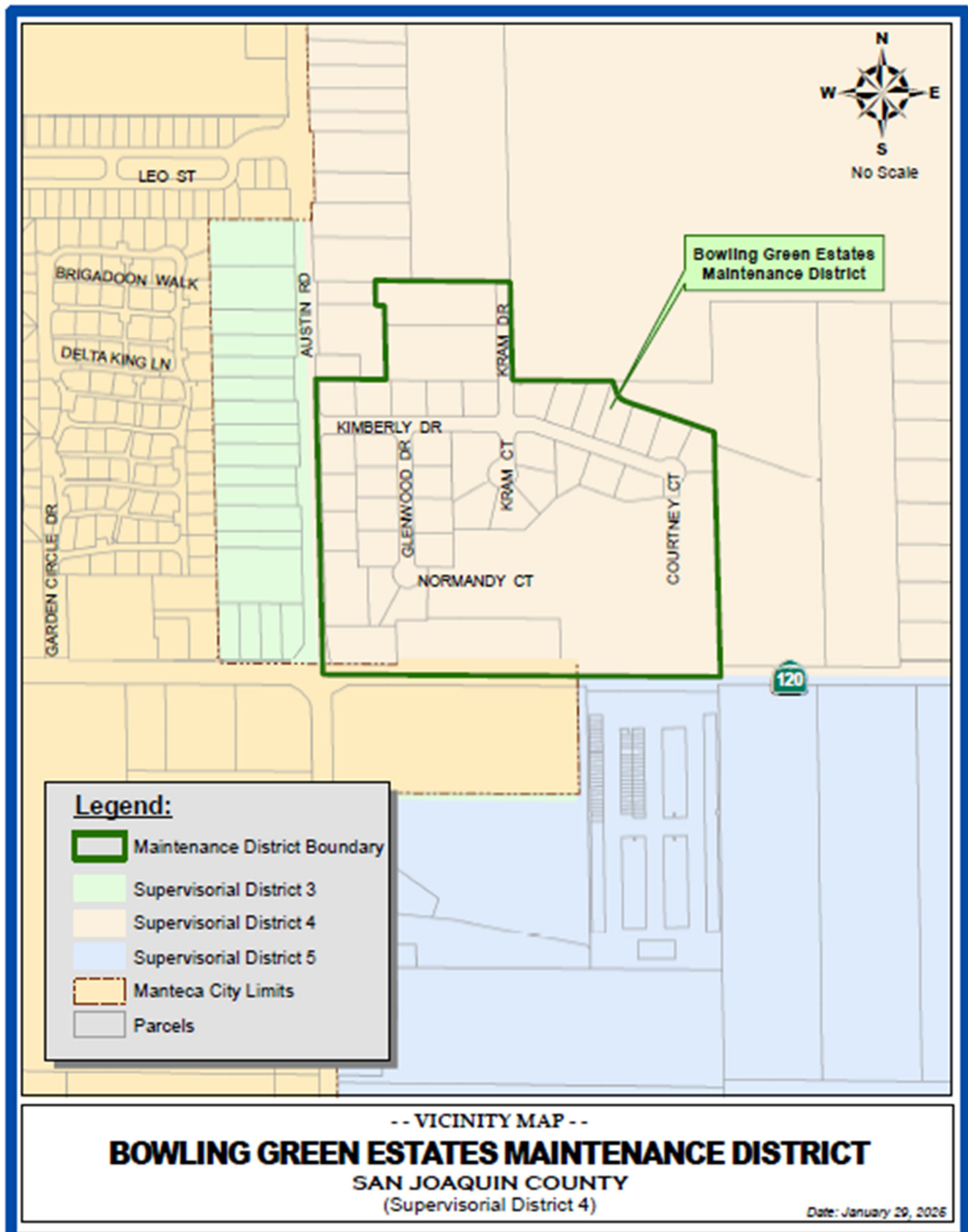
**7. PROPERTY OWNER LIST AND TAX ROLL**

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.

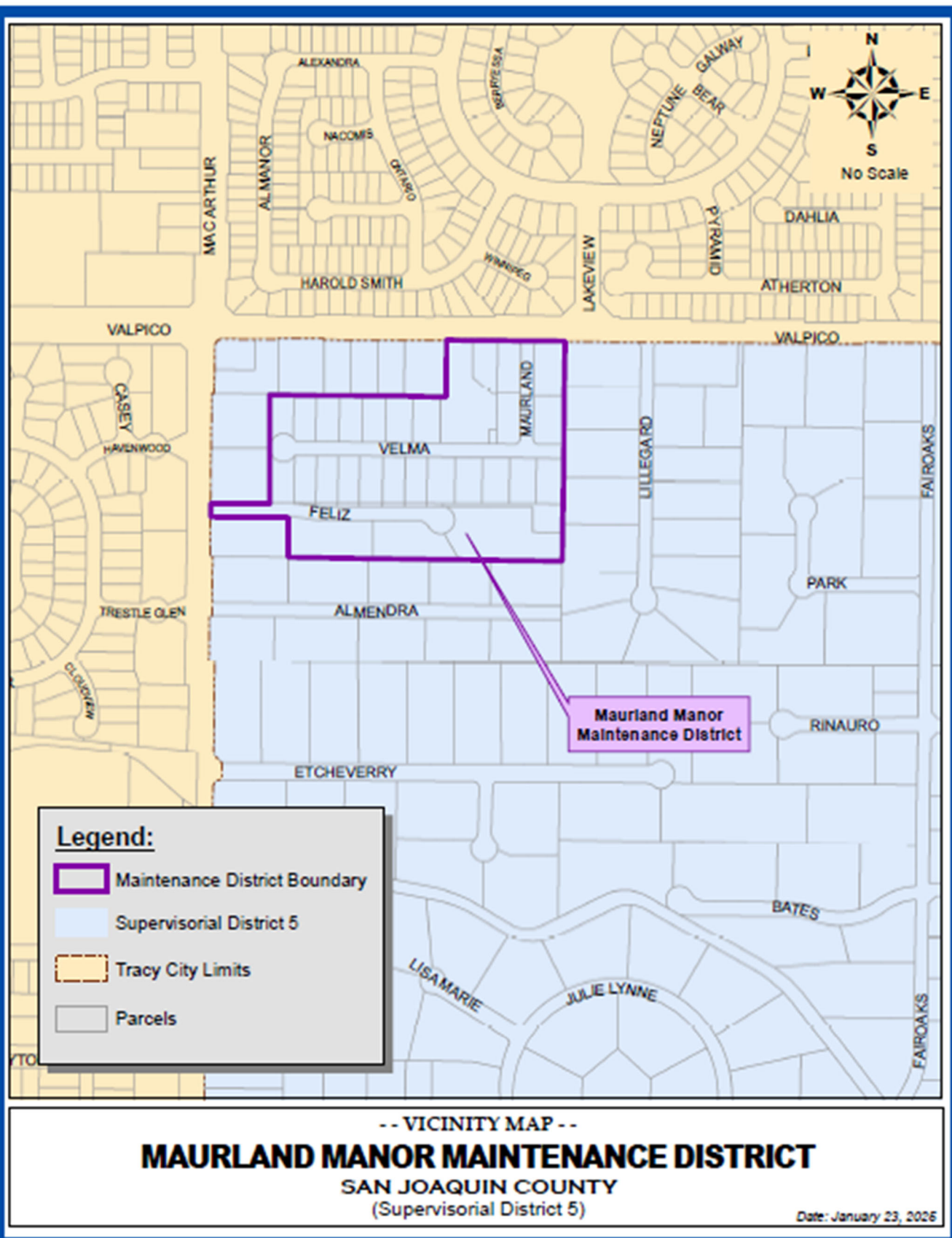
**8. APPEALS AND ADJUSTMENTS**

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 MAPS





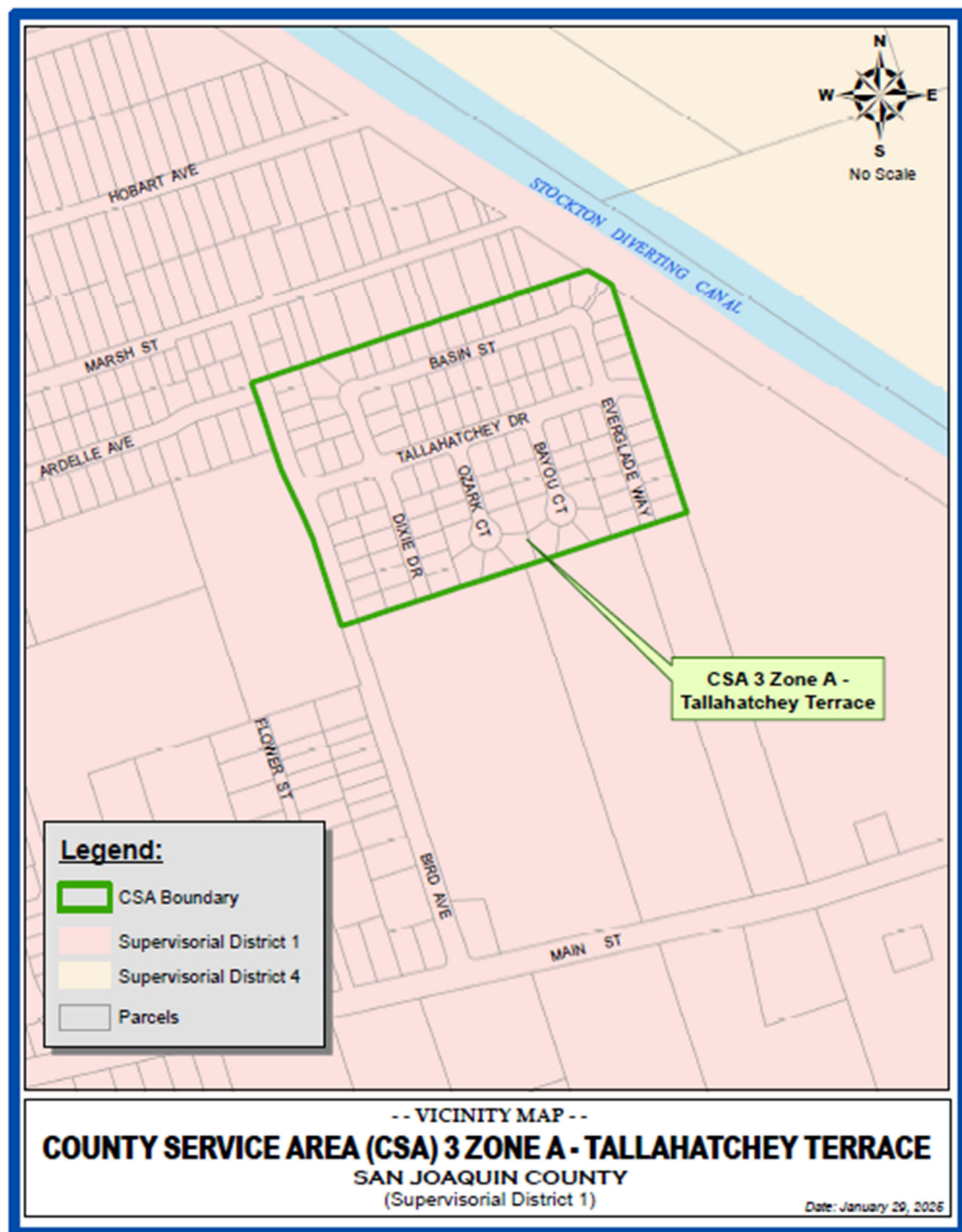




-- VICINITY MAP --  
**MORADA ACRES MAINTENANCE DISTRICT**  
SAN JOAQUIN COUNTY  
(Supervisorial District 4)

Date: January 23, 2025







**APPENDIX B**  
**DISTRICT BUDGETS**

District	Bowling Green Estates	Morada Acres	Maurland Manor	CSA 3A Talahatchey Terrace	CSA 23 Granada Glen
Service with the proposed increase	Storm	Water	Water	Storm	Storm
SFEs	44.0	32.0	28.0	107.0	98.0
<b>Current Annual Rate 2024-25 per SFE</b>	<b>\$101</b>	<b>\$1,532</b>	<b>\$1,095</b>	<b>\$69.08</b>	<b>\$101</b>
Fund balance at Start of FY 2024-25	\$14,240	\$16,979	\$44,962	\$35,275	\$21,550
Estimated Revenue	\$6,050	\$55,300	\$36,400	\$13,000	\$14,860
Estimated Expenses	\$4,500	\$46,000	\$43,900	\$9,100	\$11,150
<b>Proposed Annual Rate 2025-26 per SFE</b>	<b>\$103.78</b>	<b>\$1,574.28</b>	<b>\$1,125.22</b>	<b>\$70.98</b>	<b>\$103.78</b>
Proposed Revenue	\$6,172	\$56,653	\$37,246	\$13,203	\$15,132
Estimated Expenses	\$4,613	\$47,150	\$44,998	\$9,328	\$11,429

**APPENDIX C**

**BOWLING GREENS ESTATES MAINTENANCE DISTRICT  
ANNUAL SERVICE CHARGES**

<b>BOWLING GREEN ESTATES MD - Storm Drainage</b>					
Assessor's Parcel Number	Use Code	Current SFE	Proposed SFE	Current 2024- 25	Proposed 2025-26
208-200-17	51	3.5	1	\$353.50	\$103.78
208-200-18	22	2.5	1	\$252.50	\$103.78
208-200-24	7A	1.5	1	\$151.50	\$103.78
208-200-25	710	1	1	\$101.00	\$103.78
208-200-26	916	0	0	\$0.00	\$0.00
208-350-01	10	1	1	\$101.00	\$103.78
208-350-02	10	1	1	\$101.00	\$103.78
208-350-03	10	1	1	\$101.00	\$103.78
208-350-04	10	1	1	\$101.00	\$103.78
208-350-05	10	1	1	\$101.00	\$103.78
208-350-06	10	1	1	\$101.00	\$103.78
208-350-07	10	1	1	\$101.00	\$103.78
208-350-08	10	1	1	\$101.00	\$103.78
208-350-09	10	1	1	\$101.00	\$103.78
208-350-10	10	1	1	\$101.00	\$103.78
208-350-11	10	1	1	\$101.00	\$103.78
208-350-12	10	1	1	\$101.00	\$103.78
208-350-13	10	1	1	\$101.00	\$103.78
208-350-14	10	1	1	\$101.00	\$103.78
208-350-16	10	1	1	\$101.00	\$103.78
208-350-17	10	1	1	\$101.00	\$103.78
208-350-18	10	1	1	\$101.00	\$103.78
208-350-19	51	2	1	\$202.00	\$103.78
208-360-01	10	1	1	\$101.00	\$103.78
208-360-02	10	1	1	\$101.00	\$103.78
208-360-03	10	1	1	\$101.00	\$103.78
208-360-04	10	1	1	\$101.00	\$103.78
208-360-05	10	1	1	\$101.00	\$103.78
208-360-06	925	0	0	\$0.00	\$0.00
208-360-07	10	1	1	\$101.00	\$103.78
208-360-08	10	1	1	\$101.00	\$103.78
208-360-09	10	1	1	\$101.00	\$103.78
208-360-10	10	1	1	\$101.00	\$103.78
208-360-11	10	1	1	\$101.00	\$103.78

208-360-12	10	1.5	1	\$151.50	\$103.78
208-360-13	10	1	1	\$101.00	\$103.78
208-360-14	10	1	1	\$101.00	\$103.78
208-360-15	10	1	1	\$101.00	\$103.78
208-360-16	10	1	1	\$101.00	\$103.78
208-360-17	10	1	1	\$101.00	\$103.78

**APPENDIX C**  
**MAURLAND MANOR MAINTENANCE DISTRICT**  
**ANNUAL SERVICE CHARGES**

<b>MAURLAND MANOR MD - Water</b>					
<b>Assessor's Parcel Number</b>	<b>Use Code</b>	<b>Current SFE</b>	<b>Proposed SFE</b>	<b>Current 2024-25</b>	<b>Proposed 2025-26</b>
248-110-11	51	1	1	\$1,095.00	\$1,125.22
248-110-12	10	1	1	\$1,095.00	\$1,125.22
248-110-13	10	1	1	\$1,095.00	\$1,125.22
248-140-01	10	1	1	\$1,095.00	\$1,125.22
248-140-02	10	1	1	\$1,095.00	\$1,125.22
248-140-03	10	1	1	\$1,095.00	\$1,125.22
248-140-04	10	1	1	\$1,095.00	\$1,125.22
248-140-05	10	1	1	\$1,095.00	\$1,125.22
248-140-06	10	1	1	\$1,095.00	\$1,125.22
248-140-07	10	1	1	\$1,095.00	\$1,125.22
248-140-08	10	1	1	\$1,095.00	\$1,125.22
248-140-09	10	1	1	\$1,095.00	\$1,125.22
248-140-10	2A	0	0	\$0.00	\$0.00
248-140-11	10	1	1	\$1,095.00	\$1,125.22
248-140-12	10	1	1	\$1,095.00	\$1,125.22
248-140-13	10	1	1	\$1,095.00	\$1,125.22
248-140-14	10	1	1	\$1,095.00	\$1,125.22
248-140-15	10	1	1	\$1,095.00	\$1,125.22
248-140-16	10	1	1	\$1,095.00	\$1,125.22
248-140-17	10	1	1	\$1,095.00	\$1,125.22
248-140-18	10	1	1	\$1,095.00	\$1,125.22
248-140-19	10	1	1	\$1,095.00	\$1,125.22
248-140-20	10	1	1	\$1,095.00	\$1,125.22
248-140-21	10	1	1	\$1,095.00	\$1,125.22
248-140-22	10	1	1	\$1,095.00	\$1,125.22
248-140-23	10	1	1	\$1,095.00	\$1,125.22
248-140-24	10	1	1	\$1,095.00	\$1,125.22
248-140-25	10	1	1	\$1,095.00	\$1,125.22
248-140-26	10	1	1	\$1,095.00	\$1,125.22
248-140-27	2A	0	0	\$0.00	\$0.00
248-140-28	2A	0	0	\$0.00	\$0.00
248-140-29	2A	0	0	\$0.00	\$0.00
248-140-30	2A	0	0	\$0.00	\$0.00



248-140-31	2A	0	0	\$0.00	\$0.00
248-140-32	2A	0	0	\$0.00	\$0.00
248-140-33	2A	0	0	\$0.00	\$0.00
248-140-34	925	0	0	\$0.00	\$0.00

**APPENDIX C**  
**MORADA ACRES MAINTENANCE DISTRICT**  
**ANNUAL SERVICE CHARGES**

<b>MORADA ACRES MD - Water</b>					
Assessor's Parcel Number	Use Code	Current SFE	Proposed SFE	Current 2024-25	Proposed 2025-26
085-220-01	10	1	1	\$1,532.00	\$1,574.28
085-220-02	10	1	1	\$1,532.00	\$1,574.28
085-220-03	10	1	1	\$1,532.00	\$1,574.28
085-220-04	925	0	0	\$0.00	\$0.00
085-220-05	10	1	1	\$1,532.00	\$1,574.28
085-220-06	10	1	1	\$1,532.00	\$1,574.28
085-220-07	10	1	1	\$1,532.00	\$1,574.28
085-220-08	10	1	1	\$1,532.00	\$1,574.28
085-220-09	10	1	1	\$1,532.00	\$1,574.28
085-220-10	10	1	1	\$1,532.00	\$1,574.28
085-220-11	10	1	1	\$1,532.00	\$1,574.28
085-220-12	10	1	1	\$1,532.00	\$1,574.28
085-220-13	10	1	1	\$1,532.00	\$1,574.28
085-220-14	10	1	1	\$1,532.00	\$1,574.28
085-220-15	10	1	1	\$1,532.00	\$1,574.28
085-220-16	10	1	1	\$1,532.00	\$1,574.28
085-220-17	10	1	1	\$1,532.00	\$1,574.28
085-220-18	10	1	1	\$1,532.00	\$1,574.28
085-220-19	10	1	1	\$1,532.00	\$1,574.28
085-220-20	10	1	1	\$1,532.00	\$1,574.28
085-220-21	10	1	1	\$1,532.00	\$1,574.28
085-220-22	10	1	1	\$1,532.00	\$1,574.28
085-220-23	10	1	1	\$1,532.00	\$1,574.28
085-220-24	10	1	1	\$1,532.00	\$1,574.28
085-220-25	10	1	1	\$1,532.00	\$1,574.28
085-220-26	10	1	1	\$1,532.00	\$1,574.28
085-220-27	10	1	1	\$1,532.00	\$1,574.28
085-220-28	10	1	1	\$1,532.00	\$1,574.28
085-220-29	10	1	1	\$1,532.00	\$1,574.28
085-220-30	10	1	1	\$1,532.00	\$1,574.28
085-220-31	10	1	1	\$1,532.00	\$1,574.28
085-220-32	10	1	1	\$1,532.00	\$1,574.28
085-220-33	10	1	1	\$1,532.00	\$1,574.28
085-220-34	590	0	0	\$0.00	\$0.00

**APPENDIX C**  
**COUNTY SERVICE AREA 3A**  
**ANNUAL SERVICE CHARGES**

<b>CSA 3 ZONE A - Storm Drainage</b>					
Assessor's Parcel Number	Use Code	Current SFE	Proposed SFE	Current 2024- 25	Proposed 2025-26
159-370-01	10	1	1	\$69.08	\$70.98
159-370-02	10	1	1	\$69.08	\$70.98
159-370-03	10	1	1	\$69.08	\$70.98
159-370-04	10	1	1	\$69.08	\$70.98
159-370-05	10	1	1	\$69.08	\$70.98
159-370-06	10	1	1	\$69.08	\$70.98
159-370-07	21	1	1	\$69.08	\$70.98
159-370-08	10	1	1	\$69.08	\$70.98
159-370-09	10	1	1	\$69.08	\$70.98
159-370-10	10	1	1	\$69.08	\$70.98
159-370-11	10	1	1	\$69.08	\$70.98
159-370-12	10	1	1	\$69.08	\$70.98
159-370-13	10	1	1	\$69.08	\$70.98
159-370-14	10	1	1	\$69.08	\$70.98
159-370-15	10	1	1	\$69.08	\$70.98
159-370-16	10	1	1	\$69.08	\$70.98
159-370-17	10	1	1	\$69.08	\$70.98
159-370-18	10	1	1	\$69.08	\$70.98
159-370-19	10	1	1	\$69.08	\$70.98
159-370-20	10	1	1	\$69.08	\$70.98
159-370-21	10	1	1	\$69.08	\$70.98
159-370-22	10	1	1	\$69.08	\$70.98
159-370-23	10	1	1	\$69.08	\$70.98
159-370-24	10	1	1	\$69.08	\$70.98
159-370-25	10	1	1	\$69.08	\$70.98
159-370-26	10	1	1	\$69.08	\$70.98
159-370-27	10	1	1	\$69.08	\$70.98
159-370-28	21	1	1	\$69.08	\$70.98
159-370-29	21	1	1	\$69.08	\$70.98
159-370-30	10	1	1	\$69.08	\$70.98
159-370-31	10	1	1	\$69.08	\$70.98
159-370-32	10	1	1	\$69.08	\$70.98

159-370-33	10	1	1	\$69.08	\$70.98
159-370-34	10	1	1	\$69.08	\$70.98
159-370-35	10	1	1	\$69.08	\$70.98
159-370-36	10	1	1	\$69.08	\$70.98
159-370-37	10	1	1	\$69.08	\$70.98
159-370-38	10	1	1	\$69.08	\$70.98
159-370-39	21	1	1	\$69.08	\$70.98
159-370-40	10	1	1	\$69.08	\$70.98
159-370-41	21	1	1	\$69.08	\$70.98
159-370-42	10	1	1	\$69.08	\$70.98
159-370-43	10	1	1	\$69.08	\$70.98
159-370-44	10	1	1	\$69.08	\$70.98
159-370-45	10	1	1	\$69.08	\$70.98
159-370-46	10	1	1	\$69.08	\$70.98
159-370-47	10	1	1	\$69.08	\$70.98
159-370-48	10	1	1	\$69.08	\$70.98
159-370-49	10	1	1	\$69.08	\$70.98
159-370-50	10	1	1	\$69.08	\$70.98
159-370-51	21	1	1	\$69.08	\$70.98
159-370-52	21	1	1	\$69.08	\$70.98
159-370-53	21	1	1	\$69.08	\$70.98
159-370-54	10	1	1	\$69.08	\$70.98
159-370-55	21	1	1	\$69.08	\$70.98
159-370-56	21	1	1	\$69.08	\$70.98
159-370-57	10	1	1	\$69.08	\$70.98
159-370-58	21	1	1	\$69.08	\$70.98
159-370-59	21	1	1	\$69.08	\$70.98
159-370-60	10	1	1	\$69.08	\$70.98
159-370-61	21	1	1	\$69.08	\$70.98
159-370-62	21	1	1	\$69.08	\$70.98
159-370-63	10	1	1	\$69.08	\$70.98
159-370-64	21	1	1	\$69.08	\$70.98
159-370-65	925	0	0	\$0.00	\$0.00
159-380-01	10	1	1	\$69.08	\$70.98
159-380-02	10	1	1	\$69.08	\$70.98
159-380-03	10	1	1	\$69.08	\$70.98
159-380-04	10	1	1	\$69.08	\$70.98
159-380-05	10	1	1	\$69.08	\$70.98
159-380-06	10	1	1	\$69.08	\$70.98
159-380-07	10	1	1	\$69.08	\$70.98
159-380-08	10	1	1	\$69.08	\$70.98
159-380-09	10	1	1	\$69.08	\$70.98

159-380-10	10	1	1	\$69.08	\$70.98
159-380-11	10	1	1	\$69.08	\$70.98
159-380-12	10	1	1	\$69.08	\$70.98
159-380-13	10	1	1	\$69.08	\$70.98
159-380-14	10	1	1	\$69.08	\$70.98
159-380-15	10	1	1	\$69.08	\$70.98
159-380-16	10	1	1	\$69.08	\$70.98
159-380-17	10	1	1	\$69.08	\$70.98
159-380-18	10	1	1	\$69.08	\$70.98
159-380-19	10	1	1	\$69.08	\$70.98
159-380-20	10	1	1	\$69.08	\$70.98
159-380-21	10	1	1	\$69.08	\$70.98
159-380-22	10	1	1	\$69.08	\$70.98
159-380-23	10	1	1	\$69.08	\$70.98
159-380-24	10	1	1	\$69.08	\$70.98
159-380-25	10	1	1	\$69.08	\$70.98
159-380-26	10	1	1	\$69.08	\$70.98
159-380-27	10	1	1	\$69.08	\$70.98
159-380-28	10	1	1	\$69.08	\$70.98
159-380-29	10	1	1	\$69.08	\$70.98
159-380-30	10	1	1	\$69.08	\$70.98
159-380-31	10	1	1	\$69.08	\$70.98
159-380-32	10	1	1	\$69.08	\$70.98
159-380-33	10	1	1	\$69.08	\$70.98
159-380-34	10	1	1	\$69.08	\$70.98
159-380-35	10	1	1	\$69.08	\$70.98
159-380-36	10	1	1	\$69.08	\$70.98
159-380-37	10	1	1	\$69.08	\$70.98
159-380-38	10	1	1	\$69.08	\$70.98
159-380-39	10	1	1	\$69.08	\$70.98
159-380-40	10	1	1	\$69.08	\$70.98
159-380-41	10	1	1	\$69.08	\$70.98
159-380-42	10	1	1	\$69.08	\$70.98
159-380-43	10	1	1	\$69.08	\$70.98

**APPENDIX C**  
**CSA 23 – GRANADA GLEN**  
**ANNUAL SERVICE CHARGES**

<b>CSA 23- Storm Drainage</b>					
Assessor's Parcel Number	Use Code	Current SFE	Proposed SFE	Current 2024- 25	Proposed 2025-26
091-190-15	141	1	1	\$101.00	\$103.78
091-190-22	51	1	1	\$101.00	\$103.78
091-380-01	10	1	1	\$101.00	\$103.78
091-380-02	10	1	1	\$101.00	\$103.78
091-380-03	10	1	1	\$101.00	\$103.78
091-380-04	10	1	1	\$101.00	\$103.78
091-380-05	10	1	1	\$101.00	\$103.78
091-380-06	10	1	1	\$101.00	\$103.78
091-380-07	10	1	1	\$101.00	\$103.78
091-380-08	10	1	1	\$101.00	\$103.78
091-380-09	10	1	1	\$101.00	\$103.78
091-380-10	10	1	1	\$101.00	\$103.78
091-380-11	10	1	1	\$101.00	\$103.78
091-380-12	10	1	1	\$101.00	\$103.78
091-380-13	10	1	1	\$101.00	\$103.78
091-380-14	10	1	1	\$101.00	\$103.78
091-380-15	10	1	1	\$101.00	\$103.78
091-380-16	10	1	1	\$101.00	\$103.78
091-380-17	10	1	1	\$101.00	\$103.78
091-380-18	10	1	1	\$101.00	\$103.78
091-380-19	10	1	1	\$101.00	\$103.78
091-380-20	10	1	1	\$101.00	\$103.78
091-380-21	10	1	1	\$101.00	\$103.78
091-380-22	10	1	1	\$101.00	\$103.78
091-380-23	10	1	1	\$101.00	\$103.78
091-380-24	10	1	1	\$101.00	\$103.78
091-390-01	10	1	1	\$101.00	\$103.78
091-390-02	10	1	1	\$101.00	\$103.78
091-390-03	10	1	1	\$101.00	\$103.78
091-390-04	10	1	1	\$101.00	\$103.78
091-390-05	10	1	1	\$101.00	\$103.78
091-390-06	10	1	1	\$101.00	\$103.78
091-390-07	925	0	0	\$0.00	\$0.00



091-390-08	10	1	1	\$101.00	\$103.78
091-390-09	10	1	1	\$101.00	\$103.78
091-390-10	10	1	1	\$101.00	\$103.78
091-390-11	10	1	1	\$101.00	\$103.78
091-390-12	10	1	1	\$101.00	\$103.78
091-390-13	10	1	1	\$101.00	\$103.78
091-390-14	10	1	1	\$101.00	\$103.78
091-390-15	10	1	1	\$101.00	\$103.78
091-390-16	10	1	1	\$101.00	\$103.78
091-390-17	10	1	1	\$101.00	\$103.78
091-390-18	10	1	1	\$101.00	\$103.78
091-390-19	10	1	1	\$101.00	\$103.78
091-390-20	10	1	1	\$101.00	\$103.78
091-390-21	10	1	1	\$101.00	\$103.78
091-390-22	10	1	1	\$101.00	\$103.78
091-400-01	10	1	1	\$101.00	\$103.78
091-400-02	10	1	1	\$101.00	\$103.78
091-400-03	10	1	1	\$101.00	\$103.78
091-400-04	10	1	1	\$101.00	\$103.78
091-400-05	10	1	1	\$101.00	\$103.78
091-400-06	10	1	1	\$101.00	\$103.78
091-400-07	10	1	1	\$101.00	\$103.78
091-400-08	10	1	1	\$101.00	\$103.78
091-400-09	10	1	1	\$101.00	\$103.78
091-400-10	10	1	1	\$101.00	\$103.78
091-400-11	10	1	1	\$101.00	\$103.78
091-400-12	10	1	1	\$101.00	\$103.78
091-400-13	10	1	1	\$101.00	\$103.78
091-400-14	10	1	1	\$101.00	\$103.78
091-400-15	10	1	1	\$101.00	\$103.78
091-400-16	10	1	1	\$101.00	\$103.78
091-400-17	10	1	1	\$101.00	\$103.78
091-400-18	10	1	1	\$101.00	\$103.78
091-400-19	10	1	1	\$101.00	\$103.78
091-400-20	10	1	1	\$101.00	\$103.78
091-400-21	10	1	1	\$101.00	\$103.78
091-420-01	10	1	1	\$101.00	\$103.78
091-420-02	10	1	1	\$101.00	\$103.78
091-420-03	10	1	1	\$101.00	\$103.78
091-420-04	10	1	1	\$101.00	\$103.78
091-420-05	10	1	1	\$101.00	\$103.78
091-420-06	10	1	1	\$101.00	\$103.78
091-420-07	10	1	1	\$101.00	\$103.78
091-420-08	10	1	1	\$101.00	\$103.78

091-420-09	10	1	1	\$101.00	\$103.78
091-420-10	10	1	1	\$101.00	\$103.78
091-420-11	10	1	1	\$101.00	\$103.78
091-420-12	10	1	1	\$101.00	\$103.78
091-420-13	10	1	1	\$101.00	\$103.78
091-420-14	10	1	1	\$101.00	\$103.78
091-420-15	10	1	1	\$101.00	\$103.78
091-420-16	10	1	1	\$101.00	\$103.78
091-420-17	10	1	1	\$101.00	\$103.78
091-420-18	10	1	1	\$101.00	\$103.78
091-420-19	10	1	1	\$101.00	\$103.78
091-420-20	10	1	1	\$101.00	\$103.78
091-420-21	10	1	1	\$101.00	\$103.78
091-420-22	10	1	1	\$101.00	\$103.78
091-420-23	10	1	1	\$101.00	\$103.78
091-420-24	10	1	1	\$101.00	\$103.78
091-420-25	10	1	1	\$101.00	\$103.78
091-420-26	10	1	1	\$101.00	\$103.78
091-420-27	10	1	1	\$101.00	\$103.78
091-420-28	10	1	1	\$101.00	\$103.78
091-420-29	10	1	1	\$101.00	\$103.78
091-420-30	10	1	1	\$101.00	\$103.78
091-420-31	925	0	0	\$0.00	\$0.00

**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