

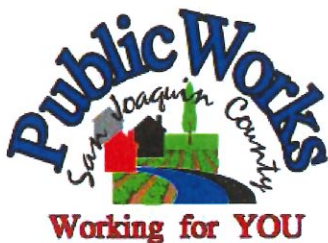


**COUNTY SERVICE AREA 12 - THORNTON
(SUPERVISORIAL DISTRICT 4)**

October 1, 2018

(Administered by the Department of Public Works)

**ENGINEER'S REPORT
ON
SERVICE CHARGE ADJUSTMENTS
FOR
FISCAL YEARS 2019-20 through 2023-24**



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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COUNTY SERVICE AREA 12 - THORNTON

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 www.sjgov.org/ud/csa/csa-12.

The purpose of this report is to provide detailed information regarding the proposed Service Charge adjustments for COUNTY SERVICE AREA 12 (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 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 2019-20.

2. COUNTY SERVICE AREA 12

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 1975. 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, storm drainage and streetlight system improvements. The District's water system serves 246 residential and non-residential parcels with both metered and non-metered connections.

The District's water system includes 2 wells, 29,608 linear feet of distribution piping, 1 sampling station and 37 fire hydrants.

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 2019-20 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, water meters 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. To minimize the rate increase, half of the necessary contribution for capital replacement reserves is factored into this rate increase and will be phased in over 5 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 together with other revenues collected should equal operation costs and provide for future replacement of the system infrastructure.
- b) 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 are proposed to receive an annual flat rate charge, which will be collected annually through the property tax roll of all customers. The metered water charges are proposed to be collected monthly through year-round billings.

CSA12	Current	Proposed				
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Water SFEs	194.8	233.9	233.9	233.9	233.9	233.9
Annual flate rate (per SFE)	\$315	\$363	\$417	\$472	\$528	\$584
Monthly Metered Water Charge (flat rate for first 10,000 gallons)	\$15.00	\$15	\$15	\$15	\$15	\$15
Metered Water Rate (per 1,000 gallons over 10,000 gallons)	\$2.40	\$2.71	\$2.79	\$2.87	\$2.95	\$3.03

The proposed rates, if approved, will be effective for Fiscal Years 2019-20 through 2023-24. Effective Fiscal Year 2024-25 through 2028-29, 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 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. 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. A special study was conducted for several properties in this district. 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.

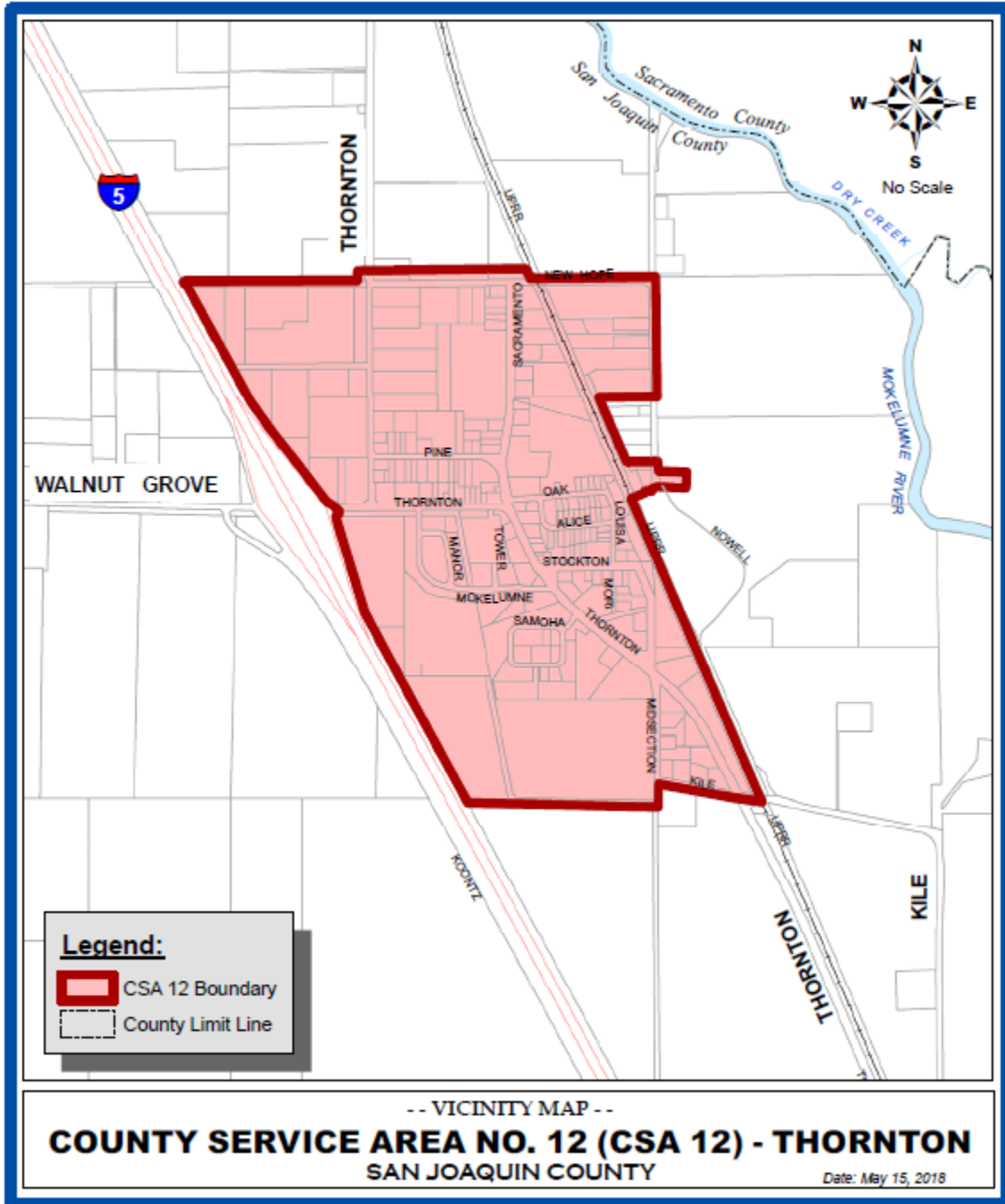
8. APPEALS AND ADJUSTMENTS

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.

APPENDIX A

VICINITY MAP

APPENDIX A
COUNTY SERVICE AREA 12 MAP



APPENDIX B

PROPOSED BUDGET

**APPENDIX B
COUNTY SERVICE AREA 12 BUDGET**

CSA12	Current	Proposed				
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Water SFEs	194.8	233.9	233.9	233.9	233.9	233.9
Annual flate rate (per SFE)	\$315	\$363	\$417	\$472	\$528	\$584
Monthly Metered Water Charge (flat rate for first 10,000 gallons)	\$15.00	\$15	\$15	\$15	\$15	\$15
Metered Water Rate (per 1,000 gallons over 10,000 gallons)	\$2.40	\$2.71	\$2.79	\$2.87	\$2.95	\$3.03
Storm Drainage SFEs	227	227	227	227	227	227
Storm Drainage Service Charge / SFE	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00
Streetlight SFEs	324	324	324	324	324	324
Streetlight Service Charge / SFE	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Revenue:						
Annual Service Charges - water	\$61,362	\$84,866	\$97,520	\$110,375	\$123,469	\$136,566
Meter Charges	\$80,098	\$89,898	\$92,470	\$95,008	\$97,546	\$100,084
Annual Service Charges - storm drainage	\$10,215	\$10,215	\$10,215	\$10,215	\$10,215	\$10,215
Annual Service Charges - street lighting	\$6,480	\$6,480	\$6,480	\$6,480	\$6,480	\$6,480
Other Income	\$9,605	\$9,667	\$9,730	\$9,794	\$9,858	\$9,923
Total Revenue	\$167,760	\$201,126	\$216,415	\$231,872	\$247,568	\$263,268
Expenses:						
Water:						
Labor (maintenance, engineering, admin)	\$90,591	\$91,825	\$94,562	\$97,382	\$100,286	\$103,277
Electricity	\$23,776	\$24,489	\$25,224	\$25,981	\$26,760	\$27,563
Equipment & Materials	\$15,125	\$15,579	\$16,046	\$16,528	\$17,023	\$17,534
License and Permit	\$3,700	\$3,811	\$3,925	\$4,043	\$4,164	\$4,289
Capital Replacement Reserves	\$0	\$42,323	\$52,904	\$63,485	\$74,066	\$84,646
Total Water Expenses	\$133,192	\$178,028	\$192,662	\$207,418	\$222,299	\$237,310
Storm Drainage:						
Labor (maintenance, engineering, admin)	\$8,603	\$8,858	\$9,121	\$9,392	\$9,670	\$9,957
Total Storm Drainage Expenses	\$8,603	\$8,858	\$9,121	\$9,392	\$9,670	\$9,957
Streetlight:						
Labor (maintenance, engineering, admin)	\$7,258	\$7,474	\$7,696	\$7,925	\$8,161	\$8,404
Electricity	\$6,528	\$6,724	\$6,925	\$7,133	\$7,347	\$7,567
Total Streetlighting Expenses	\$13,786	\$14,197	\$14,621	\$15,058	\$15,508	\$15,971
Total Expenses	\$155,582	\$201,083	\$216,404	\$231,868	\$247,478	\$263,238
Annual Surplus (Shortfall)	\$12,178	\$42	\$11	\$4	\$91	\$30
Beginning Operating Fund Balance	(\$90,201)	(\$78,023)	(\$77,980)	(\$77,969)	(\$77,965)	(\$77,875)
Ending Operating Fund Balance	(\$78,023)	(\$77,980)	(\$77,969)	(\$77,965)	(\$77,875)	(\$77,845)
Capital Reserves	\$0	\$42,323	\$95,227	\$158,712	\$232,778	\$317,424
Total Fund Balance	(\$78,023)	(\$35,657)	\$17,258	\$80,747	\$154,903	\$239,580

APPENDIX C

ANNUAL SERVICE CHARGES FOR INDIVIDUAL PROPERTIES

CSA 12			Annual Water Service Charges					
Assessor's Parcel Number	Use Code	SFE	Current FY 2018-19	Proposed FY 2019-20	Proposed FY 2020-21	Proposed FY 2021-22	Proposed FY 2022-23	Proposed FY 2023-24
001-010-07	810	0	\$0	\$0	\$0	\$0	\$0	\$0
001-010-13	810	0	\$0	\$0	\$0	\$0	\$0	\$0
001-130-38	51	1	\$0	\$363	\$417	\$472	\$528	\$584
001-140-12	500	0	\$0	\$0	\$0	\$0	\$0	\$0
001-140-13	500	0	\$0	\$0	\$0	\$0	\$0	\$0
001-140-14	22	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-140-15	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-140-21	500	0	\$0	\$0	\$0	\$0	\$0	\$0
001-140-33	50	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-140-35	943	0	\$0	\$0	\$0	\$0	\$0	\$0
001-140-38	51	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-140-39	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-140-40	255	2	\$630	\$726	\$834	\$944	\$1,056	\$1,168
001-140-48	101	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-140-51	50	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-140-52	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-140-57	52	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-140-79	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-150-08	100	0	\$0	\$0	\$0	\$0	\$0	\$0
001-150-10	21	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-150-12	6A	0	\$0	\$0	\$0	\$0	\$0	\$0
001-150-13	170	1	\$315	\$363	\$417	\$472	\$528	\$584
001-150-14	21	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-150-15	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-150-16	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-150-17	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-150-18	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-150-19	21	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-150-23	6A	0	\$0	\$0	\$0	\$0	\$0	\$0
001-150-27	451	1	\$315	\$363	\$417	\$472	\$528	\$584
001-150-29	100	0	\$0	\$0	\$0	\$0	\$0	\$0
001-150-30	450	0	\$0	\$0	\$0	\$0	\$0	\$0
001-150-36	943	0	\$0	\$0	\$0	\$0	\$0	\$0
001-150-39	943	0	\$0	\$0	\$0	\$0	\$0	\$0
001-150-43	925	25.3	\$0	\$9,183	\$10,550	\$11,941	\$13,358	\$14,775
001-150-44	925	0	\$0	\$0	\$0	\$0	\$0	\$0
001-150-45	925	0	\$315	\$0	\$0	\$0	\$0	\$0
001-150-46	56	1	\$315	\$363	\$417	\$472	\$528	\$584
001-150-47	13	1	\$315	\$363	\$417	\$472	\$528	\$584
001-150-48	100	0	\$0	\$0	\$0	\$0	\$0	\$0
001-150-49	925	0	\$0	\$0	\$0	\$0	\$0	\$0
001-150-50	50	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-150-51	90	3.1	\$977	\$1,125	\$1,292	\$1,463	\$1,636	\$1,810
001-150-52	52	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-150-54	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-150-55	7A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-150-56	50	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-150-57	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-150-58	22	1.3	\$410	\$471	\$542	\$613	\$686	\$759

CSA 12			Annual Water Service Charges					
Assessor's Parcel Number	Use Code	SFE	Current FY 2018-19	Proposed FY 2019-20	Proposed FY 2020-21	Proposed FY 2021-22	Proposed FY 2022-23	Proposed FY 2023-24
001-150-59	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-160-01	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-160-02	920	0	\$0	\$0	\$0	\$0	\$0	\$0
001-160-05	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-160-06	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-160-08	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-160-09	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-160-10	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-160-12	52	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-160-13	590	0	\$0	\$0	\$0	\$0	\$0	\$0
001-160-18	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-160-20	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-160-21	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-160-23	1A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-160-24	56	1	\$315	\$363	\$417	\$472	\$528	\$584
001-160-27	2A	0	\$0	\$0	\$0	\$0	\$0	\$0
001-160-28	13	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-160-29	944	1	\$0	\$363	\$417	\$472	\$528	\$584
001-190-02	710	2	\$630	\$726	\$834	\$944	\$1,056	\$1,168
001-190-05	50	0	\$63	\$0	\$0	\$0	\$0	\$0
001-190-06	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-07	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-08	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-09	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-10	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-11	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-12	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-13	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-14	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-15	50	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-190-16	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-17	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-18	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-19	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-20	1A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-190-21	16	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-22	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-23	1A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-190-24	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-25	21	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-190-26	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-27	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-28	280	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-29	14	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-30	710	2	\$630	\$726	\$834	\$944	\$1,056	\$1,168
001-190-31	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-32	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-33	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-34	1A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-190-35	13	1.3	\$410	\$471	\$542	\$613	\$686	\$759

CSA 12			Annual Water Service Charges					
Assessor's Parcel Number	Use Code	SFE	Current FY 2018-19	Proposed FY 2019-20	Proposed FY 2020-21	Proposed FY 2021-22	Proposed FY 2022-23	Proposed FY 2023-24
001-190-36	1A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-190-37	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-38	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-39	32	1.6	\$504	\$580	\$667	\$755	\$844	\$934
001-190-40	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-41	1A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-190-42	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-43	22	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-190-44	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-45	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-46	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-47	142	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-48	110	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-51	110	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-54	100	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-190-55	140	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-56	300	0	\$0	\$0	\$0	\$0	\$0	\$0
001-190-59	113	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-60	1A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-190-64	920	1	\$0	\$363	\$417	\$472	\$528	\$584
001-190-65	110	1	\$315	\$363	\$417	\$472	\$528	\$584
001-190-66	113	1.6	\$504	\$580	\$667	\$755	\$844	\$934
001-190-67	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-02	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-03	101	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-200-04	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-05	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-06	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-07	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-08	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-11	1A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-200-12	1A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-200-15	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-16	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-17	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-18	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-19	21	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-200-20	1A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-200-21	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-22	1A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-200-23	16	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-24	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-25	2A	0	\$0	\$0	\$0	\$0	\$0	\$0
001-200-26	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-27	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-33	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-34	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-35	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-36	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-37	51	1	\$315	\$363	\$417	\$472	\$528	\$584

CSA 12			Annual Water Service Charges					
Assessor's Parcel Number	Use Code	SFE	Current FY 2018-19	Proposed FY 2019-20	Proposed FY 2020-21	Proposed FY 2021-22	Proposed FY 2022-23	Proposed FY 2023-24
001-200-38	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-39	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-42	940	10	\$0	\$3,630	\$4,170	\$4,720	\$5,280	\$5,840
001-200-44	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-45	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-46	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-47	22	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-200-48	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-49	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-50	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-51	21	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-200-52	2A	0	\$0	\$0	\$0	\$0	\$0	\$0
001-200-53	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-55	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-56	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-57	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-58	110	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-59	101	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-200-60	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-61	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-62	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-63	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-66	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-67	56	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-68	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-69	52	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-200-70	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-71	22	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-200-72	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-73	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-74	50	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-200-75	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-76	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-77	101	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-200-78	251	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-79	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-80	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-200-81	7A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-200-82	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-210-10	50	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-210-11	450	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-210-12	50	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-220-03	10	0	\$0	\$0	\$0	\$0	\$0	\$0
001-220-04	1A	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-05	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-06	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-07	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-08	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-09	810	0	\$0	\$0	\$0	\$0	\$0	\$0

CSA 12			Annual Water Service Charges					
Assessor's Parcel Number	Use Code	SFE	Current FY 2018-19	Proposed FY 2019-20	Proposed FY 2020-21	Proposed FY 2021-22	Proposed FY 2022-23	Proposed FY 2023-24
001-220-12	640	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-13	940	1	\$0	\$363	\$417	\$472	\$528	\$584
001-220-14	940	0	\$0	\$0	\$0	\$0	\$0	\$0
001-220-15	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-16	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-17	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-22	52	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-220-26	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-27	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-28	13	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-30	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-31	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-32	640	1	\$315	\$363	\$417	\$472	\$528	\$584
001-220-33	710	2	\$630	\$726	\$834	\$944	\$1,056	\$1,168
001-220-34	102	0	\$0	\$0	\$0	\$0	\$0	\$0
001-230-09	320	2	\$630	\$726	\$834	\$944	\$1,056	\$1,168
001-230-11	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-230-12	22	1.3	\$410	\$471	\$542	\$613	\$686	\$759
001-230-13	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-230-27	50	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-230-31	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-230-33	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-230-34	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-230-35	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-230-36	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-230-40	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-230-41	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-230-42	300	0	\$0	\$0	\$0	\$0	\$0	\$0
001-230-43	300	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-240-05	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-240-07	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-240-08	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-240-09	50	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-240-10	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-240-11	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-240-12	1A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-240-14	10	1	\$315	\$363	\$417	\$472	\$528	\$584
001-240-15	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-240-16	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-240-17	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-240-19	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-240-20	51	1	\$315	\$363	\$417	\$472	\$528	\$584
001-240-21	1A	0.2	\$63	\$72	\$83	\$94	\$105	\$116
001-240-22	2A	0	\$0	\$0	\$0	\$0	\$0	\$0
001-300-01	925	1	\$0	\$363	\$417	\$472	\$528	\$584
001-300-02	925	0	\$0	\$0	\$0	\$0	\$0	\$0
001-300-03	925	0	\$0	\$0	\$0	\$0	\$0	\$0
001-300-04	925	0	\$0	\$0	\$0	\$0	\$0	\$0
Total		233.9	\$61,362	\$84,866	\$97,520	\$110,375	\$123,469	\$136,566

APPENDIX D

SFEs BY USE CODE

APPENDIX D
COUNTY SERVICE AREA 12 USE CODES

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR
		WATER
RESIDENTIAL		
1A	VAC RES LOT - DEV W/UTILITIES	0.2
2A	VAC LOT W/ PROBLEMS THAT PRECLUDE BUILDING A RESID	0
6A	VAC RES LOT-UNDEVELOPED	0
7A	POTENTIAL RES SUBDIVISION	0.2
10	SINGLE FAMILY RESIDENTIAL	1
13	SINGLE FAMILY RESIDENCE W/SECONDARY RES SQ FT	1.3
14	SFD W/SECONDARY USE (BARBER SHOP, BEAUTY PARLOR, ETC)	1
16	RES LOT W/MOBILEHOME	1
21	ONE DUPLEX - ONE BUILDING	1.3
22	TWO SFDS ON SINGLE PARCEL	1.3
32	THREE UNITS - 2 OR MORE STRUCTURES	1.6
50	RURAL RES - VAC HOMESITE	0.2
51	RURAL RESIDENCE - 1 RESIDENCE	1
52	RURAL RES - 2 OR MORE RESIDENCES	1+0.3/EA. ADD. DU
56	RURAL RES W/MOBILHOME	1

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR
		WATER
	COMMERCIAL	
90	MOBILE HOME PARK	1+0.3/EA. ADD. DU
100	VAC COMMERCIAL LAND - UNDEVELOPED	0
101	VAC COMMERCIAL LAND W/UTILITIES	0.2
102	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	0
110	SINGLE STORY STORE	1
113	STORE W/RES UNIT OR UNITS	1+0.3/EA. ADD. DU
140	GROCERY STORE	1
142	CONVENIENCE STORE	1
170	1 STORY OFFICE BUILDING	1/OFFICE
251	SELF SERVICE STATION (HAS NO FACILITIES FOR REPAIR	1
255	SELF SERVICE STATION W/MINI MART	2
280	AUTO & TRUCK REPAIRS & ACCESSORIES	1
	INDUSTRIAL	
300	VAC INDUSTRIAL LAND UNDEVELOPED	0
320	WAREHOUSING - ACTIVE	2
	AGRICULTURAL	
450	IRRIGATED ROW CROPS	0
451	IRRIGATED ROW CROPS W/RESIDENCE	1
500	DRY FARM	0
590	WASTE LANDS	0

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR
		WATER
	RECREATIONAL	
640	CLUBS, LODGE HALLS	1 MIN.
	INSTITUTIONAL	
710	CHURCH, SYNAGOGUE OR TEMPLE	2 MIN.
	UTILITIES & GOVERNMENT	
810	SBE VALUED	Special Study
920	VAC COUNTY LAND	0
925	MISC COUNTY PROPERTY	Special Study
940	SCHOOL DISTRICT PROPERTY	Special Study
943	WATER DISTRICT PROPERTY	Special Study
944	MISC. DISTRICT PROPERTY	Special Study