

**BODEGA BAY FIRE PROTECTION DISTRICT
RESOLUTION #216
JUNE 23, 2003**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BODEGA BAY FIRE PROTECTION DISTRICT OF SONOMA COUNTY, SETTING A DATE OF HEARING FOR A PROPOSED ORDINANCE REPEALING ORDINANCE NUMBERS 3317R AND 95/96-01, CALLING FOR A SPECIAL ELECTION AND REQUESTING THE APPROPRIATION LIMIT BE RAISED FOR A PERIOD OF FOUR (4) YEARS.

WHEREAS, the Board of Directors of Bodega Bay Fire Protection District, at its special meeting of June 23, 2003, voted to hold a public hearing to consider the adoption of an ordinance repealing Ordinance Nos. 3317R and 95/96-01, calling for a special election on November 04, 2003 and requesting the appropriation limit be raised; and

WHEREAS, the District's legal counsel has reviewed the proposed ordinance and found it acceptable and consistent with Sections 13911 et seq. of the Health and Safety Code of the State of California;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Bodega Bay Fire Protection District hereby directs that a public hearing be scheduled for Wednesday, July 30, 2003 at 7:30pm.

BE IT FURTHER RESOLVED the Clerk of this Board of Directors shall keep on file and open to the public inspection a copy of the proposed ordinance.

BE IT FURTHER RESOLVED that the Clerk of this Board shall cause a notice of public hearing to be published once a week for two successive weeks in the Bodega Bay Navigator, a newspaper of general circulation within the County of Sonoma, which publication shall commence on or before July 13, 2003.

The above and foregoing resolution was introduced by Director Anello, who moved its adoption, seconded by Director Beck, and adopted on a roll call by the following vote.

President Briare aye, Director Beck aye, Director Anello aye,
Director McElhiney aye, Director Sage aye.

AYES 5 NOES -0- ABSENT/NOT VOTING -0-

WHEREUPON, the Chairman declared the foregoing resolution adopted and SO ORDERED.

Attested:

/s/ Debbie Miller /s/ Margaret Briare
Clerk of the Board President of the Board

COPY

RESOLUTION NO. 217
July 30, 2003

RESOLUTION OF THE BOARD OF DIRECTORS OF THE BODEGA BAY FIRE PROTECTION DISTRICT CALLING A SPECIAL ELECTION FOR TUESDAY, NOVEMBER 4, 2003, ON AN ORDINANCE (I) AUTHORIZING THE DISTRICT TO IMPOSE AND LEVY A NEW SPECIAL TAX TO ASSIST THE DISTRICT IN MEETING THE COSTS OF PROVIDING AUTHORIZED SERVICES AND EXERCISING OTHER RIGHTS AND POWERS OF THE DISTRICT, (II) INCREASING THE DISTRICT'S APPROPRIATIONS LIMIT FOR THE MAXIMUM PERIOD ALLOWED BY LAW (FOUR YEARS) TO ALLOW USE OF THE PROCEEDS OF THE NEW SPECIAL TAX, (III) REPEALING THE DISTRICT'S EXISTING SPECIAL TAX AND BENEFIT ASSESSMENT, AND REQUESTING THAT THE ELECTION BE CONSOLIDATED WITH ANY OTHER ELECTION HELD ON THE SAME DATE IN TERRITORY THAT IS THE SAME OR IS IN PART THE SAME

RESOLVED, by the Board of Directors ("the Board") of the Bodega Bay Fire Protection District ("the District"), that:

WHEREAS, the amount of revenue available to the District from property taxes and the District's existing special tax and benefit assessment is inadequate to meet the costs of providing authorized services and exercising other rights and powers of the District; and

WHEREAS, a new special tax would provide a larger stable source of supplementary revenue to assist in meeting such costs; and

WHEREAS, Article XIII A, section 4 and Article XIII C, section 2 of the California Constitution, Article 3.7 (commencing with Section 53720) of Chapter 4 of Division 2 of Title 5 of the California Government Code, Section 13911 of the California Health and Safety Code and Article 3.5 (commencing with Section 50075) of Chapter 1 of Part 1 of Division 1 of Title 5 of the California Government Code authorize the Board, following notice and hearing, to propose the adoption of such a new special tax and to submit the proposition to the voters of the District; and

WHEREAS, the existing appropriations limit of the District is insufficient to allow use of the proceeds of the new special tax; and

WHEREAS, Article XIII B, section 4 of the California Constitution allows the voters of the District to change the appropriations limit of the District for a period not exceeding four (4) years; and

WHEREAS, the Board desires to propose an ordinance (i) authorizing the District to impose and levy a new special tax to assist the District in meeting the costs of providing authorized services and exercising other rights and powers of the District, (ii) increasing the District's appropriations limit for the maximum period allowed by law (four years) to allow use of the proceeds of the new special tax, and (iii) repealing the District's existing special tax and benefit assessment; and

WHEREAS, state law requires that such an ordinance be submitted to the voters of the District for their approval, and authorizes the Board to call a special election for that purpose, and to request consolidation of the election with any other election held on the same date in territory that is the same or is in part the same;

NOW, THEREFORE, the Board hereby resolves and orders as follows:

1. The Board finds and declares that the amount of revenue available to the District from property taxes and the District's existing special tax and benefit assessment is inadequate to meet the costs of providing authorized services and exercising other rights and powers of the District.
2. The Board finds and declares that imposing a new special tax is necessary to establish a larger stable source of supplementary revenue to assist the District in meeting the costs of providing authorized services and exercising other rights and powers of the District.
3. The Board finds and declares that the District has complied with all laws requiring notice of the actions contained herein, and has held a public hearing as required by law.
4. The Board determines that an ordinance (i) authorizing the District to impose and levy a new special tax having a maximum rate of \$130.00 per unit of risk to assist the District in meeting the costs of providing authorized services and exercising other rights and powers of the District, (ii) increasing the District's appropriations limit for the maximum period allowed by law (four years) to allow use of proceeds of the new special tax, and (iii) repealing the District's existing special tax and benefit assessment shall be presented to the voters of the District. The Board further determines that the form of the ordinance, which is hereby designated Ordinance No. 2004/05-01, shall be as set forth in Appendix "A," attached hereto and incorporated herein

by this reference. Pursuant to state law, Ordinance No. 2004/05-1, shall not go into effect unless it is approved by two-thirds of the votes cast by voters of the District voting upon the questions of its approval.

5. The Board hereby calls a special election for Tuesday, November 4, 2003, and directs that the foregoing proposition shall be submitted to voters of the District at the election in the following manner:

(a) There shall be included on the ballot to be marked by the voters of the District, in addition to any other matters required by law, ballot language in the following form:

“Shall Ordinance No. 2004/05-1 of the Bodega Bay Fire Protection District (i) authorizing the District to impose and levy a new special tax having a maximum rate of \$130.00 per unit of risk to assist in meeting the costs of providing authorized services and exercising other rights and powers of the District (ii) increasing the District’s appropriations limit to permit spending of the revenue raised by the new special tax, and (iii) repealing the District’s existing special tax and benefit assessment, be approved?”

(b) The ballot to be used at the election shall be both as to form and matter contained therein such as may be required by law. On the ballot, in addition to any other printed matter required by law, opposite the measure to be voted upon and to its right, the words “yes” and “no” shall be printed on separate lines with voting squares.

(c) The Sonoma County Registrar of Voters is hereby authorized, instructed, and directed to provide and furnish any and all official ballots, notices, printed matter, and all supplies, equipment, and paraphernalia that may be necessary to properly and lawfully conduct the election.

(d) All notices required by law shall be given by the Sonoma County Registrar of Voters.

(e) Arguments for and against the measure may be, and other analyses provided for by law shall be, submitted in accordance with law.

(f) It is hereby requested that the election be consolidated with any other election held on the same date in territory that is the same or in part the same.

(g) The canvass of ballots cast at the election shall be conducted in accordance with law.

6. The Clerk of the Board is directed to forward a certified copy of this resolution to the Sonoma County Board of Supervisors and to the Sonoma County Registrar of Voters.

THE FOREGOING RESOLUTION was introduced at a meeting of the Board on 07/30, 2003 by Director Sage, who moved its adoption, seconded by Director Anello, and ordered adopted by the following vote:

President	<u>aye</u>	Director	<u>aye</u>
Director	<u>aye</u>	Director	<u>aye</u>
Director	<u>aye</u>		

AYES: 5 NOES: 0 ABSENT OR NOT VOTING: 0

WHEREUPON, the Chair declared the foregoing resolution adopted, and **SO ORDERED**.

By: Margaret Deane
President of the Board

By: Debbie Miller
Secretary of the Board

APPENDIX "A"

ORDINANCE NO. 2004/05-1

AN ORDINANCE OF THE BODEGA BAY FIRE PROTECTION DISTRICT (I) AUTHORIZING THE DISTRICT TO IMPOSE AND LEVY A NEW SPECIAL TAX TO ASSIST THE DISTRICT IN MEETING THE COSTS OF PROVIDING AUTHORIZED SERVICES AND EXERCISING OTHER RIGHTS AND POWERS OF THE DISTRICT, (II) INCREASING THE DISTRICT'S APPROPRIATIONS LIMIT FOR THE MAXIMUM PERIOD ALLOWED BY LAW (FOUR YEARS) TO ALLOW USE OF THE PROCEEDS OF THE NEW SPECIAL TAX, AND (III) REPEALING THE DISTRICT'S EXISTING SPECIAL TAX AND BENEFIT ASSESSMENT

The people of the Bodega Bay Fire Protection District ordain as follows:

SECTION I. DEFINITIONS.

For the purposes of this ordinance, the following words and phrases shall have the meanings respectively ascribed to them by this section unless the context clearly requires a different meaning. The definition of a word or phrase applies to any of that word's or phrase's variants.

"Board of Directors" means the Board of Directors of the Bodega Bay Fire Protection District.

"District" means the Bodega Bay Fire Protection District in Sonoma County, California.

"Dwelling Unit" means a permanent building or portion thereof, including manufactured and mobile homes, designated or used exclusively as a residence, sleeping room, or living quarters, with kitchen facilities, which constitutes an independent housekeeping unit for one (1) or more persons. Dwelling unit does not include a tent, travel trailer, recreational vehicle, or similar vehicle or structure.

"Existing Special Tax" means the special tax authorized by and imposed pursuant to Ordinance No. 3317R.

"Existing Benefit Assessment" means the benefit assessment authorized by and imposed pursuant to Ordinance No. 95/96-01.

"Floor Area" means the area included within the outside surface of the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area

of a building or portion thereof, not provided with surrounding exterior walls, shall be the useable area under the horizontal projection of the roof or floor above.

“Parcel of Real Property” means a separate parcel of real property having a separate Assessor’s parcel number as shown on the secured tax rolls of the County of Sonoma, or an assessment of a structural property on the unsecured tax rolls of the County of Sonoma, or an assessment made by the State Board of Equalization.

“New Special Tax” means the special tax authorized by and imposed pursuant to this ordinance. The new special tax is a special tax within the meaning of Article XIII A, section 4 and Article XIII C, section 1 of the California Constitution.

SECTION II. AUTHORITY.

This ordinance is adopted pursuant to Article XIII A, section 4, Article XIII B, section 4 and Article XIII C, section 2 of the California Constitution, Article 3.7 (commencing with Section 53720) of Chapter 4 of Division 2 of Title 5 of the California Government Code, Section 13911 of the California Health and Safety Code, and Article 3.5 (commencing with Section 50075) of Chapter 1 of Part I of Division 1 of Title 5 of the California Government Code.

SECTION III. DETERMINATION OF NECESSITY.

The amount of revenue available to the District from property taxes and the existing special tax and benefit assessment is inadequate to meet the cost of providing services pursuant to Section 13862 of the California Health and Safety Code. Therefore, the District must establish a larger stable source of supplementary revenue to assist in meeting the costs of providing such services and exercising the other rights and powers of the District.

SECTION IV. PURPOSE OF SPECIAL TAX.

The purpose for which the new special tax shall be imposed and levied is to raise revenue for the District to use in meeting the costs of (1) providing services pursuant to Section 13862 of the California Health and Safety Code, and (2) exercising other rights and powers granted to the District in Chapter 5 (commencing with Section 13860) of Part 2.7 of Division 12 of the California Health and Safety Code.

SECTION V. SPECIAL TAX AUTHORIZATION AND LIMIT.

The Board of Directors is authorized to impose and levy the new special tax each year on each parcel of real property within the District, except parcels of real property owned by a federal, state, or local agency, based on the use or right of use of the parcel and for the purpose stated in Section IV of this ordinance. The new special tax may be levied at a rate not to exceed \$130.00 per unit of risk. The new special tax shall be imposed in accordance with the schedule

set forth in Exhibit "A," attached hereto and incorporated herein by this reference. The Board of Directors shall set the rate of the new special tax each year as provided in Section VI of this ordinance, provided that in no year shall the rate exceed the maximum specified in this section.

SECTION VI. REPORT AND HEARING ON SPECIAL TAX.

Each year prior to the imposition of the special tax, the Board of Directors shall cause a report to be prepared showing each parcel of real property subject to the new special tax, the owner(s) thereof, the land use classification or classifications applied thereto, and the proposed levy thereon. Where there are multiple land uses on a parcel, more than one land use classification may be applied to the parcel if necessary to reflect the risk associated with the parcel. Upon the receipt of the report, the Board of Directors shall set a date for a public hearing thereon and shall cause notice of the hearing to be given pursuant to Section VIII of this ordinance. At the public hearing, the Board of Directors shall set the rate and make such corrections to the taxes proposed to be levied as may be required to conform to the schedule set forth in Exhibit "A."

SECTION VII. ANNUAL REPORT ON SPECIAL TAX REVENUES.

Each year the District shall cause a report to be prepared and filed with the Board of Directors containing information regarding the amount of new special tax revenues collected and expended as well as the status of projects funded with proceeds of the new special tax.

SECTION VIII. NOTICE OF HEARING.

In the absence of state law specifying the procedure for giving notice, notice of any public hearing held pursuant to this ordinance shall be given by posting in at least three (3) public places within the District at least fifteen (15) days prior to the hearing and publishing twice pursuant to Section 6066 of the California Government Code in at least one (1) newspaper of general circulation within the District. The notice shall include the date, time, and place of the public hearing, a general explanation of the matter to be considered, and a statement of where additional information may be obtained.

SECTION IX. COLLECTION.

The new special tax shall be collected in the same manner and subject to the same penalty as other charges and taxes collected by or on behalf of the District by the County of Sonoma. The Sonoma County Tax Collector may deduct reasonable administrative costs incurred in collecting the new special tax and deposit the amounts deducted in the Sonoma County General Fund. In accordance with Article 1 (commencing with section 29300) of Chapter 2 of Division 3 of Title 3 of the California Government Code, there shall be added to the amount of the special tax an amount for the reasonable administrative costs incurred in collecting the new special tax.

SECTION X. APPROPRIATIONS LIMIT.

The appropriations limit for the District shall be increased by the amount of the additional tax money raised by imposition of the new special tax, for the maximum period permitted by law (four years).

SECTION XI. REPEAL OF EXISTING SPECIAL TAX AND BENEFIT ASSESSMENT.

The existing special tax of the District established by and levied pursuant to Ordinance No. 3317R is repealed. The existing benefit assessment of the District established by and levied pursuant to Ordinance No. 95/96-01 is repealed.

SECTION XII. SEVERABILITY CLAUSE.

If any section, subsection, sentence, clause or phase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The people of the Bodega Bay Fire Protection District hereby declare that they would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phases be declared unconstitutional or invalid, except that section XI of this ordinance shall only be effective if the remaining portions of this ordinance are effective.

SECTION XIII. EFFECTIVE DATE.

This Ordinance shall take effect the day following its approval by two-thirds of the District's qualified voters voting on its approval at the special election on November 4, 2003.

APPROVED, by a two-thirds vote of the voters of the Bodega Bay Fire Protection District at the special election held on November 4, 2003, and

SO ORDERED.

ATTEST:

President, Board of Directors
Bodega Bay Fire Protection District

Clerk of the Board of Directors

USE CODES

Use Code	Description	# of Units	Additions
000	VACANT RES LOT UNDEVELOPED	2.00	
001	VACANT RES LOT DEVELOPED	2.00	
002	VACANT RES LOT W/PROBLEMS	0.00	
003	VACANT RES. LOT UNUSABLE	0.00	
004	WILDCAT SUBDIVISION LOT	2.00	
005	LOT WITH MISC. IMPROVEMENTS	2.00	
006	RAW SUBDIVISION LAND	2.00	2 units per acre/20 units maximum
010	SINGLE FAMILY DWELLING	4.00	
011	CONDOMINIUM UNIT	4.00	
013	S.F.D. / NON CONFORMING USE	4.00	plus \$0.25 cents per square foot
014	SFD W/ SECONDARY USE	4.00	plus \$0.25 cents per square foot
015	LIVING UNIT IN PLANNED UNIT	4.00	
016	MOBILE HOME ON URBAN LOT	4.00	
017	DETACHED PLANNED UNIT	4.00	
018	PLANNED UNIT	4.00	
020	VACANT ZONED FOR 2 SFD	4.00	
021	ONE DUPLEX	8.00	
022	TWO SFD ON A SINGLE LOT	8.00	
023	SFD WITH GRANNY UNIT	8.00	
031	ONE TRIPLEX	12.00	
032	THREE UNITS OR MORE	12.00	
034	ONE FOURPLEX	16.00	
035	FOUR UNITS OR MORE	16.00	
040	VACANT LOT FOR APARTMENTS	2.00	
041	5-10 RES UNITS SINGLE BUILDING	3.00	per living unit
042	5-10 RES UNITS MULT. BUILDINGS	3.00	per living unit
043	11-20 RES UNITS SINGLE BUILDING	3.00	per living unit
044	11-20 RES UNITS MULT BUILDINGS	3.00	per living unit
046	41-100 RES UNITS	3.00	per living unit
050	VACANT RURAL RESIDENTIAL LOT	2.00	
051	RURAL SINGLE FAMILY DWELLING	4.00	
052	RURAL RES W/ TWO OR MORE SFD	8.00	
053	RURAL RES. LAND W/UTILITIES	2.00	
054	RURAL RES W/MISC IMPROVEMENTS	2.00	
055	RURAL RES W/ SECONDARY USE	4.00	plus \$0.25 cents per square foot
056	RURAL RES LOT W/ MOBILE HOME	4.00	
062	MOTEL 0-50 W/O KITCHEN	1.50	plus 1.5 units/room, 6 units minimum
063	MOTEL OVER 50 UNITS W/O KITCHEN	1.50	plus 1.5 units/room, 6 units minimum
066	BED & BREAKFAST INN	1.50	plus 1.5 units/room, 6 units minimum
068	RESORT MOTEL	1.50	plus 1.5 units/room, 6 units minimum
070	HOTEL W/O RESTAURANT	1.50	plus 1.5 units/room, 6 units minimum
071	HOTEL W/RESTAURANT	1.50	plus 1.5 units/room and .25 units/occupant
078	ROOMING HOUSE	1.50	plus 1.5 units/room, 6 units minimum
080	COMMON AREA NO STRUCTURES	0.00	
081	COMMON AREA W/ STRUCTURES	2.00	2 units per acre, 20 units maximum
082	COMMON AREA: ROADS & STREETS	0.00	
090	MOBILE HOME PARKS	4.00	plus 3 per fixed mobile home and 1 unit per vacant mobile home space

091	OVERNIGHT PARK	4.00	plus 1 unit per overnight space
092	MOBILE HOME PARK W/OVERNIGHT AREA	4.00	plus 3 units per fixed mobile home and 1 unit per overnight space
095	MOBILE HOME ON RENTAL SITE	4.00	
100-102	VACANT COMM. LAND UNDEVELOPED	2.00	plus 2 units per acre/20 units maximum
110-119	STORE	10.00	
120	ONE STORE & ONE OFFICE	10.00	plus 2 units per acre/20 units maximum
121	MULT COMBINATION STORE/OFFICE	20.00	plus 2 units per acre/20 units maximum
140	GROCERY STORE	10.00	plus 2 units per acre/20 units maximum
141	SUPERMARKETS	10.00	plus 2 units per acre/20 units maximum
150-157	REGIONAL SHOPPING CENTER	10.00	plus 2 units per thousand sq. ft.
160-162	BUSINESS PARK	10.00	plus 2 units per acre/20 units maximum
170	1 STORY OFFICE BUILDING	10.00	plus 2 units per acre/20 units maximum
171	TWO STORY OFFICE BUILDING	20.00	plus 2 units per acre/20 units maximum
175	TWO STORY OFC W/WAREHOUSE	20.00	plus 2 units per thousand sq. ft.
178	OFFICE CONDOMINIUM UNIT	10.00	plus 2 units per acre/20 units maximum
190	MEDICAL OFFICES	10.00	
191	DENTAL OFFICES	10.00	
192	MEDICAL DENTAL COMPLEX	10.00	
193	VETERINARY HOSPITAL	10.00	
198	PROFESSIONAL OFFICE CONDOMINIUM	10.00	
200	COMMERCIAL COMMON AREA	10.00	
201	MISCELLANEOUS MULTIPLE USES	10.00	not otherwise specified in this exhibit 3 use max
202	COMMON USE: NO CATEGORY	10.00	
203	UNDEFINED COMMERCIAL SHELL	10.00	
210	RESTAURANT	10.00	plus .5 units per occupant
213	COCKTAIL LOUNGE BAR	10.00	plus .5 units per occupant
214	FAST FOOD RESTAURANT	10.00	plus .5 units per occupant
240	BANKS	10.00	
250	FULL SERVICE GAS STATION	25.00	
251	SELF SERVICE GAS STATION	20.00	
254	FUEL BULK PLANT	30.00	
255	SERVICE STA W/MINI MART, FAST FOOD	25.00	
259	GAS STATION ALTERNATE USE	20.00	
260	AUTO SALES W/SERVICE CENTER	10.00	
261	AUTO SALES W/O SERVICE CENTER	10.00	
262	USED CAR LOT	10.00	
263	OTHER SALES CENTERS	10.00	
280	AUTO & TRUCK REPAIRS & ACC.	10.00	
281	BRAKE SHOPS (TIRES, BRAKES, ETC)	10.00	
283	SELF-SERVICE CAR WASH	10.00	
290	RETAIL NURSERIES	10.00	
291	WHOLESALE NURSERY	10.00	
301	INDUSTRIAL LAND UNDEVELOPED	2.00	plus 2 units per acre
302	VACANT INDUSTRIAL LAND W/UTIL	2.00	plus 2 units per acre
310	LIGHT INDUSTRIAL & MANUFACTURING	10.00	plus 2 units per acre
311	LIGHT INDUSTRIAL WITH HOUSE	10.00	plus 2 units per acre
320	WAREHOUSING ACTIVE	10.00	plus 2 units per acre
321	WAREHOUSING - INACTIVE	10.00	plus 2 units per acre
328	WAREHOUSING CONDOMINIUM	10.00	plus 2 units per acre
329	MINI WAREHOUSE	10.00	plus 2 units per acre

330	LUMBER MILLS	20.00	plus 2 units per acre
331	RETAIL LUMBER YARD	20.00	plus 2 units per acre
332	SPECIALTY LUMBER PRODUCTS	20.00	plus 2 units per acre
340	PACKING PLANTS	20.00	plus 2 units per acre
350	FRUIT & VEGETABLE PLANTS	20.00	plus 2 units per acre
351	PROCESSING PLANT	20.00	plus 2 units per acre
352	WINERY	20.00	plus 2 units per acre
353	WINERY W/ VINEYARDS	20.00	plus 2 units per acre
361	RETAIL FEED & GRAIN SALES	20.00	plus 2 units per acre
370	HEAVY INDUSTRY	20.00	plus 2 units per acre
380	MINERAL PROCESSING	25.00	plus 2 units per acre
381	SAND & GRAVEL	25.00	plus 2 units per acre
391	INDUSTRIAL COMMON AREA	20.00	plus 1 unit per acre/1000 sq. ft.
393	INDUSTRIAL USE: NO CATEGORY	20.00	plus 1 unit per acre/1000 sq. ft.
394	UNDEFINED INDUSTRIAL SHELL	20.00	plus 1 unit per acre/1000 sq. ft.
410	IRRIGATED ORCHARD	2.00	plus 1 unit per acre/10 unit max
411	IRRIGATED ORCHARD W/ RESIDENCE	4.00	plus 1 unit per acre/10 unit max
416	IRRIGATED ORCHARD W/MANUF HOME	4.00	plus 1 unit per acre/10 unit max
420	IRRIGATED VINEYARD	2.00	plus 1 unit per acre/10 unit max
421	IRRIGATED VINEYARD W/ RESIDENCE	6.00	plus 1 unit per acre/10 unit max
422	IRRIGATED VINEYARD	4.00	plus 1 unit per acre/10 unit max
423	IRRIGATED VINEYARD W/ RES	6.00	plus 1 unit per acre/10 unit max
425	IRRIGATED VINEYARD W/MANUF HOME	6.00	plus 1 unit per acre/10 unit max
450	IRRIGATED FIELD CROPS	2.00	plus 1 unit per acre/10 unit max
461	IRRIGATED PASTURE W/ RESIDENCE	4.00	plus 1 unit per acre/10 unit max
471	DAIRY WITH RESIDENCE	4.00	plus 1 unit per acre/10 unit max
481	CHICKEN RANCH W/ RESIDENCE	6.00	plus 1 unit per acre/10 unit max
482	OTHER POULTRY RANCH	2.00	plus 1 unit per acre/10 unit max
510	NON IRRIGATED ORCHARD	2.00	plus 1 unit per acre/10 unit max
511	NON IRRIGATED ORCHARD W/ RES	4.00	plus 1 unit per acre/10 unit max
520	NON IRRIGATED VINEYARD	2.00	plus 1 unit per acre/10 unit max
521	NON IRRIGATED VINEYARD W/ RES	6.00	plus 1 unit per acre/10 unit max
522	NON IRRIGATED VINEYARD	2.00	plus 1 unit per acre/10 unit max
523	NON IRRIGATED VINEYARD W/ RES	6.00	plus 1 unit per acre/10 unit max
526	NON IRRIG VINEYARD W/ MOBILE	6.00	plus 1 unit per acre/10 unit max
540	PASTURE	2.00	plus 1 unit per acre/10 unit max
541	PASTURE W/ RESIDENCE	6.00	plus 1 unit per acre/10 unit max
546	PASTURE W/ MOBILE HOME	6.00	plus 1 unit per acre/10 unit max
560	HARDWOODS & CHAPARRAL	2.00	plus 1 unit per acre/10 unit max
561	HARDWOODS & CHAPARRAL W/ RES	6.00	plus 1 unit per acre/10 unit max
570	WASTE LAND	0.00	zero units
580	TIDELAND	0.00	zero units
591	SPECIALTY FARMS W/DWELLING	6.00	plus 1 unit per acre/10 unit max
600	SKATING RINK (ROLLER OR ICE)	10.00	
601	INDOOR TENNIS OR RACQUET CENTER	10.00	
602	HEALTH SPA OR CLUB	10.00	
610	SWIM CENTER	10.00	
611	RECREATIONAL CENTER	10.00	

612	TENNIS COURT	10.00	
630	BOWLING ALLEY	10.00	
640	CLUBS & LODGE HALLS	10.00	
670	18-HOLE GOLF COURSE	12.00	
690	PRIVATELY OWNED PARK	10.00	
710	CHURCHES	6.00	
711	OTHER CHURCH PROPERTY	6.00	
720	PRIVATE SCHOOL	6.00	
722	SPECIAL SCHOOL	6.00	
750	HOMES	8.00	
751	REST HOMES	8.00	
752	HOME FOR HANDICAPPED	8.00	
770	CEMETERIES	0.00	
780	FIRE DEPARTMENT	0.00	
800	MISCELLANEOUS PROPERTY	2.00	
810	UTILITY SBE VALUED	10.00	
811	UTILITY WATER COMPANY	10.00	
812	MUTUAL WATER COMPANY	10.00	
821	MINING RIGHTS	2.00	plus 1 unit per acre, 40 maximum
9991	MARINA WITHOUT FUEL DOCK	10.00	10 units per half acre, 40 maximum
9992	MARINA WITH FUEL DOCK	15.00	15 units per parcel plus 10 units per half acre, 40 max

Where there are multiple land uses on a parcel, more than one land use classification may be applied to the parcel if necessary to reflect the risk associated with the parcel.