



**COUNTY SERVICE AREA 15
WATERLOO-99
(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

TABLE OF CONTENTS

1.	INTRODUCTION	3
2.	DISTRICT	3
3.	DESCRIPTION OF SERVICES AND EXPENDITURES	3
4.	SERVICE CHARGES	4
5.	OUT OF AREA CUSTOMERS	5
6.	METHOD OF COST APPORTIONMENT	6
7.	ANNUAL SERVICE CHARGES FOR INDIVIDUAL PROPERTIES	6
8.	APPEALS AND ADJUSTMENTS	6

APPENDICES

APPENDIX A: Vicinity Map

APPENDIX B Proposed Budget

APPENDIX C: Annual Service Charges for Individual Properties

APPENDIX D Single Family Equivalent Unit by Use Code

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 online 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 storm drain service charge adjustments for County Service Area 15 Waterloo-99 (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 the 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 for years, when it is 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 storm drain service charge, which is generally collected annually through the property tax roll of the customers.

A five-year rate increase schedule for storm drainage services is proposed for County Service Area (CSA) 15. This rate schedule is necessary to begin building capital replacement reserves for the district.

The proposed schedule also introduces a revised methodology for calculating storm drainage service charges. Currently, all property types are assessed uniformly at one Single-Family Equivalent (SFE), regardless of the amount of runoff generated by each property. The new method adjusts the service charge based on land use and proportionally reflects the runoff generated.

Under the proposed structure, undeveloped and vacant properties will be assessed at a rate of **0.2 SFEs** per acre; single-family residential properties will be assessed at a rate of **1 SFE** per acre, while industrial and hotel properties are assigned **3 SFEs** per acre. To estimate the annual service charge for a property, the lot size (in acres) is multiplied by the appropriate SFE rate.

A detailed breakdown of each property's acreage and proposed assessment is provided in **Appendix C** of this report. Additionally, updated use codes relevant to this assessment are included in **Appendix D**.

Table A – Storm Drainage Service Rate Adjustments

Service	Current Rate (2024-2025)	Proposed Rates per Acre per year				
		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Undeveloped and Vacant Annual Storm Drainage Service Charge	\$25*	\$3.02	\$4.58	\$6.10	\$7.60	\$9.12
Residential Annual Storm Drainage Service Charge	\$25*	\$15.10	\$22.90	\$30.50	\$38.00	\$45.60
Commercial, Industrial, and Hotel Annual Storm Drainage Service Charge	\$25*	\$45.30	\$68.70	\$91.50	\$114.00	\$136.80

*Current rate methodology assigns 1 SFE per parcel

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. After these five years, the charges will continue at the 2029-30 rate.

Table B – Storm Drainage Inflationary Adjustment

District	CSA 15
Service with Proposed Increase	Water (Fire Hydrant)
Current Annual Flat Rate 2024-25	\$79
Proposed Annual Flat Rate 2025-26	\$81.18
Percent Increase	2.76%

The above proposed rates found in Table B, if approved, will be effective 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 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 fair and appropriate distribution. In some cases, certain user types require special studies to establish service charges. SFE determinations are noted in Appendix C.

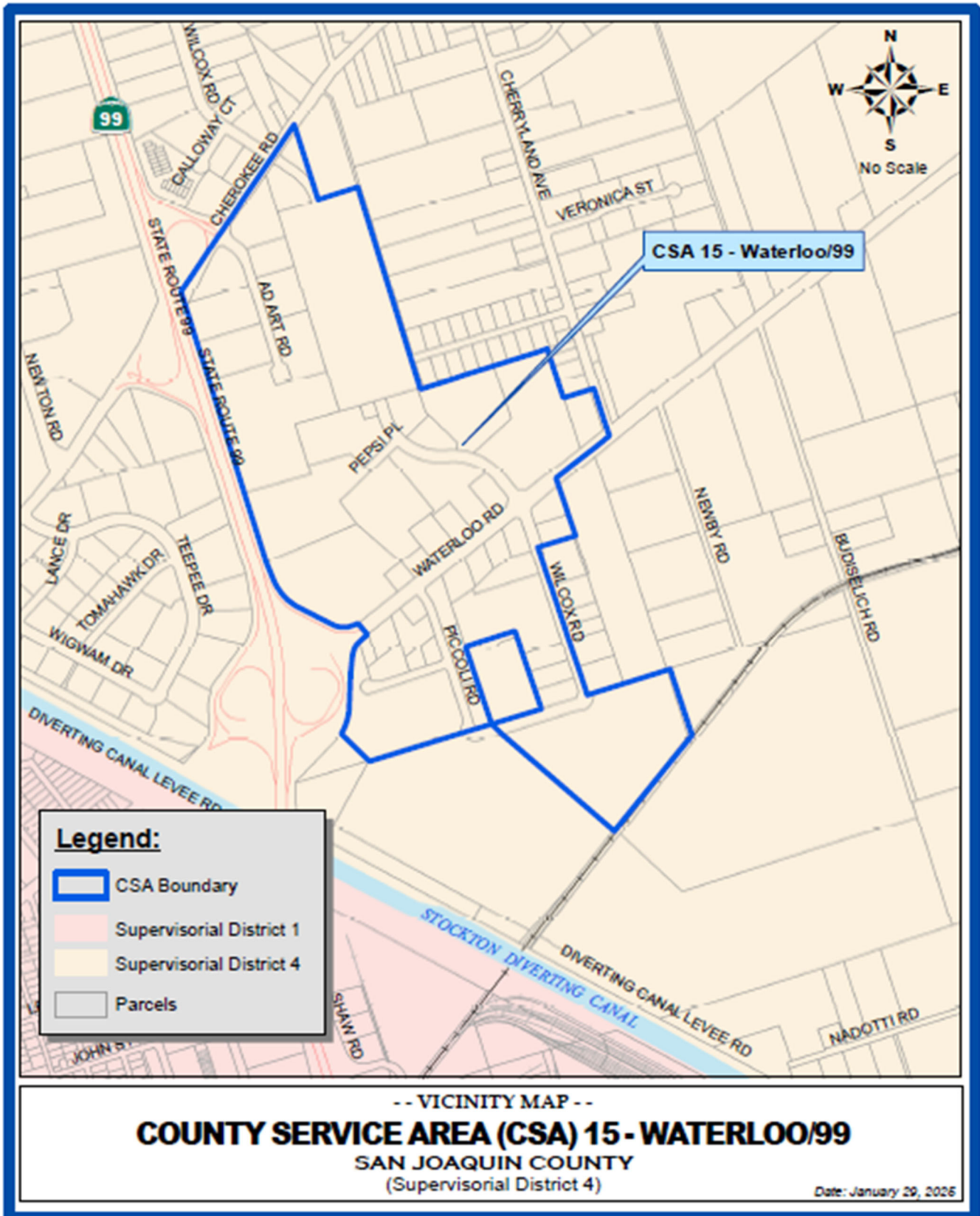
7. PROPERTY OWNER LIST AND TAX ROLL

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 15 Waterloo-99 - Storm Drain	Current	Proposed				
	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Storm Drainage SFE-Acre	46.0	432.5	432.5	432.5	432.5	432.5
Storm Drainage Service Charge / SFE-Acre	\$25	\$15.00	\$22.80	\$30.30	\$37.80	\$45.20
Streetlight SFEs	197.0	197.0	197.0	197.0	197.0	197.0
Streetlight Service Charge / SFE	\$30	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Revenue:						
Annual Service Charges - storm drainage	\$1,150	\$6,530	\$9,903	\$13,190	\$16,433	\$19,720
Total Revenue	\$1,150	\$6,530	\$9,903	\$13,190	\$16,433	\$19,720
Expenses:						
Storm Drainage:						
Labor and Materials	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377	\$3,478
Labor (engineering & admin)	\$0	\$400	\$412	\$424	\$437	\$450
Total Storm Drainage Expenses	\$3,000	\$3,490	\$3,595	\$3,703	\$3,814	\$3,928
Non-Operating Expenses	\$0	\$3,059	\$6,302	\$9,452	\$12,603	\$15,754
Capital Reserves	\$0	\$3,018	\$6,301	\$9,402	\$12,545	\$15,640
Total Expenses	\$3,000	\$6,508	\$9,896	\$13,105	\$16,359	\$19,568
Annual Surplus (Shortfall)	(\$1,850)	\$22	\$7	\$85	\$74	\$152
Beginning Operating Fund Balance	\$0	(\$1,850)	\$1,168	\$7,469	\$16,871	\$45,056
Ending Operating Fund Balance	(\$1,850)	\$1,168	\$7,469	\$16,871	\$29,416	\$45,208

District	CSA 15 Waterloo
Service with proposed increase	Water (Fire Hydrant)
SFEs	46.8
Current Annual Rate 2024-25 per SFE	\$79
Fund balance at Start of FY 2024-25	\$802,000
Estimated Revenue	\$342,400
Estimated Expenses	\$271,500
Proposed Annual Rate 2025-26 per SFE	\$81.18
Proposed Revenue	\$342,502
Estimated Expenses	\$278,288

APPENDIX C
COUNTY SERVICE AREA 15 - WATERLOO
ANNUAL STORM DRAIN SERVICE CHARGES

CSA 15 - Storm Drainage											
Assessor's Parcel Number	Use Code	Current SFE	Acreage	Proposed SFE	Acreage x SFE	Current 2024-25	Proposed 2025-26	Proposed 2026-27	Proposed 2027-28	Proposed 2028-29	Proposed 2029-30
087-100-03	911	1	1.33	3.0	3.99	\$25.00	\$60.25	\$91.37	\$121.70	\$151.62	\$181.94
087-100-09	61	1	9.49	3.0	28.47	\$25.00	\$429.90	\$651.96	\$868.34	\$1,081.86	\$1,298.23
087-100-11	211	1	0.6	3.0	1.80	\$25.00	\$27.18	\$41.22	\$54.90	\$68.40	\$82.08
087-100-32	170	1	1.98	3.0	5.94	\$25.00	\$89.69	\$136.03	\$181.17	\$225.72	\$270.86
087-100-33	170	1	2.24	3.0	6.72	\$25.00	\$101.47	\$153.89	\$204.96	\$255.36	\$306.43
087-100-34	256	1	0.5	3.0	1.50	\$25.00	\$22.65	\$34.35	\$45.75	\$57.00	\$68.40
087-100-39	310	1	2.87	3.0	8.61	\$25.00	\$130.01	\$197.17	\$262.61	\$327.18	\$392.62
087-100-40	110	1	1.88	3.0	5.64	\$25.00	\$85.16	\$129.16	\$172.02	\$214.32	\$257.18
087-100-41	263	1	2.88	3.0	8.64	\$25.00	\$130.46	\$197.86	\$263.52	\$328.32	\$393.98
087-100-42	320	1	2.66	3.0	7.98	\$25.00	\$120.50	\$182.74	\$243.39	\$303.24	\$363.89
087-100-56	811	1	0.23	3.0	0.69	\$25.00	\$10.42	\$15.80	\$21.05	\$26.22	\$31.46
087-100-58	934	0	5.6	3.0	Exempt						
087-100-59	143	1	1.29	3.0	3.87	\$25.00	\$58.44	\$88.62	\$118.04	\$147.06	\$176.47
087-100-62	310	1	8	3.0	24.00	\$25.00	\$362.40	\$549.60	\$732.00	\$912.00	\$1,094.40
087-100-63	301	1	4.01	0.2	0.80	\$25.00	\$12.11	\$18.37	\$24.46	\$30.48	\$36.57
087-100-65	312	1	1.52	3.0	4.56	\$25.00	\$68.86	\$104.42	\$139.08	\$173.28	\$207.94
087-100-67	211	1	0.93	3.0	2.79	\$25.00	\$42.13	\$63.89	\$85.10	\$106.02	\$127.22
087-100-70	180	1	1.41	1.0	1.41	\$25.00	\$21.29	\$32.29	\$43.01	\$53.58	\$64.30
087-100-71	100	1	0.59	0.2	0.12	\$25.00	\$1.78	\$2.70	\$3.60	\$4.48	\$5.38
087-100-72	100	1	20	0.2	4.00	\$25.00	\$60.40	\$91.60	\$122.00	\$152.00	\$182.40
087-100-73	310	1	11.05	3.0	33.15	\$25.00	\$500.57	\$759.14	\$1,011.08	\$1,259.70	\$1,511.64
087-100-74	211	1	0.99	3.0	2.97	\$25.00	\$44.85	\$68.01	\$90.59	\$112.86	\$135.43
087-100-75	100	1	4.19	0.2	0.84	\$25.00	\$12.65	\$19.19	\$25.56	\$31.84	\$38.21
087-100-76	170	1	5.36	3.0	16.08	\$25.00	\$242.81	\$368.23	\$490.44	\$611.04	\$733.25
087-100-77	202	0	1.3	0.2	0.26	\$0.00	\$3.93	\$5.95	\$7.93	\$9.88	\$11.86
087-100-78	301	0	1.06	0.2	0.21	\$0.00	\$3.20	\$4.85	\$6.47	\$8.06	\$9.67
087-100-79	301	0	9.2	0.2	1.84	\$0.00	\$27.78	\$42.14	\$56.12	\$69.92	\$83.90
101-021-44	32	1	0.83	1.0	2.49	\$25.00	\$37.60	\$57.02	\$75.95	\$94.62	\$113.54
101-021-45	211	1	0.9	3.0	2.70	\$25.00	\$40.77	\$61.83	\$82.35	\$102.60	\$123.12
101-021-56	256	1	0.89	3.0	2.67	\$25.00	\$40.32	\$61.14	\$81.44	\$101.46	\$121.75
101-021-57	211	1	0.74	3.0	2.22	\$25.00	\$33.52	\$50.84	\$67.71	\$84.36	\$101.23
101-021-58	112	1	0.72	3.0	2.16	\$25.00	\$32.62	\$49.46	\$65.88	\$82.08	\$98.50

101-021-59	211	1	0.78	3.0	2.34	\$25.00	\$35.33	\$53.59	\$71.37	\$88.92	\$106.70
101-021-60	302	1	1.48	0.2	0.30	\$25.00	\$4.47	\$6.78	\$9.03	\$11.25	\$13.50
101-021-61	300	1	6.08	0.2	1.22	\$25.00	\$18.36	\$27.85	\$37.09	\$46.21	\$55.45
101-021-64	312	1	0.85	3.0	2.55	\$25.00	\$38.51	\$58.40	\$77.78	\$96.90	\$116.28
101-021-65	311	1	0.85	3.0	2.55	\$25.00	\$38.51	\$58.40	\$77.78	\$96.90	\$116.28
101-021-66	811	1	0.85	3.0	2.55	\$25.00	\$38.51	\$58.40	\$77.78	\$96.90	\$116.28
101-180-04	320	1	0.77	3.0	2.31	\$25.00	\$34.88	\$52.90	\$70.46	\$87.78	\$105.34
101-180-14	61	1	0.99	3.0	2.97	\$25.00	\$44.85	\$68.01	\$90.59	\$112.86	\$135.43
101-180-15	101	1	0.35	0.2	0.07	\$25.00	\$1.06	\$1.60	\$2.14	\$2.66	\$3.19
101-180-16	60	1	0.47	3.0	1.41	\$25.00	\$21.29	\$32.29	\$43.01	\$53.58	\$64.30
101-180-17	61	1	1.22	3.0	3.66	\$25.00	\$55.27	\$83.81	\$111.63	\$139.08	\$166.90
101-180-18	101	1	0.48	0.2	0.10	\$25.00	\$1.45	\$2.20	\$2.93	\$3.65	\$4.38
101-180-31	102	1	0.36	3.0	1.08	\$25.00	\$16.31	\$24.73	\$32.94	\$41.04	\$49.25
101-180-32	210	1	0.85	3.0	2.55	\$25.00	\$38.51	\$58.40	\$77.78	\$96.90	\$116.28
101-180-33	210	1	0.92	3.0	2.76	\$25.00	\$41.68	\$63.20	\$84.18	\$104.88	\$125.86
101-180-37	312	1	1.1	3.0	3.30	\$25.00	\$49.83	\$75.57	\$100.65	\$125.40	\$150.48
101-180-38	320	1	8.52	3.0	25.56	\$25.00	\$385.96	\$585.32	\$779.58	\$971.28	\$1,165.54
101-210-17	341	1	16.53	3.0	49.59	\$25.00	\$748.81	\$1,135.61	\$1,512.50	\$1,884.42	\$2,261.30

APPENDIX C
COUNTY SERVICE AREA 15 - WATERLOO
ANNUAL FIRE HYDRANT SERVICE CHARGES

CSA 15 - Fire Hydrant					
Assessor's Parcel Number	Use Code	Current SFE	Proposed SFE	Current 2024- 25	Proposed 2025-26
087-100-03	911	1	1	\$79.00	\$81.18
087-100-09	61	1	1	\$79.00	\$81.18
087-100-11	211	1	1	\$79.00	\$81.18
087-100-32	170	1	1	\$79.00	\$81.18
087-100-33	170	1	1	\$79.00	\$81.18
087-100-34	256	1	1	\$79.00	\$81.18
087-100-39	310	1	1	\$79.00	\$81.18
087-100-40	110	1	1	\$79.00	\$81.18
087-100-41	263	1	1	\$79.00	\$81.18
087-100-42	320	1	1	\$79.00	\$81.18
087-100-56	811	0	0	\$0.00	\$0.00
087-100-58	934	0	0	\$0.00	\$0.00
087-100-59	143	1	1	\$79.00	\$81.18
087-100-62	310	1	1	\$79.00	\$81.18
087-100-63	301	1	1	\$79.00	\$81.18
087-100-65	312	1	1	\$79.00	\$81.18
087-100-67	211	1	1	\$79.00	\$81.18
087-100-70	180	1	1	\$79.00	\$81.18
087-100-71	100	1	1	\$79.00	\$81.18
087-100-72	100	1	1	\$79.00	\$81.18
087-100-73	310	1	1	\$79.00	\$81.18
087-100-74	211	1	1	\$79.00	\$81.18
087-100-75	100	1	1	\$79.00	\$81.18
087-100-76	170	1	1	\$79.00	\$81.18
087-100-77	202	1	1	\$79.00	\$81.18
087-100-78	301	1	1	\$79.00	\$81.18
087-100-79	301	1	1	\$79.00	\$81.18
101-021-44	32	1.6	1	\$126.40	\$81.18
101-021-45	211	1	1	\$79.00	\$81.18
101-021-56	256	1	1	\$79.00	\$81.18
101-021-57	211	1	1	\$79.00	\$81.18
101-021-58	112	1	1	\$79.00	\$81.18
101-021-59	211	1	1	\$79.00	\$81.18

101-021-60	302	1	1	\$79.00	\$81.18
101-021-61	300	1	1	\$79.00	\$81.18
101-021-64	312	1	1	\$79.00	\$81.18
101-021-65	311	1	1	\$79.00	\$81.18
101-021-66	811	0	0	\$0.00	\$0.00
101-180-04	320	1	1	\$79.00	\$81.18
101-180-14	61	1	1	\$79.00	\$81.18
101-180-15	101	1	1	\$79.00	\$81.18
101-180-16	60	1	1	\$79.00	\$81.18
101-180-17	61	1	1	\$79.00	\$81.18
101-180-18	101	0.2	0.2	\$15.80	\$16.24
101-180-31	102	0	0	\$0.00	\$0.00
101-180-32	210	1	1	\$79.00	\$81.18
101-180-33	210	1	1	\$79.00	\$81.18
101-180-37	312	1	1	\$79.00	\$81.18
101-180-38	320	2	2	\$158.00	\$162.36
101-210-17	341	1	1	\$79.00	\$81.18

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	0.2
2A	VAC LOT W/PROB. WHICH PRECLUDES BLD.	0	0
7A	POTENTIAL RESIDENTIAL SUBDIVISION	0.2	1
010	SINGLE FAMILY DWELLING(SFD)	1	1
013	SFD W/SECONDARY RES SQ FT	1	1
021	ONE DEPULEX - ONE BUILDING	1	1
022	TWO SFDS ON SINGLE PARCEL	1	1
032	THREE UNITS - 2 OR MORE STRUCTURES	1	1
051	RURAL RESIDENCE - 1 RESIDENCE	1	1
052	RURAL RES - 2 OR MORE RESIDENCES	1	1
060	MOTELS LESS THAN 50 UNITS	6	3
061	MOTELS OVER 50 UNITS	14	3
COMMERCIAL			
100	VACANT COMMERCIAL LAND - UNDEV.	0	0.2
101	VACANT COMMERCIAL LAND DEV. W/UTIL.	0.2	0.2
102	VACANT COMMERCIAL LAND W/MISC. IMPRV.	0	0.2
110	SINGLE STORY STORE	1	3
111	MULTIPLE STORY STORES	1	3
112	MULTIPLE STORES IN ONE BUILDING	1 EA.	3
141	SUPERMARKETS	2	3
143	CONVENIENCE STORE W/GAS SALES	2	3
170	1 STORY OFFICE BUILDING	1/OFFICE	3
180	ASSISTED LIVING RESIDENCE	2	3
202	COMMERCIAL USE-DOES NOT FIT ANY OTHER USE	1	3
210	RESTAURANTS	2	3
211	FAST FOOD RESTAURANTS	2 MIN.	3
256	CONVENIENCE STORE (MINI-MART) W/GAS STATION	1	3

263	OTHER SALES CENTERS (TRAILERS, MOBILEHOMES)	1	3
INDUSTRIAL			
300	VACANT INDUSTRIAL LAND UNDEVELOPED	0	0.2
301	VACANT INDUSTRIAL LAND DEV. W/UTILITIES	0.2	0.2
302	VACANT INDUSTRIAL LAND W/MISC. IMPS	0	0.2
310	LIGHT MANUFACTURING & LIGHT INDUSTRIAL	1	3
311	LIGHT INDUSTRIAL & WAREHOUSING	1	3
312	LIGHT INDUSTRIAL & WHSE - MULTIPLE	1 EA.	3
320	WAREHOUSING - ACTIVE	2	3
321	WAREHOUSING - INACTIVE	0.2	3
341	COLD STORAGE OR REFRIGERATED WHSE	6	3
AGRICULTURAL			
400	IRRIGATED FRUIT ORCHARD W/O RES	0	0
401	IRRIGATED FRUIT ORCHARD W/RES	1	1
590	WASTE LANDS	0	0
RECREATIONAL			
662	COUNTRY CLUB	1 MIN.	1
INSTITUTIONAL			
710	CHURCH, SYNAGOGUE OR TEMPLE	2 MIN.	1
UTILITIES & GOVERNMENT			
811	UTILITY WATER COMPANY	1	1
911	STATE BUILDINGS	BY SPECIAL STUDY	
916	MISC STATE PROPERTY	0	0
920	VACANT COUNTY LAND	0	0
925	MISC COUNTY PROPERTY	BY SPECIAL STUDY	
934	MUNI. UTIL. PROP. (RESERVOIRS, WWTP, DUMP)	0	0
940	SCHOOL DISTRICT PROPERTY	BY SPECIAL STUDY	