



**COUNTY SERVICE AREA 23 – GRANADA GLEN
(SUPERVISORIAL DISTRICT 4)**

September 20, 2019

(Administered by the Department of Public Works)

**ENGINEER'S REPORT
ON
SERVICE CHARGE ADJUSTMENTS
FOR
FISCAL YEAR 2020-21 through 2024-25**



**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 23 – GRANADA GLEN

1. INTRODUCTION:

The preparation of this report on Special District Service Charges is required by San Joaquin County Ordinance Code Sections 5-3302 and 5-6812(a). These sections require that an annual report be prepared for each service area or special district for which special Service Charges will be imposed and collected on the tax roll. This report is also prepared in compliance with state law, including but not limited to Articles XIII C and XIII D of the California Constitution (Proposition 218) regarding the imposition of new or increased Service Charges. It will be presented to the San Joaquin County Board of Supervisors for adoption and serves as the basis for the proposed Service Charges. This report is on file with and is available for review at the Office of the Clerk of the Board of Supervisors at 44 N. San Joaquin St. Suite 627 and may also be viewed at the Department of Public Works at 1810 E. Hazelton Ave., Stockton, CA or on-line at <https://www.sigov.org/ud/csa/csa-23>.

The purpose of this report is to provide detailed information regarding the proposed storm drainage Service Charge adjustments for COUNTY SERVICE AREA 23 (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 storm drainage services. 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 2020-21.

2. COUNTY SERVICE AREA 23

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 1979. 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 storm drainage and streetlight system improvements. The District's storm drainage and streetlight systems serve 98 residential parcels.

The District's storm drainage system includes but not limited to 6,200 feet of piping, 33 catch basins, 16 maintenance holes, 2 storm drainage basins and 2 pump stations. The District's streetlight system includes but not limited to twenty-four (24) 100-watt and three (3) 150-watt high-pressure sodium vapor streetlights.

3. DESCRIPTION OF SERVICES AND EXPENDITURES

The District currently provides for the operation and maintenance of the public storm drainage and streetlight systems serving properties within the District. The proposed 2020-21 through 2024-25 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: storm drainage collection system and basin; streetlight luminaires and poles including electricity costs. 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. The necessary contribution for capital replacement reserves 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 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 table shows the current and proposed Service Charges for storm drainage service per fiscal year. All parcels benefiting from the District’s services receive an annual Service Charge, which are collected annually through the property tax roll of all customers.

CSA 23	Current	Rate Study Period				
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Storm Drainage SFEs	98	98	98	98	98	98
Storm Drainage Service Charge / SFE	\$40	\$50	\$63	\$72	\$86	\$101

The proposed rate(s), if approved, will be effective for Fiscal Years 2020-21 through 2024-25. After this time period, charges will continue at the 2024-25 rate until another rate increase is approved.

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 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 resulting in 0 SFEs assigned to them, as they are the location of the district's storm drainage retention ponds or railroad tracks. SFE determinations are noted in Appendix C.

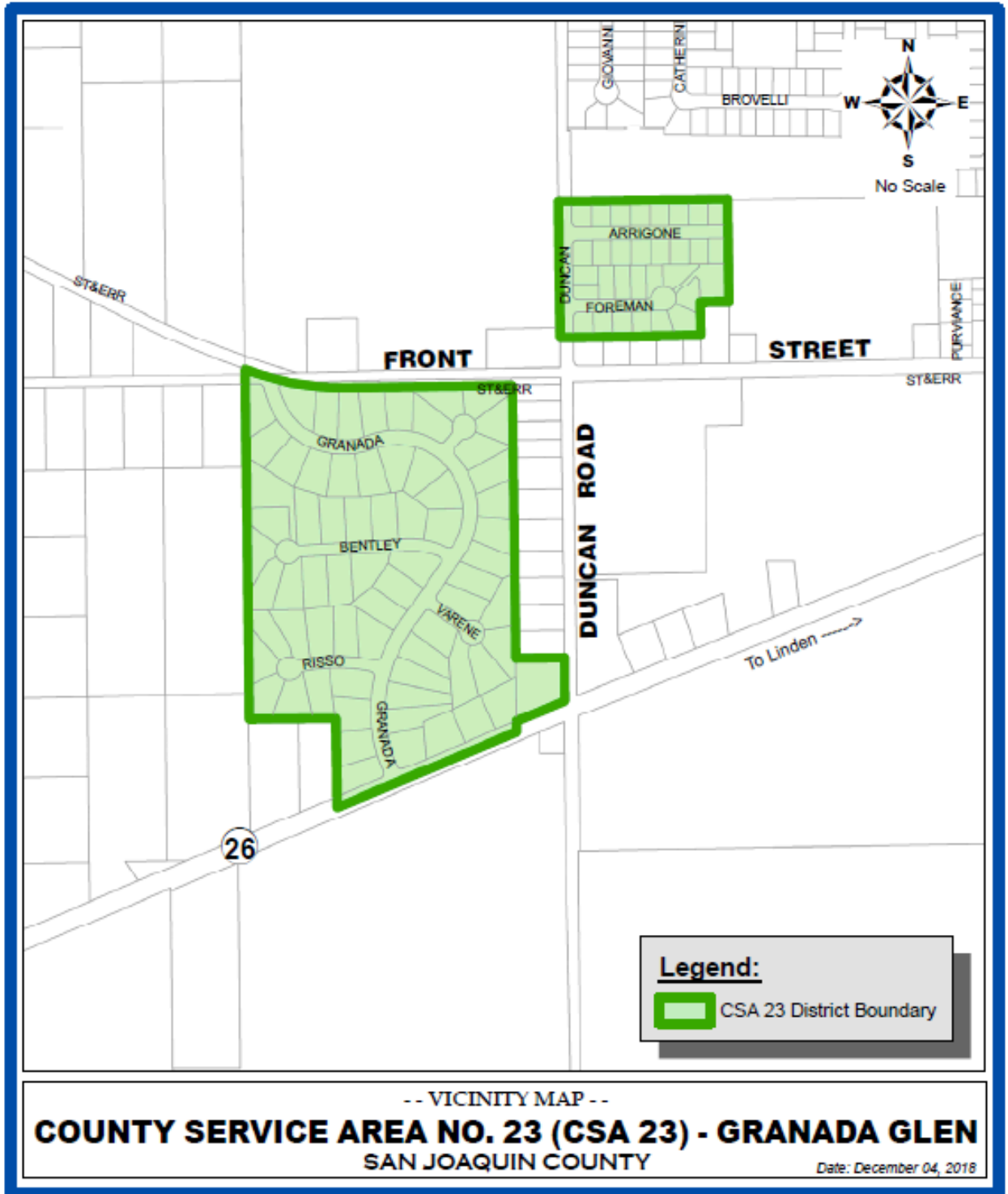
7. **PROPERTY OWNER LIST AND TAX ROLL**

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
COUNTY SERVICE AREA 23 MAP**



APPENDIX B
COUNTY SERVICE AREA 23 BUDGET

CSA 23	Current	Rate Study Period				
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Storm Drainage SFEs	98	98	98	98	98	98
Storm Drainage Service Charge / SFE	\$40	\$50	\$63	\$72	\$86	\$101
Streetlight SFEs	97	97	97	97	97	97
Streetlight Service Charge / SFE	\$45	\$45	\$45	\$45	\$45	\$45
Revenue:						
Annual Service Charges - storm drainage	\$3,920	\$4,900	\$6,174	\$7,056	\$8,428	\$9,898
Annual Service Charges - street lighting	\$4,365	\$4,365	\$4,365	\$4,365	\$4,365	\$4,365
Other Income	\$53	\$15	\$17	\$20	\$20	\$10
Total Revenue	\$8,338	\$9,280	\$10,556	\$11,441	\$12,813	\$14,273
Expenses:						
Storm Drainage:						
Electricity - Pumps & Misc.	\$495	\$510	\$526	\$541	\$558	\$574
Equipment & Materials	\$361	\$371	\$382	\$394	\$406	\$418
Labor (engineering & admin)	\$804	\$828	\$853	\$878	\$904	\$932
Labor (utilities maintenance)	\$987	\$1,017	\$1,047	\$1,078	\$1,111	\$1,144
Capital Reserve Contribution	\$0	\$1,356	\$2,712	\$4,069	\$5,425	\$6,781
License and Permit	\$18	\$19	\$19	\$20	\$20	\$21
Total Storm Drainage Expenses	\$2,665	\$4,101	\$5,539	\$6,980	\$8,424	\$9,870
Streetlight:						
Electricity - Streetlights	\$2,762	\$2,845	\$2,930	\$3,018	\$3,108	\$3,202
Labor (engineering & admin)	\$966	\$995	\$1,025	\$1,055	\$1,087	\$1,120
Labor (utilities maintenance)	\$153	\$157	\$162	\$167	\$172	\$177
License and Permit	\$15	\$15	\$16	\$16	\$17	\$17
Total Streetlighting Expenses	\$3,895	\$4,012	\$4,133	\$4,257	\$4,384	\$4,516
Total Expenses	\$6,560	\$8,113	\$9,672	\$11,237	\$12,808	\$14,386
Annual Surplus (Shortfall)	\$1,778	\$1,167	\$884	\$204	\$5	(\$113)
Beginning Operating Fund Balance	\$5,267	\$6,891	\$8,058	\$8,942	\$9,146	\$9,151
Ending Operating Fund Balance	\$6,891	\$8,058	\$8,942	\$9,146	\$9,151	\$9,038
Capital Reserves	\$0	\$1,356	\$4,069	\$8,137	\$13,562	\$20,343
Total Fund Balance	\$6,891	\$9,414	\$13,010	\$17,283	\$22,713	\$29,381

APPENDIX C

COUNTY SERVICE AREA 23 ANNUAL SERVICE CHARGES

CSA 23								
Parcel Information			Annual Storm Drainage Service Charge					
APN	Use Code	SFE	Current	Proposed				
			2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
091-190-15	141	1	\$40	\$50	\$63	\$72	\$86	\$101
091-190-22	51	1	\$40	\$50	\$63	\$72	\$86	\$101
091-190-25	810	0	\$0	\$0	\$0	\$0	\$0	\$0
091-190-26	810	0	\$0	\$0	\$0	\$0	\$0	\$0
091-190-27	810	0	\$0	\$0	\$0	\$0	\$0	\$0
091-380-01	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-02	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-03	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-04	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-05	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-06	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-07	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-08	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-09	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-10	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-11	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-12	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-13	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-14	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-15	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-16	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-17	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-18	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-19	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-20	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-21	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-22	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-23	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-380-24	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-01	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-02	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-03	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-04	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-05	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-06	10	1	\$40	\$50	\$63	\$72	\$86	\$101

091-390-07	925	0	\$0	\$0	\$0	\$0	\$0	\$0
091-390-08	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-09	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-10	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-11	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-12	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-13	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-14	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-15	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-16	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-17	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-18	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-19	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-20	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-21	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-390-22	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-01	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-02	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-03	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-04	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-05	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-06	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-07	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-08	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-09	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-10	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-11	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-12	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-13	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-14	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-15	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-16	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-17	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-18	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-19	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-20	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-400-21	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-01	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-02	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-03	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-04	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-05	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-06	10	1	\$40	\$50	\$63	\$72	\$86	\$101

091-420-07	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-08	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-09	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-10	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-11	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-12	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-13	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-14	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-15	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-16	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-17	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-18	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-19	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-20	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-21	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-22	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-23	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-24	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-25	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-26	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-27	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-28	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-29	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-30	10	1	\$40	\$50	\$63	\$72	\$86	\$101
091-420-31	925	0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL		98	\$3,920	\$4,900	\$6,174	\$7,056	\$8,428	\$9,898

APPENDIX D
COUNTY SERVICE AREA 23 USE CODES

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR	
		STORM DRAINAGE	STREETLIGHT
	RESIDENTIAL		
10	SINGLE FAMILY RESIDENTIAL	1	1
51	RURAL RESIDENCE - 1 RESIDENCE	1	1
	COMMERCIAL		
141	SUPERMARKETS	1	FRONTAGE
	UTILITIES & GOVERNMENT		
810	SBE VALUED	Special Study	
925	MISC COUNTY PROPERTY	Special Study	