



**SAN JOAQUIN**  
— COUNTY —  
*Greatness grows here.*



**Department of Public Works**

Kris Balaji, Director of Public Works

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Alex Chetley, Interim Deputy Director/Engineering

Jim Stone, Deputy Director/Operations

Kristi Rhea, Manager of Strategic Initiatives

# NOTICE

## of Proposed Service Charge Increase & Public Hearing

October 22, 2019

Dear Property Owner:

You are receiving this Notice because you own property within Morada Acres Maintenance District (District), which is a special district administered by San Joaquin County (County). The District provides domestic water services to the properties within the District's boundaries. The Department of Public Works is advising you of a proposed increase to the rates that you pay for these services and the Public Hearing regarding the increases.

The annual charges you pay to the District are property related fees collected as part of your property tax bill. The fees fund labor for maintenance and repairs, testing of the water, and administration costs associated with the services. Unfortunately, due to increasing expenses and capital replacement needs, the revenue collected is far less than what is needed to maintain the current level of services.

The proposed increases are required to properly align the District's revenue with the cost of providing services and contributions to capital replacement reserves. Your rates have not been increased since 2007; however, costs to operate your system have increased during that time. In addition to covering annual operating costs, the proposed rate includes a contribution for capital replacement costs. The contribution amount is being phased in over 5 years to provide property owners a more gradual increase in the rate.

District fees are a flat rate charge based on the Single Family Equivalent (SFE) unit. This is the level of service received by the average single family residence. The proposed charges, if approved, will be effective for Fiscal Years 2020-2021 through 2024-2025. The charges will continue after this time period at the 2024-2025 rate and any additional increases would require another notice of proposed increase and Public Hearing. The service charges are annual and will continue indefinitely for the purpose of covering all the necessary expenses to operate, maintain and replace the District's public utilities for services.

The table below shows the current and the proposed charges per SFE per fiscal year:

Service	Current Rate 2019-2020	Proposed Rates (per year)				
		2020-21	2021-22	2022-23	2023-24	2024-25
Annual Water Service Charge (per SFE*)	\$730	\$1,067	\$1,178	\$1,291	\$1,484	\$1,532

\*One SFE is assigned to every single family home in this District.

The San Joaquin County Board of Supervisors will consider adoption of the increase at a Public Hearing on:

**Tuesday, December 10, 2019**  
**9:00 AM – Chambers of the Board of Supervisors**  
**44 N. San Joaquin Street, Sixth Floor, Suite 627**  
**Stockton, CA 95202-2924**

Any written protests must be received by the San Joaquin County Public Works Department office at 1810 E. Hazelton Ave., Stockton, CA 95205 by 5:00 PM on December 9, 2019, or submitted at the Public Hearing prior to the close of the hearing.

If a rate increase is not passed, service levels within the District will need to be reduced to generate cost savings. The following cost reduction measures may be implemented:

- Emergency water conservation measures PROHIBITING ALL OUTDOOR WATERING.
- Reduction of after-hours and weekend service calls
- Reduction of regular maintenance of the system
- Postponement of equipment replacement

**ADDITIONAL INFORMATION**

The Engineer’s Report detailing the rate calculation methodology and revenue requirements are available at the County’s website at [www.sjgov.org/ud/maint/morada-acres](http://www.sjgov.org/ud/maint/morada-acres). The Engineer’s Report can also be reviewed at the Office of the Clerk of the Board of Supervisors or at the Public Works office. If you have any questions, please contact Jayna Rutz, Community Infrastructure Engineering Manager, at (209) 468-3697, at the San Joaquin County Department of Public Works.