



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



**Department of Public Works**

Kris Balaji, Director of Public Works

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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 Estates 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. The County’s costs for these services have increased with inflation and an adjustment to your rates is necessary to keep revenues in line with expenses. **The County is proposing a 3.5% increase to your rates effective July 2020.**

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 fiscal year 2020-21, which begins in July 2020. Beginning fiscal year 2021-22 through 2024-2025, 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. Increases after this time 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 Rate 2020-2021
Annual Water Service Charge (per SFE*)	\$993	\$1,028

\*Parcels with one single family home = 1 SFE. Parcels with two dwelling units = 1.3 SFE.

Commercial properties in this district assigned SFEs based on use.

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-estates](http://www.sjgov.org/ud/maint/morada-estates). The Engineer's Report can be reviewed at the Office of the Clerk of the Board of Supervisors or at the Public Works office. If you have any questions, or would like to request a community meeting to discuss the increase, please contact Jayna Rutz, Community Infrastructure Engineering Manager, at (209) 468-3697, at the San Joaquin County Department of Public Works.