

County Service Area (CSA) 18 Fairway Estates Community Meeting

San Joaquin County
Department of Public Works

April 16, 2025



Agenda

- Special District Overview
- CSA 18 Water
 - Background
 - Rate Structure
 - Expenses
 - Financial Status
 - Proposed Rates
- Next Steps



What is a Special District?

- Form of local government created to provide a specific service within defined boundary
- Separate fund from rest of the County
- Revenue from charges stays in the district, not spent for other purposes
- Generally self-supporting from customer charges –
GENERAL FUND UNABLE TO SUBSIDIZE COSTS



San Joaquin County Public Works Department

- Administers over 100 special districts
- Services provided include water, sewer, storm drainage and street lighting
- Provides water service to over 5,600 properties in 32 districts



CSA 18 Fairway Estates Boundary



- District established in 1978
- 46 properties served
- 12 Streetlights
- Water system includes
 - 2 wells
 - Over 1.4 miles of water main piping
 - 4 fire hydrants

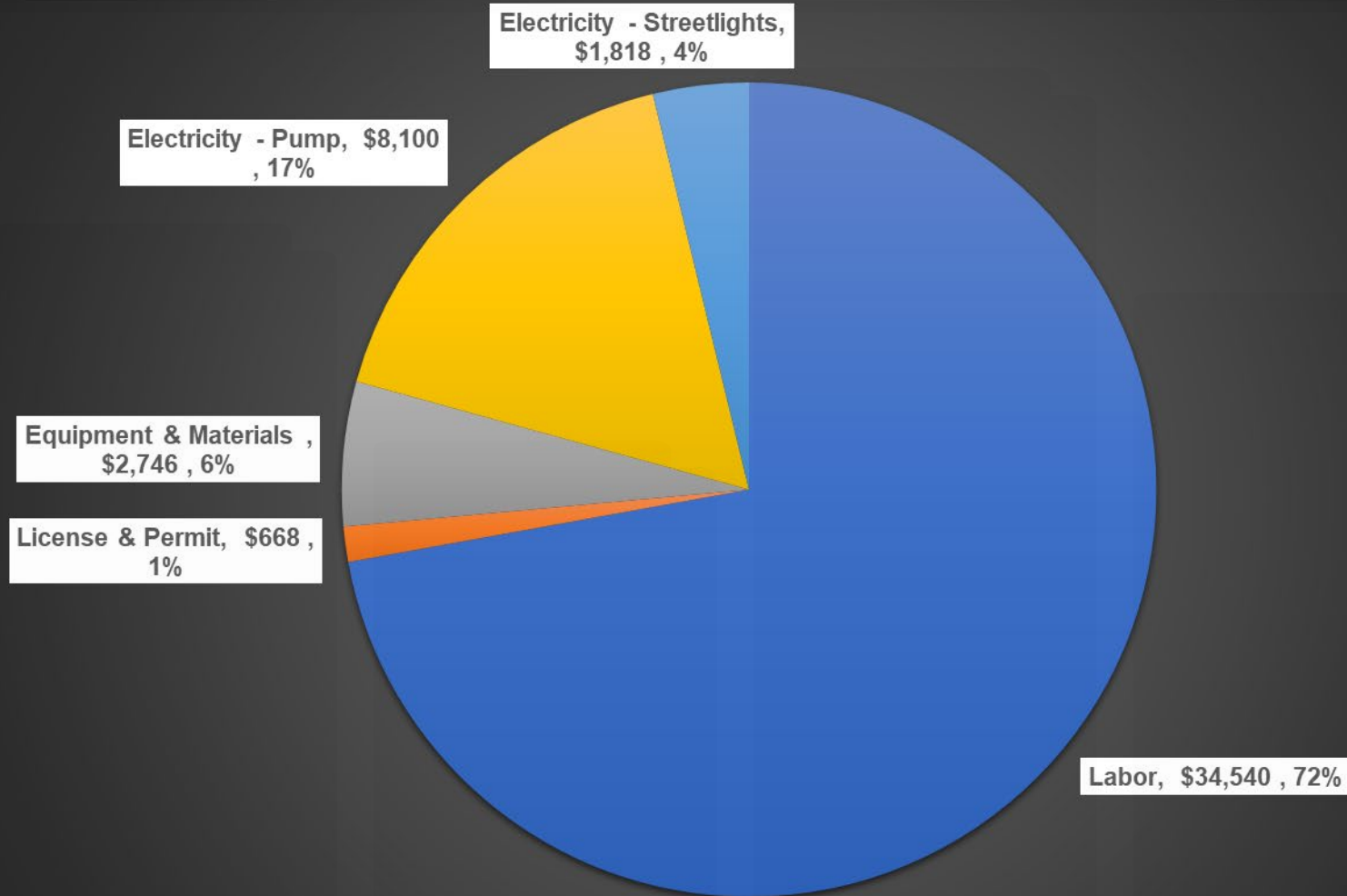
Current Rates – CSA 18

- Annual charge per Single Family Equivalent (SFE)
- Single family residential parcel = 1 SFE
- Current annual rate: \$828 per SFE (\$69/month)

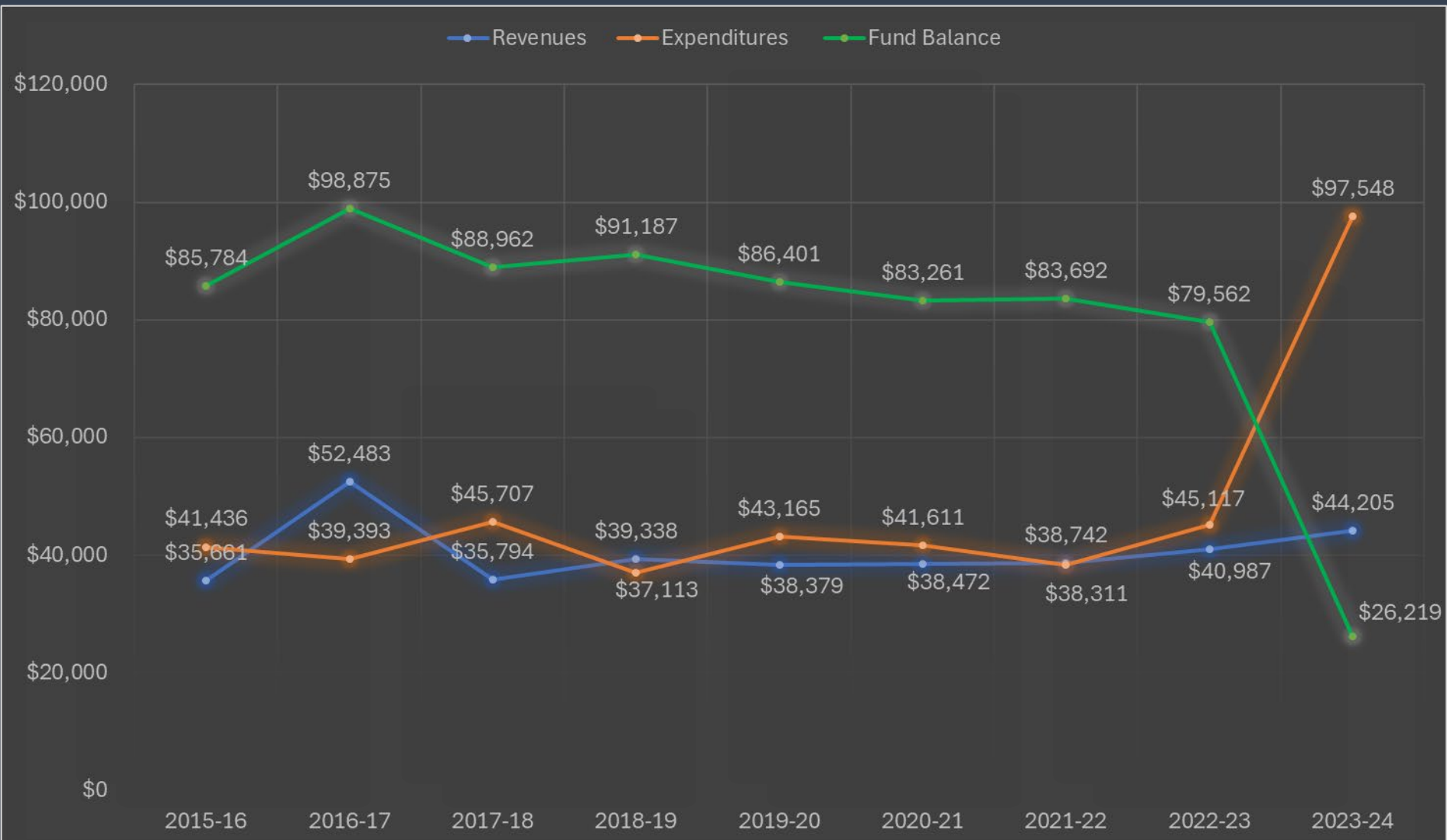


District Expenses

5-Year Avg Annual Expenses = \$48,000 (2019-2024)



District's Financial Status: Fund Balance, Revenues & Expenditures



Proposed Rates

- Rate increase covers operational expenses and contributions towards fund balance
- Starting in 2nd year, 10-year capital outlay phase-in
- Healthier fund balance after 5-year rate schedule

CSA 18 - Fairway Estates	Current	Proposed				
	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Water SFEs	49.2	49.2	49.2	49.2	49.2	49.2
Water Service Charge/SFE	\$828	\$1,085	\$1,187	\$1,288	\$1,389	\$1,473
Percent Increase	--	31%	9%	9%	8%	6%
Repair and Replacement Contribution	--	\$0	\$3,108	\$6,216	\$9,324	\$12,432
Projected Fund Balance	\$15,513	\$15,832	\$19,500	\$26,418	\$36,534	\$48,966

Proposed Rates (continued)

CSA 18 Water Rate Comparison	
	FY 2025-26
CAL WATER	\$ 4,321
ELKHORN ESTATES	\$ 2,208
CITY OF STOCKTON	\$ 2,049
CSA 18	\$ 1,205
CITY OF LODI	\$ 1,199

If Rates Are Not Approved

Without sufficient revenue, may need to impose extreme water conservation measures and/or implement other cost saving measures

- Reduce after-hours and weekend service calls
- Reduce regular maintenance of the system
- Postpone equipment replacement
- Stage 3 conservation measures. This means no outdoor watering.



Next Steps

- Public Hearing scheduled July 29, 2025
- Notices will be mailed by June 5, 2025
- Questions? Call or email:
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- Visit your district's website at:
www.sjgov.org/ud

