

County Service Area (CSA) 35 Santos Ranch – Los Ranchos Community Meeting

San Joaquin County
Department of Public Works

April 22, 2025



Agenda

- Special District Overview
- CSA 35 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

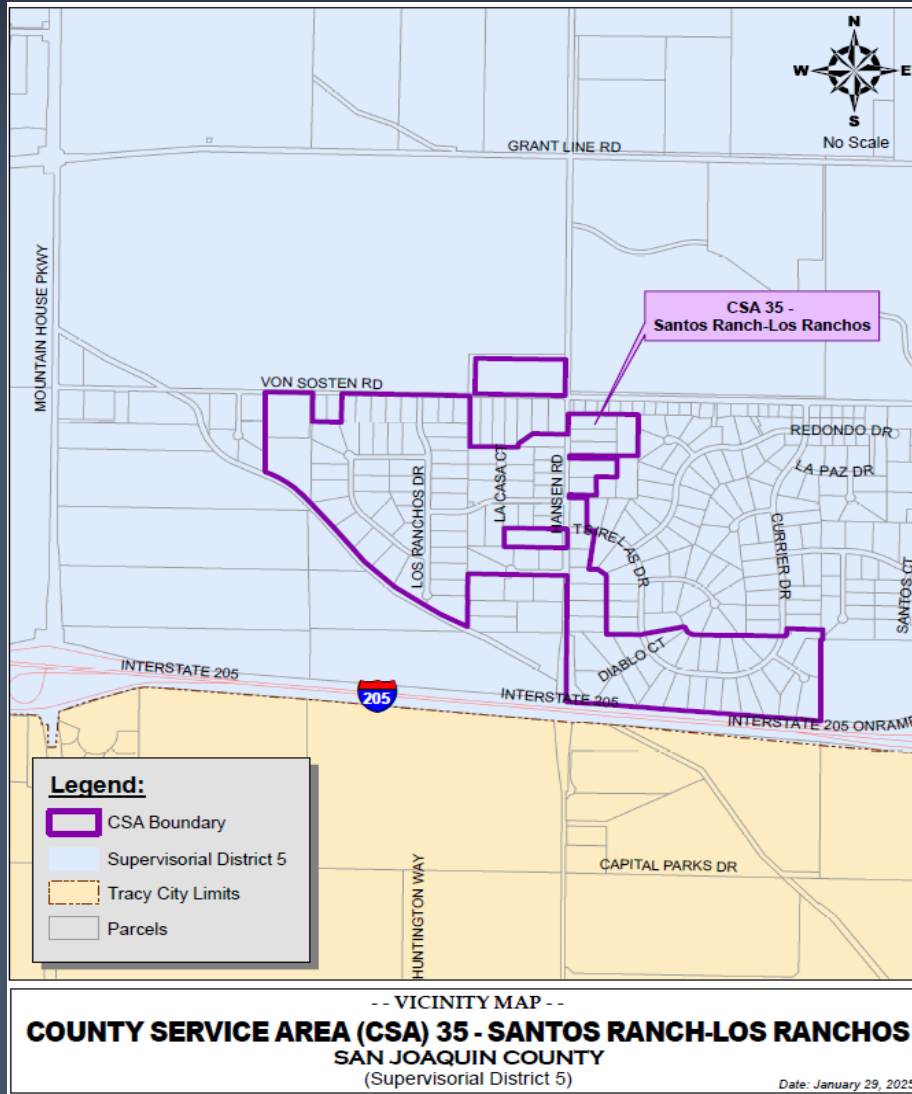


San Joaquin County Public Works Department

- 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 35 Santos Ranch – Los Ranchos Boundary



- District established in 1983
- 96 properties served
- Water system includes
 - 103 connections
 - 2 wells
 - 2.8 miles of distribution piping & appurtenances
 - 1 backup generator

Current Rates – CSA 35

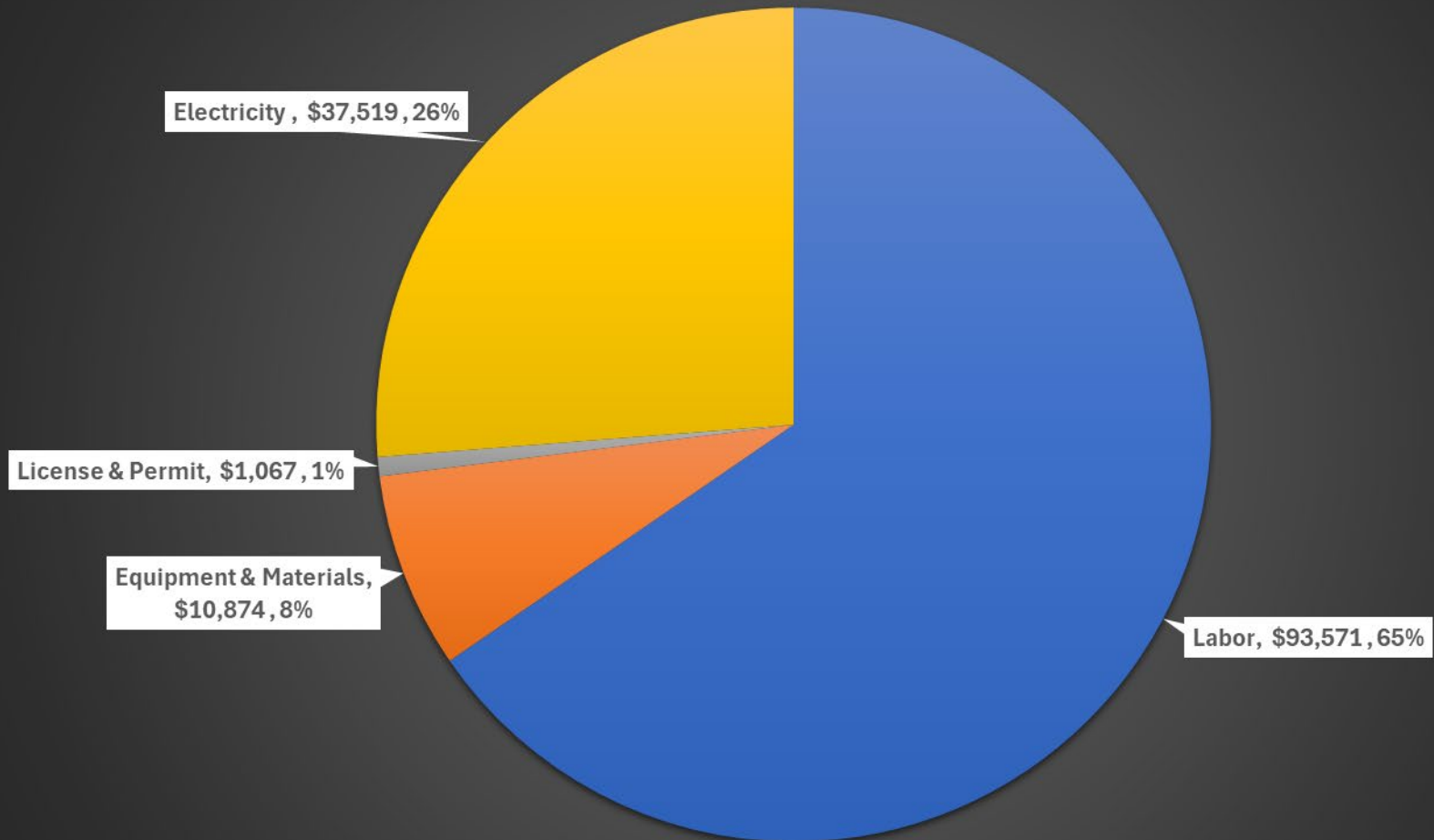
- Annual charge per Single Family Equivalent (SFE)
- Single family residential parcel = 1 SFE
- Current annual rate: \$1,205 per SFE (\$100.42/month)
- Current metered rate: \$2.12 per 1,000 gallons*
- Two funds – CSA 35 Operating Fund & Reserve

*Applies to Lammersville School



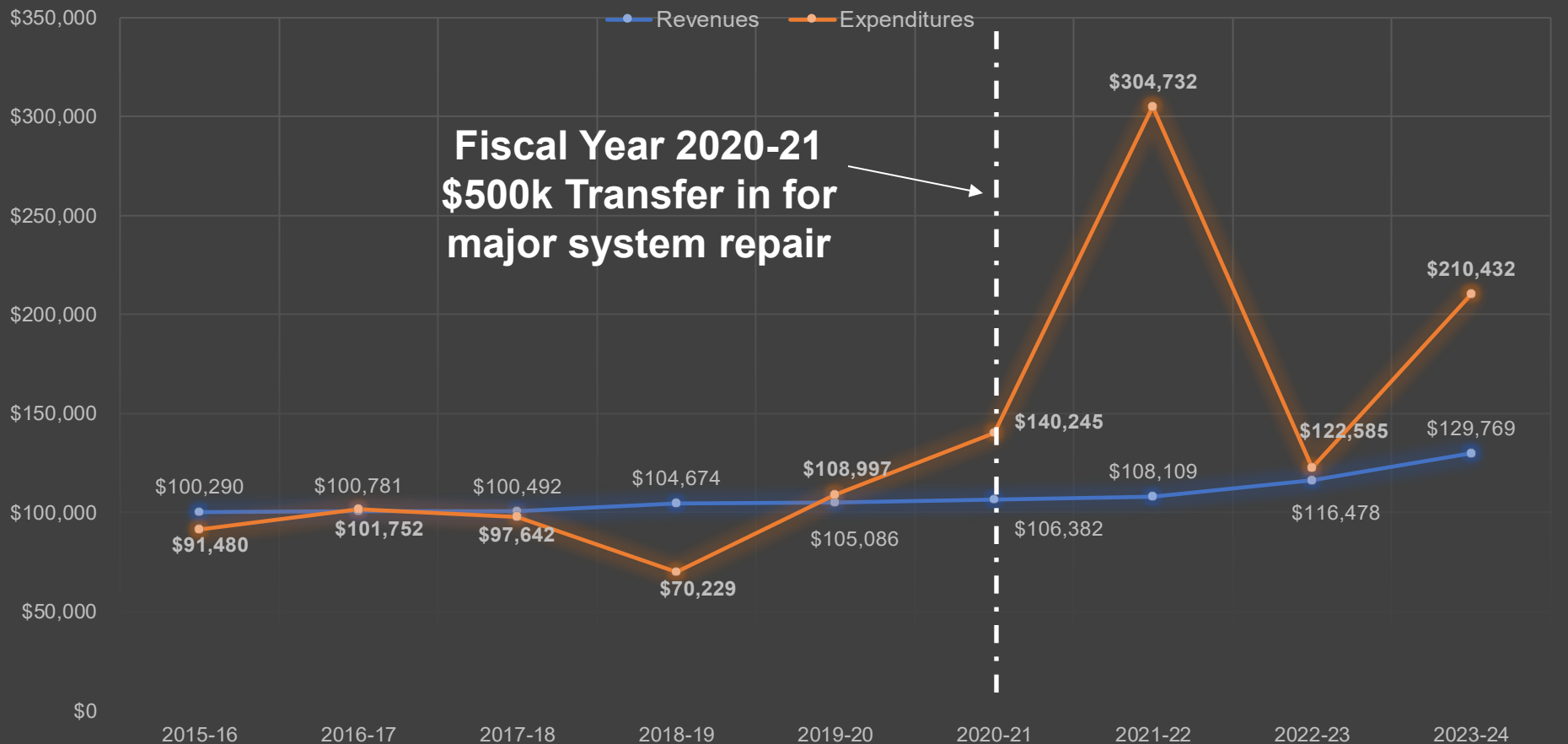
District Expenses

5-Year Avg Annual Expenses = \$143,000 (2019-2024)

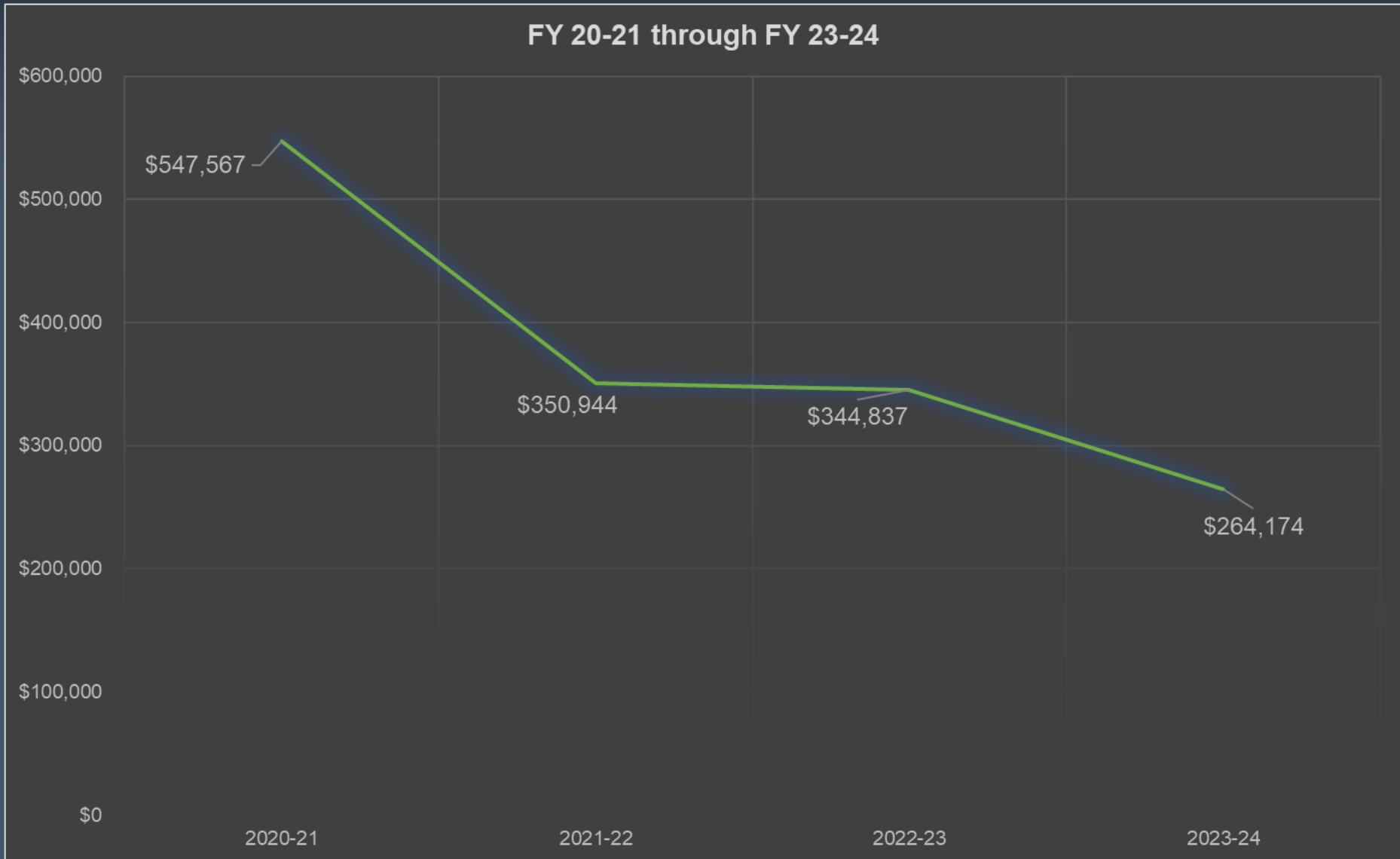


District's Financial Status: Revenues & Expenditures

FY 15-16 through FY 23-24



District's Financial Status: Operating Fund Balance



Proposed Rates

- Rate increase covers operational expenses and contributions toward the fund balance
- Ensures continued system maintenance, outdoor watering

CSA 35 – Los Ranchos	Current	Fiscal Year				
	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Water SFEs	97.8	97.8	97.8	97.8	97.8	97.8
Water Service Charge / SFE	\$1,205	\$1,371	\$1,476	\$1,582	\$1,689	\$1,797
Metered Rate*	\$2.12	\$2.41	\$2.60	\$2.78	\$2.97	\$3.16
Percent Increase		14%	8%	7%	7%	6%
Capital Outlay Contribution	\$0	\$6,417	\$12,834	\$19,251	\$25,668	\$32,085
Projected Fund Balance	\$258,810	\$266,365	\$279,855	\$299,806	\$326,219	\$359,095

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:
Robert Davalos
(209) 468-3697
rdavalos@sjgov.org
- Visit your district's website at:
www.sjgov.org/ud

