

Spring Creek Estates Maintenance District

Community Meeting

San Joaquin County
Department of Public Works

June 4, 2026



Agenda

- Special District Overview
- Spring Creek Estates 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

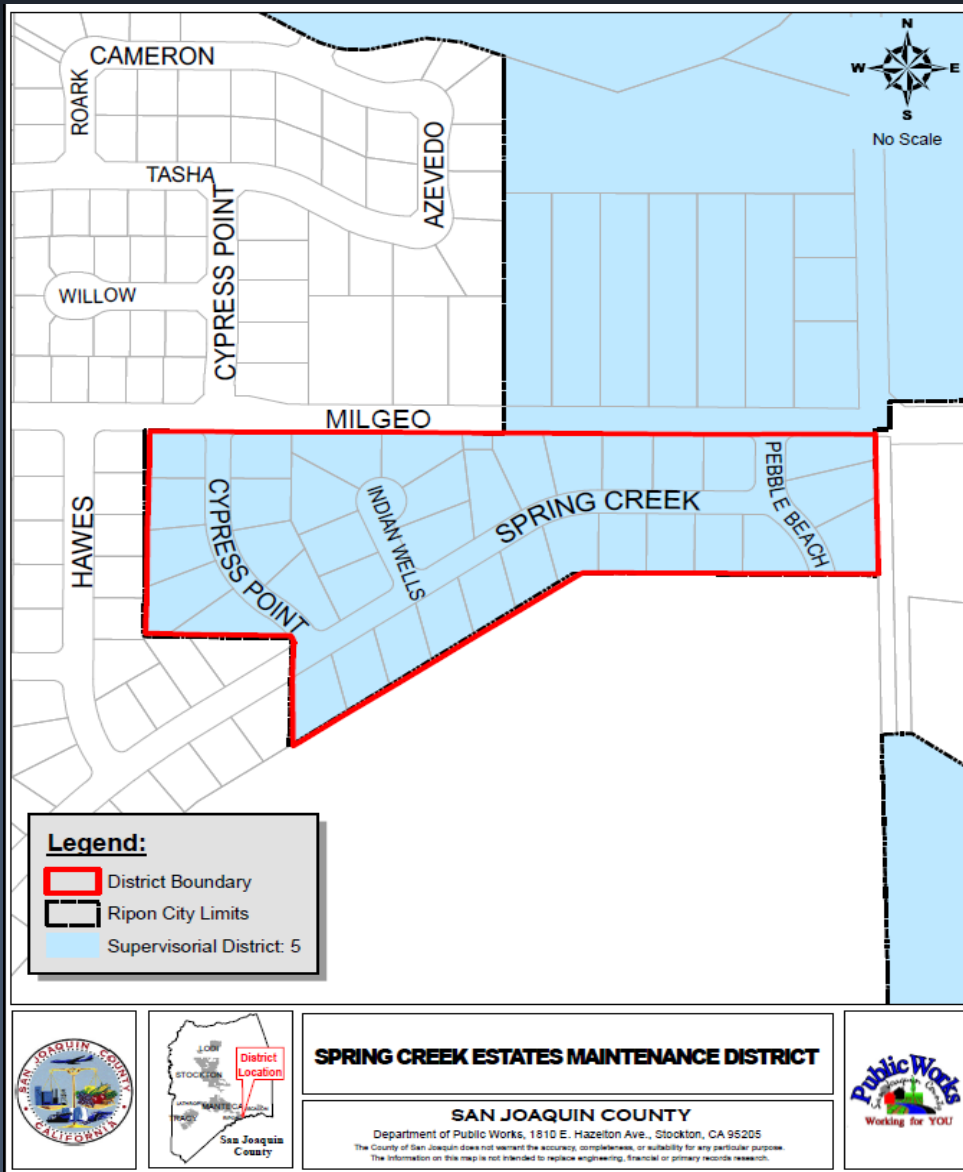


San Joaquin County Public Works Department

- 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



Spring Creek Estates Boundary



- District established in 1966
- 37 properties served
- 17 Streetlights
- Water system includes
 - 1 well
 - Over 2,445 linear feet of water main piping
 - 4 fire hydrants

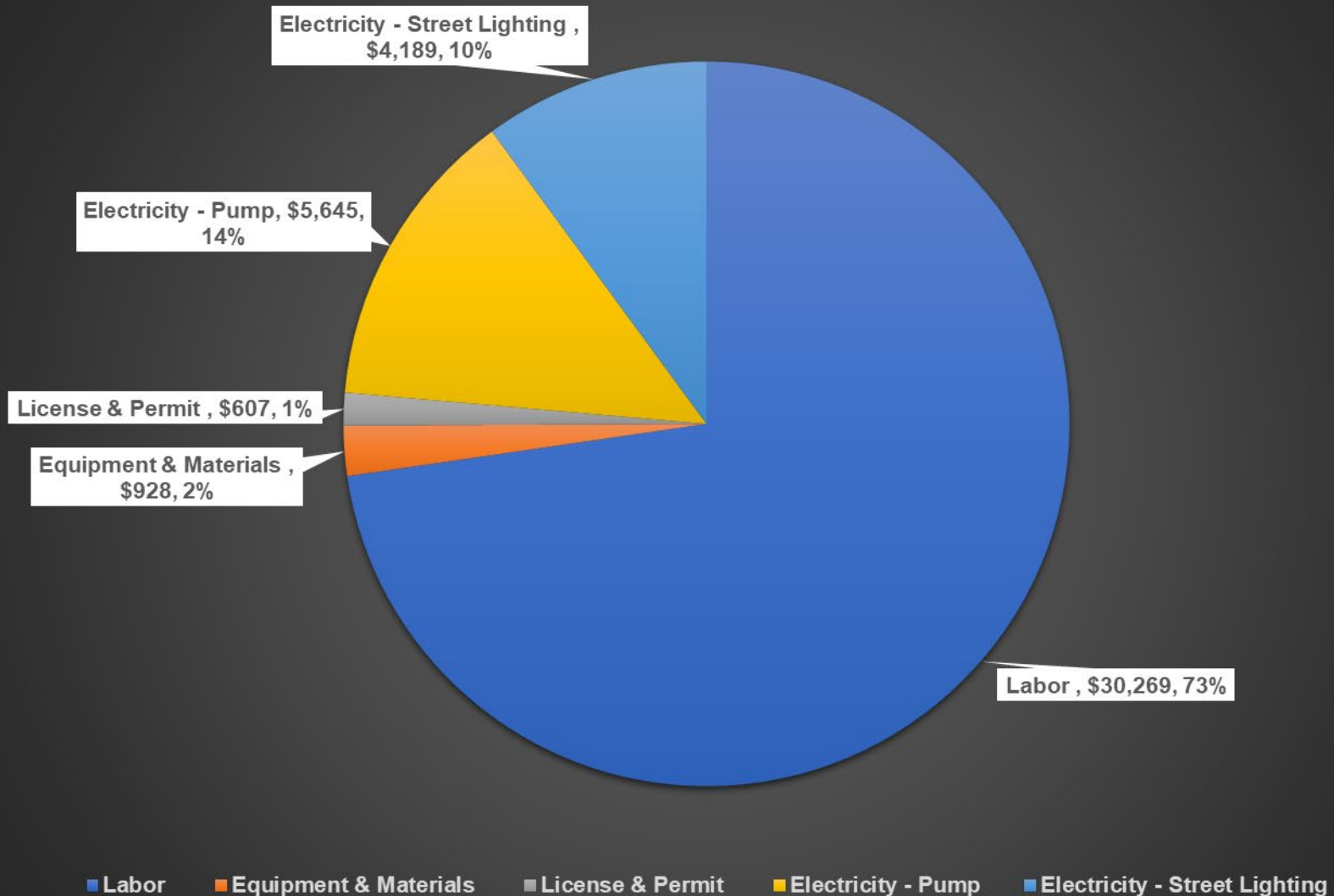
Current Rates – Spring Creek Estates

- Annual charge per Single Family Equivalent (SFE)
- Single family residential parcel = 1 SFE
- Current annual water rate: \$686 per SFE (\$57/month)
- Current annual lighting rate: \$65 per SFE (\$5.42/month)
- Charged on property tax bill

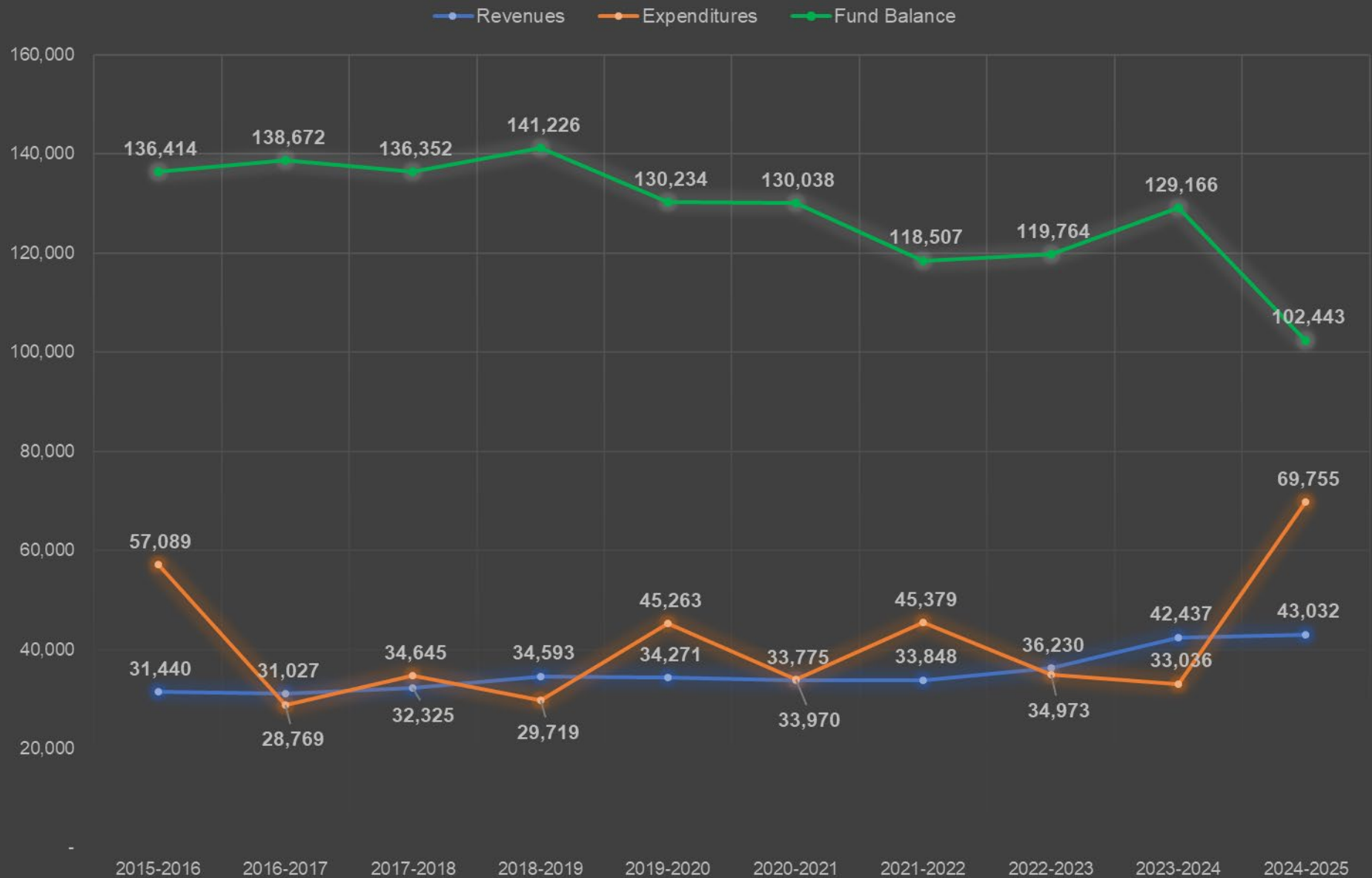


District Expenses

5-Year Avg Annual Expenses = \$41,639 (2020-2025)



Spring Creek Estates' Actual Financial Situation: Fund Balance, Revenues & Expenditures FY 2015-16 through 2024-25



Proposed Rates

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

Spring Creek Estates	Current	Proposed				
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Water SFEs	36.0	36.0	36.0	36.0	36.0	36.0
Water Service Charge/SFE	\$686	\$827	\$930	\$1,037	\$1,146	\$1,257
Percent Increase	--	20.5%	12.5%	11.4%	10.5%	9.8%
Repair and Replacement Contribution	--	\$2,649	\$5,432	\$8,285	\$11,209	\$14,206
Projected Fund Balance	\$100,944	\$103,593	\$109,025	\$117,310	\$128,519	\$142,726

Proposed Rates (continued)

SPRING CREEK ESTATES WATER RATE COMPARISON	
	FY 26-27
CAL WATER	\$5,535
CITY OF MANTECA	\$2,348
CITY OF STOCKTON	\$2,053
CITY OF TRACY	\$1,363
CITY OF RIPON	\$1,097
SPRING CREEK ESTATES	\$827

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 August 18, 2026
- Notices will be mailed by July 1, 2026
- Questions? Call or email:
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- Visit your district's website at:
www.sjgov.org/ud

