



SAN JOAQUIN
COUNTY
Greatness grows here.



Department of Public Works

Fritz Buchman, Director

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NOTICE

of Proposed Service Charge Increase & Public Hearing

June 4, 2025

Dear Property Owner:

You are receiving this Notice because you own property within the 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, electricity, and administration costs associated with the District's water services. The County's costs for water 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 2.76% inflationary increase to your rates that would be effective fiscal year 2025-2026.**

The proposed inflationary adjustment, if approved, will take effect in fiscal year 2025–2026. Beginning in fiscal year 2026–2027 through fiscal year 2029–2030, an annual adjustment factor for inflation, **not to exceed 5%**, may be applied. This adjustment will be based on the percentage change in the Consumer Price Index (CPI) for All Urban Consumers in the San Francisco–Oakland–San Jose area. Any increases beyond this period would require a new notice of proposed increase and a Public Hearing. Service charges are annual and will continue indefinitely to cover all necessary expenses associated with operating, maintaining, and replacing the District's public utility services.

The table below shows the current and the proposed charges:

Service	Current Rate 2024-2025	Proposed Rate 2025-2026
Annual Water Service Charge (per SFE)*	\$1,532	\$1,574.28

*Parcels with one single-family residential property and undeveloped lots = 1 SFE. Parcels with two dwelling units = 1.3 SFE.



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

**Tuesday, July 29, 2025
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 July 28, 2025, 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:

- Reduction of after-hours and weekend service calls
- Reduction of regular maintenance of the system

ADDITIONAL INFORMATION

The Engineer's Report detailing the rate calculation methodology and revenue requirements are available at the County's website at:

<https://www.sjgov.org/departments/pwk/special-districts-home/maint-districts/morada-acres-md>

The Engineer's Report can be reviewed at the Office of the Clerk of the Board of Supervisors or at the Public Works' office.

Additionally, a recorded presentation prepared by Public Works Staff of the proposed inflationary increases to your district will be made available on your district's web page by June 6, 2025.

If you have any questions, please contact Robert Davalos, Community Infrastructure Engineering Manager, at (209) 468-3697, at the San Joaquin County Department of Public Works.