

COUNTY SERVICE AREA (CSA) 46 - MORADA NORTH COMMUNITY MEETING



**SAN JOAQUIN COUNTY
DEPARTMENT OF PUBLIC WORKS**

OCTOBER 6, 2026



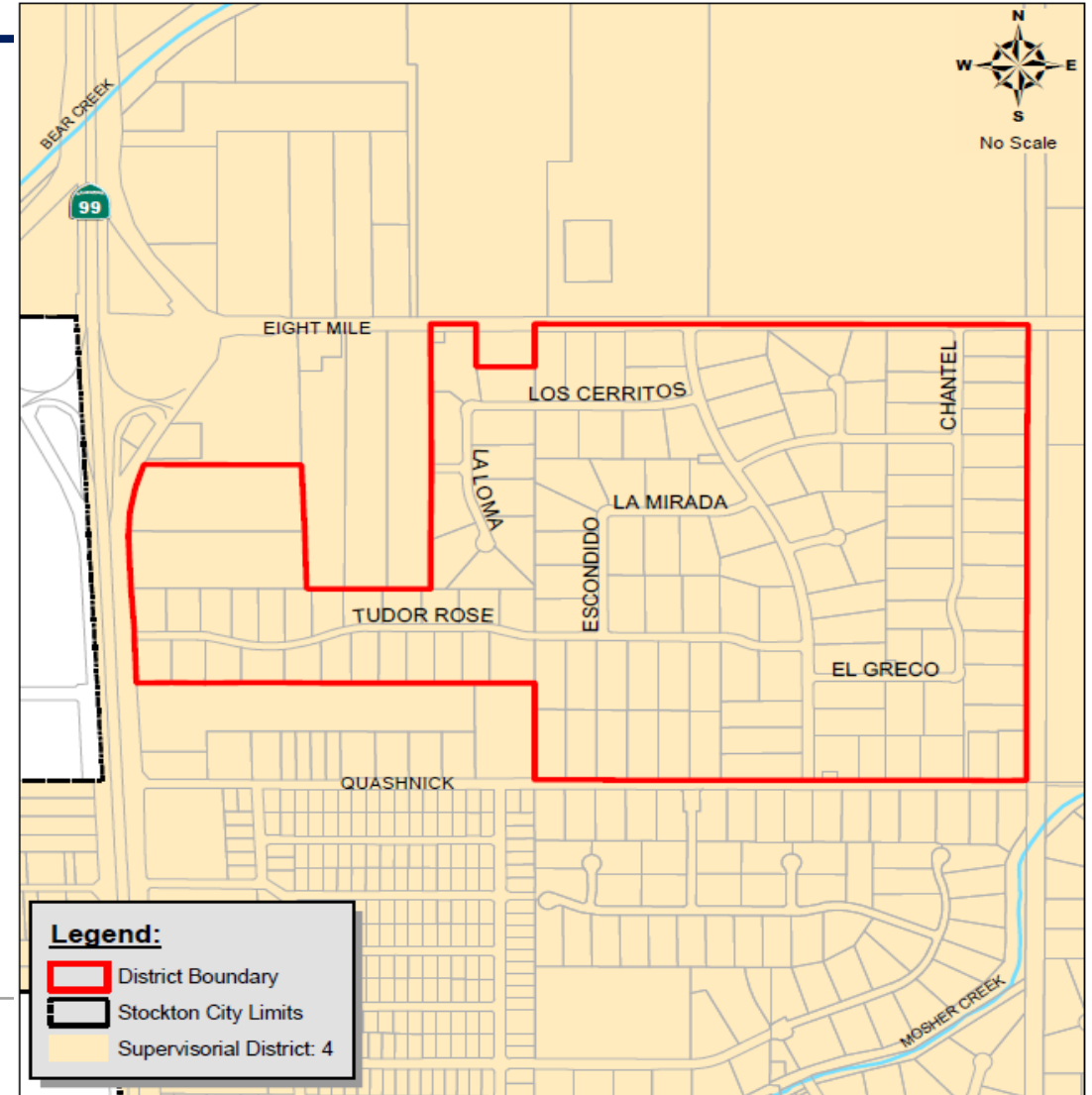
OPEN DISCUSSION

AGENDA

- **CSA 46 Overview**
- **Current Rates**
- **Financial Status**
- **Water Usage Trends**
- **Proposed Options**

CSA 46 - MORADA NORTH

- 135 properties served
- Water system includes
 - ❑ 3 wells
 - ❑ Approximately 4 miles of distribution piping
 - ❑ 33 fire hydrants
 - ❑ 1 booster pump



CURRENT RATES

ANNUAL

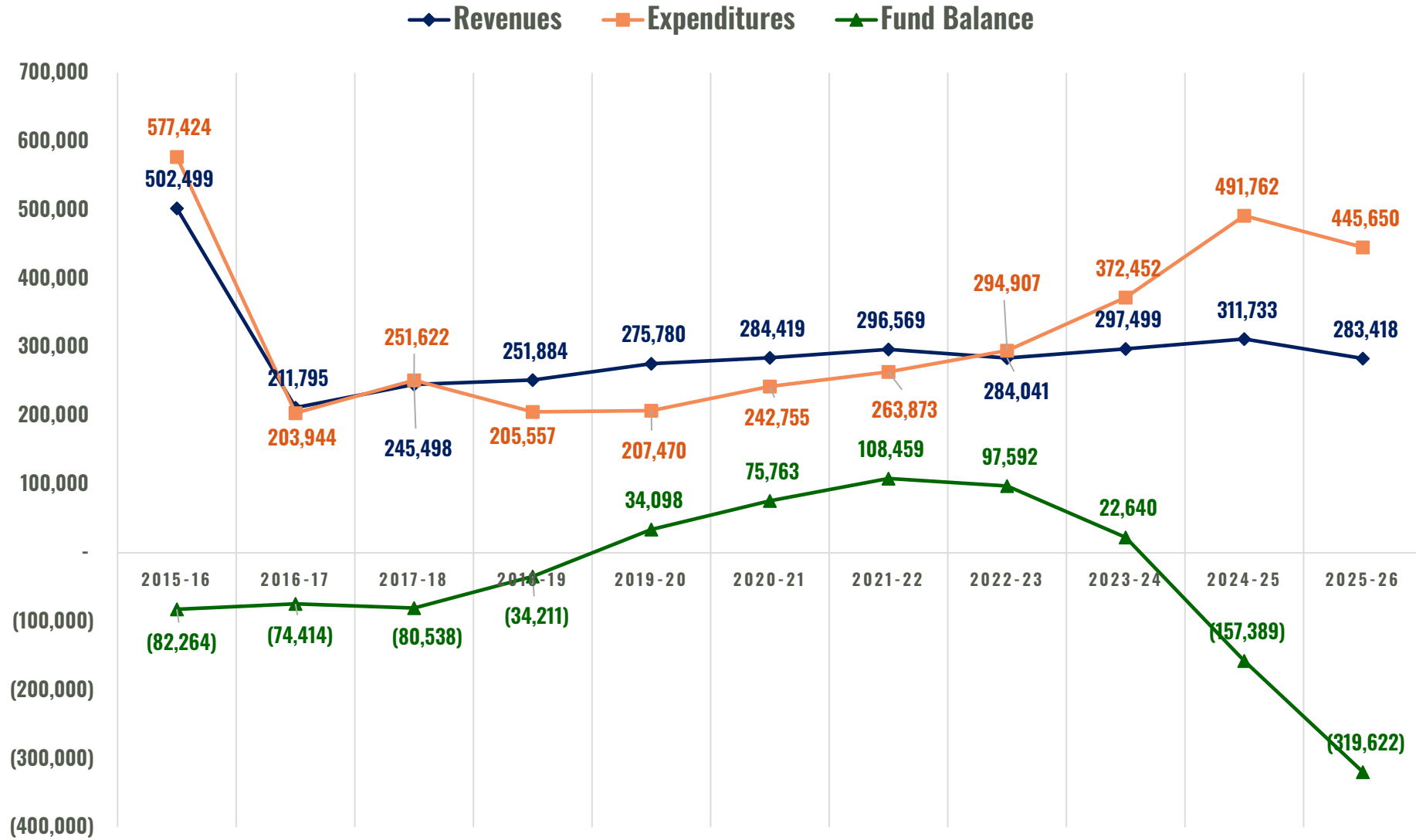
- **\$1,595.44/SFE**
 - **\$939.44 flat fee**
 - **\$656 prepayment for
~420,000 gallons**
- **SFE = Single Family Equivalent**
- **Single Residential Parcel = 1
SFE**

METERED

- **\$1.69 / 1,000 gallons**

CSA 46 FINANCIAL STATUS

FY 2015-16 THROUGH FY 2025-26



PROPOSED RATES – ALT 1

CSA 46 – Morada North	Current	Fiscal Year				
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Flat Rate / SFE*	\$939	\$1,595	\$1,634	\$1,833	\$2,037	\$2,246
Prepay	\$656	--	--	--	--	--
Metered Rate**	\$1.69	\$1.59	\$1.63	\$1.67	\$1.71	\$1.76
Percent Increase		0%	2.42%	12.18%	11.13%	10.26%
Projected Fund Balance	(\$214,598)	(\$171,644)	(\$127,842)	(\$62,070)	\$26,223	\$137,599

* Eliminates pre-paid amount

** Metered rate begins at first 1,000 gallons of water used

CSA 46 Water SFEs = 132.3

PROPOSED RATES – ALT 2

CSA 46 – Morada North	Current	Fiscal Year				
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Flat Rate / SFE*	\$939	\$1,595	\$1,634	\$1,833	\$2,037	\$2,246
Prepay	\$656	\$668	\$685	\$702	\$719	\$737
Total Assessment	\$1,595	\$2,263	\$2,319	\$2,535	\$2,756	\$2,983
Metered Rate**	\$1.69	\$1.59	\$1.63	\$1.67	\$1.71	\$1.76
Percent Increase		41.91%	2.44%	9.32%	8.74%	8.24%
Projected Fund Balance	(\$214,598)	(\$171,644)	(\$127,842)	(\$62,070)	\$26,223	\$137,599

* Retains pre-paid amount

** Metered rate begins after 420,000 gallons of water used

CSA 46 Water SFEs = 132.3

PROPOSED RATES – ALT 3

CSA 46 – Morada North	Current	Fiscal Year				
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Flat Rate / SFE*	\$939	\$1,167	\$1,425	\$1,725	\$2,071	\$2,472
Prepay	\$656	\$668	\$685	\$702	\$719	\$737
Total Assessment	\$1,595	\$1,835	\$2,110	\$2,426	\$2,790	\$3,209
Metered Rate**	\$1.69	\$1.59	\$1.63	\$1.67	\$1.71	\$1.76
Percent Increase		15%	15%	15%	15%	15%
Projected Fund Balance	(\$214,598)	\$(227,450)	\$(210,331)	\$157,939)	\$(64,158)	\$78,065

* Retains pre-paid amount

** Metered rate begins after 420,000 gallons of water used

CSA 46 Water SFEs = 132.3

NEXT STEPS

- **Public Hearing – December 8, 2026**
- **Notices mailed October 22, 2026**

- **Questions?**

Amarra Gladney
(209) 953-7632
agladney@sjgov.org

**Visit your district's
website at
www.sjgov.org/ud**

THANK YOU

- Questions?
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