

County Service Area (CSA) 46 Morada North Community Meeting

San Joaquin County
Department of Public Works

June 17, 2026



Agenda

- Special District Overview
- CSA 46 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

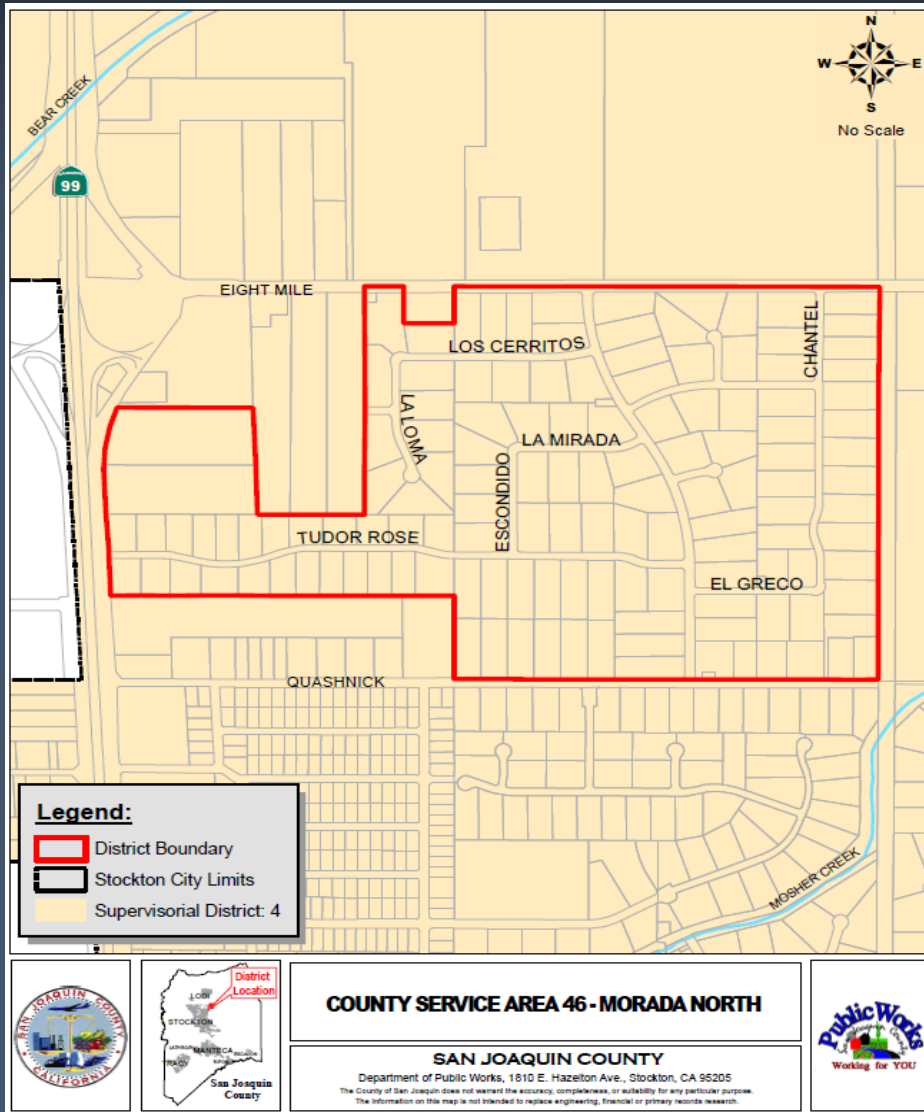


San Joaquin County Public Works Department

- 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 46 Morada North Boundary



- District established in 1988
- 135 properties served
- Water system includes
 - 3 wells
 - Approximately 4 miles of distribution piping
 - 33 fire hydrants
 - 1 booster pump

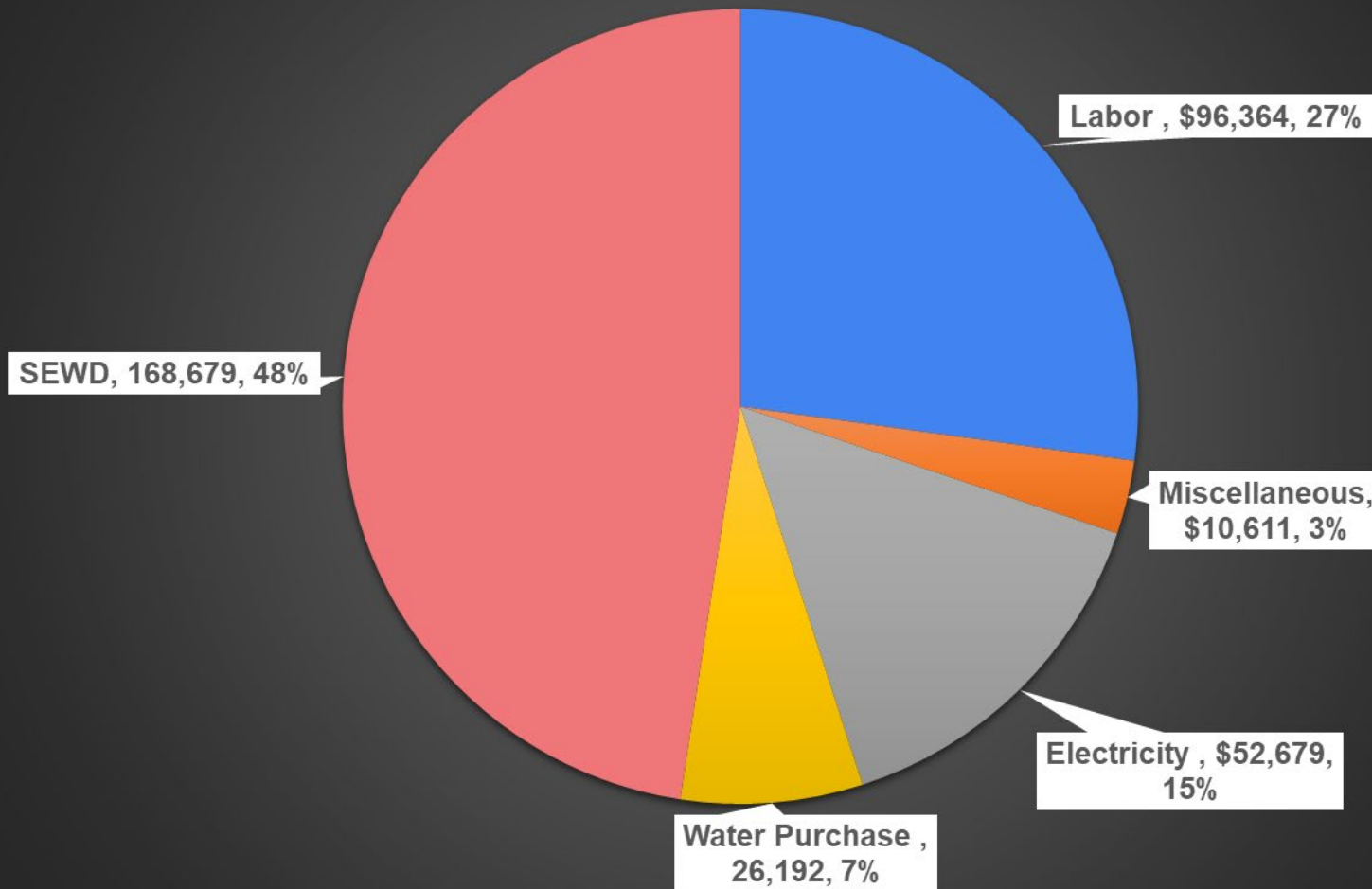
Current Rates – CSA 46

- Annual charge per Single Family Equivalent (SFE)
- Single family residential parcel = 1 SFE
- Current annual rate: \$1,595.44 per SFE (\$132.95/month)
 - \$939.44 flat rate; \$656 prepay for ~ 420,000 gallons
- Current metered rate: \$1.69 per 1,000 gallons*

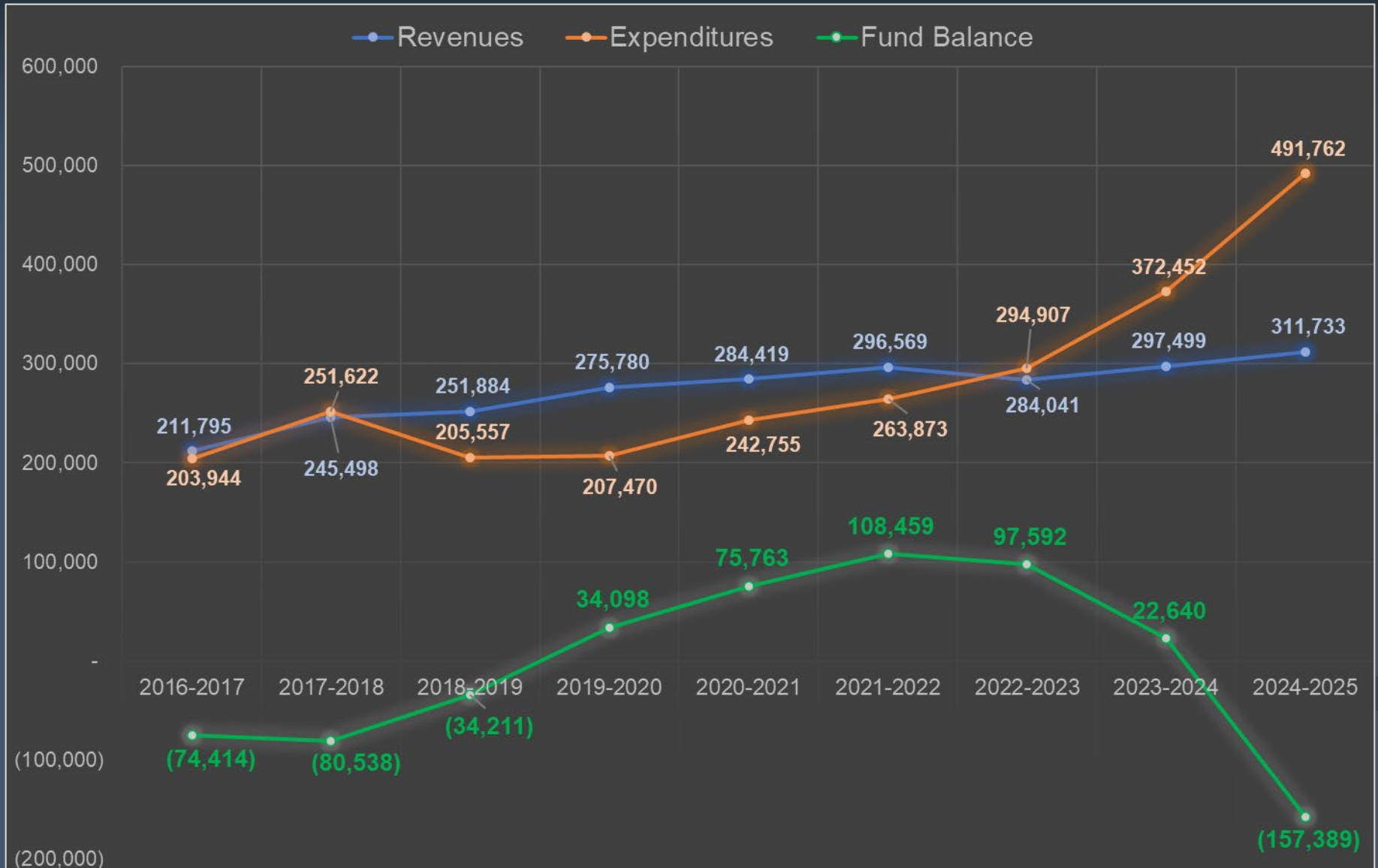


District Expenses

5-Year Avg Annual Expenses = \$354,525 (2021-2025)



District's Financial Status: Revenues & Expenditures



Proposed Rates

- Rate increase covers operational expenses and contributions toward the fund balance
- Capital reserves are phased in over 10 years
- Ensures continued system maintenance, outdoor watering

| CSA 46 – Morada North | Current | Fiscal Year | | | | |
|-----------------------------|--------------------|--------------------|--------------------|-------------------|-----------------|------------------|
| | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
| Water SFEs | 132.3 | 132.3 | 132.3 | 132.3 | 132.3 | 132.3 |
| Water Service Charge / SFE* | \$1,595 | \$1,595 | \$1,634 | \$1,833 | \$2,037 | \$2,246 |
| 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

Proposed Rate Examples

Scenario 1



Made on kuraplan.com

Low Water Use
Assume: 100,000 gallons
Costs: \$ 1,754
(\$146.17/month)

Scenario 2



Made on kuraplan.com

High Water Use
Assume: 1,700,000 gallons
Costs: \$ 4,298
(\$358.17/month)

Water Rate Comparison

| CSA 46 WATER RATE COMPARISON | |
|------------------------------|----------|
| | FY 26-27 |
| CAL WATER | \$11,889 |
| CITY OF STOCKTON | \$3,833 |
| CITY OF LODI | \$2,933 |
| CSA 46 | \$1,890 |

*Based on average water usage

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.

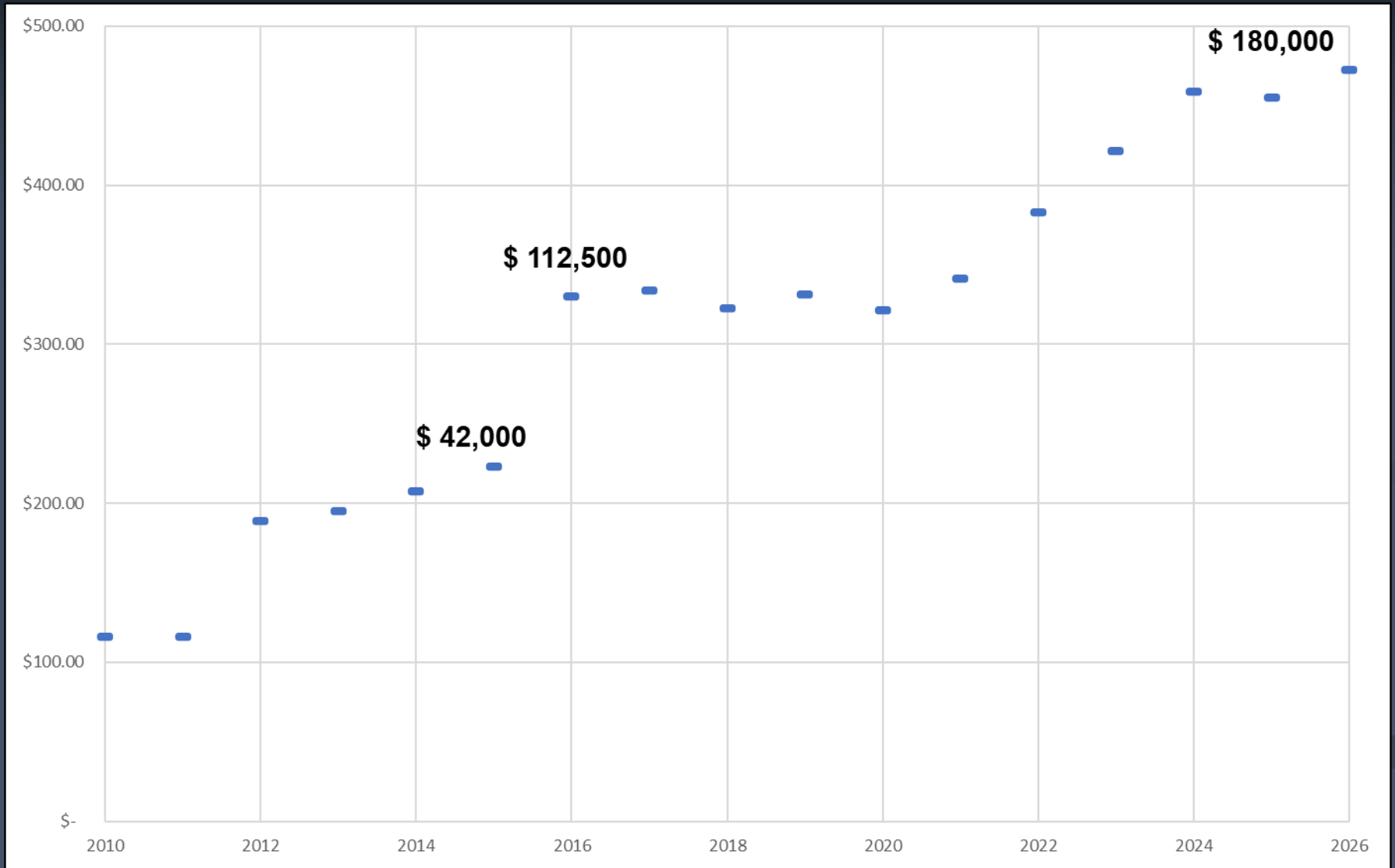


Next Steps

- Public Hearing scheduled August 18, 2026
- Notices will be mailed by July 1, 2026
- Questions? Call or email:
Shayan Rehman
(209) 468-3023
srehman@sjgov.org
- Visit your district's website at:
www.sjgov.org/ud



Stockton East Pump Tax



Alt B - Existing Revenue Framework (10-Year Capital Outlay Phase-In)

| CSA 46 Morada North | Current | Proposed | | | | |
|------------------------------|--------------------|--------------------|-------------------|------------------|------------------|------------------|
| | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
| Water SFEs | 28.0 | 28.0 | 28.0 | 28.0 | 28.0 | 28.0 |
| Annual Service Charge/SFE | \$1,595 | \$2,216 | \$2,441 | \$2,667 | \$2,895 | \$3,125 |
| Metered Rate (per 1,000 gal) | \$1.69 | \$2.35 | \$2.59 | \$2.83 | \$3.07 | \$3.31 |
| Percent Increase | - | 38.90% | 3.60% | 3.51% | 3.43% | 3.35% |
| Total Revenue | \$303,043 | \$420,158 | \$462,553 | \$505,279 | \$548,347 | \$591,763 |
| Total Expenses | \$367,641 | \$376,832 | \$386,253 | \$395,909 | \$405,807 | \$415,952 |
| Fund Balance | (\$214,598) | (\$171,272) | (\$94,971) | \$14,399 | \$156,939 | \$332,751 |