



NOTICE

of Proposed Service Charge Increase & Public Hearing

July 1, 2026

Dear Property Owner:

You are receiving this Notice because you own property within the Morada Estates Maintenance District (District), which is a special district administered by San Joaquin County (County). The District provides water services to properties within the District's boundaries. The Department of Public Works is notifying you of a proposed increase to the water service rate that you pay for this service and the Public Hearing regarding the increase.

The annual charges you pay to the District are property-related fees collected as part of your property tax bill. This fee funds maintenance and repairs, electricity, and administration costs associated with the District's water service. The County's costs to provide water service have increased with inflation and an adjustment to your rates is necessary to keep revenues in line with expenses. **The County is proposing a 2.18% inflationary increase to your rate, effective in fiscal year 2026-2027.**

The District's flat rate charges are based on the Single-Family Equivalent (SFE) unit. This is the level of service received by the average single-family residential property. The proposed inflationary adjustment, if approved, will take effect in fiscal year 2026–2027. Beginning in fiscal year 2027–2028 through fiscal year 2030–2031, 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 2025-2026	Proposed Rate 2026-2027
Annual Water Service Charge (per SFE)*	\$1,164.50	\$1,189.88

*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, August 18, 2026
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 August 17, 2026, or submitted at the Public Hearing before 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 is available at the County's website at:

<https://www.sjgov.org/departments/pwk/special-districts-home/maint-districts/morada-estates-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 July 10, 2026.

If you have any questions, please contact Shayan Rehman, Engineering Services Manager, at (209) 468-3023 at the San Joaquin County Department of Public Works.