

Rancho San Joaquin Maintenance District

Community Meeting

San Joaquin County
Department of Public Works

May 18, 2026



Agenda

- Special District Overview
- Rancho San Joaquin 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

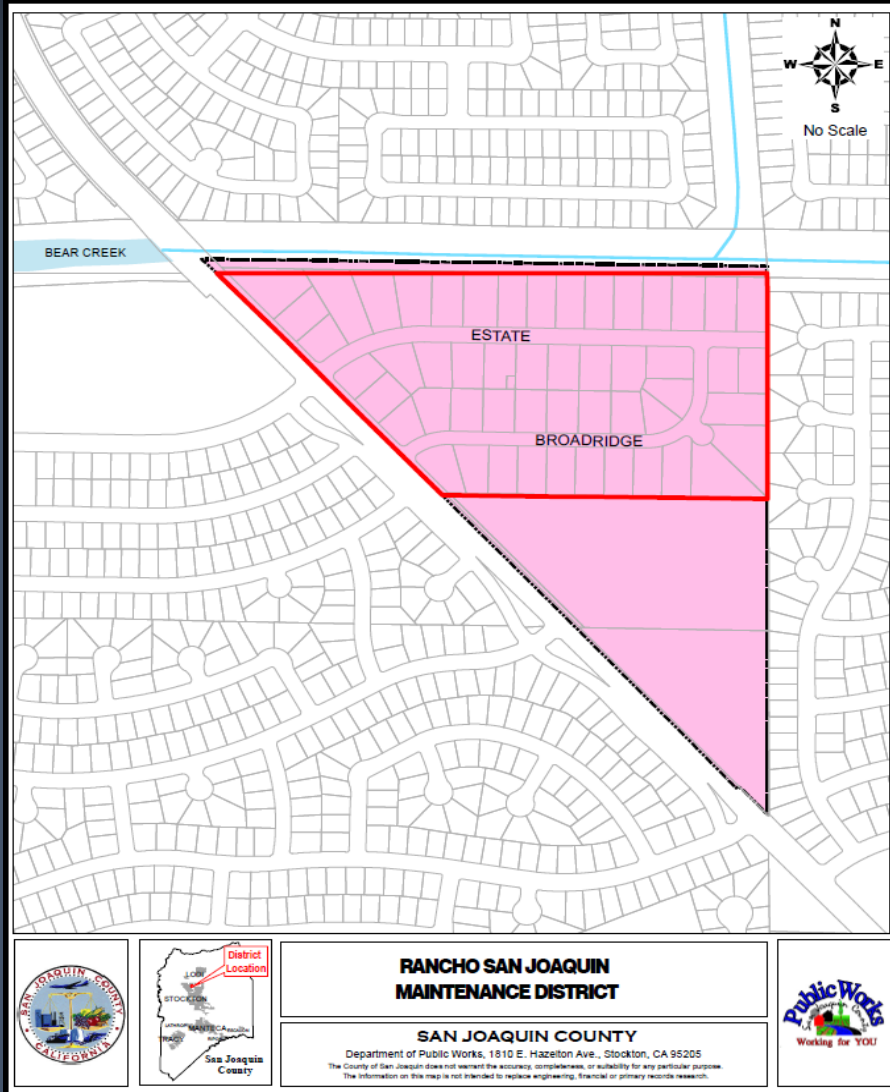


San Joaquin County Public Works Department

- 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



Rancho San Joaquin Boundary



- District established in 1956
- 52 properties served
- Over $\frac{3}{4}$ miles of water main
- Water system includes
 - 2 Wells
 - 2 Fire Hydrants

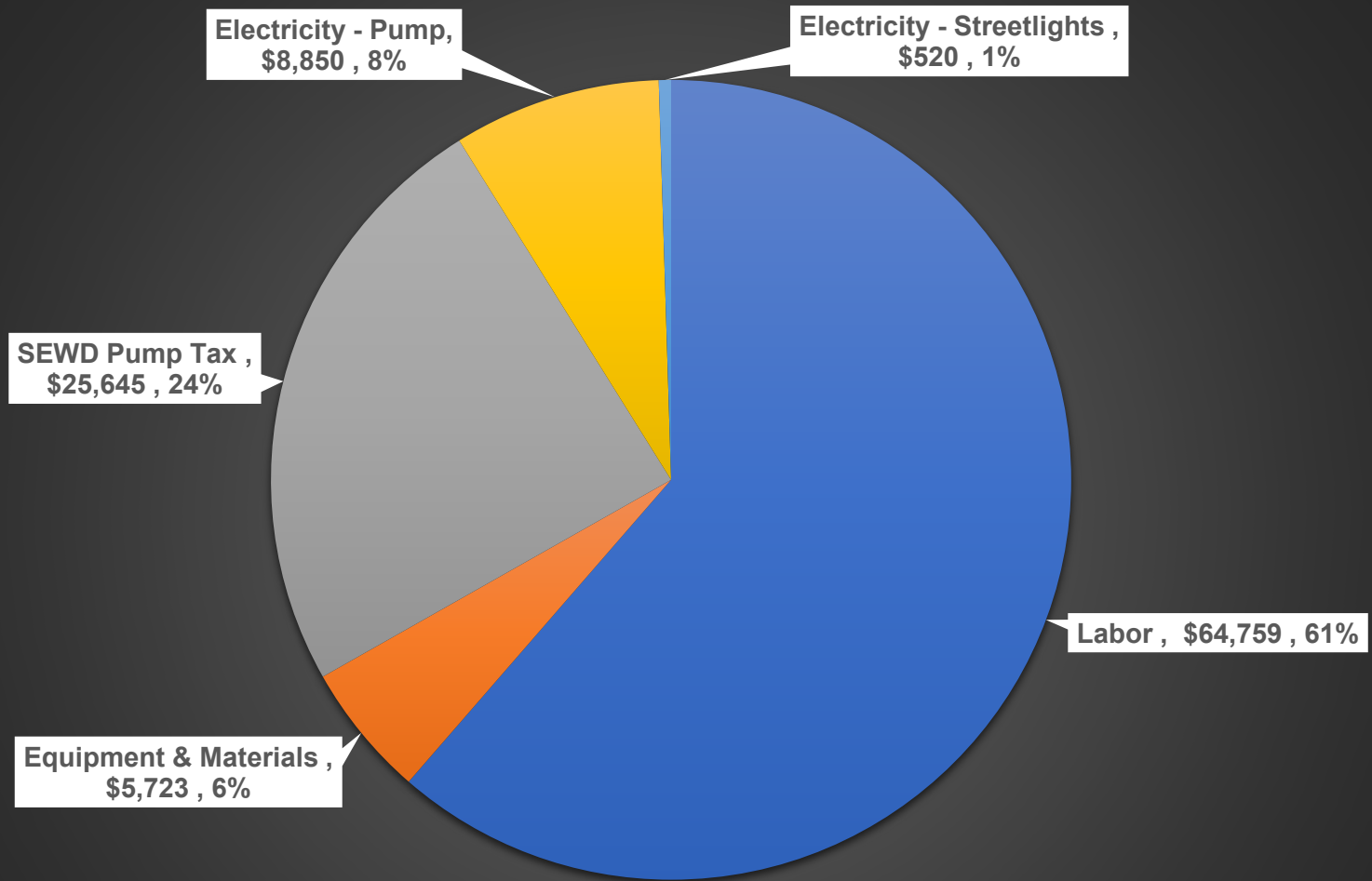
Current Rates – Rancho San Joaquin

- Annual charge per Single Family Equivalent (SFE)
- Single family residential parcel = 1 SFE
- Current annual water rate: \$1,511.44 per SFE (\$125.95/month)



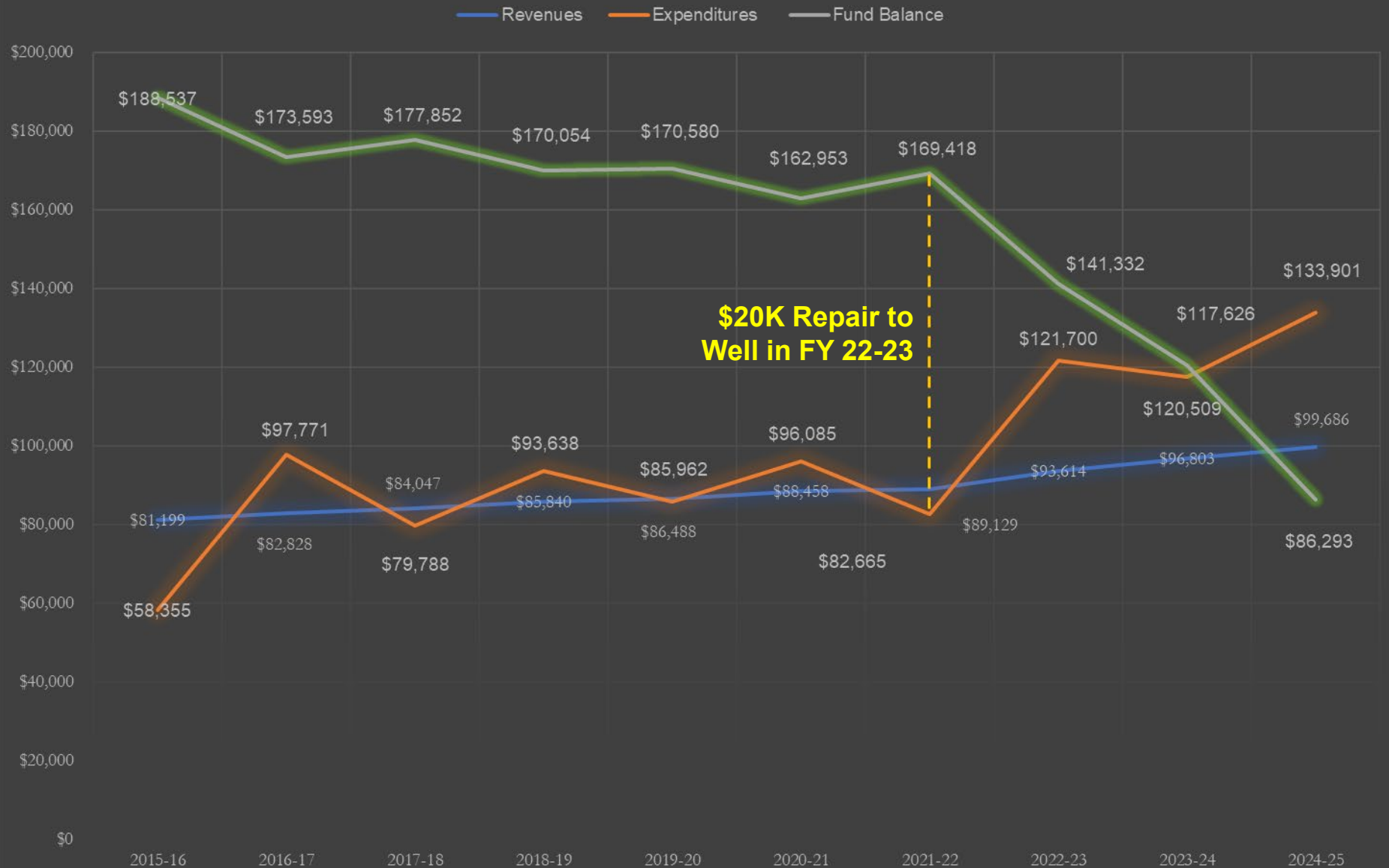
District Expenses

5-Year Avg Annual Expenses = \$105,497 (2020-2025)



■ Labor ■ Equipment & Materials ■ SEWD Pump Tax ■ Electricity - Pump ■ Electricity - Streetlights

Rancho San Joaquin's 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

Rancho San Joaquin Maintenance District	Current	Fiscal Year				
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Water SFEs	52.3	52.3	52.3	52.3	52.3	52.3
Water Service Charge / SFE	\$1,511	\$2,134	\$2,287	\$2,443	\$2,603	\$2,768
Percent Increase		41.2%	7.1%	6.8%	6.6%	6.3%
Capital Outlay Contribution	\$0	\$4,748	\$9,736	\$14,849	\$20,090	\$25,462
Projected Fund Balance	\$60,051	\$63,450	\$71,805	\$85,237	\$103,876	\$127,849

Proposed Rates (continued)

RANCHO SAN JOAQUIN WATER RATE COMPARISON	
	FY 26-27
CAL WATER	\$5,535
ELKHORN ESTATES	\$2,327
RANCHO SAN JOAQUIN	\$2,134
CITY OF STOCKTON	\$2,053
CITY OF LODI	\$1,198

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:
Robert Davalos
(209) 468-3697
rdavalos@sjgov.org
- Visit your district's website at:
www.sjgov.org/ud



Phase in Operating and Capital Outlay

	Current	Proposed				
Rancho San Joaquin	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Water SFEs	52.3	52.3	52.3	52.3	52.3	52.3
Annual Service Charge/SFE	\$ 1,511	\$ 1,761	\$ 2,051	\$ 2,390	\$ 2,784	\$ 3,244
Percent Increase	-	16.50%	16.50%	16.50%	16.50%	16.50%
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$0	\$111,099	\$126,458	\$144,326	\$165,116	\$189,311
Total Expenses	\$0	\$127,232	\$130,413	\$133,673	\$137,015	\$140,441
Fund Balance	\$60,051	\$43,917	\$39,962	\$50,614	\$78,715	\$127,586