

**STOCKTON CONSOLIDATED  
LANDSCAPE MAINTENANCE  
ASSESSMENT DISTRICT NO. 96-2**

FY 2023-24 Annual Engineer's Report  
Public Hearing

Public Works Department

June 13, 2023

Item No. 16.3

# Stockton Consolidated Landscape Maintenance Assessment District No. 96-2

- 27 Active Zones Est. to Maintain Improvements
  - 4+ Million sq. ft. of Streetscaping
  - 5,500+ Trees
  - 68+ Acres of Open Space
  - 42+ Miles of Back-up Walls: Repair and Graffiti Abatement
  - 10.5+ Miles of Bicycle/Pedestrian Paths
  - 12 Parks: 114+ Acres
  - Streetlights
- 2023-24 Proposed Budget: \$5.930 Million
  - Maintenance, Repairs, Utilities, Administration

# Stockton Consolidated Landscape Maintenance Assessment District No. 96-2

- Each Year Council Adopts the Following:
  - Engineer's Report
  - Maximum Allowable Assessment
  - Annual Budget/Actual Assessment
- Maintenance and Operation of Landscape and Public Park Improvements
- Provides Funding for:
  - Operation, maintenance, and preparation of an annual Engineer's Report and tax rolls; legal review; collection of assessments on San Joaquin County property taxes and City administration

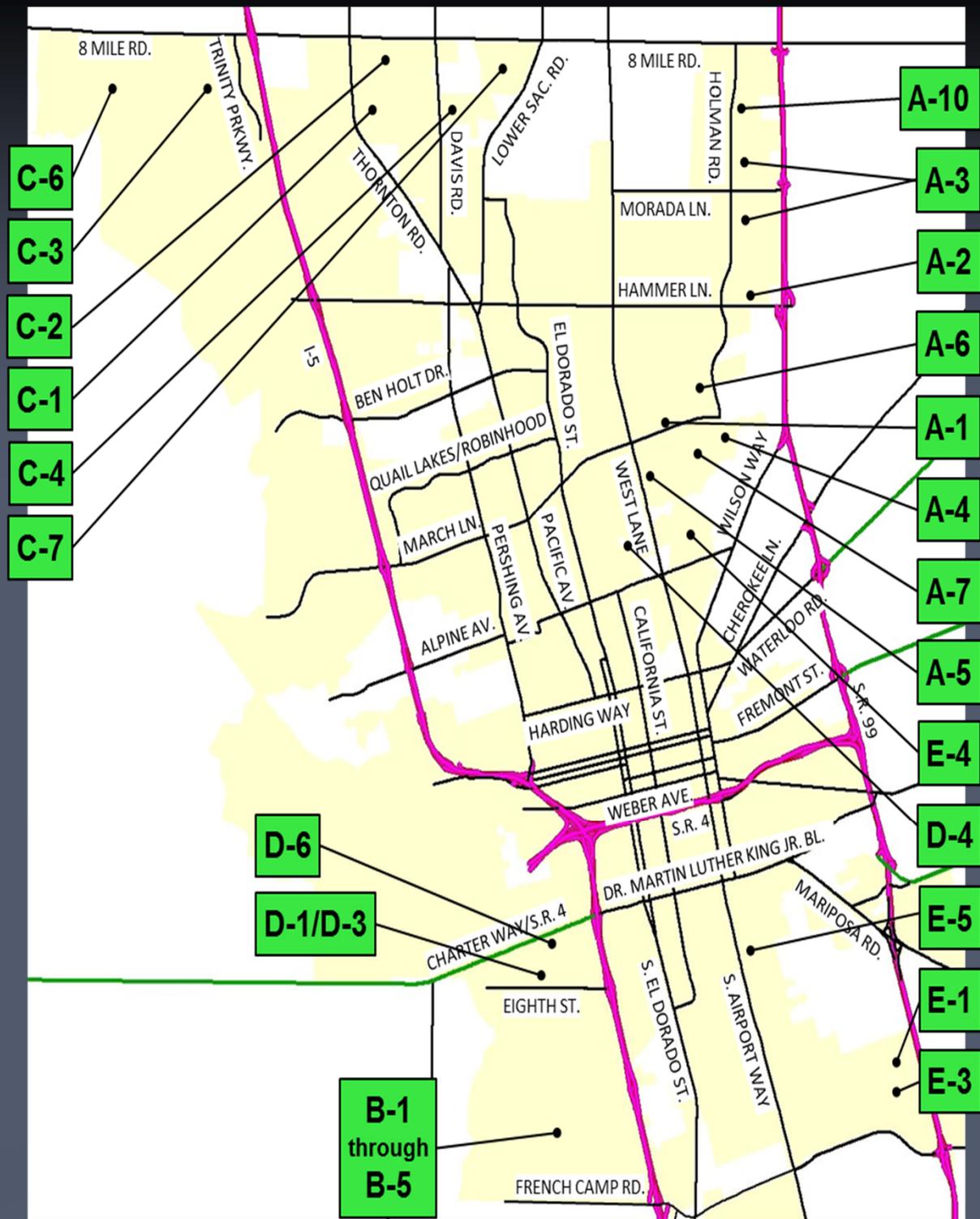
# Maximum Allowable

VS

# Actual Assessments

- Original Engineer's Report for 20 Zones approved by landowner ballot – allows for annual Cost of Living Adjustment
- Approves annual maximum allowable but collects only what is needed for anticipated operational costs
- Allows for unanticipated emergencies – to collect only if necessary

**STOCKTON  
CONSOLIDATED  
LANDSCAPE  
MAINTENANCE  
ASSESSMENT  
DISTRICT NO. 96-2**



# Annual Assessment

- Assessment fixed in 7 zones; can be increased in 20
- FY 2023-24 Actual Assessment in the 20 Zones:
  - Unchanged in all 20 Zones
- Assessment Varies due to:
  - Size of Zone/Number of Assessable Parcels
  - Amount and Type of Improvements to be Maintained
  - Zone Sizes: 17 parcels (A-5) to over 5,000 (B-2)
- 2023-24 Maximum Assessment Adjustment: 4.90%
  - Based on San Francisco-Oakland-Hayward Consumer Price Index
- FY 2022-23 Actual Assessment Adjustment: Varies 5.13% to 7.00%

# FY 2022-23 Zone Budgets

		FY 23-24	FY 23-24	FY 23-24
Zone No.	Zone Name	Proposed Budget (Actual Assessment)	Proposed Per Dwelling Unit Equivalent Factor	Maximum Allowable Assessment
A-1	Weber/Sperry	\$62,117.18	\$46.90	\$62,117.18
A-2	Morada West	\$7,348.96	\$79.88	\$7,348.96
A-3	La Morada	\$990,236.60	\$289.96	\$1,064,408.31
A-4	Blossom Ranch	\$71,700.60	\$196.44	\$111,178.32
A-5	Weber Woods	\$10,716.46	\$630.38	\$28,728.97
A-6	Blossom/Sperry/Camera	\$244,136.50	\$336.74	\$526,663.57
A-7	Hunter Ridge	\$80,623.80	\$114.36	\$638,336.81
A-10	Cannery Park	\$170,491.52	\$173.44	\$310,051.63

# FY 2022-23 Zone Budgets

Zone No.	Zone Name	Proposed Budget (Actual Assessment)	Proposed Per Dwelling Unit Equivalent Factor	Maximum Allowable Assessment
B-1	Long Park	\$92,484.00	\$84.00	\$92,484.00
B-2	Weston Ranch	\$647,636.40	\$117.82	\$647,636.40
B-3	Weston Park	\$114,427.86	\$24.00	\$114,427.86
B-4	Smith Park	\$113,029.38	\$111.14	\$114,417.84
B-5	Weston Ranch Fence	\$48,929.00	\$86.60	\$120,463.23
C-1	Spanos Park	\$69,278.44	\$119.24	\$69,278.44
C-2	North Stockton Projects	\$442,226.70	\$279.18	\$450,403.32
C-3	Spanos Park West	\$315,585.24	\$162.74	\$330,312.88
C-4	Fairway Greens	\$17,698.48	\$89.84	\$63,868.18
C-6	Westlake Villages	\$117,415.60	\$105.40	\$236,685.26
C-7	North Stockton Projects III	\$221,335.82	\$382.86	\$289,441.16

# FY 2022-23 Zone Budgets

Zone No.	Zone Name	Proposed Budget (Actual Assessment)	Proposed Per Dwelling Unit Equivalent Factor	Maximum Allowable Assessment
D-1	Bridgeport Trails	\$27,030.00	\$85.00	\$28,354.47
D-3	Bridgeport Trails 4 & 5	\$45,289.76	\$246.14	\$54,494.21
D-4	Calaveras Estates 2	\$17,365.92	\$131.56	\$186,225.62
D-6	Moss Garden	\$5,050.88	\$13.48	\$217,861.09
E-1	Little John Creek	\$178,540.00	\$226.00	\$229,552.67
E-3	Seabreeze	\$134,097.60	\$429.80	\$301,690.81
E-4	Oakmore Meadows	\$9,891.96	\$13.26	\$256,114.28
E-5	Rancho Del Sol	\$49,775.00	\$137.50	\$215,657.01

# Recommended Actions

- Overrule all public hearing protests
- Approve and adopt:
  - Stockton Consolidated Landscape Maintenance Assessment District No. 96-2 Annual Engineer's Report
  - Maximum Allowable Assessment
  - Annual Budget/Actual Assessment for each Zone of the District
- Confirm and levy assessment for each Zone