

Stockton Consolidated Storm Drainage Maintenance Assessment District 2005-1

Public Hearing for Fiscal Year 2025-2026 Assessments

Municipal Utilities Department

June 3, 2025

Agenda Item 16.7

Storm Drainage Assessment District 2005-1

- City's Storm Water Discharge Permit (Order No. R5-2016-0040, NPDES Permit No. CAS0085324) requires stormwater pollution control devices in new development.
- July 26, 2005: Consolidated Storm Drainage Maintenance District 2005-1 established to fund device maintenance.

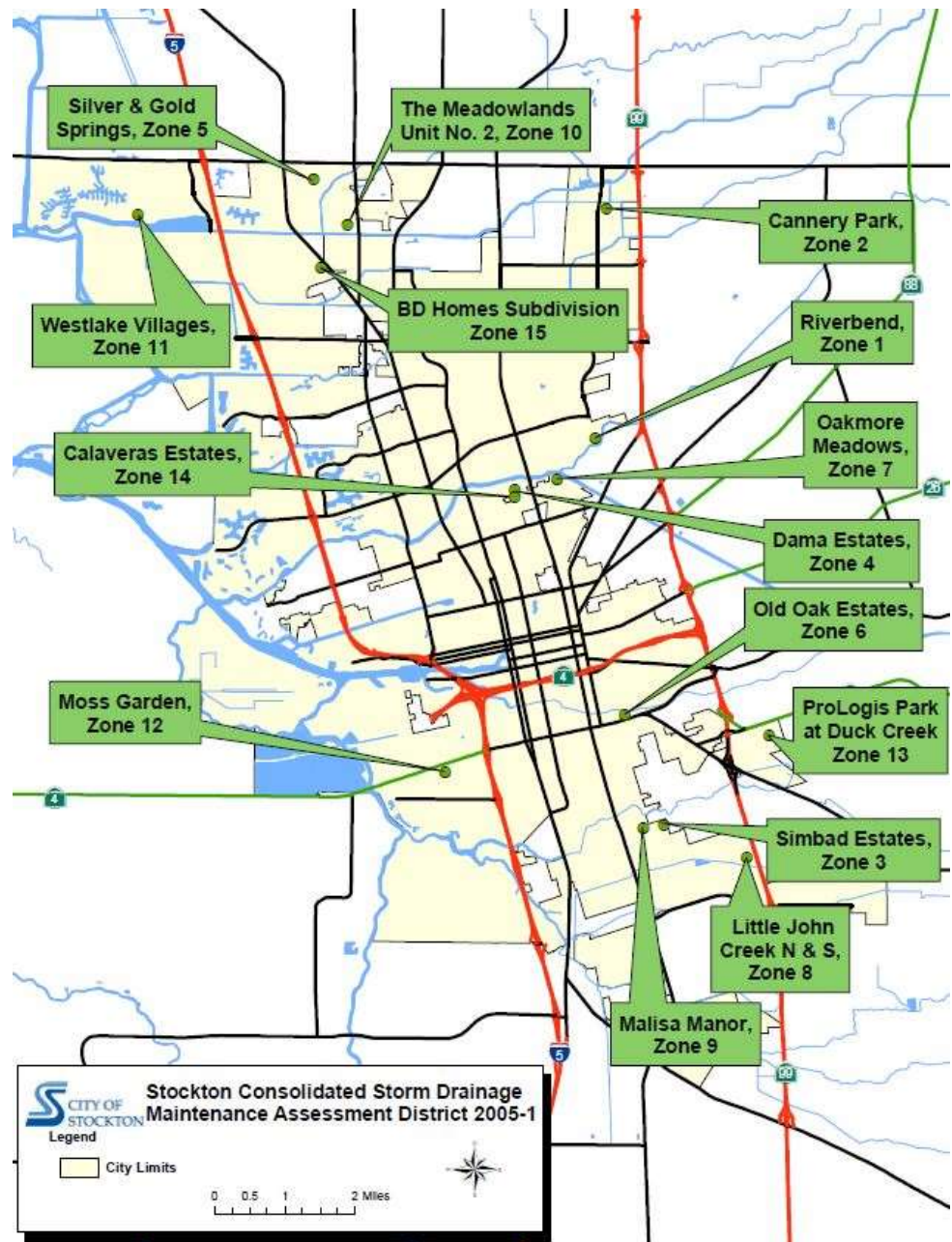
Storm Drainage Assessment District 2005-1

- Each year, Council adopts the following:
 - Engineer's Report.
 - Maximum Allowable Assessment.
 - Annual Budget/Actual Assessment.
- Maintenance and operation of stormwater quality (treatment) improvements.
- Assessment provides funding for:
 - Operation, maintenance and preparation of an annual Engineer's report & 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 approved by landowner ballot – allows for annual Cost of Living Adjustment.
- Approves annual maximum allowable but collect only what is needed for anticipated operational costs.
- Allows for unanticipated emergencies – to collect only if necessary.

Stockton Consolidated Storm Drainage District 2005-1



Annual Assessment

- Varies by zone as a result of:
 - Zone size.
 - Dwelling Unit Equivalent Factor.
 - Number of parcels within zone.
 - Amount and type of improvements to be maintained.
- FY 2025-2026 Maximum Allowable Adjustment: +3.0
 - Based on the greater of 3% or the annual San-Francisco-Oakland-San Jose Consumer Price Index.
 - FY 2025-2026 Actual assessments are to increase 3% but stay within the maximum allowable.

Fiscal Year 2025-2026 Zone Budgets

Zone No.	Zone Name	Proposed Budget (Actual Assessment)	Proposed Per Dwelling Unit Equivalent Factor	Proposed Maximum Allowable Assessment
1	Riverbend Estates	\$28,608.50	\$43.90	\$52,544.96
2A	Cannery Park	\$7,716.68	\$8.04	\$20,923.42
2B	Cannery Park	\$28,592.32	\$26.60	\$36,632.59
3	Simbad Estates	\$13,086.64	\$467.38	\$29,580.88
4	Dama Estates	\$13,467.40	\$792.20	\$38,609.72
5A	Silver Springs & Gold Springs	\$35,703.26	\$132.46	\$82,721.83
5B	Silver Springs & Gold Springs	\$4,451.28	\$130.92	\$6,393.36

Fiscal Year 2025-2026 Zone Budgets

Zone No.	Zone Name	Proposed Budget (Actual Assessment)	Proposed Per Dwelling Unit Equivalent Factor	Proposed Maximum Allowable Assessment
6	Old Oak Estates	\$14,346.80	\$231.40	\$24,790.70
7	Oakmore Meadows, Unit 3	\$23,239.46	\$444.80	\$27,557.16
8	Little John Creek North & South	\$26,376.84	\$418.68	\$31,270.05
9	Malisa Manor	\$14,220.16	\$888.76	\$32,357.28
10	Meadowlands, Unit 2	\$12,975.84	\$360.44	\$40,769.28
11	Westlake Villages	\$16,144.68	\$4.54	\$1,110,084.84
12	Moss Gardens	\$12,865.20	\$31.98	\$87,313.02

Fiscal Year 2025-2026 Zone Budgets

Zone No.	Zone Name	Proposed Budget (Actual Assessment)	Proposed Per Dwelling Unit Equivalent Factor	Proposed Maximum Allowable Assessment
13	Prologis Park at Duck Creek	\$28,672.88	*\$293.12	\$85,176.34
14	Calaveras IV	\$18,754.40	\$468.86	\$20,812.80
15	BD Homes	\$12,084.28	\$929.56	\$12,307.88

*Zone 13's assessments are calculated on an assessable acre basis. Current assessable acreage is 97.82. The maximum assessment is \$85,176.34, with a per-acre maximum of \$870.75. The assessments spread in proportion to the adjusted area for each parcel. With adjustments, the actual assessment is \$28,672.88

Recommended Actions

- Overrule all public hearing protests.
- Approve and adopt:
 - Stockton Consolidated Storm Drainage Maintenance Assessment District 2005-1 Annual Engineer's Report.
 - Maximum Allowable Assessment.
 - Annual Budget/Actual Assessment for each Zone of the District.
- Confirm and levy assessment for each Zone.