

Stockton Consolidated Storm Drainage Maintenance Assessment District 2005-1

Public Hearing for Fiscal Year 2024-2025 Assessments

Municipal Utilities Department

June 4, 2024

Agenda Item No. 16.4

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.

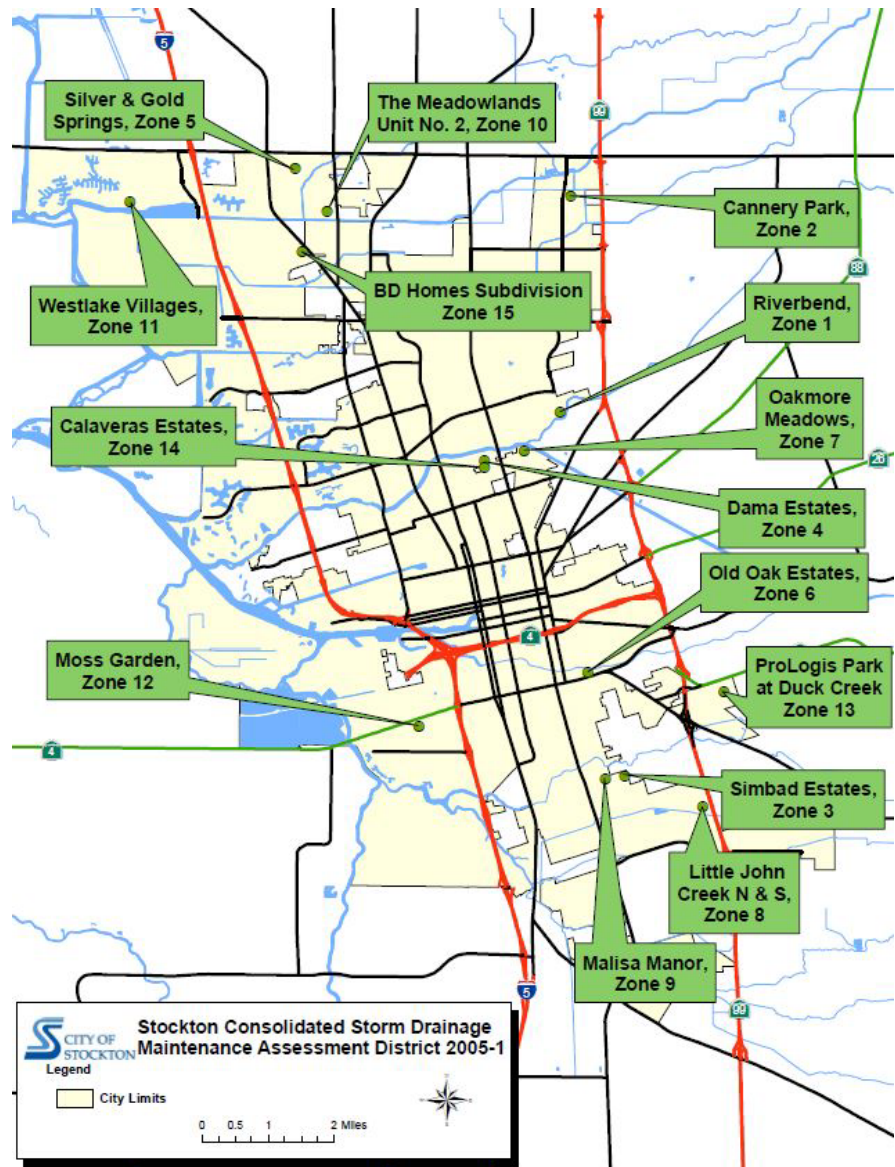
Storm Drainage Assessment District 2005-1

- 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 2024-2025 Maximum Allowable Adjustment: +3.0
 - Based on the greater of 3% or the annual San-Francisco-Oakland-San Jose Consumer Price Index.
 - FY 2024-2025 Actual assessments are to increase 3% but stay within the maximum allowable.

Fiscal Year 2024-2025 Zone Budgets

Zone No.	Zone Name	Proposed Budget (Actual Assessment)	Proposed Per Dwelling Unit Equivalent Factor	Proposed Maximum Allowable Assessment
1	Riverbend Estates	\$27,787.38	\$42.64	\$51,020.03
2A	Cannery Park	\$7,507.38	\$7.62	\$20,857.32
2B	Cannery Park	\$27,779.88	\$21.62	\$42,518.00
3	Simbad Estates	\$12,705.84	\$453.78	\$28,719.32
4	Dama Estates	\$13,075.38	\$769.14	\$37,485.17
5A	Silver Springs & Gold Springs	\$34,668.22	\$128.62	\$80,314.83
5B	Silver Springs & Gold Springs	\$4,322.08	\$127.12	\$6,207.38

Fiscal Year 2024-2025 Zone Budgets

Zone No.	Zone Name	Proposed Budget (Actual Assessment)	Proposed Per Dwelling Unit Equivalent Factor	Proposed Maximum Allowable Assessment
6	Old Oak Estates	\$13,930.16	\$224.68	\$24,790.70
7	Oakmore Meadows, Unit 3	\$22,563.38	\$431.86	\$26,754.64
8	Little John Creek North & South	\$25,609.50	\$406.50	\$30,359.70
9	Malisa Mano	\$13,806.08	\$862.88	\$31,414.88
10	Meadowlands, Unit 2	\$12,598.56	\$349.96	\$40,312.08
11	Westlake Villages	\$13,895.48	\$4.42	\$952,800.56
12	Moss Gardens	\$12,495.10	\$31.06	\$84,770.55

Fiscal Year 2024-2025 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	\$27,837.86	*\$284.58	\$85,176.34
14	Calaveras IV	\$18,208.92	\$444.12	\$20,711.97
15	BD Homes	\$11,732.50	\$902.50	\$11,949.47

*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 \$27,837.86

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.