

Stockton Consolidated Storm Drainage Maintenance Assessment District 2005-1

Public Hearing for Fiscal Year 2023-2024 Assessments

Municipal Utilities Department

June 13, 2023

Agenda Item No. 16.1

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.

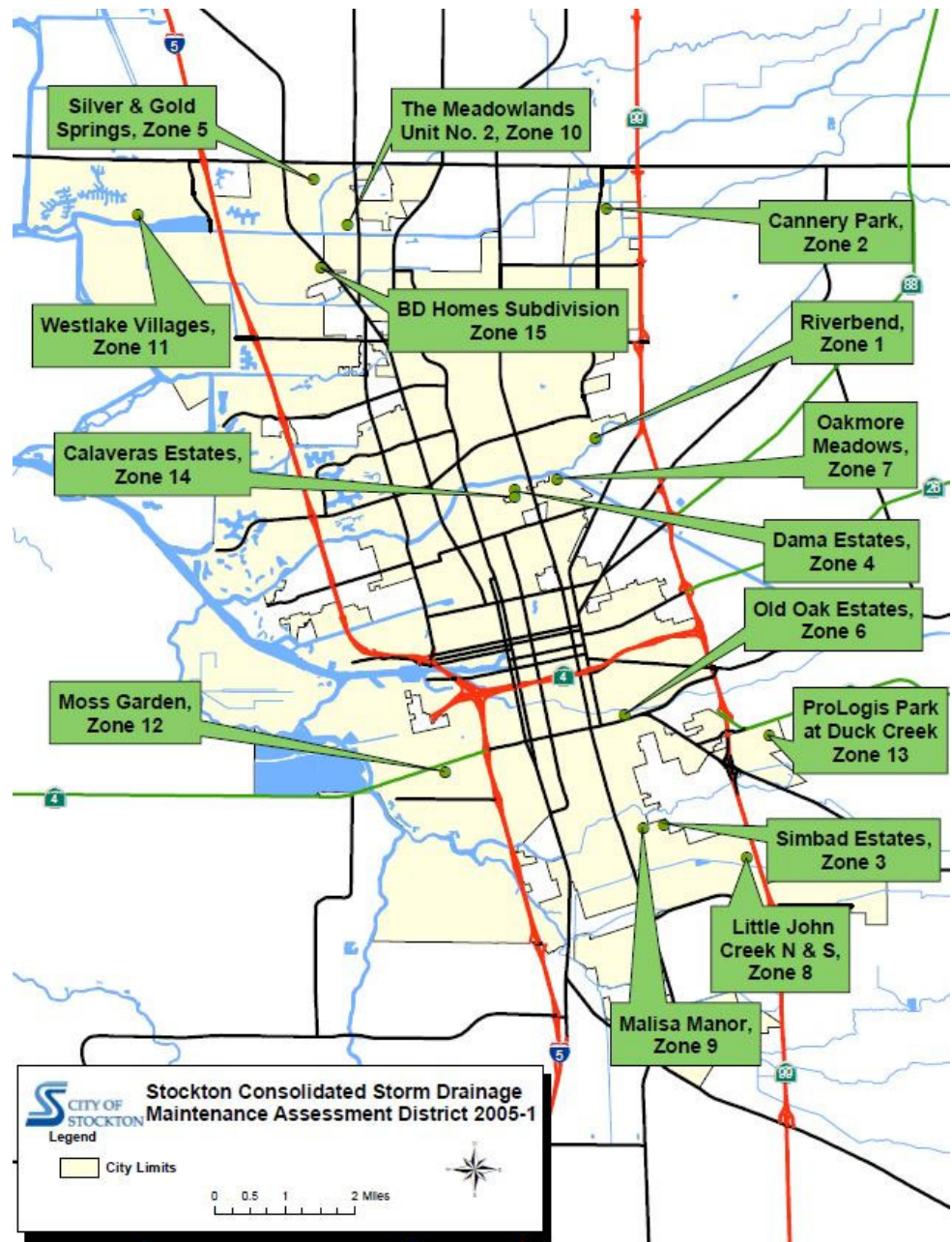
Storm Drainage Assessment District 2005-1

- 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 2023-2024 Maximum Allowable Adjustment: +4.9%
 - Based on the greater of 3.0% or the annual San-Francisco-Oakland-San Jose Consumer Price Index.
 - FY 2023-2024 Actual assessments are to increase 4.9% but stay within the maximum allowable.

Fiscal Year 2023-2024 Zone Budgets

Zone No.	Zone Name	Proposed Budget (Actual Assessment)	Proposed Per Dwelling Unit Equivalent Factor	Proposed Maximum Allowable Assessment
1	Riverbend Estates	\$27,487.64	\$42.18	\$49,534.20
2A	Cannery Park	\$7,428.58	\$7.54	\$20,256.33
2B	Cannery Park	\$15,769.28	\$21.00	\$41,284.48
3	Simbad Estates	\$12,563.60	\$448.70	\$27,882.96
4	Dama Estates	\$12,928.84	\$760.52	\$36,393.43
5A	Silver Springs & Gold Springs	\$34,280.08	\$127.18	\$77,977.92

Fiscal Year 2023-2024 Zone Budgets

Zone No.	Zone Name	Proposed Budget (Actual Assessment)	Proposed Per Dwelling Unit Equivalent Factor	Proposed Maximum Allowable Assessment
5B	Silver Springs & Gold Springs	\$4,273.80	\$125.70	\$6,026.84
6	Old Oak Estates	\$13,775.16	\$222.18	\$24,069.02
7	Oakmore Meadows, Unit 3	\$22,310.50	\$427.02	\$25,975.64
8	Little John Creek North & South	\$25,323.48	\$401.96	\$29,475.81
9	Malisa Manor	\$13,651.52	\$853.22	\$30,500.00
10	Meadowlands, Unit 2	\$12,457.44	\$346.04	\$38,429.28

Fiscal Year 2023-2024 Zone Budgets

Zone No.	Zone Name	Proposed Budget (Actual Assessment)	Proposed Per Dwelling Unit Equivalent Factor	Proposed Maximum Allowable Assessment
11	Westlake Villages	\$12,347.64	\$4.30	\$980,979.48
12	Moss Gardens	\$12,358.30	\$30.72	\$82,304.51
13	ProLogis Park at Duck Creek	\$27,525.70	\$281.39*	\$82,695.48
14	Calaveras IV	\$18,004.74	\$439.14	\$19,744.78
15	BD Homes	\$11,601.20	\$892.40	\$11,601.46

*Zone 13's assessments are calculated on an assessable acre basis. Current assessable acreage is 97.82. The maximum assessment is \$82,695.48, with a per acre maximum of \$845.38. The assessments spread in proportion to the adjusted area for each parcel. With adjustments, the actual assessment is \$27,525.70

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.