

**ENGINEER'S REPORT**

**CITY OF STOCKTON FIVE MILE SLOUGH  
ASSESSMENT DISTRICT  
NO. 26-1**

(Pursuant to Municipal Improvement Act of 1913)

PREPARED BY

**SIEGFRIED ENGINEERING, INC.**  
CONSULTING CIVIL ENGINEERS  
STOCKTON, CALIFORNIA

February 6, 2026

**ENGINEER'S REPORT**

FOR THE 2027-2028  
CITY OF STOCKTON FIVE MILE SLOUGH  
ASSESSMENT DISTRICT  
NO. 26-1

(Pursuant to Municipal Improvement Act of 1913)

The undersigned respectfully submits the enclosed Engineer's Report as directed by the City Council.

DATED: \_\_\_\_\_, 2026.

SIEGFRIED ENGINEERING, INC.  
Engineer of Work

BY \_\_\_\_\_  
Paul J. Schneider, R.C.E. 62498

I HEREBY CERTIFY that the Engineer's Report, together with the Assessment District Boundary Map, Assessment Diagram, and Assessment Roll thereto attached, was filed with me on the \_\_\_\_ day of \_\_\_\_\_, 2026.

City Clerk, City of Stockton,  
San Joaquin County, California

BY \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment District Boundary Map, Assessment Diagram, and Assessment Roll thereto attached, was approved and confirmed by the City of Stockton, California on the \_\_\_\_ day of \_\_\_\_\_, 2026

City Clerk, City of Stockton,  
San Joaquin County, California

BY \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment District Boundary Map, Assessment Diagram, and Assessment Roll thereto attached, was filed with the Auditor of the County of San Joaquin on the \_\_\_\_ day of \_\_\_\_\_, 2026.

City Clerk, City of Stockton,  
San Joaquin County, California

BY \_\_\_\_\_

**PURPOSE**

This Engineer's Report is prepared pursuant to and in compliance with the requirements of the Municipal Improvement Act of 1913 (Division 12 of the Streets and Highways Code, beginning with Section 10000) authorizing local agencies to impose assessments on beneficial properties to finance the construction of public improvements. (Section 10100 and 10100.5) and the maintenance and repair of improvements constructed pursuant to the Act (Section 10100.8)

This Engineer's Report is prepared to create the City of Stockton Five Mile Slough Assessment District No. 26-1, hereinafter referred to as Assessment District, for the purpose of levying and collecting assessments each fiscal year to pay for the cost of annual maintenance, invasive weed control, repair, and capital improvement projects (CIP) of the slough from the White Slough Dam to Rivara.

**ASSESSMENT DISTRICT BOUNDARY**

The Assessment District consists of the parcels which have frontage along the waterway that have sightlines to the water, utilize the water way for irrigation, and those that derive a benefit from enhanced water quality and odor control. The parcels with land area within the boundary are identified by using the San Joaquin County Assessor's Book 071, at Pages 180, 280, and 310, and Book 077, at Pages 140, 150, 174, 230, 240, 250, 350, 370, 380, 460, and 480, book 082, at Pages 370, and 380, Book 097 at Page 120, and Book 098 at Page 020. See Exhibit C for the Assessment District boundary and the included parcels.

**DESCRIPTION OF WORK**

The presence of invasive aquatic vegetation, trash, and debris impacts the entire waterway by increasing odor, reducing aesthetics, and reducing overall water quality. The purpose of the District is to reduce the invasive aquatic vegetation and sediment in the waterway to mitigate the unsightly appearance, reduce odor, and improve water quality for the irrigation of Swenson Park and Golf Course, and the surrounding property owners impacted by the odor and poor water quality. The work to be approved by the Assessment District is for ongoing maintenance, invasive vegetation removal and supplemental spraying, sediment reduction, erosion repair, grant writing, administration of District, and the implementation of water quality improvements. The City will act as the District Manager.

The District Manager shall be responsible for:

- Establishing the annual budget,
- Keeping account of the maintenance, repair, and administration costs,
- Managing and performing the work associated with the District, whether directly or by subcontract, and
- Paying all maintenance, repair, administration, and utility and other incidental expenses.

The District Manager shall provide annually to the Assessment Engineer the description of the expected maintenance, repair, and administration work, the annual budget, including the cost of updating annually the Engineer's Report.

### **SPECIAL BENEFIT ASSESSMENT**

The Assessment District is levying an assessment against all the properties in the Assessment District for the cost of maintenance and repair of the water quality improvements and odor reducing measures, grant writing for odor reduction and water quality improvement, invasive vegetation removal and supplemental spraying, sediment removal or reduction, and erosion repair, which confer a special benefit to the assessed properties. The special benefit is a particular and distinct benefit which the assessed properties receive from the waterway, and which is over and above general benefits conferred to properties in the Assessment District or to the general public at large. The regional general benefit of the waterway is flood control and water conveyance. The general benefit of regional storm water collection and conveyance is required and therefore not a special benefit. This assessment district will not collect funds to address the general City and County benefit of storm conveyance and flood control.

All parcels with lands within the District boundary are assessed for their proportional share of the Assessment District costs. The Assessment against each parcel in the Assessment District is tabulated in Exhibit A, Assessment Roll.

### **TOTAL ASSESSMENT**

The Total Assessment of the Assessment District is the total annual the cost of maintenance and repair of the water quality improvements and odor reducing measures, grant writing for odor reduction and water quality improvements, invasive vegetation removal and spraying, sediment

removal or reduction, and erosion repair, which confer a special benefit to the assessed properties. as estimated and tabulated in Exhibit B, Budget.

### **ASSESSMENT DIAGRAM**

Each parcel in the Assessment District is assigned an Assessment Diagram Number, which is the current Assessors Parcel Number, as shown in Exhibit C, Assessment District Boundary Map and Assessment Diagram. Also, each parcel in the Assessment District is included in Exhibit A, Assessment Roll with its corresponding Assessor's Parcel Number, Area, Assessment Benefit Factor, and Assessment.

### **CRITERIA TO SPREAD THE ASSESSMENT**

Deriving the amount of the special benefits from the invasive aquatic vegetation removal and with grant funding better water quality and sediment removal and reduction is proposed on a factored per square foot of land area basis. The assessment is proposed to take into consideration the size of the parcel benefiting from the special assessment and the land use. Utilizing each parcels proportional share of the annual costs based upon the parcels factored lot area divided by the total factored assessable area creates a directly proportional relationship between lot area and the special benefit received. The parcels as identified in the Assessment Diagram Exhibit A, identifies 4 tiers of parcels that will receive an area factor based on the tier they have been designated to have. The definition of the tiers are the following:

**Tier 1:** Open space parcels associated with Swenson Park and Golf Course that receive irrigation water from the waterway and partially benefit from reduced odors, and cleaner irrigation water. These parcels receive a 1/8 factor on their land area.

**Tier 2:** Multi-family residential parcels that front the waterway and receive a partial benefit from improved aesthetics, reduced odor, and cleaner water. These parcels receive a 1/3 factor on their land area.

**Tier 3:** Single family homes and commercial property receive a special benefit directly proportional to their land area with a factor of 1.0.

**Tier 4:** Parcels that fall within the district boundary that are for flood control or Reclamation

District purposes receive no special benefit and are therefore receive no assessment with a factor of zero (0).

The four tiers above are identified in Exhibit A as is the boundary of the assessment district. Table 1 below documents the assessable parcels per tier within the proposed district boundary.

Table 1: Proposed Parcel Data		
Tier	Parcel Count	Total Factored Parcel Area (SF)
1	3	1,239,156
2	3	111,172
3	183	3,820,115
4	9	0
<b>Total</b>	<b>198</b>	<b>5,170,443</b>

A parcel's proportional share of the total special benefit is defined as the Area of the Parcel divided by the Total Factored Parcel Area of 5,122,752sf.

The total assessment is spread among the parcels in the Assessment District in proportion to the incremental special benefit a parcel receives from the District and is calculated by the formula:

$$a = ( P / A ) \times B$$

a = assessment against a parcel

p = Factored Parcel Area

A = Total Factored Parcel Area

B = Total Assessment Budget

### **DETERMINATION OF AREAS**

The area of each Assessment District parcel is as shown in the Assessor's Maps. It is determined that the areas shown in the Assessor's Maps are generally consistent with the parcel areas.

**Maximum Assessment**

A cost of living adjustment factor for each fiscal year may be applied for the Assessment District. The maximum assessment amount for each fiscal year may be increased in an amount equal to the greater of: 1) three percent (3%); or 2) the percentage increase of the Consumer Price Index (CPI) for San Francisco–Oakland–San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics, for a similar period of time. For each Fiscal Year, the maximum assessment is determined using the escalator of 3%. If it is determined appropriate, an amount that is less than the maximum assessment may be levied as the actual annual assessment.

Also, in keeping with the provisions of Article XIII D of the California Constitution, annual assessments established from the preceding fiscal year may not be increased above the cost of living adjustment factor approved herein without an election approval by the properties in the Assessment District.

**SIEGFRIED ENGINEERING, INC.**

**Engineer of Work**

BY \_\_\_\_\_

Paul J. Schneider, R.C.E. 62498

Date: 02-06-2026  
Five Mile Slough  
Assessment District

APN	OWNER	AREA SF	FACTOR	ASSESSMENT
071-180-04	PATMON SCHOONER LANDING LP	22,651	0.33	128.22
071-280-02	PATMON SCHOONER LANDING LP	263,102	0.33	1489.44
071-310-01	MAI YAO TIAN & OWYANG NANCY TR	15,742	1.00	270.06
071-310-02	LUECK, THOMAS P & LYNN R TR	7,805	1.00	133.90
071-310-03	TONNU, ANNA	7,325	1.00	125.68
071-310-04	RIVERA REY CARLO	7,013	1.00	120.30
071-310-05	GARCIA, MAXIMO IV & CYNTHIA	7,054	1.00	120.98
071-310-06	RODRIGUEZ STEPHANIE GUARDINO & GILBER	7,270	1.00	124.72
071-310-07	TONG, TERRENCE & FLORENCE	7,350	1.00	126.06
071-310-08	RAMSEY, ELMO & CAROL E	7,350	1.00	126.06
071-310-09	HICKS, ERIC E & ERIN E	7,350	1.00	126.06
071-310-10	LITTLE TECRETIA	7,350	1.00	126.06
071-310-11	VIRAY, LUDIVICO & LILIBETH D	7,350	1.00	126.06
071-310-12	VA, SAMPHORS	7,350	1.00	126.06
071-310-13	PARKER, JAMES T & MARCIA K TR	7,350	1.00	126.06
071-310-14	ARBABZADAH, SHICK ABDULLAH	7,350	1.00	126.06
071-310-15	AGREDANO JOAQUIN J	7,350	1.00	126.06
071-310-16	HINRICHSN ANTON TR	7,350	1.00	126.06
071-310-17	CIERO CHRISTOPHER N	7,350	1.00	126.06
071-310-18	WALKER, JASON	7,350	1.00	126.06
071-310-19	VILLELA NICHOLAS MATTHEW & DANIELLE EL	7,350	1.00	126.06
071-310-20	GAINES, STEVEN R & SALLY A TR	7,350	1.00	126.06
071-310-21	MOWLES GORDON G TR	7,350	1.00	126.06
071-310-22	FAYAD BRIAN BAYAN & ABOURAS MAHA TR	7,350	1.00	126.06
071-310-23	CASSIDY, ROBYN L ETAL	7,350	1.00	126.06
071-310-24	LUDWIG JERRY E JR & CRISTINA	7,350	1.00	126.06
071-310-25	MOTON EDWARD R & MOTON PAMELA DENI	7,350	1.00	126.06
071-310-26	MAI, XIAN TIAN TR	7,350	1.00	126.06
071-310-27	HELSEBY AARON CARL & SHERRI	7,350	1.00	126.06
071-310-28	RIVERA CHRISTOPHER A ETAL	7,350	1.00	126.06
071-310-29	NUNEZ BRENDA MACIEL ETAL	7,350	1.00	126.06
071-310-30	EHLERS, DAVID & DENISE	7,350	1.00	126.06
071-310-31	CHEUNG, MAN FUNG & YUAN	7,350	1.00	126.06
071-310-32	HINES RICHARD REGINALD JR	7,350	1.00	126.06
071-310-33	209 PROPERTY GROUP LLC	7,350	1.00	126.06
071-310-34	MUHAMMAD, TREISA	7,350	1.00	126.06
071-310-35	LANGSTON MARISSA	7,350	1.00	126.06
071-310-36	THEBERGE JAMES	7,350	1.00	126.06
071-310-37	CHEN DEPEI & FENG JIAMIN	7,350	1.00	126.06
071-310-38	ANDERSON ALEXANDER & BUNDALIAN BENJ/	7,350	1.00	126.06
071-310-39	HUGHES, KENNETH & LOUISE TR	7,350	1.00	126.06
071-310-40	JIMENEZ XAVIER	7,350	1.00	126.06
071-310-41	PO PUNNY & DANE H	7,350	1.00	126.06
071-310-42	FORD TIMOTHY DANIEL & FORD MARY SHEIL	7,350	1.00	126.06
071-310-43	GAREIS, ZEBARIAH	7,350	1.00	126.06
077-050-22	BURCH, THOMAS L & SHERYL R	9,180	1.00	157.44
077-140-01	MCKEEGAN GREGORY & ELLEN M TR	8,274	1.00	141.90
077-140-02	BRONSON BRIAN D & VASQUEZ-BRONSON D(	7,500	1.00	128.68
077-140-03	MCNAMEE, LYNDSAY B	7,500	1.00	128.68
077-140-04	GARCIA, MANUEL & LISA P TR	7,500	1.00	128.68
077-140-05	BROWN, SHARON M TR	7,500	1.00	128.68
077-140-06	WETHERELL TODD & MARSHA TR	7,500	1.00	128.68
077-140-07	ARNDT, LARS O & YESENIA A	7,500	1.00	128.68
077-140-08	DAVIS MILES & GILLARD CAROLYN	7,500	1.00	128.68

Date: 02-06-2026  
Five Mile Slough  
Assessment District

APN	OWNER	AREA SF	FACTOR	ASSESSMENT
077-140-09	O SHEA, TRAVERS & PERPETUA	7,500	1.00	128.68
077-140-10	SWEARINGEN, HARVEY B & LOIS L TR	7,500	1.00	128.68
077-140-11	HUDSON BRECK L & MARLIN	7,500	1.00	128.68
077-140-12	MIRELES PAUL S & EVA C TR	7,500	1.00	128.68
077-140-13	BARAJAS, THERESA ETAL	7,796	1.00	133.76
077-140-17	MORELLI, PETER D & CYNTHIA S TR	12,423	1.00	213.12
077-150-11	ARNOLD, TIMOTHY P TR	28,650	1.00	491.46
077-150-12	CHAVEZ, RICARDO & CARI L	21,900	1.00	375.72
077-150-13	OSHTORY, MEHERJI A & ABHA M TR	17,200	1.00	295.08
077-174-01	BLANDIZZI MARIA & WAN RICK	15,300	1.00	262.42
077-174-02	BARBARA JOAN GIBSON TRUST	15,300	1.00	262.42
077-174-03	IRWIN JAMES & KAREN CARLE	15,150	1.00	259.88
077-174-04	HORTON, ERIC D & ELIZABETH N TR	20,400	1.00	349.94
077-174-05	PANELLI CECILIA OLIMPIA	15,750	1.00	270.20
077-174-06	CORRY, FERNANDO A TR	16,680	1.00	286.12
077-230-03	GARIBALDI TESSA B TR	18,731	1.00	321.32
077-230-04	TAYLOR, ROBERTA R TR	18,731	1.00	321.32
077-230-05	MILLER CAROL	18,731	1.00	321.32
077-230-07	GORHAM JEANNETTE L TR ETAL	48,787	1.00	836.92
077-230-08	WALKER, CAROLYN DYER TR	24,393	1.00	418.46
077-230-11	GARCES, LEONILO & ERIKA	25,700	1.00	440.88
077-230-13	HILDEBRAND, LAWRENCE D & ANN TR	40,511	1.00	694.94
077-230-15	SHEA, HENRY M & JOAN B TR	38,333	1.00	657.58
077-230-16	EBERHARDT MARGARET M TR	65,775	1.00	1128.36
077-230-20	KLEIN JENNIFER TR	28,967	1.00	496.92
077-230-21	IACOPI, JOHN T & LAURA J TR	31,363	1.00	538.02
077-230-25	MONROE KENNETH & MONROE PEGGY TR	52,272	1.00	896.70
077-230-26	FUGAZI, ANTHONY A & DEBORAH	18,731	1.00	321.32
077-230-28	ERRECART, MATTHEW J & JAMIE E TR	17,424	1.00	298.90
077-230-29	GARBALDI, MARK A & DEANNE L TR	17,424	1.00	298.90
077-230-30	SCHRADER, CRAIG & CATHLEEN TR	26,571	1.00	455.82
077-230-34	KEELY, MICHAEL D & SHELLY TR	15,377	1.00	263.78
077-230-35	STERN, CHERYL KAY TR	15,983	1.00	274.16
077-230-36	MCKEE MICHAEL FRANKLIN & WYNN COLLIEF	21,734	1.00	372.80
077-230-37	BASSO, PENNY ANN	21,734	1.00	372.80
077-230-38	SCATENA, RONALD N & CHERYL J TR	17,479	1.00	299.88
077-230-40	BASSO, PENNY ANN	10,057	1.00	172.54
077-230-41	MEYER, WILLIAM V & CATHY C TR	27,254	1.00	467.56
077-230-45	SPANOS, MICHAEL A TR & HELEN	44,431	1.00	762.20
077-230-48	ELLIS BARBARA A TR	15,661	1.00	268.64
077-230-49	KAESLIN, NORMA L TR	62,805	1.00	1077.40
077-230-50	SPANOS A G	162,043	1.00	2779.80
077-230-51	MATHEWS, RICHARD E & DORENE NERI TR	17,485	1.00	299.94
077-230-52	RAMOS HECTOR & BIANCA TR	33,878	1.00	581.14
077-230-53	KAWAGUCHI, ALAN T & LINDA S TR	15,527	1.00	266.40
077-230-54	UBALDI RONALD A & ESTHER TR	74,487	1.00	1277.80
077-240-01	GONZALES, ALICE KAESLIN TR	21,450	1.00	367.94
077-240-02	GIL, ANDRES MARTIN & JENNIFER LYNN	19,500	1.00	334.54
077-240-03	CRUMP, DONALD E & KATHERINE D TR	32,185	1.00	552.14
077-240-04	CRUMP, DONALD E & KATHERINE D TR	48,000	1.00	823.40
077-240-05	CRUMP, DONALD E & KATHERINE D TR	31,000	1.00	531.82
077-250-01	LAPOINTE PHILIP A & AMY L TR	28,000	1.00	480.34
077-250-02	WU, YI PO & TERESA M TR	30,080	1.00	515.98
077-250-03	SCHCOLNIK, ENRIQUE & JANE FERNANDEZ	30,800	1.00	528.38

Date: 02-06-2026  
Five Mile Slough  
Assessment District

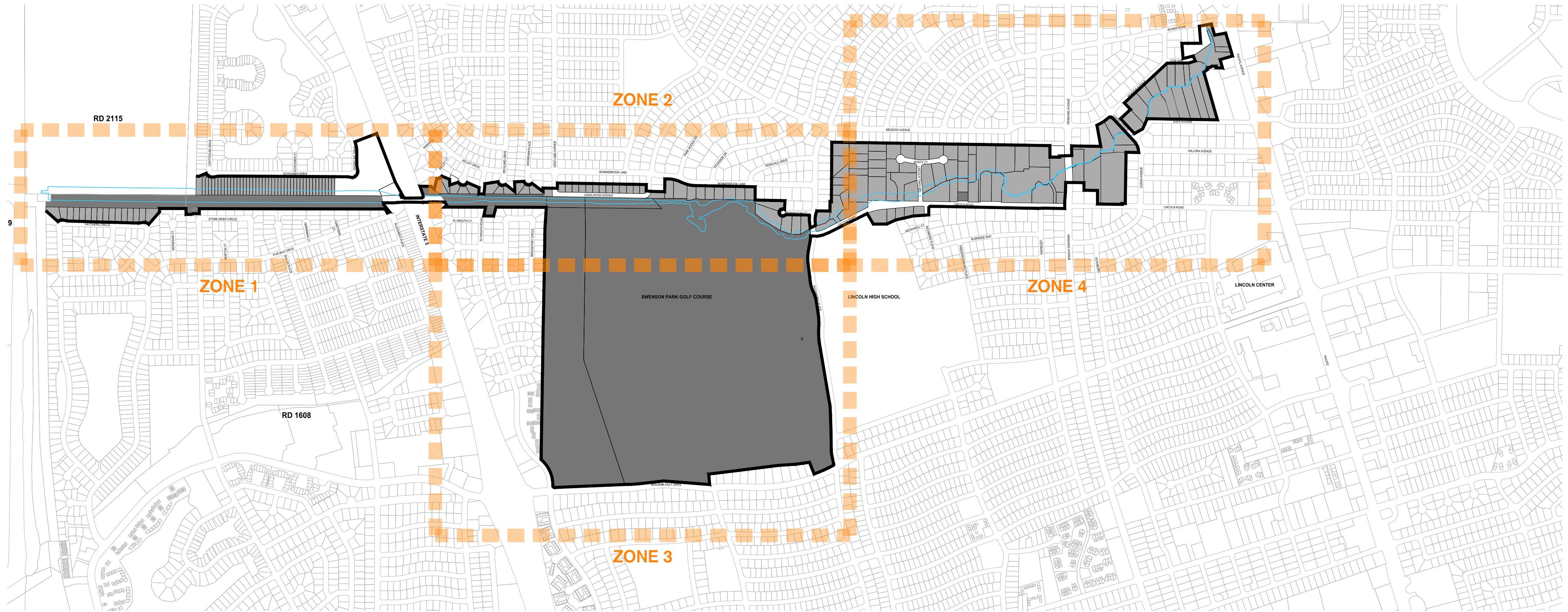
APN	OWNER	AREA SF	FACTOR	ASSESSMENT
077-250-04	LAWRENCE, ROBERT & E TRS	28,000	1.00	480.34
077-250-05	PRIMACK, MARVIN H & BUNE FAY TR	28,175	1.00	483.32
077-250-06	STEIN, DONNA TR	31,536	1.00	541.00
077-250-07	KLINGER, MAUREEN R	42,120	1.00	722.52
077-250-08	UMDENSTOCK, PAUL J & JANICE E TR	39,480	1.00	677.24
077-350-09	WININGAR JUL	13,700	1.00	235.02
077-350-10	RIOS, MITCHELL	26,571	1.00	455.82
077-350-08	CHE TONG	43,966	1.00	754.20
077-350-11	RIOS MITCHELL ETAL	25,484	1.00	437.14
077-370-01	NYLEN, JAMES P & LINDA M TR	59,780	1.00	1025.54
077-370-02	XU FANG & NI ZHEN	25,884	1.00	444.02
077-370-03	ATWOOD ARCHIE W JR & YOLANDA G TR	22,250	1.00	381.70
077-370-06	PRINCE VIVIAN TR	36,200	1.00	620.96
077-370-32	FERGUSON, ROBERT K TR	48,100	1.00	825.12
077-380-06	5 MILE HOUSE APARTMENTS LLC ETAL	51,132	0.33	289.48
077-380-07	TEICHMAN, REGINALD LF EST	28,000	1.00	480.34
077-380-08	LOUIE, ALBERT F & FAYE J TR	13,620	1.00	233.66
077-380-10	KELLY, PETER J & PRISKE S TR	23,296	1.00	399.62
077-380-11	SALCEDO, JUAN	23,580	1.00	404.48
077-460-04	KJELDTSEN, DONALD H & NANCY B TR	33,236	1.00	570.16
077-460-06	SPANOS, A G TR	47,916	1.00	821.98
077-460-07	RIVERA, RICHARD D & DIANA H	28,500	1.00	488.94
077-460-08	WILLIS, JAMES JR & ATHENA M	12,114	1.00	207.82
077-460-09	HUNEFELD ATHALIA M TR ETAL	23,566	1.00	404.26
077-460-10	HUNEFELD, R CHRISTOFER & GEORGETTE M T	34,369	1.00	589.58
077-460-11	SMITH, ALBERT E & CAROLE TR	24,706	1.00	423.84
077-460-15	HUNGERFORD ADAM RICHARD	67,692	1.00	1161.24
077-460-17	RUHL, BARRY L & ALEXANDRA SPANOS TR	55,200	1.00	946.92
077-460-18	THOMPSON, CARL W JR & FRANCINE	157,251	1.00	2697.60
077-480-01	EBERHARDT, DOUGLASS M II	53,360	1.00	915.40
077-480-02	NELSON, DONALD W & MARY F TR	36,416	1.00	624.70
077-480-03	GARR, MICHAEL D & JANET M	43,566	1.00	747.34
077-480-04	GODI, ARTHUR L & JOYCE B TR	43,562	1.00	747.26
077-480-05	GODI, ARTHUR L & JOYCE B TR	43,560	1.00	747.26
077-480-06	GODI, ARTHUR L & JOYCE B TR	43,546	1.00	747.04
077-480-12	DHANOTA RAJVINDER TR ETAL	9,859	1.00	169.10
077-480-13	LOBERN WASH & DRY INC	28,620	1.00	490.94
077-480-22	OAKRIDGE CENTER	65,617	1.00	1125.66
082-370-06	BARBOSA, JUAN & VERONICA	17,729	1.00	304.12
082-370-08	OVERTON BRITTANY S ETAL	9,050	1.00	155.28
082-370-09	ANDERSON, PAULA M TR	10,284	1.00	176.42
082-370-29	SEWARD, ROXANNA J	10,819	1.00	185.62
082-370-30	DREHER, PATTI A	10,150	1.00	174.12
082-370-31	LIZOTTE PHILIP R JR & ANITA JING TR	12,786	1.00	219.32
082-380-15	DUPAYA MYLENE B	15,140	1.00	259.74
082-380-16	MUNOZ, RAMIRO & E	9,000	1.00	154.38
082-380-17	HENCH, ROGER & MADY	12,767	1.00	219.02
082-380-25	DAS, ANMOL & KULDIP	9,900	1.00	169.84
082-380-26	JAB INVESTMENTS INC	16,500	1.00	283.06
097-110-14	STOCKTON, CITY OF	1,766,793	0.13	3788.60
097-110-19	KAESLIN, JOSEPH L & NORMA L TR	31,363	1.00	538.02
097-110-20	KAESLIN, JOSEPH L & NORMA L TR	14,238	1.00	244.28
097-110-23	STOCKTON CITY OF	171	0.13	0.38
097-110-24	STOCKTON, CITY OF	7,765,005	0.13	16650.82

Date: 02-06-2026  
 Five Mile Slough  
 Assessment District

APN	OWNER	AREA SF	FACTOR	ASSESSMENT
097-120-01	HAYDEL, DOUGLAS A & MARSHA M TR	24,700	1.00	423.68
097-120-07	NICKOLS, BERNICE P TR	18,900	1.00	324.24
097-120-08	MALLOY KIMBERLY YVONNE	17,000	1.00	291.64
097-120-09	HUYNH, PHIL & NU T	21,400	1.00	367.12
097-120-10	MONROE, KENNETH A & PEGGY C TR	40,000	1.00	686.20
097-120-12	FRYE, DIANA L TR	20,200	1.00	346.50
098-020-48	TATUM, SCOTT A & MICHELE M	19,438	1.00	333.42
098-020-49	VIDALES, GILBERT L & SYLVIA A	11,201	1.00	192.12
098-020-50	HART KEITH W & HART STACY A	10,695	1.00	183.44
098-020-51	FORBUS PAMELA A	10,624	1.00	182.24
098-020-52	MONTION DOLORES ANGELITA TR	10,553	1.00	181.06
098-020-53	NIEGEL, KAY & BETTY J TR	11,286	1.00	193.62
098-020-54	BONILLA, EDWARD J & JENNIFER C	11,202	1.00	192.18
098-020-55	SCHILLING, GEORGE A & ELAINE J TR	10,329	1.00	177.16
098-020-56	COHEN, ANDREW R & RENE M	10,257	1.00	175.98
098-020-57	BAHA AIMAN	10,205	1.00	175.08
098-020-58	HOSLETT, AL W & LORRAINE D TR	10,115	1.00	173.52
098-020-59	WORLEY, KEVIN G & DANIELLE R	10,044	1.00	172.30
098-020-60	FACTOR, WILLIAM A & JULIE A TR	9,965	1.00	170.96
098-020-61	BOISA, JOHN E & MIRIAM T LYELL	10,439	1.00	179.04
098-020-62	WOOD, JOHN M & MARGARET R TR	11,878	1.00	203.76
098-020-63	ALAZZAWI, WALID J TR	17,504	1.00	300.24

**\$87,878.60**

EXHIBIT B



**ASSESSMENT DIAGRAM**

FIVE MILE SLOUGH  
ASSESSMENT DISTRICT  
CITY OF STOCKTON, SAN JOAQUIN COUNTY  
STATE OF CALIFORNIA  
DATE: FEBRUARY 2026

**CITY CLERK STATEMENT:**

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THIS \_\_\_ DAY OF \_\_\_, 2026. THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY ON THIS DAY OF \_\_\_, 2026. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

\_\_\_\_\_  
CITY CLERK OF THE CITY OF STOCKTON

**CITY CLERK:**

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF STOCKTON THIS DAY OF \_\_\_, 2026.

\_\_\_\_\_  
CITY CLERK OF THE CITY OF STOCKTON

**CITY SUPERINTENDENT:**

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS \_\_\_ DAY OF \_\_\_, 2026.

\_\_\_\_\_  
SUPERINTENDENT OF STREETS OF THE CITY OF STOCKTON

**COUNTY RECORDER:**

RECORDED THIS \_\_\_ DAY OF \_\_\_, 2026 AT THE HOUR OF \_\_\_ O'CLOCK \_\_\_ M, IN BOOK \_\_\_ PAGE \_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

\_\_\_\_\_  
COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA

**NOTES:**

- ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF STOCKTON AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
- THE ASSESSMENT DIAGRAM CONSISTS OF 1 SHEET WHICH IDENTIFIES OVERALL CONFIGURATION OF THE DISTRICT AND DESIGNATED SAN JOAQUIN COUNTY ASSESSOR'S MAPS.

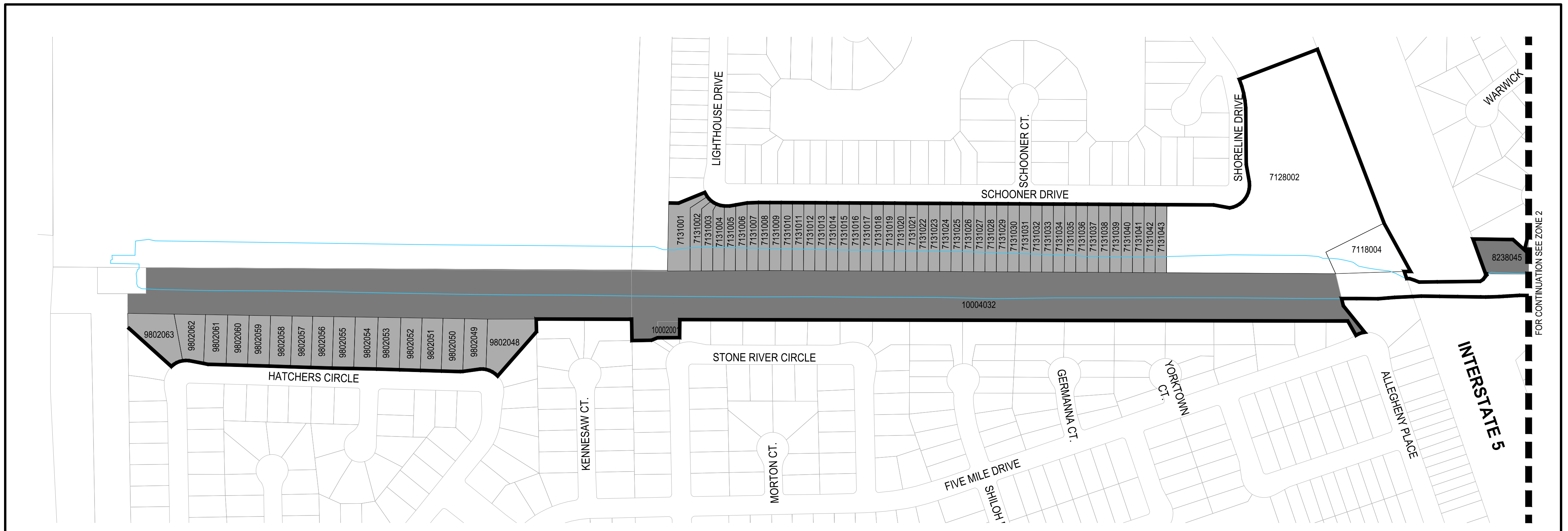
**LEGEND:**

	ASSESSMENT DISTRICT BOUNDARY
	BOOK LINES
	RAILROAD
	RIVER
	BOOK AND PAGE
	APN NUMBER

**LEGEND**

	FIVE MILE SLOUGH	
	TIER 1: OPEN SPACE (1/8TH FACTOR)	3
	TIER 2: HIGH DENSITY RESIDENTIAL (1/3RD FACTOR)	3
	TIER 3: SINGLE FAMILY DWELLINGS AND COMMERCIAL PROPERTY	178
	TIER 4: PARCELS THAT RECEIVE NO ASSESSMENT, YET FALL WITHIN THE DISTRICT BOUNDARY	9

TOTAL LOTS 193



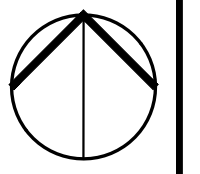
**1 ZONE 1**  
SCALE: 1"=200'

- LEGEND:**
- ASSESSMENT DISTRICT BOUNDARY
  - BOOK LINES
  - RAILROAD
  - RIVER
  - BOOK AND PAGE
  - APN NUMBER

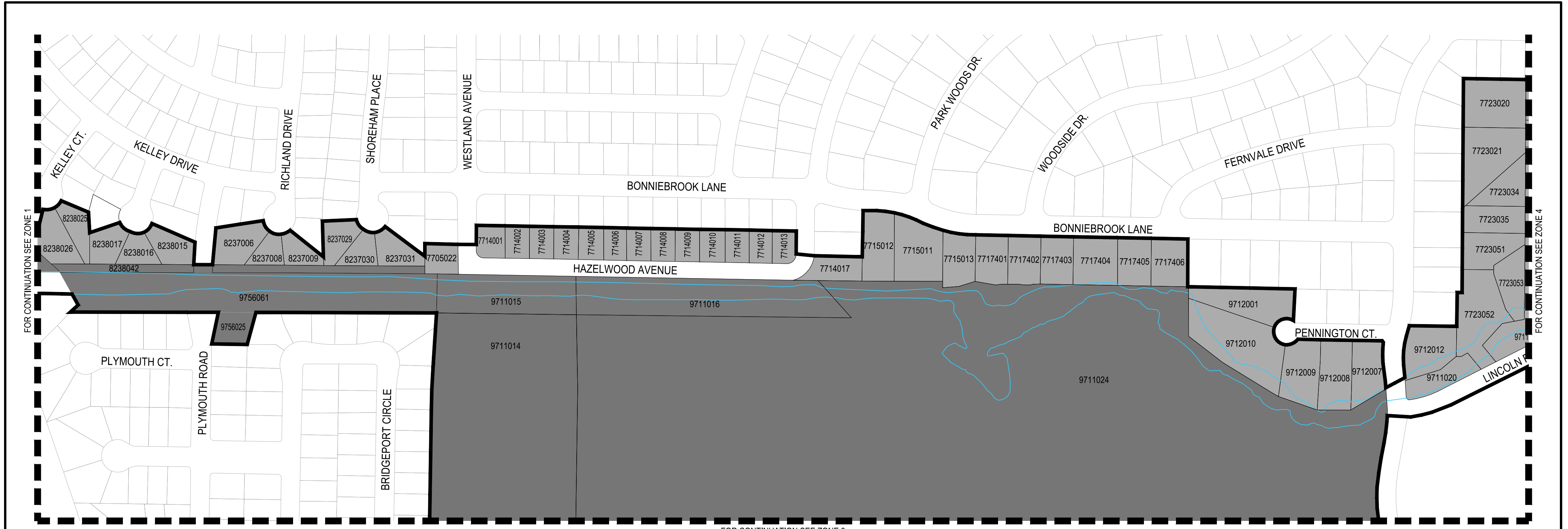
**LEGEND**

	FIVE MILE SLOUGH	
	TIER 1: OPEN SPACE (1/8TH FACTOR)	3
	TIER 2: HIGH DENSITY RESIDENTIAL (1/3RD FACTOR)	3
	TIER 3: SINGLE FAMILY DWELLINGS AND COMMERCIAL PROPERTY	178
	TIER 4: PARCELS THAT RECEIVE NO ASSESSMENT, YET FALL WITHIN THE DISTRICT BOUNDARY	9

TOTAL LOTS 193



FOR CONTINUATION SEE ZONE 2

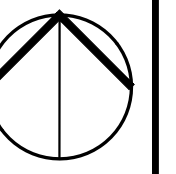


**1 ZONE 2**  
SCALE: 1"=200'

- LEGEND:**
- ASSESSMENT DISTRICT BOUNDARY
  - BOOK LINES
  - RAILROAD
  - RIVER
  - BOOK AND PAGE
  - APN NUMBER

- LEGEND**
- FIVE MILE SLOUGH
  - TIER 1: OPEN SPACE (1/8TH FACTOR) 3
  - TIER 2: HIGH DENSITY RESIDENTIAL (1/3RD FACTOR) 3
  - TIER 3: SINGLE FAMILY DWELLINGS AND COMMERCIAL PROPERTY 178
  - TIER 4: PARCELS THAT RECEIVE NO ASSESSMENT, YET FALL WITHIN THE DISTRICT BOUNDARY 9

TOTAL LOTS 193



FOR CONTINUATION SEE ZONE 2

### SWENSON PARK GOLF COURSE


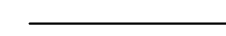

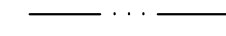
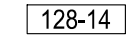
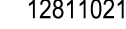
9711024

9711023






ALEXANDRIA PLACE

L

**LEGEND:**

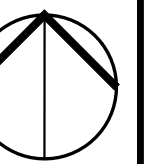
-  ASSESSMENT DISTRICT BOUNDARY
-  BOOK LINES
-  RAILROAD
-  RIVER
-  BOOK AND PAGE
-  APN NUMBER

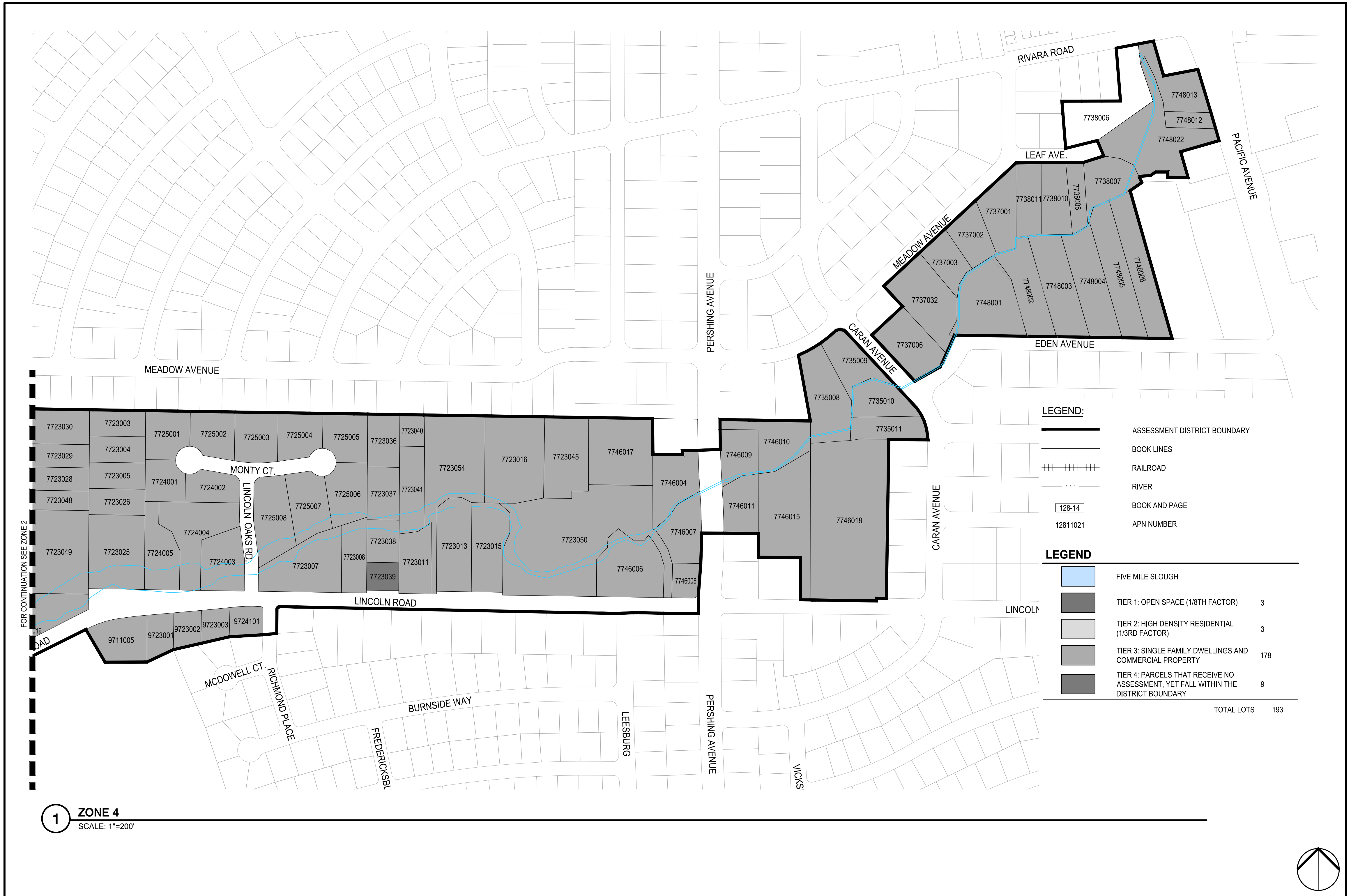
**LEGEND**

-  FIVE MILE SLOUGH
-  TIER 1: OPEN SPACE (1/8TH FACTOR) 3
-  TIER 2: HIGH DENSITY RESIDENTIAL (1/3RD FACTOR) 3
-  TIER 3: SINGLE FAMILY DWELLINGS AND COMMERCIAL PROPERTY 178
-  TIER 4: PARCELS THAT RECEIVE NO ASSESSMENT, YET FALL WITHIN THE DISTRICT BOUNDARY 9

TOTAL LOTS 193

**1 ZONE 3**  
SCALE: 1"=200'





**LEGEND:**

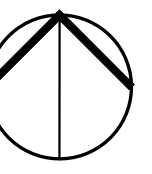
	ASSESSMENT DISTRICT BOUNDARY	
	BOOK LINES	
	RAILROAD	
	RIVER	
	BOOK AND PAGE	
	APN NUMBER	

**LEGEND**

	FIVE MILE SLOUGH	
	TIER 1: OPEN SPACE (1/8TH FACTOR)	3
	TIER 2: HIGH DENSITY RESIDENTIAL (1/3RD FACTOR)	3
	TIER 3: SINGLE FAMILY DWELLINGS AND COMMERCIAL PROPERTY	178
	TIER 4: PARCELS THAT RECEIVE NO ASSESSMENT, YET FALL WITHIN THE DISTRICT BOUNDARY	9
		TOTAL LOTS 193

**1** ZONE 4  
SCALE: 1"=200'



## EXHIBIT C

## Five Mile Slough Assessment District

<b>Fiscal Year 2027-2028</b>	<b>Five Mile Slough</b>
<b>MAINTENANCE, REPAIRS AND UTILITIES</b>	
<b>Landscape and Open Spaces</b>	
<b>Contracted Scheduled Landscape and Open Spaces Services</b>	
Landscape Maintenance: Invasive Vegetation Removal	10,000.00
Landscape Maintenance: Vegetation Spraying SJAFCA (Biennial)	-
Pest/Rodent Control	5,000.00
Trash and Debris Removal	15,000.00
	-
	-
<b>Subtotal .20-25 Contracted Scheduled Services</b>	<b>30,000.00</b>
<b>Incidental Services</b>	-
Erosion Repair	1,500.00
Miscellaneous Repair	2,000.00
<b>Subtotal Incidental Services</b>	<b>3,500.00</b>
<b>TOTAL .20-25 LANDSCAPE &amp; OPEN SPACES SERVICES</b>	<b>33,500.00</b>
<b>Landscape and Open Spaces Utilities</b>	-
Electricity	-
Storm Drain Fee	-
<b>TOTAL LANDSCAPE AND OPEN SPACES UTILITIES</b>	-
<b>TOTAL ESTIMATED LANDSCAPE AND OPEN SPACES EXPENSES</b>	<b>33,500.00</b>
<b>Materials and Supplies</b>	
Office Supplies	200.00
Misc. Field Supplies	500.00
<b>TOTAL ESTIMATED MATERIALS AND SUPPLIES</b>	<b>700.00</b>
<b>Water Quality Devices</b>	-
Maintenance and Repair	1,000.00
Scheduled Annual Maintenance	10,000.00
	-
<b>TOTAL WATER QUALITY DEVICE MAINTENANCE &amp; REPAIRS</b>	<b>11,000.00</b>
<b>SUBTOTAL ESTIMATED EXPENSES</b>	<b>45,200.00</b>
<b>CONTINGENCY; Varies 0 to 10±% of Subtotal Estimated Expenses</b>	4,520.00
<b>SPECIAL DIST./STORM BASIN MAINT. DIST.</b>	-
<b>TOTAL ESTIMATED MAINT/UTIL/REPAIR EXPENSES</b>	<b>49,720.00</b>
<b>REPLACEMENT RESERVE AND GRANT WRITING</b>	
Replacement Reserve: Water Quality Devices	2,500.00
Grant Writing: Annual	20,000.00

<b>TOTAL REPLACEMENT RESERVE AND GRANT WRITING</b>	<b>22,500.00</b>
<b>DISTRICT ADMINISTRATION</b>	
City Administration and Inspection	4,000.00
Insurance Premiums	800.00
Auto Rental	-
Office Equipment Rental	50.00
Computer/Tech Support	300.00
Other Rentals	-
Pool Vehicle Rental	500.00
Phone Rental	150.00
Publicity/Advertising/Publication/Legal Notice	200.00
Processing Fees/County Administration	500.00
Legal Services	1,500.00
Computer Programming Services	-
Engineering Services: Annl Rpt, Tax Roll, Diagrams	4,500.00
Comp. Software/Comp. Maint. Mgt. System	500.00
Fuels/Gas/Oil/Propane	200.00
Training	500.00
Meetings and Travel	400.00
Car Mileage Reimbursement	100.00
City Indirect Allocation	100.00
Enterprise Resouce Planning 072-3020-640.20-60	100.00
<b>Subtotal District Administration Expenses</b>	<b>14,400.00</b>
<b>CONTINGENCY: Varies 0 to 15±% of Subtotal Admin. Expenses</b>	1,258.60
<b>TOTAL ESTIMATED DISTRICT ADMIN. EXPENSES</b>	<b>15,658.60</b>
<b>TOTAL ESTIMATED REVENUE REQUIRED</b>	
<b>2026-2027 FISCAL YEAR</b>	<b>87,878.60</b>
<b>TOTAL APPROPRIATION OR (REPLENISHMENT) ON RESERVE</b>	-
<b>TOTAL ESTIMATED ASSESSMENT</b>	
<b>2026-2027 FISCAL YEAR</b>	<b>87,878.60</b>

<b>Total Assessment Area (Square Feet)</b>	<b>5,122,752</b>
<b>2027-2028 Proposed Potential Assessment per Factored Square Foot</b>	<b>\$0.0171546</b>