

**ENGINEER'S REPORT
VERONA ESTATES ZONE 16
STOCKTON CONSOLIDATED STORM DRAINAGE MAINTENANCE
ASSESSMENT DISTRICT NO. 2005-1
CITY OF STOCKTON
(PURSUANT TO THE MUNICIPAL IMPROVEMENT ACT OF 1913 AND STOCKTON
IMPROVEMENT PROCEDURE CODE, PART V)

FISCAL YEAR 2026-27**

PREPARED BY:

**Wong Engineers, Inc.
4578 Feather River Drive, Suite A
Stockton, CA 95219**

OCTOBER 2025

ENGINEER'S REPORT
FOR THE 2026-27 FISCAL YEAR
VERONA ESTATES ZONE 16
STOCKTON CONSOLIDATED STORM DRAINAGE MAINTENANCE
ASSESSMENT DISTRICT NO. 2005-1
CITY OF STOCKTON
(Pursuant to the Municipal Improvement Act of 1913 and
Stockton Improvement Procedure Code, Part V)

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

DATED: _____, 2025

Wong Engineers, Inc.
Engineer of Work

BY:

Zachary C. Wong
RCE 48717

I HEREBY CERTIFY that the Engineer's Report, together with the Assessment District Boundary, Assessment Diagram, and Assessment Roll thereto attached, was filed with me on the ____ day of _____, 2025.

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

BY: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with 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 _____, 2025.

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

BY: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with 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 _____, 2025.

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

BY: _____

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 Exhibit A: Proposed Assessment Roll

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The Honorable Mayor and
City Council of the City of
Stockton, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the "Municipal Improvement Act of 1913," as amended, commencing with the Streets and Highways code sections 10000, et. Seq. and the Stockton Improvement Procedure Code, Part V, commencing with the code sections 9-101, et seq, for the creation of a new Zone (Verona Estates Zone 16) in the Stockton Consolidated Storm Drainage Maintenance Assessment District No. 2005-1.

BACKGROUND

The Verona Estates project consists of a 20-lot residential subdivision in the southeastern portion of the City of Stockton. The development is being pursued by Sucha Singh Sihota, Jagdish Singh Grewal, and Rajwant Grewal. This project includes drainage improvements which require annual maintenance. The project has elected to use a proprietary device for the treatment of stormwater runoff per the Municipal Separate Storm Sewer (MS4) permit requirements. This report is relative to the proposed Verona Estates Zone 16 of the City of Stockton Consolidated Storm Drainage Maintenance Assessment District, which provides annual funds for the maintenance of various public storm drainage improvements. Exhibit A, the proposed annexation roll, details how each lot will be assessed.

ASSESSMENT DISTRICT AREA

The area proposed to be formed into Zone 16 is described as all of the property within the following assessor's parcels identified by assessor's number (APN):

<u>Book</u>	<u>Page</u>	<u>Parcels</u>
173	004	007

A Boundary Map is attached to this Engineer's Report as Exhibit B. The Assessment Diagram for Verona Estates Zone 16 is attached to the Engineer's Report as Exhibit C. A County Assessors Map is also included. Exhibit D shows the areas to be maintained.

PLANS AND SPECIFICATIONS

As various phases of this project are developed, plans and specifications for the storm drainage improvements to be maintained by the funds generated by Verona Estates Zone 16 are filed separately with the City of Stockton and are incorporated into this report by reference.

DESCRIPTION AND FACILITIES TO BE MAINTAINED

Public storm drainage improvements are to be installed by the developers as part of the Conditions of Approval for the Verona Estates project. Verona Estates Zone 16 was created to provide funding for the continued maintenance of the storm drainage facilities, which are described below. Lots 1 through 16 will be required to participate in the maintenance of the improvement below. Lots 17 through 20 will not use the device below and are not subject to the assessment. During the installation period for each phase, the developer will maintain the new drainage improvements until the following June 30, at which time the new areas shall be incorporated into the storm drainage improvements already being maintained by the District. Individual private bioretention areas for each lot will not be maintained by the assessment district. These areas will be maintained by the individual property owner.

The following improvements shall be included in Zone 16 upon their completion.

1. Description of Improvements

- A. Contech CDS 2015-4-C Hydrodynamic Separator to be maintained on Susan Way.

ALLOCATION OF COSTS

Assessments for the Verona Estates Storm Drainage Maintenance Assessment District are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. The assessment shall be levied on the basis of the adjusted drainage areas of each such lot and/or parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in the recorded Final Map(s) or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (*dueF*) to calculate the benefit for all uses in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessments are as follows:

1. Calculation of Runoff Coefficient

All developed parcels shall be directly proportional to a single-family residential development, assuming 5 developed single-family lots per acre with a runoff coefficient of 0.35.

Example Calculation:

Determine *dueF* per acre for a developed parcel with a runoff coefficient of 0.65.

$$\frac{\text{Parcel (Developed)}}{0.65} = \frac{5 \text{ Single-Family (Developed)}}{0.35}$$

$$= \text{Parcel (Developed)} = 9.3 \text{ } dueF \text{ per acre}$$

2. Dwelling Unit Equivalent Factor (*dueF*)

The *dueF* for each use is as follows:

A. Single-Family Residential

All parcels developed for single-family use shall be determined to have a runoff coefficient of 0.35 and a *dueF* of 1.0 for each parcel.

3. Computation

Annually, about March 15, following the determination of the *dueF* for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family residential parcels shall have a *due* assigned to each parcel equal to the *dueF* for that parcel. For developed parcels, the sum of the *due* assigned to each single-family *due* for each other parcel shall equal the total *due* for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total *due* to calculate the assessment per *due* for the next fiscal year. Parcels defined as not developed for the purposes of determining the storm drainage maintenance assessments will all have a zero *dueF* and consequently a zero *due* and a zero assessment.

4. Allocation of Assessments

The assessment for maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (*due*) for each parcel, multiplied by the assessment per *due* for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within Zone 16 of the Stockton Consolidated Storm Drainage Maintenance Assessment District No. 96-2 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual number-designated zones in the District each represents a common unit to provide storm drainage quality control for the development of the property within the individual number-designated zones in the District generally for residential and related urban uses. Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval, except as provided by the annual escalation factor.

The assessments are to be levied on the basis of the adjusted drainage areas of each such lots and/or parcels.

Pursuant to Article XIII D, Section 4, of the California Constitution, publicly owned properties which receive special benefit from the improvements must be assessed a proportionate share of the costs thereof.

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The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) three percent (3.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the 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.

ADMINISTRATION

It is intended that the City of Stockton, either directly or by subcontract, shall have the responsibility to establish an ongoing Storm Drainage Maintenance Management entity to be known as the Storm Drainage Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the storm drain maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The estimated costs are for public storm drainage maintenance only. All initial improvements will be installed by the developer, at no cost to the Storm Drainage Maintenance Assessment District. The cost of maintaining the improvements will be paid by the developer to the District through the end of the fiscal year (June 30) and until such time as sufficient funds (not to exceed the total maximum assessment) are available from the District's annual assessments.

Items considered in the maintenance cost include, but are not limited to: regularly scheduled maintenance, and facility repair and replacement at the end of its useful life.

STORM DRAINAGE MAINTENANCE ASSESSMENT

The Verona Estates development is required to ensure that all property owners within the subdivision pay their proportionate share of the cost to maintain the storm drainage quality control facilities within the service area for the subdivision or serving the subdivision.

The annual costs estimated to be collected with the 2026-27 taxes for the initially developed area are as follows.

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	<u>Maximum Annual Assessment</u>	<u>FY 2026-27 Actual Assessment</u>
<u>OPERATION COSTS</u>		
Contech CDS 2015-4-C Hydrodynamic Separator		
Maintenance/Repair	\$2,000.00	\$2,000.00
Replacement Reserve	\$2,500.00	\$2,500.00
Inspection Management	<u>\$2,000.00</u>	<u>\$2,000.00</u>
TOTAL OPERATION MAINTENANCE COSTS	\$6,500.00	\$6,500.00
<u>DISTRICT ADMINISTRATIVE COSTS</u>		
Annual Engineers' Report	\$3,500.00	\$3,500.00
Publication	\$200.00	\$200.00
City Administrative Fee	\$5,900.00	\$5,900.00
Maintenance District Attorney Fee	\$1,800.00	\$1,800.00
County Administrative Fee	<u>\$200.00</u>	<u>\$200.00</u>
Total Administration Costs	\$11,600.00	\$11,600.00
Total Operation and Administration Costs	\$18,100.00	\$18,100.00
Estimated 10% Contingency	\$1,810.00	\$1,810.00
Total Estimated Revenue Required for 2026-27 Fiscal Year	\$19,910.00	\$19,910.00
Total Estimated Assessment for 2026-27 Fiscal Year	\$19,910.00	\$19,910.00
Total <i>dueF</i>	16	16
Estimated Assessment per <i>dueF</i>	\$1,244.38	\$1,244.38

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ASSESSMENT ROLL

The assessment roll for proposed Zone 16 for the fiscal year 2026-27 is as follows:

Assessment	APN	Lot No.	Owner	No. of <i>dueF's</i>	Maximum Annual Assessment
1	173-040-007	1-16	Sucha Singh Sihota, Jagdish Singh Grewal, and Rajwant Grewal	16	\$19,910.00
				Total	\$19,910.00

The parcels in the Verona Estates subdivision is expected to subdivide upon and subsequent to the proposed annexation to Zone 16. The proposed subdivisions will yield approximately 20 residential lots, but 16 residential lots will utilize the Contech CDS 2015-4-C Hydrodynamic Separator (16 *dueFs*) and will have a proposed assessment roll, based on the above criteria and budget, as set forth in Exhibit A.

The foregoing Engineer's Report and the estimate of costs, as well as the Boundary Map and Assessment Diagram, and Assessment Roll which are attached hereto, are presented for your approval by resolution dated this _____ day of _____, 2025.

WONG ENGINEERS, INC.
 ENGINEER OF WORK
 BY:

Zachary C. Wong
 RCE 48717

EXHIBIT A
PROPOSED ASSESSMENT ROLL
VERONA ESTATES ZONE 16
STOCKTON CONSOLIDATED STORM DRAINAGE MAINTENANCE
ASSESSMENT DISTRICT NO. 2005-1
(PURSUANT TO THE MUNICIPAL IMPROVEMENT ACT OF 1913
AND STOCKTON IMPROVEMENT PROCEDURE CODE, PART V)
CITY OF STOCKTON, CA

Diagram Number	County Assessor Number	Unit No.	Lot No.	Maximum Annual Assessment
1	173-040-007	Verona Estates	1	\$1,244.38
2	173-040-007	Verona Estates	2	\$1,244.38
3	173-040-007	Verona Estates	3	\$1,244.38
4	173-040-007	Verona Estates	4	\$1,244.38
5	173-040-007	Verona Estates	5	\$1,244.38
6	173-040-007	Verona Estates	6	\$1,244.38
7	173-040-007	Verona Estates	7	\$1,244.38
8	173-040-007	Verona Estates	8	\$1,244.38
9	173-040-007	Verona Estates	9	\$1,244.38
10	173-040-007	Verona Estates	10	\$1,244.38
11	173-040-007	Verona Estates	11	\$1,244.38
12	173-040-007	Verona Estates	12	\$1,244.38
13	173-040-007	Verona Estates	13	\$1,244.38
14	173-040-007	Verona Estates	14	\$1,244.38
15	173-040-007	Verona Estates	15	\$1,244.38
16	173-040-007	Verona Estates	16	\$1,244.38
Total:				\$19,910.00