

STOCKTON CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 96-2

FY 2025-26 Annual Engineer's Report
Public Hearing

Stockton City Council Meeting
June 3, 2025
Item No. 16.5

Stockton Consolidated Landscape Maintenance Assessment District No. 96-2

- 27 Active Zones Est. to Maintain Improvements
 - 4+ Million sq. ft. of Streetscaping
 - 5,500+ Trees
 - 68+ Acres of Open Space
 - 42+ Miles of Back-up Walls: Repair and Graffiti Abatement
 - 10.5+ Miles of Bike/Pedestrian Paths
 - 12 Parks: 114+ Acres
 - Streetlights
- 2025-26 Proposed Budget: \$7.235 Million
 - Maintenance, Repairs, Utilities, Administration

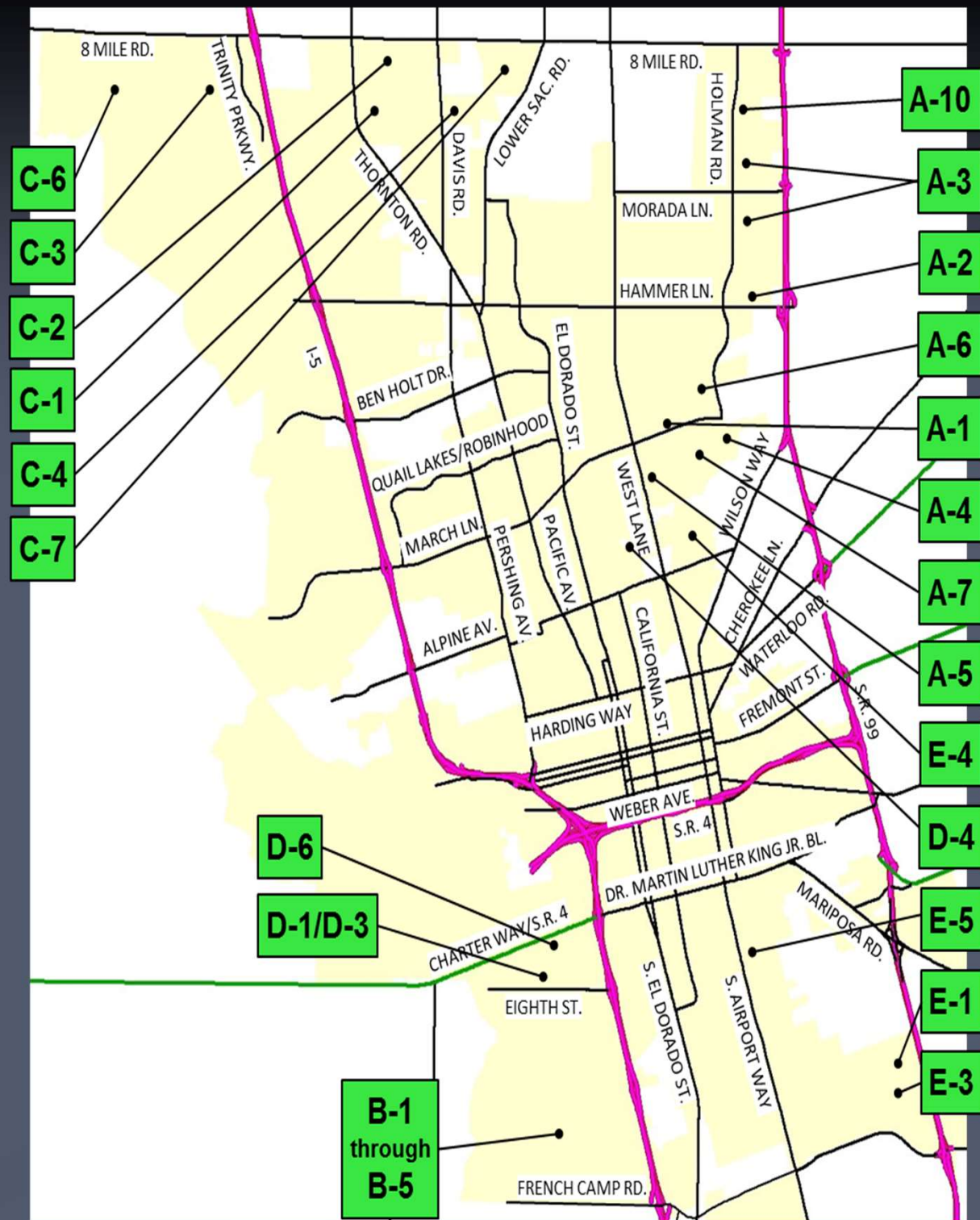
Stockton Consolidated Landscape Maintenance Assessment District No. 96-2

- Each Year Council Adopts the Following:
 - Engineer's Report
 - Maximum Allowable Assessment
 - Annual Budget/Actual Assessment
- Maintenance and Operation of Landscape and Public Park Improvements
- Provides Funding for:
 - Operation, maintenance, and preparation of an annual Engineer's Report and 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 for 20 Zones approved by landowner ballot – allows for annual Cost of Living Adjustment
- Approves annual maximum allowable but collects only what is needed for anticipated operational costs
- Allows for unanticipated emergencies – to collect only if necessary

STOCKTON CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 96-2



Annual Assessment

- Assessment fixed in 7 zones; can be increased in 20
- FY 2025-26 Actual Assessment in the 20 Zones:
 - Increased in all 20 Zones
- Assessment varies due to:
 - Size of Zone/Number of Assessable Parcels
 - Amount and Type of Improvements to be Maintained
 - Zone Sizes: 17 parcels (A-5) to over 5,000 (B-2)
- 2025-26 Maximum Assessment Adjustment: 3.00%
 - Based on San-Francisco-Oakland-Hayward Consumer Price Index
- FY 2025-26 Actual Assessment Adjustment: Varies 0% to 729.92%

FY 2025-26 Zone Budgets

		FY 25-26	FY 25-26	FY 25-26
Zone No.	Zone Name	Actual Assessment	Proposed Per Dwelling Unit Equivalent Factor	Maximum Allowable Assessment
A-1	Weber/Sperry	\$62,117.18	\$46.90	\$62,117.18
A-2	Morada West	\$7,348.96	\$79.88	\$7,348.96
A-3	La Morada	\$1,129,230.24	\$330.66	\$1,129,298.65
A-4	Blossom Ranch	\$86,826.20	\$237.88	\$117,943.03
A-5	Weber Woods	\$15,338.08	\$902.24	\$30,478.26
A-6	Blossom/Sperry/Camera	\$295,655.00	\$407.80	\$558,733.29
A-7	Hunter Ridge	\$180,931.20	\$256.64	\$664,942.82
A-10	Cannery Park	\$206,455.68	\$210.24	\$493,895.92

FY 2025-26 Zone Budgets

Zone No.	Zone Name	Actual Assessment	Proposed Per Dwelling Unit Equivalent Factor	Maximum Allowable Assessment
B-1	Long Park	\$92,484.00	\$84.00	\$92,484.00
B-2	Weston Ranch	\$647,636.40	\$117.82	\$647,636.40
B-3	Weston Park	\$114,427.86	\$24.00	\$114,427.86
B-4	Smith Park	\$121,348.44	\$119.32	\$121,374.98
B-5	Weston Ranch Fence	\$59,257.20	\$104.88	\$127,790.40
C-1	Spanos Park	\$69,278.44	\$119.24	\$69,278.44
C-2	North Stockton Projects	\$477,803.74	\$301.64	\$477,829.30
C-3	Spanos Park West	\$494,033.12	\$259.74	\$494,071.31
C-4	Fairway Greens	\$21,433.60	\$108.80	\$67,755.71
C-6	Westlake Villages	\$248,743.60	\$137.20	\$443,518.14
C-7	North Stockton Projects III	\$278,227.32	\$476.76	\$307,056.49

FY 2025-26 Zone Budgets

Zone No.	Zone Name	Actual Assessment	Proposed Per Dwelling Unit Equivalent Factor	Maximum Allowable Assessment
D-1	Bridgeport Trails	\$27,030.00	\$85.00	\$27,030.00
D-3	Bridgeport Trails 4 & 5	\$54,850.40	\$298.10	\$57,811.18
D-4	Calaveras Estates 2	\$22,973.72	\$149.18	\$230,493.89
D-6	Moss Garden	\$46,147.52	\$123.16	\$230,516.35
E-1	Little John Creek	\$216,223.00	\$273.70	\$228,750.31
E-3	Seabreeze	\$162,402.24	\$520.52	\$320,058.96
E-4	Oakmore Meadows	\$81,731.76	\$109.56	\$271,699.17
E-5	Rancho Del Sol	\$60,273.00	\$166.50	\$228,786.90

Recommended Actions

- Overrule all public hearing protests
- Approve and Adopt:
 - Stockton Consolidated Landscape Maintenance Assessment District No. 96-2 Annual Engineer's Report
 - Maximum Allowable Assessment
 - Annual Budget/Actual Assessment for each Zone of the District
- Confirm and levy assessment for each Zone