

Resolution No. **2026-02-03-1501**

## **STOCKTON CITY COUNCIL**

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### **RESOLUTION APPROVING THE FORMATION OF THE DOWNTOWN STOCKTON COMMUNITY IMPROVEMENT DISTRICT**

The Property and Business Improvement District ("PBID") Law of 1994, Streets and Highways Code section 36600 *et seq.*, authorizes cities to establish property and business improvement districts upon petition by a weighted majority of property owners within the proposed district and by affirmative ballot; and

The City of Stockton Community Improvement District Ordinance, Stockton Municipal Code Section 3.96.010 *et seq.*, creates additional and alternative assessment district procedures to those provided under the PBID Law, called Community Improvement Districts (CID); and

The formation of a CID is authorized under the City of Stockton's Community Improvement District Ordinance 2022-03-22-1211. The levy of assessments on real property within the proposed district will support activities and improvements for the assessed properties, including enhanced security and maintenance, landscape beautification, advocacy services, marketing, events, and administration throughout the district; and

The required threshold of property owners subject to assessment, weighted according to the amount of assessment to be paid by each property owner, have petitioned the City Council for the formation of the Downtown Stockton Community Improvement District ("DSCID") pursuant to the City of Stockton Community Improvement District Ordinance; and

On July 29, 2025, the City Council adopted Resolution No. 2025-07-29-1503, which was the Resolution of Intention to form the DSCID; and

On October 14, 2025, the City Council conducted a public hearing at the Council Meeting beginning at 5:30 PM at 425 N. El Dorado Street, 2nd Floor, Stockton, CA 95202, with respect to the formation of the DSCID; and

All protests made or filed were duly heard, evidence for and against the proposed action was received, and a full, fair and complete hearing was granted and held; and

Pursuant to California Constitution Article XIII D, ballots were mailed to property owners within the boundaries of the proposed DSCID, and, among those ballots returned to the City, a weighted majority of the property owners within the DSCID have approved formation of the DSCID; and

A detailed Engineer's Report prepared by a registered professional engineer certified by the State of California, Terrance E Lowell, in support of the DSCID's assessments, has been prepared, is incorporated in the Management District Plan, and is on file with the Office of the City Clerk and is incorporated herein by this reference ("Engineer's Report"); and

On October 14, 2025, despite a majority of ballots (76%) supporting the formation of the district, Council voted to deny the formation of the district; and

Absent an approval of the district boundary map, service plan and assessment formula, the district is set to expire and dissolve on December 31, 2026; and

On the Council meeting of November 18, 2025, the Mayor made a motion to suspend Rosenberg's Rules of Order, which require reconsideration of an item to occur within the same meeting the item was first voted upon. The motion was seconded and Council voted 7-0 to suspend the rule on reconsideration. Council then moved and voted in favor of reconsidering their vote on formation, the assessment formula, service plan and necessary documents. It was approved to bring the item back for reconsideration on the next Council meeting following a 45-day notice to property owners informing them of the reconsideration and re-opening of the public hearing; and

On February 3, 2026, the City Council conducted a public hearing at the Council meeting beginning at 5:30 PM at 425 N. El Dorado Street, 2nd Floor, Stockton, CA 95202 for the formation of the DSCID. Council amended the proposed formation resolution by motion, finding that the addition of new properties down Fremont Street and those new properties on the north end of the originally proposed district would not receive a benefit from the proposed improvements, maintenance, and activities. The district approved by Council excluded those new properties, and is reflected in the amended Boundary Map, Engineer's Report and Management Plan attached as Exhibits 1 and 2 to the Resolution; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. Approving the formation of the Downtown Stockton Community Improvement District for a 20-year term beginning January 1, 2027 authorized under the City of Stockton's Community Improvement District Ordinance 2022-03-22-1211 (Attachment A - SMC Ordinance) and designated as the "Downtown Stockton Community Improvement District," with a benefit zone designated "Zone 1" the boundary of which is shown in the Boundary Map (Exhibit 1 to the Resolution).
2. Approving the assessment formula and levying of the assessments.
3. Declaring the assessment is lawfully authorized and direct the Clerk to cause the Boundary Map to be filed in the Office of the San Joaquin County Recorder and, concurrently therewith, to record a Notice of Assessment with respect to the properties in the Office of the County Recorder of the County of San Joaquin.
4. Approving and adopting the final Management District Plan and Engineer's Report

(Exhibit 2 to the Resolution).

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5. The City Manager, or designee, is hereby authorized to take necessary and appropriate actions to carry out the purpose and intent of the Resolution.

PASSED, APPROVED, and ADOPTED February 3, 2026.

  
CHRISTINA FUGAZI  
Mayor of the City of Stockton

ATTEST:

  
KATHERINE ROLAND, CMC, CMPC  
City Clerk of the City of Stockton

