Resolution No.

STOCKTON CITY COUNCIL

RESOLUTION OF INTENTION TO ANNEX TERRITORY TO A MUNICIPAL IMPROVEMENT DISTRICT TO MAINTAIN AND OPERATE STORM DRAINAGE IMPROVEMENTS, PROVIDE ANNUAL ASSESSMENTS, APPROVE A PROPOSED BOUNDARY MAP AND APPOINT ENGINEER OF WORK

CITY OF STOCKTON
WESTERN PACIFIC INDUSTRIAL PARK STORM DRAINAGE MAINTENANCE DISTRICT
APPLIED AEROSPACE STRUCTURES CORPORATION ANNEXATION

The City of Stockton proposes to annex assessor's parcel number 177-020-78, owned by Applied Aerospace Structures Corporation, into the Western Pacific Industrial Park Assessment District, initiate special assessment proceedings for the annexation, and assess annual storm drainage operation and maintenance costs upon the parcels and properties benefited by the improvements in the Western Pacific Industrial Park Storm Drainage Maintenance District (the "District"); and

The storm drainage improvements to be maintained by the District are maintenance of a storm water retention basin as described in the proceedings for formation of the District and by this reference incorporated herein are to serve the property to be annexed to the District in compliance with the conditions of the subdivision development agreement between the owner and the City; and

The public interest and conveniences will be served by the proposed proceedings; and

The proceedings finance the ongoing maintenance, repair, replacement, and operation of the storm drainage improvements in the District, installed or to be installed by the owner at no cost to the City of Stockton. Annual costs will be assessed to benefit lots and parcels based on adjusted drainage acres, as calculated each year by the appointed engineer. The engineer will submit an annual budget and assessment roll to the City Clerk and City Council for approval, in accordance with Article 5 of the Division of the City Improvement Procedure Code; and

Under the authority of the Municipal Improvement Act of 1913 and the Stockton Improvement Procedure Code, the City Council intends to annex territory to a municipal improvement district to fund the annual repair, replacement, and operation of storm drainage improvements through annual assessments on benefiting parcels within the District; and

The City Council finds that the land specially benefited by the storm drainage improvements is shown on the map titled, “Amendment No. 12 to Assessment Diagram of Western Pacific Industrial Park Storm Drainage Maintenance District, City of Stockton, County of San Joaquin, State of California,” on file with the City Clerk and presented at this meeting. This area shall be designated as the “Amendment No. 12 AASC Annexation, Stockton Consolidated Storm Drainage Maintenance Assessment District No. 2005-1”; and

The City Council desires to designate an Engineer of Work; and

Under Article XIIID, Section 4 of the California Constitution, publicly owned properties benefiting from the improvements must pay a proportionate share of the costs; now, therefore,

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

1. **Recitals**. The above recitals are true and correct, and the City Council so finds and determines.

2. **Intention**. The public interest requires, and the City Council intends, to annex territory to a municipal improvement district to levy annual assessments covering the costs of maintaining and operating storm drainage improvements serving the property within the District. These may include rent, repairs, equipment replacement, utilities, supervision, and any necessary replacements, improvements, or extensions to ensure proper operation.

3. **Division 4 Exception**. Under Section 2086 of the California Streets and Highways Code, Division 4, known as the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, does not apply to these proceedings.

4. **Law Applicable**. The annexation proceedings for the annexation of territory to the municipal improvement district will follow the Municipal Improvement Act of 1913 (Division 12, Sections 10000 and following) and the Stockton Improvement Procedure Code (Stockton Code).

5. **Consent**. All property owners subject to assessment have submitted written consents to the City Clerk for the annexation of territory to the maintenance District, which are hereby accepted.

6. **Special Benefit and Boundary Map**. In the City Council’s opinion, the maintenance and operation of the storm drainage improvements provide more than local benefit. The costs are therefore chargeable to Western Pacific Industrial Park Storm

Drainage Maintenance District, as shown on the map on file with the City Clerk, which defines the zone's boundaries and governs all related details.

7. **Engineer's Report**. The annual operation and maintenance costs are referred to Siegfried Engineering, Stockton, California, as the Engineer of Work, who is directed to file a written report with the City Clerk, including, among other items, the following:

(a) A reasonable estimate of the cost sufficient to pay all costs and expenses of maintaining and operating the improvements.

(b) A diagram showing, as they existed at the time of the passage of this Resolution, all the following:

(1) The exterior boundaries of the territory to be annexed to the assessment District.

(2) The lines and dimensions of each parcel of land within the District.

Each subdivision on the diagram shall be assigned a separate number. If the diagram references the county assessor's maps for parcel boundaries and dimensions, those maps shall control all such details.

(c) A proposed maximum annual assessment of operation and maintenance costs for the District, apportioned to each numbered subdivision based on its adjusted drainage acreage and estimated benefits.

(d) A proposed maximum assessment for each subdivision in the District.

See the Engineer's Report for detailed descriptions of the improvements, annexation boundaries, and proposed assessments on assessable lots within the annexation area.

8. **Public Hearing and Notice**. Under the Act and Stockton Code, the City Council orders a Public Hearing on December 8, 2026, at the City Council Chambers, 501 W. Weber Ave., Stockton, California, 95202, to decide on the annual storm drainage costs, the Engineer's Report, annexation of territory, and related assessments. The City Clerk will mail notice of public hearing, including the Engineer's Report, assessment ballot, and protest information, to all affected property owners at least 45 days before the hearing. Notice is given when mailed with the City's name and Clerk's return address.

9. **Contact Person**. Dagmara Saini of the City of Stockton is designated to handle protest inquiries and can be contacted during regular office hours at 2500 Navy Dr., Stockton, California 95206. Telephone (209) 937-8155.

10. **Effectiveness**. This resolution shall take effect immediately upon its adoption.

11. It is also recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this Resolution.

PASSED, APPROVED, and ADOPTED September 29, 2026.

CHRISTINA FUGAZI
Mayor of the City of Stockton

ATTEST:

BONNIE PAIGE, CMC
Interim City Clerk of the City of Stockton