

## RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2023-1 OF THE CITY OF OCEANSIDE (NORTH RIVER FARMS PUBLIC FACILITIES) AUTHORIZING THE LEVY OF A SPECIAL TAX FOR FISCAL YEAR 2026-2027

WHEREAS, on January 11, 2023, the City Council of the City of Oceanside (the “City Council”) adopted Resolution No. 23-R0019-1 stating its intention to form Community Facilities District No. 2023-1 of the City of Oceanside (North River Farms Public Facilities) (“Community Facilities District No. 2023-1”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311 et seq. of the Government Code (the “Act”); and

WHEREAS, on January 11, 2023, the City Council also adopted Resolution No. 23-R0020-1 stating its intention to incur bonded indebtedness in the amount of \$45,000,000 within proposed Community Facilities District No. 2023-1 for the purpose of financing the facilities and incidental expenses described in Resolution No. 23-R0019-1 to serve the area within Community Facilities District No. 2023-1; and

WHEREAS, on February 15, 2023, the City Council adopted Resolution No. 23-R0080-1 which established Community Facilities District No. 2023-1, authorized the levy of a special tax within Community Facilities District No. 2023-1 and called an election within Community Facilities District No. 2023-1 on the ballot proposition relating to levying a special tax combined and consolidated with the proposition relating to the incurring of bonded indebtedness; and

WHEREAS, on February 15, 2023, the City Council also adopted Resolution No. 23-R0081-1 which determined the necessity to incur bonded indebtedness in the amount of \$45,000,000 within Community Facilities District No. 2023-1 and called an election within Community Facilities District No. 2023-1 for February 15, 2023, on the proposition of

1 incurring bonded indebtedness combined and consolidated with the proposition of levying a  
2 special tax; and

3 WHEREAS, on February 15, 2023, an election was held within Community Facilities  
4 District No. 2023-1 at which the qualified electors approved by more than a two-thirds vote the  
5 proposition of incurring bonded indebtedness of \$45,000,000 and levying a special tax as set  
6 forth in Resolution No. 23-R0080-1; and

7 WHEREAS, on February 15, 2023, the City Council adopted Resolution No. 23-R0082-  
8 1 which certified the results of the February 15, 2023 election conducted by the City Clerk,  
9 which results showed that more than two-thirds of the votes cast were in favor of the  
10 proposition to incur bonded indebtedness and levy the special tax; and

11 WHEREAS, on March 8, 2023, the City Council adopted Ordinance No. 23-OR0127-1  
12 which authorized the levy of the special tax within Community Facilities District No. 2023-1;  
13 and

14 WHEREAS, this City Council hereby certifies that the Ordinance authorizing the levy of  
15 the special taxes within Community Facilities District No. 2023-1 has been duly adopted in  
16 accordance with law and is legal and valid; and

17 WHEREAS, the Ordinance provides that the City Council is further authorized to  
18 determine, by ordinance, or by resolution if permitted by then applicable law, on or before  
19 August 10 of each year, the specific special tax to be levied on each parcel of land in  
20 Community Facilities District No. 2023-1; and

21 WHEREAS, on February 28, 2024, the City Council of the City of Oceanside (the “City  
22 Council”) adopted Resolution No. 24-R0027-1 stating its intention to consider an amendment  
23 to the Rate and Method of Apportionment of Special Tax; and

24 WHEREAS, on April 24, 2024, the City Council adopted Resolution No. 24-R0149-1  
25 approving a first amendment to the Rate and Method of Apportionment and called an election  
26 within Community Facilities District No. 2023-1 on the ballot proposition relating to the  
27 approval of the Amended and Restated Rate and Method of Apportionment; and  
28

1           WHEREAS, on April 24, 2024, an election was held within Community Facilities  
2 District No. 2023-1 at which the qualified electors approved by more than a two-thirds vote the  
3 proposition of approving the Amended and Restated Rate and Method of Apportionment; and

4           WHEREAS, on April 24, 2024, the City Council adopted Resolution No. 24-R0150-1  
5 which certified the results of the April 24, 2024 election conducted by the City Clerk, which  
6 results showed that more than two-thirds of the votes cast were in favor of the proposition to  
7 approve the Amended and Restated Rate and Method of Apportionment;

8           WHEREAS, on May 8, 2024, the City Council adopted Ordinance No. 24-OR0206-1  
9 which authorized the levy of the special tax within Community Facilities District No. 2023-1  
10 pursuant to the Amended and Restated Rate and Method of Apportionment; and

11           WHEREAS, on March 12, 2025, the City Council of the City of Oceanside (the “City  
12 Council”) adopted Resolution No. 25-R0089-1 stating its intention to consider an amendment  
13 to the Amended and Restated Rate and Method of Apportionment of Special Tax and  
14 decreasing the amount of bonded indebtedness; and

15           WHEREAS, on April 23, 2025, the City Council adopted Resolution No. 25-R0234-1  
16 approving a second amendment to the Rate and Method of Apportionment and called an  
17 election within Community Facilities District No. 2023-1 on the ballot proposition relating to  
18 the approval of the Second Amended and Restated Rate and Method of Apportionment and  
19 decreasing the maximum amount of bonded indebtedness to \$25,000,000; and

20           WHEREAS, on April 23, 2025, an election was held within Community Facilities  
21 District No. 2023-1 at which the qualified electors approved by more than a two-thirds vote the  
22 proposition of approving the Second Amended and Restated Rate and Method of  
23 Apportionment; and

24           WHEREAS, on April 23, 2025, the City Council adopted Resolution No. 25-R0235-1  
25 which certified the results of the April 23, 2025 election conducted by the City Clerk, which  
26 results showed that more than two-thirds of the votes cast were in favor of the proposition to  
27 approve the Second Amended and Restated Rate and Method of Apportionment and to reduce  
28 the maximum bonding capacity;

1           WHEREAS, it is now necessary and appropriate that this City Council levy and collect  
2 the special taxes for Fiscal Year 2026-2027 for the purpose specified in the Ordinance, by the  
3 adoption of a resolution as specified by the Act and the Ordinance; and

4           WHEREAS, the special taxes being levied hereunder are at the same rate or at a lower  
5 rate than provided by the Ordinance;

6  
7           NOW, THEREFORE, the City Council of the City of Oceanside acting in its capacity as  
8 the legislative body of Community Facilities District No. 2023-1 does resolve as follows:

9           SECTION 1. The above recitals are all true and correct.

10          SECTION 2. In accordance with Section 53340 of the Act and the Ordinance, there is  
11 hereby levied upon the parcels within the District which are not otherwise exempt from  
12 taxation under the Act or the Ordinance the special taxes for Fiscal Year 2026-2027 (the  
13 “Special Taxes”), at the tax rates set forth in Attachment A hereto and the Special Tax  
14 Consultant shall apportion the Special Taxes in the manner specified in Resolution No. 23-  
15 R0080-1 and the report prepared by the Special Tax Consultant entitled “Administration Report  
16 Fiscal Year 2026-2027” (Attachment A) submitted herewith. Such rates do not exceed the  
17 maximum rates set forth in the Ordinance. After adoption of this Resolution, but no later than  
18 August 10, 2026, the Special Tax Consultant shall deliver the list of all parcels subject to the  
19 special tax levy including the amount of the Special Taxes to be levied on each parcel in Fiscal  
20 Year 2026-2027 (the “Tax Roll List”) to the Financial Services Director or his or her designee  
21 and thereafter, but in no event later than August 10, 2026, the Financial Services Director or  
22 the designee shall cause a certified copy of this Resolution together with the Tax Roll List, to  
23 be filed with the County Auditor-Controller. The Tax Roll List may contain tax rates lower  
24 than those set forth in Attachment A if the Financial Services Director determines that such  
25 lower rates are adequate to accomplish the purposes of the District in Fiscal Year 2026-2027.  
26 The Financial Services Director or the designee and the County Auditor-Controller are hereby  
27 authorized to make changes to the Tax Roll List from time to time to correct any error in the  
28 amount of the levy on any parcel to make it consistent with the rate and method of

1 apportionment attached to the Ordinance, including, but not limited to, adding any parcels  
2 omitted from the Tax Roll List or deleting any parcels included in the Tax Roll List.

3 SECTION 3. Properties or entities of the state, federal or local governments shall be  
4 exempt from the above-referenced and approved Special Taxes only to the extent set forth in  
5 the Ordinance and otherwise shall be subject to the Special Taxes consistent with the provisions  
6 of Section 53317.3 of the Act in effect as of the date of adoption of this Resolution.

7 SECTION 4. All of the collections of the Special Taxes shall be used only as provided  
8 for in the Act and Resolution No. 23-R0081-1. The Special Taxes shall be levied only so long  
9 as needed to accomplish the purposes described in Resolution No. 23-R0080-1.

10 SECTION 5. The Special Taxes shall be collected in the same manner as ordinary ad  
11 valorem taxes are collected and shall be subject to the same penalties and the same procedure,  
12 sale and lien priority in cases of delinquency as provided for ad valorem taxes as such  
13 procedure may be modified by law or this City Council from time to time.

14 SECTION 6. As a cumulative remedy, if any amount levied as the Special Taxes for  
15 payment of interest or principal on any outstanding bonds of the District (the "Bonds"),  
16 together with any penalties and other charges accruing under this Resolution, are not paid when  
17 due, the City Council may, not later than four years after the due date of the last installment of  
18 principal on the Bonds, order that the same be collected by an action brought in the superior  
19 court to foreclose the lien of such Special Taxes.

20 SECTION 7. The Financial Services Director or the designee is hereby authorized to  
21 transmit a certified copy of this Resolution, together with the Tax Roll List, to the County  
22 Auditor-Controller, together with other supporting documentation as may be required to place  
23 the Special Taxes on the secured property tax roll for Fiscal Year 2026-2027 and for the  
24 collection of the Special Taxes in the manner of ad valorem property taxes and to perform all  
25 other acts which are required by the Act, the Ordinance, or by law or deemed necessary by the  
26 Financial Services Director in order to accomplish the purpose of this Resolution, the Act or  
27 Bond covenants.

28 SECTION 8. This Resolution shall be effective upon its adoption.

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PASSED AND ADOPTED by the City Council of the City of Oceanside, California,  
this 3<sup>rd</sup> day of June, 2026, by the following vote:

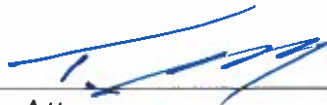
AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

MAYOR OF THE CITY OF OCEANSIDE

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
City Attorney