

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE, CALIFORNIA, APPROVING THE CITY ENGINEER'S 2026-2027 FISCAL YEAR REPORT ON THE DEL ORO HILLS LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT DISTRICT 1-1987

WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_ directing the City Engineer to prepare a Report on the Del Oro Hills Landscape Maintenance District, Assessment District No. 1-1987, for fiscal year 2026-2027

WHEREAS, the City Engineer has prepared said Report as directed and presented it to the City Council for examination;

WHEREAS, said Report contains a full and detailed description of the boundaries of the assessment district, the annual budget, the method of apportionment for calculating the assessment and the proposed assessments to be levied against each assessable lot or parcel of land within the district, and a description of the improvements to be maintained or modified;

WHEREAS, the amount of the proposed assessment rate is the same as or less than the amount of the maximum assessment rate authorized to be levied for the 2025-2026 fiscal year;

WHEREAS, the levy of the proposed assessment is exempt from the provisions of Article XIID of the California Constitution (Proposition 218) pursuant to Section 5, Subsection (a) and/or (b) of that Article; and

WHEREAS, the City Council has examined and reviewed the Engineer's Report as presented, and is satisfied with all of the budget items and documentation as set forth therein, and is satisfied that the assessments have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the district.

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as  
2 follows:

3 SECTION 1. That said Report is approved as submitted and ordered to be filed  
4 in the Office of the City Clerk of the City of Oceanside.

5 SECTION 2. That the City Clerk of the City of Oceanside is directed to endorse  
6 upon the Engineer's Report for the Del Oro Hills Landscape Maintenance District  
7 its approval and the date thereof.

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
9 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

- 10 AYES:  
11 NAYS:  
12 ABSENT:  
13 ABSTAIN:  
14

15 \_\_\_\_\_  
16 Mayor of the City of Oceanside

17 APPROVED AS TO FORM:  
18 OFFICE OF THE CITY ATTORNEY

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21 \_\_\_\_\_  
22 City Attorney

23 ATTEST:

24 \_\_\_\_\_  
25 City Clerk

26 **Resolution approving the City Engineer's 2026-2027 fiscal year**  
27 **report on the Del Oro Hills Landscape Maintenance District,**  
28 **Assessment District No. 1-1987**

ENGINEER'S REPORT  
DEL ORO HILLS LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-1987

FISCAL YEAR 2026-2027

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2026-2027 fiscal year renewal of the Del Oro Hills Landscape Maintenance District. This report is made pursuant to Article 4 of Chapter 1 of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code of the State of California. This report consists of four parts (Exhibits "A" through "D") defined as follows:

- Exhibit "A" - Description of the improvements to be administered and maintained. The plans and specifications for these improvements are part of this report, but are separately bound and on file in the Engineering Division of the Public Works Department.
- Exhibit "B" - Cost estimate for the administration and maintenance of the improvements outlined in Exhibit "A".
- Exhibit "C" - An assessment roll showing the proposed amount to be specifically assessed against each lot or parcel of real property within the assessment district. Each parcel is described by San Diego County Assessor's Parcel Number or other designation, and each parcel has been assigned said number for the purposes of this proceeding. The amount assessed is based on Exhibit "B".
- Exhibit "D" - Diagram showing the boundaries of the assessment district, parcels of real property within the district, and the location of the improvements. The diagram is keyed to Exhibit "C" by County Assessor's Number. The assessment roll and maps of the San Diego County Assessor shall govern for all details concerning the description, lines or dimensions of any lot or parcel shown.



Brian Thomas  
City Engineer



## EXHIBIT "A"

### DEL ORO HILLS LANDSCAPE MAINTENANCE DISTRICT ASSESSMENT DISTRICT NO. 1-1987 DESCRIPTION OF THE IMPROVEMENTS TO BE ADMINISTERED AND MAINTAINED

The proposed assessments shall be used to pay for district administrative costs and the maintenance and material costs incurred to maintain landscaping and appurtenant improvements within the parkways, medians and slopes within or adjacent to certain sections of Rancho Del Oro, Glaser and Cameo drives, and between or along certain residential streets within Del Oro Hills Villages A, B, and 1 through 12 subdivisions.

Cost estimates for Fiscal Year 2026-2027 are greater than the estimates for the previous Fiscal Year 2025-26 as identified within Exhibit "B" due to additional maintenance needed to repair, replace and/or upgrade existing irrigation systems as the district has been assessed and a number of outstanding issues have been identified requiring repair. Irrigation line replacement, controllers, laterals, valves, heads, rotors, and main line repairs are required. In addition, the cost estimates for Fiscal Year 2026-2027 include upgrades to complete the installation of backflow cages, associated concrete slabs and locks to prevent additional theft and/or damage to the remaining backflows in the district.

<b>EXPENDITURE ESTIMATE</b>			
<b>OBJ ID</b>	<b>Object Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>
5315.0001	Electricity	\$ 1,000.00	\$ 1,500.00
5315.0003	Water	\$ 190,000.00	\$ 215,000.00
5320	Repair and Maintenance	\$ 224,067.00	\$ 233,030.00
5320.0013	Repair and Maintenance - LMAD Extras	\$ 93,764.00	\$ 130,000.00
5326	Studies & Reports	\$ 1,800.00	\$ 1,800.00
5355	Materials and Supplies	\$ 100.00	\$ 100.00
5360	Advertising	\$ 400.00	\$ 400.00
6900.0101	Transfer -Gen Fd (personnel & admin)	\$ 38,154.00	\$ 38,154.00
<b>Total Expenditures</b>		<b>\$ 549,285.00</b>	<b>\$ 619,984.00</b>

<b>RESERVE &amp; OPERATING ACCOUNT ESTIMATES</b>	
<b>Description</b>	<b>FY 26-27</b>
<i>Operating Account</i>	
Assessment Revenue	\$ 522,728.96
Interest on Assessment Revenue	\$ 5,000.00
Total Anticipated Revenue	\$ 527,728.96
<b>Operating Acct Budget FY 26/27</b>	<b>\$ 619,984.00</b>
<b>Difference</b>	<b>\$ (92,255.04)</b>

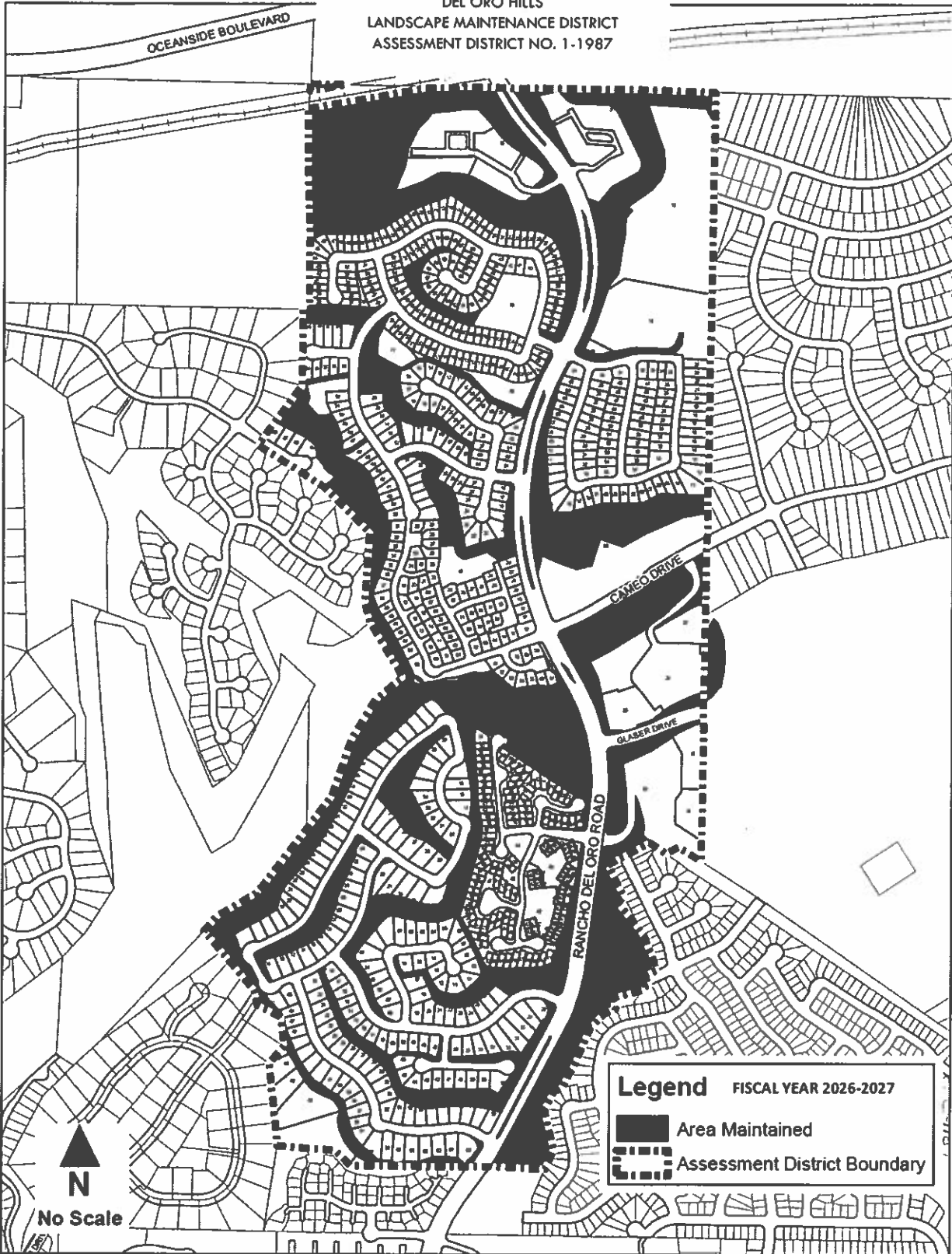
<b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>	
<b>Description</b>	<b>FY 26-27</b>
<i>Fund 248</i>	
Projected Fund balance 6/30/26	\$ 609,225.00
Rev to Fund Balance (Trsfr fr Fund to Operating for FY26/27 budget)	\$ (92,255.04)
<b>Estimated Ending Fund Balance at 06/30/2027</b>	<b>\$ 516,969.96</b>

<b>DEL ORO HILLS ASSESSMENT DETAIL ANALYSIS</b>			
<b>Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>	
Number of parcels	1,125.00	1,125.00	
Number of assessment units	1,216.55	1,216.55	
Condominiums @ 0.8	400.00	400.00	
Apartments (@.0.8)	150.00	150.00	
Parcels @ 1.0	216.00	216.00	
Parcels @ 1.1	472.00	472.00	
Annual assmt. condominiums (0.8)	\$ 355.84	\$ 355.84	
Annual assmt apartments (0.8)	355.84	355.84	
Annual assmt. per single family (1.0)	444.80	444.80	
Annual assmt. per single family w/add'l. benefit (1.1)	489.28	489.28	
Total Assessment - condominiums @ 0.8	142,336.00	142,336.00	
Total Assessment - apartments @ 0.8	53,376.00	53,376.00	
Total Assessment @ 1.0	96,076.80	96,076.80	
Total Assessment @ 1.1	230,940.16	230,940.16	
Subtotal	522,728.96	522,728.96	
Oceanside Unified School District			
<b>Total Annual Assessment</b>	<b>\$ 522,728.96</b>	<b>\$ 522,728.96</b>	

**EXHIBIT "C" CONTAINS THE PROPOSED AMOUNT TO BE ASSESSED ON EACH LOT AND PARCEL WITHIN THE DISTRICT.**

**EXHIBIT "C" IS ON FILE IN THE CITY CLERK'S OFFICE AND IS AVAILABLE FOR REVIEW.**

DEL ORO HILLS  
LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-1987



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY  
4 AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2026-2027  
5 WITHIN THE DEL ORO HILLS LANDSCAPE MAINTENANCE  
6 DISTRICT, ASSESSMENT DISTRICT NO. 1-1987 AND SETTING A  
PUBLIC HEARING ON THE PROPOSED ASSESSMENTS

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
8 Council of the City of Oceanside adopted Resolution No. directing  
9 the City Engineer to prepare a Report on the Del Oro Hills Landscape Maintenance  
10 District, Assessment District No. 1-1987 for fiscal year 2026-2027;

11 WHEREAS, said Report, on file with the City Clerk of the City of Oceanside,  
12 contains a full and detailed description of the boundaries of the assessment district,  
13 the proposed assessments to be levied against each assessable lot or parcel of land  
14 within the district, and a description of the improvements to be maintained or modified;

15 WHEREAS, the amount of the proposed assessment rate is the same as or  
16 less than the amount of the assessment rate authorized to be levied for the 2025-2026  
17 fiscal year;

18 WHEREAS, City Council of the City of Oceanside adopted Resolution No.  
19 approving the aforementioned Report either as filed or modified by  
20 this Council;

21 WHEREAS, the levy of the proposed assessment is exempt from the provisions  
22 of Article XIID of the California Constitution (Proposition 218) pursuant to Section 5  
23 Subsection (a) and/or (b) of that Article; and

24 WHEREAS, the ongoing maintenance, operation and renovation of the  
25 improvements will require assessments to be levied on the assessable lots and  
26 parcels of land within this district.

27 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as  
28 follows:

1 SECTION 1. That it is the intent of this Council to levy and collect  
2 assessments for fiscal year 2026-2027 within the Del Oro Hills Landscape  
3 Maintenance District, Assessment District 1-1987, generally located in that area of the  
4 City of Oceanside, California, commonly known as Del Oro Hills Villages A, B, and  
5 subdivisions 1 through 12.

6 SECTION 2. That the proposed assessments shall be used to pay the district  
7 administrative costs and the maintenance and material costs incurred to maintain  
8 landscaping and appurtenant structures within the parkways, medians, and slopes  
9 within or adjacent to certain sections of Rancho Del Oro, Glaser, and Cameo drives  
10 and between or along certain residential streets within Del Oro Hills Villages A, B, and  
11 subdivisions 1 through 12.

12 SECTION 3. That the proposed assessments shall not be used to maintain  
13 areas that have not been formally accepted by the City of Oceanside.

14 SECTION 4. That this City Council sets a public hearing on the proposed  
15 assessments for June 3, 2026, at 6:00 PM, or as soon thereafter as possible, in the  
16 City Council Chambers located at 300 North Coast Highway, Oceanside, California.

17 Any interested person(s) will be heard at this public hearing. Prior to the  
18 conclusion of this hearing, anyone may file with the City Clerk a written protest  
19 regarding the proposed assessments. Said protest must state why the protest is  
20 being made and contain a description sufficient to identify the property owned by the  
21 protesting party.

22 SECTION 5. That the City Clerk of the City of Oceanside is directed to give  
23 notice of this public hearing as required by Section 22626 of the Streets and Highways  
24 Code.

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PASSED AND ADOPTED by the City Council of the City of Oceanside,  
California, this \_\_\_\_\_ day of \_\_\_\_\_ 2026, by the following vote:

AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Mayor of the City of Oceanside

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

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

ATTEST:

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

**Resolution declaring intent to levy and collect assessments  
for fiscal year 2026-2027 within the Del Oro Hills Landscape  
Maintenance District, Assessment District No. 1-1987**

1 RESOLUTION NO.

2  
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY ENGINEER  
5 TO PREPARE A REPORT ON THE FISCAL YEAR 2026-2027  
6 RENEWAL OF THE DEL ORO HILLS LANDSCAPE  
7 MAINTENANCE DISTRICT, ASSESSMENT DISTRICT 1-1987

8 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of  
9 Division 15 of the Streets and Highways Code of California, Section 22500 et. seq.,  
10 hereinafter referred to as the "Act", the City Council of the City of Oceanside, adopted  
11 Resolution No. R87-50 which ordered the formation of the Del Oro Hills Landscape  
12 Maintenance District, Assessment District No. 1-1987;

13 WHEREAS, pursuant to the Act, the City Engineer is required to prepare a  
14 Report on the Del Oro Hills Landscape Maintenance District and present it to the City  
15 Council for examination;

16 WHEREAS, the ongoing administration and maintenance of the improvements  
17 and appurtenant structures within the City-maintained portions of the Del Oro Hills  
18 Landscape Maintenance District will require assessments to be levied on the  
19 assessable lots or parcels of land within the district;

20 WHEREAS, pursuant to the Act, the levy of any annual assessment after the  
21 formation of such an assessment district must be initiated by the adoption of a  
22 resolution of the City Council directing the City Engineer to prepare and file a Report  
23 in accordance with the provisions of Article 4 of Chapter 1 of the Act; and

24 WHEREAS, pursuant to the Act, said resolution generally must describe any  
25 proposed new improvements or substantial changes in existing district improvements  
26 planned for the fiscal year for which the resolution applies.

27 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as  
28 follows:

1 SECTION 1. That no new improvements or substantial changes in existing  
2 improvements are planned for fiscal year 2026-2027 within the Del Oro Hills  
3 Landscape Maintenance District. The amount of the proposed assessment rate shall  
4 not exceed the maximum assessment rate authorized to be levied in the district for  
5 the 2025-2026 fiscal year.

6 SECTION 2. That the City Engineer is directed to prepare a Report on the Del  
7 Oro Hills Landscape Maintenance District in accordance with Section 22565, Chapter  
8 1, Article 4 of the Act. Said Report shall be filed with the City Clerk for submission to  
9 the City Council and contain a full and detailed description of the boundaries of the  
10 assessment district, the proposed assessments to be levied on each assessable lot  
11 or parcel of land within the district and the improvements to be maintained.

12 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
13 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

14 AYES:  
15 NAYS:  
16 ABSENT:  
17 ABSTAIN:

18 \_\_\_\_\_  
19 Mayor of the City of Oceanside

20 APPROVED AS TO FORM:  
21 OFFICE OF THE CITY ATTORNEY

22 \_\_\_\_\_  
23   
24 City Attorney

25 ATTEST:

26 \_\_\_\_\_  
27 City Clerk

28 **Resolution directing the City Engineer to prepare a Report on  
the fiscal year 2026-2027 renewal of the Del Oro Hills Landscape  
Maintenance District, Assessment District No.1-1987**

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY  
4 ENGINEER'S 2026-2027 FISCAL YEAR REPORT ON THE  
5 DOUGLAS PARK LANDSCAPE MAINTENANCE DISTRICT,  
ASSESSMENT DISTRICT 5-1981

6 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
7 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
8 directing the City Engineer to prepare a Report on the Douglas Park  
9 Landscape Maintenance District, Assessment District No.5-1981, for fiscal  
10 year 2026-2027;

11 WHEREAS, the City Engineer has prepared said Report in accordance with  
12 the Act and presented it to the City Council for examination;

13 WHEREAS, said Report contains a full and detailed description of the  
14 boundaries of the assessment district, the annual budget, the method of  
15 apportionment for calculating the assessment, and the proposed assessments  
16 to be levied against each assessable lot or parcel of land within the district,  
17 and a description of the improvements to be maintained or modified;

18 WHEREAS, the base assessment will be increased by the Consumer Price  
19 Index for All Urban Consumers for the San Diego Area by City Council  
20 approval not to exceed 2% annually for Douglas Park, and by the Consumer  
21 Price Index (CPI) for all Urban Consumers for the San Diego Area by City  
22 Council approval for Douglas Park-Vandergrift;

23 WHEREAS, the levy of the proposed assessment is exempt from the  
24 provisions of Article XIID of the California Constitution (Proposition 218)  
25 pursuant to Section 5, Subsection (a) and/or (b) of that Article; and

26 WHEREAS, the City Council has examined and reviewed the Engineer's  
27 Report as presented, and is satisfied with all of the budget items and  
28

1 documentation as set forth therein, and is satisfied that the assessments have  
2 been spread in accordance with the benefits received from the improvements,  
3 operation, maintenance and services to be performed within the district.

4 NOW, THEREFORE, the City Council of the City of Oceanside does  
5 resolve as follows:

6 SECTION 1. That said Report is approved as submitted and ordered  
7 to be filed in the Office of the City Clerk of the City of Oceanside.

8 SECTION 2. That the City Clerk of the City of Oceanside is directed  
9 to endorse upon the Engineer's Report for the Douglas Park Landscape  
10 Maintenance District its approval and the date thereof.

11 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
12 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

- 13 AYES:
- 14 NAYS:
- 15 ABSENT:
- 16 ABSTAIN:

17 \_\_\_\_\_  
18 Mayor of the City of Oceanside

19 APPROVED AS TO FORM:  
20 OFFICE OF THE CITY ATTORNEY

21   
22 \_\_\_\_\_  
23 City Attorney

24 ATTEST:

25 \_\_\_\_\_  
26 City Clerk

27 **Resolution approving the City Engineer's 2026-2027 fiscal year**  
28 **report on the Douglas Park Landscape Maintenance District,**  
**Assessment District No. 5-1981**

**ENGINEER'S REPORT  
DOUGLAS PARK LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 5-1981**

**FISCAL YEAR 2026-2027**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2026-2027 fiscal year renewal of the Douglas Park Landscape Maintenance District. This report is made pursuant to Article 4 of Chapter 1 of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code of the State of California. This report consists of four parts (Exhibits "A" through "D") defined as follows:

- Exhibit "A" - Description of the improvements to be administered and maintained. The plans and specifications for these improvements are part of this report, but are separately bound and on file in the Engineering Division of the Public Works Department.
- Exhibit "B" - Cost estimate for the administration and maintenance of the improvements outlined in Exhibit "A".
- Exhibit "C" - An assessment roll showing the proposed amount to be specifically assessed against each lot or parcel of real property within the assessment district. Each parcel is described by San Diego County Assessor's Parcel Number or other designation, and each parcel has been assigned said number for the purposes of this proceeding. The amount assessed is based on Exhibit B".
- Exhibit "D" - Diagram showing the boundaries of the assessment district, parcels of real property within the district, and the location of the improvements. The diagram is keyed to Exhibit "C" by County Assessor's Number. The assessment roll and maps of the San Diego County Assessor shall govern for all details concerning the description, lines or dimensions of any lot or parcel shown.

  
\_\_\_\_\_  
Brian Thomas  
City Engineer



## EXHIBIT "A"

### DOUGLAS PARK LANDSCAPE MAINTENANCE DISTRICT ASSESSMENT DISTRICT NO. 5-1981 DESCRIPTION OF THE IMPROVEMENTS TO BE ADMINISTERED AND MAINTAINED

The proposed assessments shall be used to pay for district administrative costs and the maintenance and material costs incurred to maintain landscaping and appurtenant structures within the parkways, medians and slopes within or adjacent to certain sections of Douglas, Marblehead Bay and Westport drives and North River Road, and between or along certain residential streets within those areas commonly known as Foxwood, Whelan Ranch, Creekside Estates and Sunwest Estates, Oceanside 1 and Sonoma Hills and Darwin Estates subdivisions, which includes the annexation area along Vandegrift from Redondo to Castellano Way.

In Fiscal Year 2025-2026, cost estimates in Douglas Park district were greater than the estimates indicated for Fiscal Year 2026-2027 as identified within Exhibit "B" due to significant maintenance needed to replace and/or repair existing damaged irrigation systems within the district. An irrigation audit was conducted identifying outstanding repairs required for the district within Fiscal Year 2025-26, in order to become fully operational which includes, but is not limited to, repairs to broken controllers, damaged rotors, broken lateral lines, valve and head replacement; however, the cost estimates and associated repairs are estimated to be less than the previous fiscal year. Additionally, in Fiscal Year 2026-2027, the cost estimates for Douglas Park/Vandegrift Annexation No. 6-Zone 5 area, are estimated to be greater than in Fiscal Year 2025-2026 as identified within Exhibit "B" due to the cost estimates for necessary improvements in the center medians being established with new plant material installation and improvements to the street scape aesthetics on Vandegrift from Redondo to Castellano Way.

EXPENDITURE ESTIMATE			
OBJ ID	Object Description	FY 25-26	FY 26-27
5315.0001	Electricity	\$ 1,000.00	\$ 2,000.00
5315.0003	Water	\$ 60,000.00	\$ 90,000.00
5315.0008	CCA/ESP Generation		\$ 100.00
5320	Repair and Maintenance	\$ 99,616.00	\$ 103,600.00
5320.0013	Repair and Maintenance - LMAD Extras	\$ 91,718.00	\$ 20,000.00
5326	Studies & Reports	\$ 500.00	\$ 500.00
5355	Materials and Supplies	\$ 50.00	\$ 50.00
5360	Advertising	\$ 350.00	\$ 350.00
6900.0101	Transfer -Gen Fd (personnel & admin)	\$ 7,470.18	\$ 7,470.18
<b>Total Expenditures</b>		<b>\$ 260,704.18</b>	<b>\$ 224,070.18</b>

RESERVE & OPERATING ACCOUNT ESTIMATES	
Description	FY 26-27
<u>Operating Account</u>	
Assessment Revenue	\$ 180,310.64
Interest on Assessment Revenue	\$ 5,000.00
Total Anticipated Revenue	\$ 185,310.64
<b>Operating Acct Budget FY 26/27</b>	<b>\$ 224,070.18</b>
<b>Difference</b>	<b>\$ (38,759.54)</b>

RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 26-27
<u>Fund 244</u>	1) Note
Projected Fund balance 6/30/26	\$ 634,012.00
Vandegrift Source or (Use) of Fund Balance	\$ 912.37
Use of Fund Balance (Trsfr fr Fund to Operating)	\$ (38,759.54)
<b>Estimated Ending Fund Balance at 06/30/2027</b>	<b>\$ 596,164.83</b>

DOUGLAS PARK ASSESSMENT DETAIL ANALYSIS		
Description	FY 25-26	FY 26-27
Number of parcels	1,475.00	1,475.00
Number of assessment units	1,489.20	1,489.20
Parcels @ 1.0	1,256.00	1,256.00
Parcels @ 1.1	212.00	212.00
Annual assmt. per single family (1.0)	\$ 118.71	\$ 121.08
Annual assmt. per single family w/add'l. benefit (1.1)	130.58	133.18
Total Assessment @ 1.0	149,099.76	152,076.48
Total Assessment @ 1.1	27,682.96	28,234.16
<b>Total Annual Assessment</b>	<b>\$ 176,782.72</b>	<b>\$ 180,310.64</b>
Assessment includes 2.0% CPI increase (Actual CPI and Max of 2%)		

1) Douglas Park and Vandegrift Annex combined fund balance

<b>EXPENDITURE ESTIMATE</b>			
<b>OBJ ID</b>	<b>Object Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>
5315.0001	Electricity	\$ 200.00	\$ 200.00
5315.0003	Water	\$ 10,000.00	\$ 10,000.00
5320	Repair and Maintenance	\$ 40,115.00	\$ 41,719.00
5320.0013	Repair and Maintenance - LMAD Extras	\$ 21,158.00	\$ 31,400.00
5326	Studies & Reports	\$ 70.00	\$ 60.00
5355	Materials and Supplies	\$ 50.00	\$ 50.00
5360	Advertising	\$ 300.00	\$ 300.00
6900.0101	Transfer -Gen Fd (personnel & admin)	\$ 1,704.19	\$ 1,704.19
<b>Total Expenditures</b>		<b>\$ 73,597.19</b>	<b>\$ 85,433.19</b>

<b>RESERVE &amp; OPERATING ACCOUNT ESTIMATES</b>	
<b>Description</b>	<b>FY 26-27</b>
<i>Operating Account</i>	
Assessment Revenue	\$ 86,345.56
Interest on Assessment Revenue	\$ -
Total Anticipated Revenue	\$ 86,345.56
<b>Operating Acct Budget FY 26/27</b>	<b>\$ 85,433.19</b>
<b>Difference</b>	<b>\$ 912.37</b>

<b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>		
<b>Description</b>		<b>FY 26-27</b>
<i>Fund 244</i>	<b>1) Note</b>	
Projected Fund balance 6/30/26		\$ 510,714.00
Douglas Park Use of Fund Balance		\$ (38,759.54)
Savings to Fund Balance (Trsfr fr Fund to Operating)		\$ 912.37
<b>Estimated Ending Fund Balance at 06/30/2027</b>		<b>\$ 472,866.83</b>

<b>VANDEGRIFT ASSESSMENT DETAIL ANALYSIS</b>		
<b>Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>
Number of parcels	1,661.00	1,661.00
Number of assessment units	1,582.00	1,582.00
Parcels @ 1.0	1,582.00	1,582.00
Annual assmt. per single family (1.0)	\$ 53.20	\$ 54.58
Total Assessment @ 1.0	84,162.40	86,345.56
<b>Total Annual Assessment</b>	<b>\$ 84,162.40</b>	<b>\$ 86,345.56</b>
Assessment includes 2.6% CPI increase		

1) Douglas Park and Vandegrift Annex combined fund balance



**EXHIBIT "C" CONTAINS THE PROPOSED AMOUNT TO BE ASSESSED ON EACH LOT AND PARCEL WITHIN THE DISTRICT.**

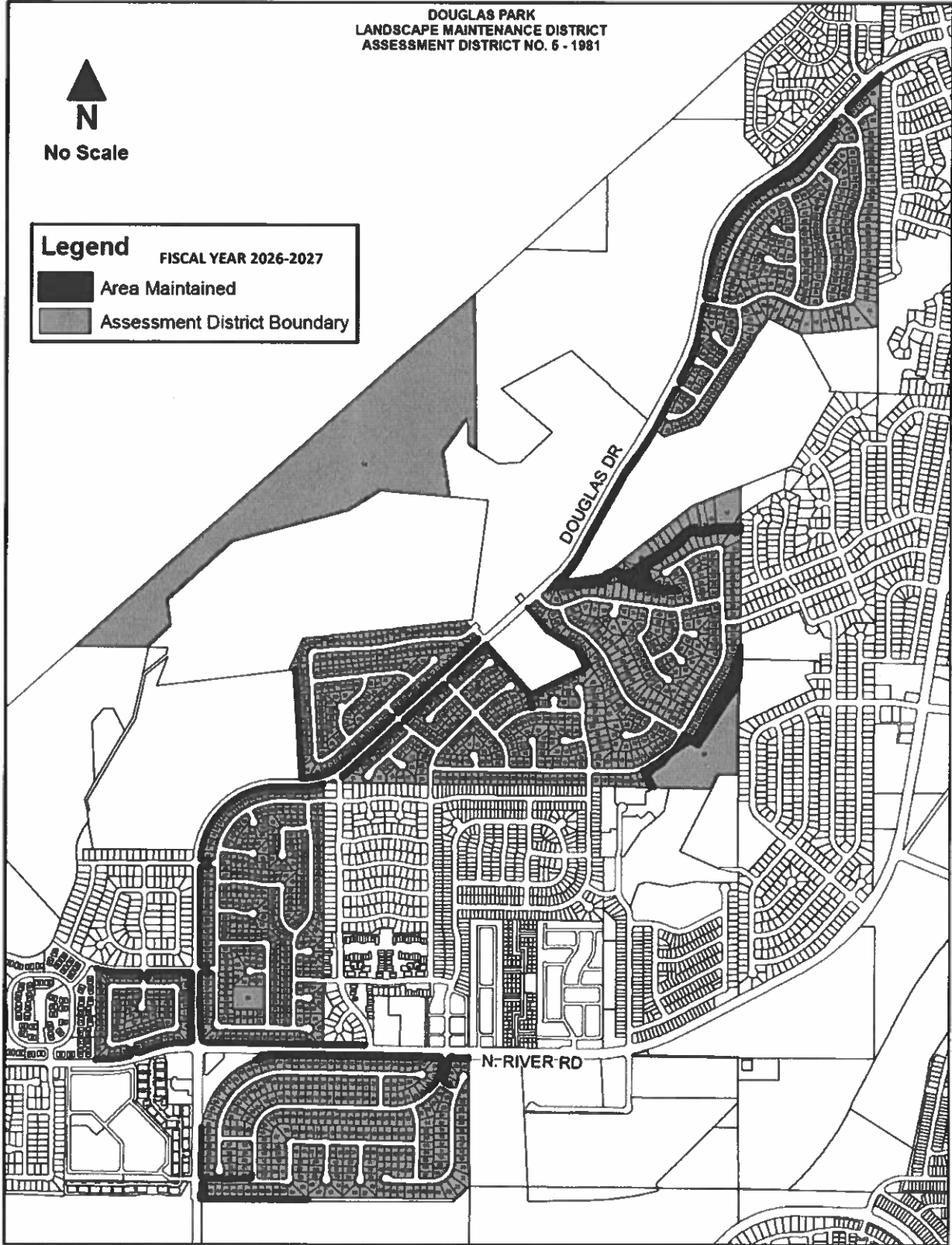
**EXHIBIT "C" IS ON FILE IN THE CITY CLERK'S OFFICE AND IS AVAILABLE FOR REVIEW.**

DOUGLAS PARK  
LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 6 - 1981

  
**N**  
No Scale

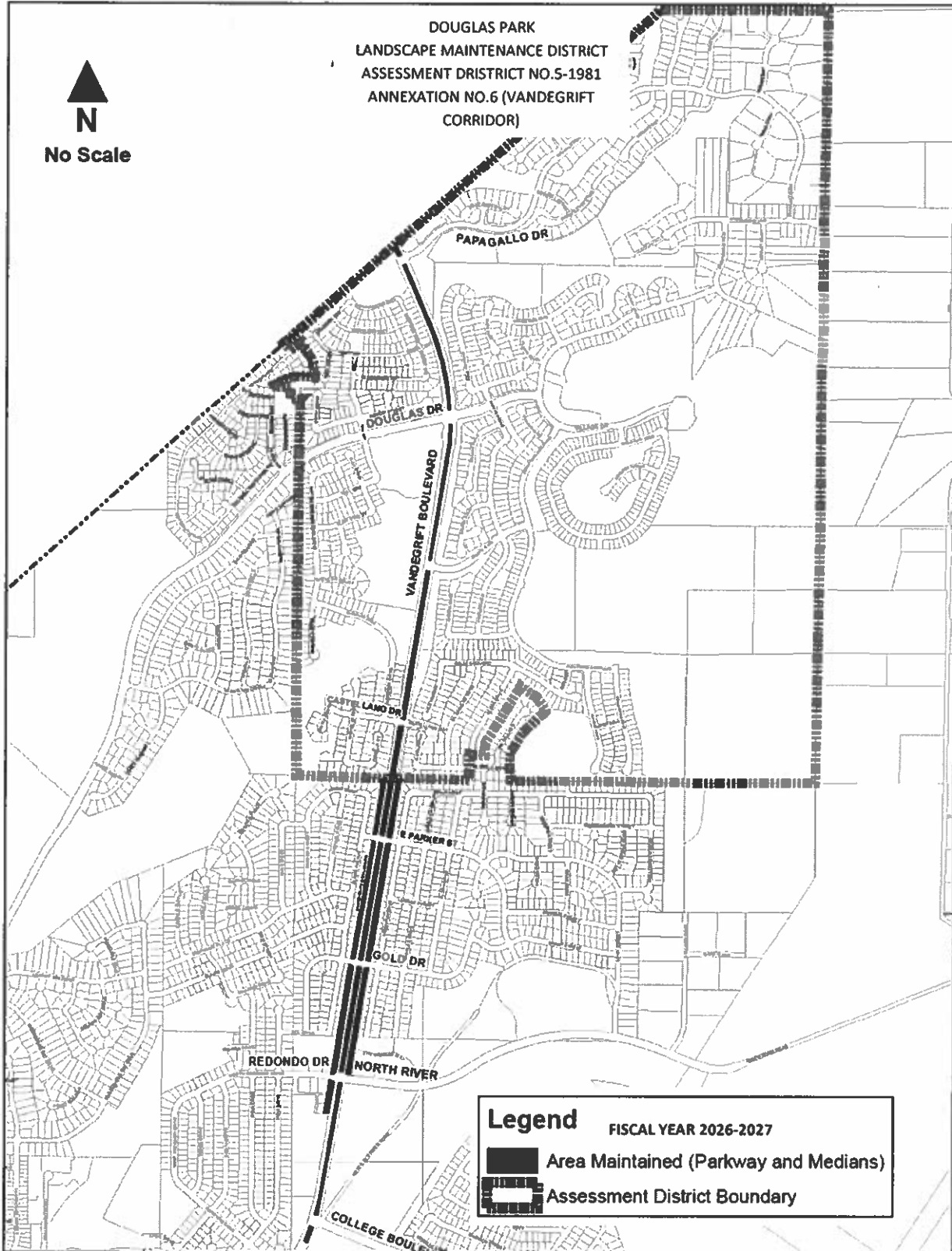
**Legend** FISCAL YEAR 2026-2027

-  Area Maintained
-  Assessment District Boundary





DOUGLAS PARK  
LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO.5-1981  
ANNEXATION NO.6 (VANDEGRIFT  
CORRIDOR)



**Legend**

FISCAL YEAR 2026-2027



Area Maintained (Parkway and Medians)

Assessment District Boundary

1 RESOLUTION NO.

2  
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY  
5 ENGINEER TO PREPARE A REPORT ON THE FISCAL  
6 YEAR 2026-2027 RENEWAL OF THE DOUGLAS PARK  
7 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT  
8 DISTRICT 5-1981

9 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of  
10 Division 15 of the Streets and Highways Code of California, Section 22500 et. seq.,  
11 hereinafter referred to as the "Act", the City Council of the City of Oceanside,  
12 adopted Resolution No. R88-32, R89-27 and R95-152, which ordered the formation  
13 and annexation of territory into the Douglas Park Landscape Maintenance District,  
14 Assessment District No. 5-1981;

15 WHEREAS, pursuant to the Act, the City Engineer is required to prepare a  
16 Report on the Douglas Park Landscape Maintenance District and present it to the  
17 City Council for examination;

18 WHEREAS, the ongoing administration and maintenance of the  
19 improvements and appurtenant structures within the City-maintained portions of the  
20 Douglas Park Landscape Maintenance District will require assessments to be levied  
21 on the assessable lots or parcels of land within the district;

22 WHEREAS, pursuant to the Act, the levy of an annual assessment after the  
23 formation of an assessment district must be initiated by City Council adoption of a  
24 resolution directing the City Engineer to prepare and file a Report in accordance  
25 with the provisions of Article 4 of Chapter 1 of the Act; and

26 WHEREAS, pursuant to the Act, said resolution generally must describe any  
27 proposed new improvements or substantial changes in existing district  
28 improvements planned for the fiscal year for which the resolution applies.

///

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3 SECTION 1. That no new improvements or substantial changes in existing  
4 improvements are planned for fiscal year 2026-2027 within the Douglas Park  
5 Landscape Maintenance District.

6 SECTION 2. That the City Engineer is directed to prepare a Report on the  
7 Douglas Park Landscape Maintenance District in accordance with Section 22565,  
8 Chapter 1, Article 4 of the Act. Said Report shall be filed with the City Clerk for  
9 submission to the City Council and contain a full and detailed description of the  
10 boundaries of the assessment district, the proposed assessments to be levied on  
11 each assessable lot or parcel of land within the district and the improvements to be  
12 maintained.

13 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
14 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

15 AYES:  
16 NAYS:  
17 ABSENT:  
18 ABSTAIN:

\_\_\_\_\_  
Mayor of the City of Oceanside

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

19  
20 ATTEST:

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

21  
22 \_\_\_\_\_  
City Clerk

23  
24 **Resolution directing the City Engineer to prepare a Report**  
25 **on the fiscal year 2026-2027 renewal of the Douglas Park Landscape**  
26 **Maintenance District, Assessment District No. 5-1981**  
27  
28

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION TO  
4 LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2026-  
5 2027 WITHIN THE DOUGLAS PARK LANDSCAPE MAINTENANCE  
6 DISTRICT, ASSESSMENT DISTRICT NO. 5-1981 AND SETTING A  
PUBLIC HEARING ON THE PROPOSED ASSESSMENTS

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
8 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
9 directing the City Engineer to prepare a Report on the Douglas Park Landscape  
10 Maintenance District, Assessment District No. 5-1981 for fiscal year 2026-2027;

11 WHEREAS, said Report, on file with the City Clerk of the City of Oceanside,  
12 contains a full and detailed description of the boundaries of the assessment district,  
13 the proposed assessments to be levied against each assessable lot or parcel of land  
14 within the district, and a description of the improvements to be maintained or  
15 modified;

16 WHEREAS, the base assessment rate may be increased by the Consumer  
17 Price Index for All Urban Consumers for the San Diego Area by City Council  
18 approval not to exceed 2% annually for Douglas Park, and by the Consumer Price  
19 Index for All Urban Consumers for the San Diego Area by City Council approval for  
20 Douglas Park-Vandegrift;

21 WHEREAS, the City Council of the City of Oceanside adopted Resolution  
22 No. \_\_\_\_\_ approving the aforementioned Report either as filed or  
23 modified by this Council;

24 WHEREAS, the levy of the proposed assessment is exempt from the  
25 provisions of Article XIID of the California Constitution (Proposition 218) pursuant to  
26 Section 5 Subsection (a) and/or (b) of that Article: and

27 WHEREAS, the ongoing operation, maintenance and renovation of the  
28 improvements will require assessments to be levied on the assessable lots and  
parcels of land within the district.

1           NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3           SECTION 1. That it is the intent of this Council to levy and collect  
4 assessments for fiscal year 2026-2027 within the Douglas Park Landscape  
5 Maintenance District, Assessment District 5-1981, generally located in that area of  
6 the City of Oceanside, California, commonly known as Douglas Park, River Meadow,  
7 Creekside Estates, Whelan Ranch, Sunwest Estates, Foxwood, Oceanside 1,  
8 Wilmont Ranch, Sycamore Springs, Morro Hills East and Morro Hills West  
9 subdivisions.

10          SECTION 2. That the proposed assessments shall be used to pay the  
11 district administrative costs and the maintenance and material costs incurred to  
12 maintain landscaping and appurtenant structures within the parkways, medians, and  
13 slopes within or adjacent to certain sections of Douglas and Westport drives, North  
14 River Road and Vandegrift Boulevard, and between or along residential streets all  
15 within the areas commonly known as Douglas Park, River Meadow, Creekside  
16 Estates, Whelan Ranch Units 6-11, Sunwest Estates, Foxwood, Oceanside 1,  
17 Wilmont Ranch, Sycamore Springs, Morro Hills East and Morro Hills West  
18 subdivisions.

19          SECTION 3. That the proposed assessments shall not be used to maintain  
20 areas that have not been formally accepted by the City of Oceanside.

21          SECTION 4. That this City Council sets a public hearing on the proposed  
22 assessments for June 3, 2026 at 6:00 PM, or as soon thereafter as possible, in the  
23 City Council Chambers located at 300 North Coast Highway, Oceanside, California.

24          Any interested person(s) will be heard at this public hearing. Prior to the  
25 conclusion of this hearing, anyone may file with the City Clerk a written protest  
26 regarding the proposed assessments. Said protest must state why the protest is  
27 being made and contain a description sufficient to identify the property owned by the  
28 protesting party.

1 SECTION 5. That the City Clerk of the City of Oceanside is directed to give  
2 notice of this public hearing as required by Section 22626 of the Streets and  
3 Highways Code.

4 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
5 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

6 AYES:  
7 NAYS:  
8 ABSENT:  
9 ABSTAIN:

\_\_\_\_\_  
Mayor of the City of Oceanside

10 APPROVED AS TO FORM:  
11 OFFICE OF THE CITY ATTORNEY

12   
13 \_\_\_\_\_  
City Attorney

14 ATTEST:

15 \_\_\_\_\_  
16 City Clerk

17 **Resolution declaring intent to levy and collect assessments**  
18 **for fiscal year 2026-2027 within the Douglas Park Landscape**  
19 **Maintenance District, Assessment District No. 5-1981**  
20  
21  
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1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY ENGINEER'S  
4 2026-2027 FISCAL YEAR REPORT ON THE GUAJOME RIDGE  
5 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT  
DISTRICT 1-1989

6 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
7 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
8 directing the City Engineer to prepare a Report on the Guajome Ridge Landscape  
9 Maintenance District, Assessment District No. 1-1989, for fiscal year 2026-2027;

10 WHEREAS, the City Engineer has prepared said Report in accordance with  
11 the Act and presented it to the City Council for examination;

12 WHEREAS, said Report contains a full and detailed description of the  
13 boundaries of the assessment district, the annual budget, the method of  
14 apportionment for calculating the assessment and the proposed assessments to be  
15 levied against each assessable lot or parcel of land within the district, and a  
16 description of the improvements to be maintained or modified;

17 WHEREAS, the base assessment rate may be increased by the Consumer  
18 Price Index (CPI) for All Urban Consumers for the San Diego Area by Council  
19 approval not to exceed 3% annually;

20 WHEREAS, the levy of the proposed assessment is exempt from the  
21 provisions of Article XIIIID of the California Constitution (Proposition 218) pursuant to  
22 Section 5 Subsection (a) and/or (b) of that Article; and

23 WHEREAS, the City Council has examined and reviewed the Engineer's  
24 Report as presented, and is satisfied with all of the budget items and documentation  
25 as set forth therein, and is satisfied that the assessments have been spread in  
26 accordance with the benefits received from the improvements, operation, maintenance  
27 and services to be performed within the district.

28 ///

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as  
2 follows:

3 SECTION 1. That said Report is approved as submitted and ordered to be  
4 filed in the Office of the City Clerk of the City of Oceanside.

5 SECTION 2. That the City Clerk of the City of Oceanside is directed to  
6 endorse upon the Engineer's Report for the Guajome Ridge Landscape Maintenance  
7 District its approval and the date thereof.

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
9 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

10 AYES:  
11 NAYS:  
12 ABSENT:  
13 ABSTAIN:

14 \_\_\_\_\_  
Mayor of the City of Oceanside

15 APPROVED AS TO FORM:  
16 OFFICE OF THE CITY ATTORNEY

17 \_\_\_\_\_  
18 *Andrew Hamilton, C. 1967.*  
19 City Attorney

20 ATTEST:

21 \_\_\_\_\_  
22 City Clerk

23 **Resolution approving the City Engineer's 2026-2027 fiscal year**  
24 **report on the Guajome Ridge Landscape Maintenance District,**  
25 **Assessment District No. 1-1989**  
26  
27  
28

ENGINEER'S REPORT  
GUAJOME RIDGE LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-1989

FISCAL YEAR 2026-2027

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2026-2027 fiscal year renewal of the Guajome Ridge Landscape Maintenance District. This report is made pursuant to Article 4 of Chapter 1 of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code of the State of California. This report consists of four parts (Exhibits "A" through "D") defined as follows:

- Exhibit "A" - Description of the improvements to be administered and maintained. The plans and specifications for these improvements are part of this report and are separately bound and on file in the Public Works Department.
- Exhibit "B" - Cost estimate for the administration and maintenance of the improvements outlined in Exhibit "A".
- Exhibit "C" - An assessment roll showing the proposed amount to be specifically assessed against each lot or parcel of real property within the assessment district. Each parcel is described by San Diego County Assessor's Parcel Number or other designation, and each parcel has been assigned said number for the purposes of this proceeding. The amount assessed is based on Exhibit "B".
- Exhibit "D" - Diagram showing the boundaries of the assessment district, parcels of real property within the district, and the location of the improvements. The diagram is keyed to Exhibit "C" by County Assessor's Number. The assessment roll and maps of the San Diego County Assessor shall govern for all details concerning the description, lines or dimensions of any lot or parcel shown.

  
\_\_\_\_\_  
Brian Thomas  
City Engineer



**EXHIBIT "A"**

**GUAJOME RIDGE LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-1989  
DESCRIPTION OF THE IMPROVEMENTS  
TO BE ADMINISTERED AND MAINTAINED**

The proposed assessments shall be used to pay for district administrative costs and the maintenance and material costs incurred to maintain landscaping and appurtenant structures within the parkways and slopes within or adjacent to certain sections of Melrose, Darwin, Sunridge, Sunbright drives Sunridge Country, Sunmeadow lanes, in addition to the landscaped slopes located behind certain homes all within the Sunridge Country subdivisions.

<b>EXPENDITURE ESTIMATE</b>			
<b>OBJ ID</b>	<b>Object Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>
5315.0001	Electricity	\$ 200.00	\$ 1,000.00
5315.0003	Water	\$ 18,000.00	\$ 30,000.00
5315.0008	CCA/ESP Generation		\$ 100.00
5320	Repair and Maintenance	\$ 55,000.00	\$ 42,050.00
5320.0013	Repair and Maintenance - LMAD Extras	\$ 60,000.00	\$ 65,000.00
5326	Studies & Reports	\$ 150.00	\$ 250.00
5355	Materials and Supplies	\$ 100.00	\$ 100.00
5360	Advertising	\$ 450.00	\$ 450.00
6900.0101	Transfer -Gen Fd (personnel & admin)	\$ 2,628.00	\$ 2,628.00
<b>Total Expenditures</b>		<b>\$ 136,528.00</b>	<b>\$ 141,578.00</b>

<b>RESERVE &amp; OPERATING ACCOUNT ESTIMATES</b>	
<b>Description</b>	<b>FY 26-27</b>
<i>Operating Account</i>	
Assessment Revenue	\$ 72,611.37
Interest on Assessment Revenue	\$ 3,000.00
Total Anticipated Revenue	\$ 75,611.37
<b>Operating Acct Budget FY 26/27</b>	<b>\$ 141,578.00</b>
<b>Difference</b>	<b>\$ (65,966.63)</b>

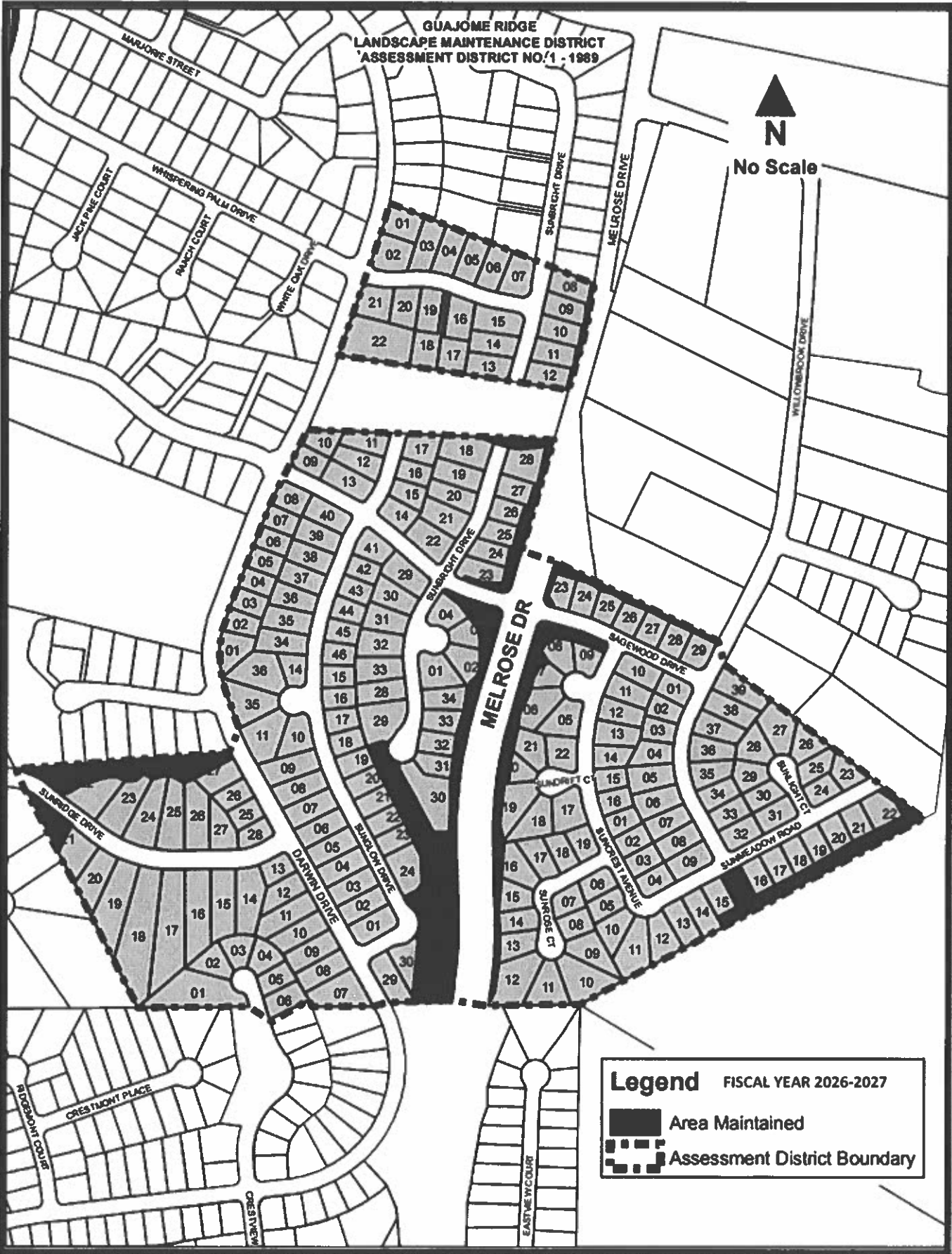
<b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>	
<b>Description</b>	<b>FY 26-27</b>
<i>Fund 250</i>	
Projected Fund balance 6/30/26	\$ 197,959.00
Use of Fund Balance (Trsfr fr Fund to Operating for FY26/27budget)	\$ (65,966.63)
<b>Estimated Ending Fund Balance at 06/30/2027</b>	<b>\$ 131,992.37</b>

<b>GUAJOME RIDGE ASSESSMENT DETAIL ANALYSIS</b>		
<b>Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>
Number of parcels	221.00	221.00
Number of assessment units	225.30	225.30
Parcels @ 1.0	156.00	156.00
Parcels @ 1.1	63.00	63.00
Annual assmt. per single family (1.0)	\$ 314.13	\$ 322.29
Annual assmt. per single family w/add'l. benefit (1.1)	345.54	\$ 354.51
Total Assessment @ 1.0	49,004.28	50,277.24
Total Assessment @ 1.1	21,769.02	22,334.13
<b>Total Annual Assessment</b>	<b>\$ 70,773.30</b>	<b>\$ 72,611.37</b>
Assessment includes 2,6% CPI increase		

**EXHIBIT "C" CONTAINS THE PROPOSED AMOUNT TO BE ASSESSED ON EACH LOT AND PARCEL WITHIN THE DISTRICT.**

**EXHIBIT "C" IS ON FILE IN THE CITY CLERK'S OFFICE AND IS AVAILABLE FOR REVIEW.**

GUAJOME RIDGE  
LANDSCAPE MAINTENANCE DISTRICT  
'ASSESSMENT DISTRICT NO. 1 - 1989



**Legend** FISCAL YEAR 2026-2027

- Area Maintained
- Assessment District Boundary

1 RESOLUTION NO.

2  
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY ENGINEER TO  
5 PREPARE A REPORT ON THE FISCAL YEAR 2026-2027  
6 RENEWAL OF THE GUAJOME RIDGE LANDSCAPE  
7 MAINTENANCE DISTRICT, ASSESSMENT DISTRICT 1-1989

8 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of  
9 Division 15 of the Streets and Highways Code of California, Section 22500 et. seq.,  
10 hereinafter referred to as the "Act", the City Council of the City of Oceanside adopted  
11 Resolution No. R89-110 which ordered the formation of the Guajome Ridge Landscape  
12 Maintenance District, Assessment District No. 1-1989;

13 WHEREAS, pursuant to the Act, the City Engineer is required to prepare a  
14 Report on the Guajome Ridge Landscape Maintenance District and present it to the  
15 City Council for examination;

16 WHEREAS, the ongoing administration and maintenance of the improvements  
17 and appurtenant structures within the City-maintained portions of the Guajome Ridge  
18 Landscape Maintenance District will require assessments to be levied on the  
19 assessable lots or parcels of land within the district;

20 WHEREAS, pursuant to the Act, the levy of any annual assessment after the  
21 formation of such an assessment district must be initiated by the adoption of a  
22 resolution of the City Council directing the City Engineer to prepare and file a Report in  
23 accordance with the provisions of Article 4 of Chapter 1 of the Act; and

24 WHEREAS, pursuant to the Act, said resolution generally must describe any  
25 proposed new improvements or substantial changes in existing district improvements  
26 planned for the fiscal year for which the resolution applies.

26 ///  
27 ///  
28 ///  
///

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as  
2 follows:

3 SECTION 1. That no new improvements or substantial changes in existing  
4 improvements are planned for fiscal year 2026-2027 within the Guajome Ridge  
5 Landscape Maintenance District.

6 SECTION 2. That the City Engineer is directed to prepare a Report on the  
7 Guajome Ridge Landscape Maintenance District in accordance with Section 22565,  
8 Chapter 1, Article 4 of the Act. Said Report shall be filed with the City Clerk for  
9 submission to the City Council and contain a full and detailed description of the  
10 boundaries of the assessment district, the proposed assessments to be levied on each  
11 assessable lot or parcel of land within the district and the improvements to be  
12 maintained.


13 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
14 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

15 AYES:  
16 NAYS:  
17 ABSENT:  
18 ABSTAIN:

\_\_\_\_\_  
Mayor of the City of Oceanside

19 APPROVED AS TO FORM:  
20 OFFICE OF THE CITY ATTORNEY

21 ATTEST:

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

22  
23 \_\_\_\_\_  
City Clerk

24 **Resolution directing the City Engineer to prepare a Report**  
25 **on the fiscal year 2026-2027 renewal of the Guajome Ridge**  
26 **Landscape Maintenance District, Assessment District No. 1-1989**

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY  
4 AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2026-2027  
5 WITHIN THE GUAJOME RIDGE LANDSCAPE MAINTENANCE  
6 DISTRICT, ASSESSMENT DISTRICT NO. 1-1989 AND SETTING A  
PUBLIC HEARING ON THE PROPOSED ASSESSMENTS

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
8 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
9 directing the City Engineer to prepare a Report on the Guajome Ridge Landscape  
10 Maintenance District, Assessment District No. 1-1989 for fiscal year 2026-2027;

11 WHEREAS, the Report, on file with the City Clerk of the City of Oceanside,  
12 contains a full and detailed description of the boundaries of the assessment district,  
13 the proposed assessments to be levied against each assessable lot or parcel of land  
14 within the district, and a description of the improvements to be maintained or  
15 modified;

16 WHEREAS, the base assessment rate may be increased by the Consumer  
17 Price Index (CPI) for All Urban Consumers for the San Diego Area by City Council  
18 approval not to exceed 3% annually;

19 WHEREAS, the City Council of the City of Oceanside adopted Resolution  
20 No. \_\_\_\_\_ approving the aforementioned Report either as filed or  
21 modified by this Council;

22 WHEREAS, the levy of the proposed assessment is exempt from the provisions  
23 of Article XIID of the California Constitution (Proposition 218) pursuant to Section 5  
24 Subsection (a) and/or (b) of that Article; and

25 WHEREAS, the ongoing operation, maintenance and renovation of the  
26 improvements will require assessments to be levied on the assessable lots and  
27 parcels of land within this district.

1           NOW, THEREFORE, the City Council of the City of Oceanside does resolve as  
2 follows:

3           SECTION 1. That it is the intent of this Council to levy and collect  
4 assessments for fiscal year 2026-2027 within the Guajome Ridge Landscape  
5 Maintenance District, Assessment District 1-1989, generally located in that area of  
6 the City of Oceanside, California, commonly known as Sunridge Country Units 1 and  
7 2 and the Darwin Estates subdivisions.

8           SECTION 2. That the proposed assessments shall be used to pay the district  
9 administrative costs and the maintenance and material costs incurred to maintain  
10 landscaping and appurtenant structures within the parkways and slopes along  
11 certain sections of Melrose, Darwin, Sagewood, Sunridge and Sunbright drives and  
12 Sunmeadow Lane, in addition to the landscaped slopes located behind certain  
13 homes within the Sunridge Country subdivisions.

14           SECTION 3. That the proposed assessments shall not be used to maintain  
15 areas that have not been formally accepted by the City of Oceanside.

16           SECTION 4. That this City Council sets a public hearing on the proposed  
17 assessments for June 3, 2026 at 6:00 PM, or as soon thereafter as possible, in the  
18 City Council Chambers located at 300 North Coast Highway, Oceanside, California.

19           Any interested person(s) will be heard at this public hearing. Prior to the  
20 conclusion of this hearing, anyone may file with the City Clerk a written protest  
21 regarding the proposed assessments. Said protest must state why the protest is  
22 being made and contain a description sufficient to identify the property owned by the  
23 protesting party.

24           SECTION 5. That the City Clerk of the City of Oceanside is directed to give  
25 notice of this public hearing as required by Section 22626 of the Streets and  
26 Highways Code.

1 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
2 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

3 AYES:  
4 NAYS:  
5 ABSENT:  
6 ABSTAIN:

7 \_\_\_\_\_  
8 Mayor of the City of Oceanside

9 APPROVED AS TO FORM:  
10 OFFICE OF THE CITY ATTORNEY

11   
12 \_\_\_\_\_  
13 City Attorney

14 ATTEST:

15 \_\_\_\_\_  
16 City Clerk

17 **Resolution declaring intent to levy and collect assessments**  
18 **for fiscal year 2026-2027 within the Guajome Ridge Landscape**  
19 **Maintenance District, Assessment District No. 1-1989**

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY  
4 ENGINEER'S 2026-2027 FISCAL YEAR REPORT ON THE  
5 MAR LADO HIGHLANDS LANDSCAPE MAINTENANCE  
DISTRICT, ASSESSMENT DISTRICT NO. 1-1988

6 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
7 Council of the City of Oceanside adopted Resolution No. directing  
8 the City Engineer to prepare a Report on the Mar Lado Highlands Landscape  
9 Maintenance District, Assessment District No. 1-1988, for fiscal year 2026-  
10 2027;

11 WHEREAS, the City Engineer has prepared said Report in accordance  
12 with the Act and presented it to the City Council for examination;

13 WHEREAS, said Report contains a full and detailed description of the  
14 boundaries of the assessment district, the annual budget, the method of  
15 apportionment for calculating the assessment and the proposed assessments to  
16 be levied against each assessable lot or parcel of land within the district, and a  
17 description of the improvements to be maintained or modified;

18 WHEREAS, the amount of the proposed assessment rate is the same as  
19 or less than the amount of the maximum assessment rate authorized to be  
20 levied for the 2025-2026 fiscal year;

21 WHEREAS, the levy of the proposed assessment is exempt from the  
22 provisions of Article XIID of the California Constitution (Proposition 218)  
23 pursuant to Section 5 Subsection (a) and/or (b) of that Article; and

24 WHEREAS, the City Council has examined and reviewed the Engineer's  
25 Report as presented, and is satisfied with all of the budget items and  
26 documentation as set forth therein, and is satisfied that the assessments have  
27 been spread in accordance with the benefits received from the improvements,  
28 operation, maintenance and services to be performed within the district.

1 NOW, THEREFORE, the City Council of the City of Oceanside does  
2 resolve as follows:

3 SECTION 1. That said Report is approved as submitted and ordered to be  
4 filed in the Office of the City Clerk of the City of Oceanside.

5 SECTION 2. That the City Clerk of the City of Oceanside is directed to  
6 endorse upon the Engineer's Report for the Mar Lado Highlands Landscape  
7 Maintenance District its approval and the date thereof.

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
9 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 \_\_\_\_\_  
15 Mayor of the City of Oceanside

17 APPROVED AS TO FORM:  
18 OFFICE OF THE CITY ATTORNEY

19 \_\_\_\_\_  
20 *Pauline J. Smith, C. 1988*  
21 City Attorney

21 ATTEST:

22 \_\_\_\_\_  
23 City Clerk

24  
25 **Resolution approving the City Engineer's 2026-2027 fiscal year**  
26 **report on the Mar Lado Highlands Landscape Maintenance District,**  
27 **Assessment District No. 1-1988**  
28

ENGINEER'S REPORT  
MAR LADO HIGHLANDS LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-1988

FISCAL YEAR 2026-2027

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2026-2027 fiscal year renewal of the Mar Lado Highlands Landscape Maintenance District. This report is made pursuant to Article 4 of Chapter 1 of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code of the State of California. This report consists of four parts (Exhibits "A" through "D") defined as follows:

- Exhibit "A" - Description of the improvements to be administered and maintained. The plans and specifications for these improvements are part of this report and are separately bound and on file in the Public Works Department.
- Exhibit "B" - Cost estimate for the administration and maintenance of the improvements outlined in Exhibit "A".
- Exhibit "C" - An assessment roll showing the proposed amount to be specifically assessed against each lot or parcel of real property within the assessment district. Each parcel is described by San Diego County Assessor's Parcel Number or other designation, and each parcel has been assigned said number for the purposes of this proceeding. The amount assessed is based on Exhibit "B".
- Exhibit "D" - Diagram showing the boundaries of the assessment district, parcels of real property within the district, and the location of the improvements. The diagram is keyed to Exhibit "C" by County Assessor's Number. The assessment roll and maps of the San Diego County Assessor shall govern for all details concerning the description, lines or dimensions of any lot or parcel shown.

  
\_\_\_\_\_  
Brian Thomas  
City Engineer



**EXHIBIT "A"**

**MAR LADO HIGHLANDS LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-1988  
DESCRIPTION OF THE IMPROVEMENTS  
TO BE ADMINISTERED AND MAINTAINED**

The proposed assessments shall be used to pay for district administrative costs and the maintenance and material costs incurred to maintain landscaping and appurtenant structures within the parkways and slopes areas within or adjacent to certain sections of Southwood and Rivertree drives and Ashwood Court, in addition to the landscape slopes located behind certain homes all within the Mar Lado Highlands subdivision.

<b>EXPENDITURE ESTIMATE</b>			
<b>OBJ ID</b>	<b>Object Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>
5315.0001	Electricity	\$ 700.00	\$ 700.00
5315.0003	Water	\$ 25,000.00	\$ 30,000.00
5320	Repair and Maintenance	\$ 32,000.00	\$ 25,550.00
5320.0013	Repair and Maintenance - LMAD Extras	\$ 15,000.00	\$ 20,000.00
5326	Studies & Reports	\$ 300.00	\$ 270.00
5355	Materials and Supplies	\$ 100.00	\$ 100.00
5360	Advertising	\$ 400.00	\$ 400.00
	Transfer -Gen Fd (personnel & admin)	\$ 9,086.00	\$ 9,086.00
<b>Total Expenditures</b>		<b>\$ 82,586.00</b>	<b>\$ 86,106.00</b>

<b>RESERVE &amp; OPERATING ACCOUNT ESTIMATES</b>	
<b>Description</b>	<b>FY 26-27</b>
<i>Operating Account</i>	
Assessment Revenue	\$ 69,783.14
Interest on Assessment Revenue	\$ 350.00
Total Anticipated Revenue	\$ 70,133.14
<b>Operating Acct Budget FY 26/27</b>	<b>\$ 86,106.00</b>
<b>Difference</b>	<b>\$ (15,972.86)</b>

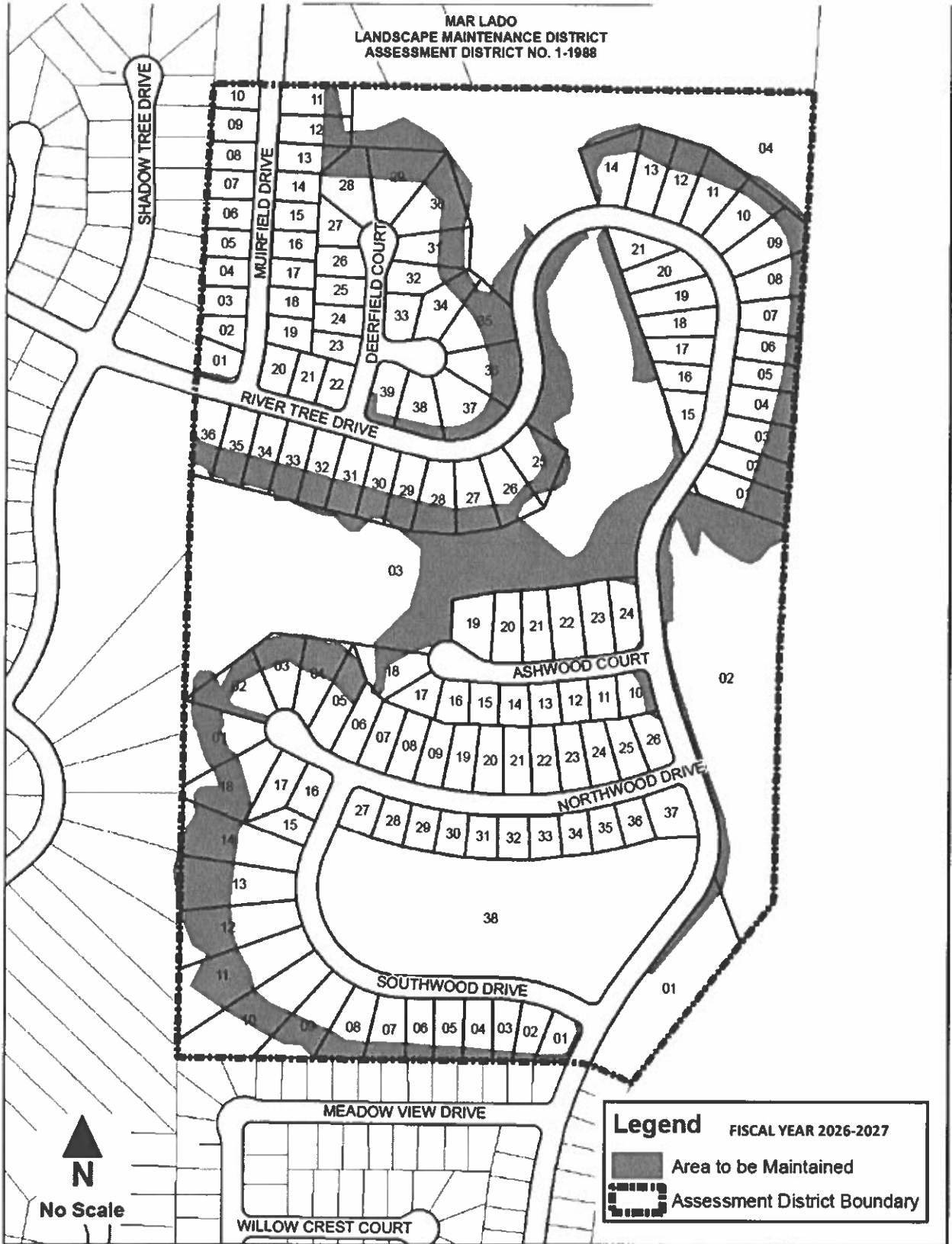
<b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>	
<b>Description</b>	<b>FY 26-27</b>
<i>Fund 249</i>	
Projected Fund balance 6/30/26	\$ 52,163.00
Use of Fund Balance (Trsrfr fr Fund to Operating for FY26/27 budget)	\$ (15,972.86)
<b>Estimated Ending Fund Balance at 06/30/2027</b>	<b>\$ 36,190.14</b>

<b>MARLADO HIGHLANDS ASSESSMENT DETAIL ANALYSIS</b>			
<b>Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>	
Number of parcels	133.00	138.00	
Number of assessment units	140.80	140.80	
Parcels @ 1.0	55.00	55.00	
Parcels @ 1.1	78.00	78.00	
Annual assmt. per single family (1.0)	\$ 495.62	\$ 495.62	
Annual assmt. per single family w/add'l. benefit (1.1)	545.18	545.18	
Total Assessment @ 1.0	27,259.10	27,259.10	
Total Assessment @ 1.1	42,524.04	42,524.04	
<b>Total Annual Assessment</b>	<b>\$ 69,783.14</b>	<b>\$ 69,783.14</b>	

**EXHIBIT "C" CONTAINS THE PROPOSED AMOUNT TO BE ASSESSED ON EACH LOT AND PARCEL WITHIN THE DISTRICT.**

**EXHIBIT "C" IS ON FILE IN THE CITY CLERK'S OFFICE AND IS AVAILABLE FOR REVIEW.**

MAR LADO  
LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-1988



No Scale

1 RESOLUTION NO.

2  
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY  
5 ENGINEER TO PREPARE A REPORT ON THE FISCAL  
6 YEAR 2026-2027 RENEWAL OF THE MAR LADO  
7 HIGHLANDS LANDSCAPE MAINTENANCE DISTRICT,  
8 ASSESSMENT DISTRICT 1-1988

9 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of  
10 Division 15 of the Streets and Highways Code of California, Section 22500 et. seq.,  
11 hereinafter referred to as the "Act", the City Council of the City of Oceanside  
12 adopted Resolution No. R88-150, which ordered the formation of the Mar Lado  
13 Highlands Landscape Maintenance District, Assessment District No. 1-1988,

14 WHEREAS, pursuant to the Act, the City Engineer is required to prepare a  
15 Report on the Mar Lado Highlands Landscape Maintenance District and present it  
16 to the City Council for examination;

17 WHEREAS, the ongoing administration and maintenance of the  
18 improvements and appurtenant structures within the City-maintained portions of  
19 the Mar Lado Highlands Landscape Maintenance District will require assessments  
20 to be levied on the assessable lots or parcels of land within the district;

21 WHEREAS, pursuant to the Act, the levy of any annual assessment after the  
22 formation of such an assessment district must be initiated by City Council adoption  
23 of a resolution directing the City Engineer to prepare and file a Report in  
24 accordance with the provisions of Article 4 of Chapter 1 of the Act; and

25 WHEREAS, pursuant to the Act, said resolution generally must describe any  
26 proposed new improvements or substantial changes in existing district  
27 improvements planned for the fiscal year for which the resolution applies.

28 ///

///

///

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3 SECTION 1. That no new improvements or substantial changes in existing  
4 improvements are planned for fiscal year 2026-2027 within the Mar Lado Highlands  
5 Landscape Maintenance District. The amount of the proposed assessment rate  
6 shall not exceed the maximum assessment rate authorized to be levied for the  
7 2025-2026 fiscal year.

8 SECTION 2. That the City Engineer is directed to prepare a Report on the  
9 Mar Lado Highlands Landscape Maintenance District in accordance with Article 4  
10 of Chapter 1 of the Act (Section 22565 et. seq. of the California Streets and  
11 Highways Code). Said Report shall be filed with the City Clerk for submission to  
12 the City Council and contain a full and detailed description of the boundaries of the  
13 assessment district, the proposed assessments to be levied on each assessable  
14 lot or parcel of land within the district and the improvements to be maintained.

15 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
16 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

17  
18 AYES:  
19 NAYS:  
20 ABSENT:  
21 ABSTAIN:

22 \_\_\_\_\_  
23 Mayor of the City of Oceanside

24 APPROVED AS TO FORM:  
25 OFFICE OF THE CITY ATTORNEY

26   
27 \_\_\_\_\_  
28 City Attorney

ATTEST

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

**Resolution directing the City Engineer to perpare a report on the  
Fiscal year 2026-2027 renewal of the Mar Lado Highlands Landscape  
Maintenance District, Assessment District No. 1-1988**

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION  
4 TO LEVY AND COLLECT ASSESSMENTS WITHIN THE  
5 MAR LADO HIGHLANDS LANDSCAPE MAINTENANCE  
6 DISTRICT, ASSESSMENT DISTRICT 1-1988, FOR FISCAL  
7 YEAR 2026-2027 AND SETTING A PUBLIC HEARING ON  
8 THE PROPOSED ASSESSMENTS

9 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
10 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
11 directing the City Engineer to prepare a Report on the Mar Lado Highlands  
12 Landscape Maintenance District for fiscal year 2026-2027;

13 WHEREAS, said Report, on file with the City Clerk of the City of Oceanside,  
14 contains a full and detailed description of the boundaries of the assessment district,  
15 the proposed assessments to be levied against each assessable lot or parcel of  
16 land within the district, and a description of the improvements to be maintained or  
17 modified;

18 WHEREAS, the amount of the proposed assessment rate is the same as or  
19 less than the amount of the assessment rate authorized to be levied for the 2025-  
20 2026 fiscal year;

21 WHEREAS, the City Council of the City of Oceanside adopted Resolution  
22 No. \_\_\_\_\_ approving the aforementioned Report either as filed or  
23 modified by this Council;

24 WHEREAS, the levy of the proposed assessment is exempt from the  
25 provisions of Article XIIID of the California Constitution (Proposition 218) pursuant  
26 to Section 5 Subsection (a) and/or (b) of that Article; and

27 WHEREAS, the ongoing operation, maintenance and renovation of the  
28 improvements will require assessments to be levied on the assessable lots and  
parcels of land within this district.

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3 SECTION 1. That it is the intent of this Council to levy and collect  
4 assessments for fiscal year 2026-2027 within the Mar Lado Highlands Landscape  
5 Maintenance District, Assessment District 1-1988, generally located in that area of  
6 the City of Oceanside, California, commonly known as Mar Lado Highlands  
7 subdivision.

8 SECTION 2. That the proposed assessments shall be used to pay the district  
9 administrative costs and the maintenance and material costs incurred to maintain  
10 landscaping and appurtenant structures within the parkways, slopes and open  
11 space areas within or adjacent to certain sections of Southwood and Rivertree  
12 Drives and Ashwood Court, in addition to the landscaped slopes located behind  
13 certain homes within the Mar Lado Highlands subdivision.

14 SECTION 3. That the proposed assessments shall not be used to maintain  
15 areas that have not been formally accepted by the City of Oceanside.

16 SECTION 4. That this City Council sets a public hearing on the proposed  
17 assessments for June 3, 2026, at 6:00 PM, or as soon thereafter as possible, in the  
18 City Council Chambers located at 300 North Coast Highway, Oceanside,  
19 California.

20 Any interested person(s) will be heard at this public hearing. Prior to the  
21 conclusion of this hearing, anyone may file with the City Clerk a written protest  
22 regarding the proposed assessments. Said protest must state why the protest is  
23 being made and contain a description sufficient to identify the property owned by  
24 the protesting party.

25 SECTION 5. That the City Clerk of the City of Oceanside is directed to give  
26 notice of this public hearing as required by Section 22626 of the Streets and  
27 Highways Code.

28 ///

1 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
2 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

3 AYES:


4 NAYS:

5 ABSENT:

6 ABSTAIN:

7 \_\_\_\_\_  
8 Mayor of the City of Oceanside

9  
10 APPROVED AS TO FORM:  
11 OFFICE OF THE CITY ATTORNEY

12   
13 \_\_\_\_\_  
14 City Attorney

14 ATTEST:

15  
16 \_\_\_\_\_  
17 City Clerk

18  
19 **Resolution declaring intent to levy and collect assessments**  
20 **for fiscal year 2026-2027 within the Mar Lado Landscape**  
21 **Maintenance District, Assessment District No. 1-1988**  
22  
23  
24  
25  
26  
27  
28

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY  
4 ENGINEER'S 2026-2027 FISCAL YEAR REPORT ON THE  
5 MISSION MEADOWS LANDSCAPE MAINTENANCE DISTRICT,  
6 ASSESSMENT DISTRICT NO. 2-1979

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
8 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
9 directing the City Engineer to prepare a Report on the Mission Meadows  
10 Landscape Maintenance District, Assessment District No. 2-1979, for fiscal  
11 year 2026-2027;

12 WHEREAS, the City Engineer has prepared said Report in accordance with  
13 the Act and presented it to the City Council for examination;

14 WHEREAS, said Report contains a full and detailed description of the  
15 boundaries of the assessment district, the annual budget, the method of  
16 apportionment for calculating the assessment and the proposed assessments to  
17 be levied against each assessable lot or parcel of land within the district, and a  
18 description of the improvements to be maintained or modified;

19 WHEREAS, the amount of the proposed assessment rate is the same as or  
20 less than the amount of the maximum assessment rate authorized to be levied  
21 for the 2025-2026 fiscal year;

22 WHEREAS, the levy of the proposed assessment is exempt from the  
23 provisions of Article XIID of the California Constitution (Proposition 218)  
24 pursuant to Section 5 Subsection (a) and/or (b) of that Article; and

25 WHEREAS, the City Council has examined and reviewed the Engineer's  
26 Report as presented, and is satisfied with all of the budget items and  
27 documentation as set forth therein, and is satisfied that the assessments have  
28 been spread in accordance with the benefits received from the improvements,  
operation, maintenance and services to be performed within the district.

1 NOW, THEREFORE, the City Council of the City of Oceanside does  
2 resolve as follows:

3 SECTION 1. That said Report is approved as submitted and ordered to be  
4 filed in the Office of the City Clerk of the City of Oceanside.

5 SECTION 2. That the City Clerk of the City of Oceanside is directed to  
6 endorse upon the Engineer's Report for the Mission Meadows Landscape  
7 Maintenance District its approval and the date thereof.

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
9 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

- 10 AYES:
- 11 NAYS:
- 12 ABSENT:
- 13 ABSTAIN:

14 \_\_\_\_\_  
Mayor of the City of Oceanside

17 APPROVED AS TO FORM:  
18 OFFICE OF THE CITY ATTORNEY

19   
20 \_\_\_\_\_  
City Attorney

21 ATTEST:

22 \_\_\_\_\_  
23 City Clerk

24  
25 Resolution approving the City Engineer's 2026-2027 fiscal year  
26 report on the Mission Meadows Landscape Maintenance District,  
27 Assessment District No. 2-1979  
28

**ENGINEER'S REPORT  
MISSION MEADOWS LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 2-1979**

**FISCAL YEAR 2026-2027**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2026-2027 fiscal year renewal of the Mission Meadows Landscape Maintenance District. This report is made pursuant to Article 4 of Chapter 1 of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code of the State of California. This report consists of four parts (Exhibits "A" through "D") defined as follows:

- Exhibit "A" - Description of the improvements to be administered and maintained. The plans and specifications for these improvements are part of this report and are separately bound and on file in the Public Works Department.
- Exhibit "B" - Cost estimate for the administration and maintenance of the improvements outlined in Exhibit "A".
- Exhibit "C" - An assessment roll showing the proposed amount to be specifically assessed against each lot or parcel of real property within the assessment district. Each parcel is described by San Diego County Assessor's Parcel Number or other designation, and each parcel has been assigned said number for the purposes of this proceeding. The amount assessed is based on Exhibit "B".
- Exhibit "D" - Diagram showing the boundaries of the assessment district, parcels of real property within the district, and the location of the improvements. The diagram is keyed to Exhibit "C" by County Assessor's Number. The assessment roll and maps of the San Diego County Assessor shall govern for all details concerning the description, lines or dimensions of any lot or parcel shown.

  
\_\_\_\_\_  
Brian Thomas  
City Engineer



## EXHIBIT "A"

### MISSION MEADOWS LANDSCAPE MAINTENANCE DISTRICT ASSESSMENT DISTRICT NO. 2-1979 DESCRIPTION OF THE IMPROVEMENTS TO BE ADMINISTERED AND MAINTAINED

The proposed assessments shall be used to pay for district administrative costs and the maintenance and material costs incurred to maintain landscaping, equestrian trails and appurtenant structures within the parkways and slopes within or adjacent to certain sections of Old Ranch Road and Spur Avenue within the Mission Meadows Unit 1 subdivision and Marlborough Country Estates Units 1-4 subdivisions.

Cost estimates for Fiscal Year 2026-2027 are estimated to be greater than the estimates for Fiscal Year 2025-2026 as identified within Exhibit "B" due to the open space sites scheduled for weed abatement within the district on Belmont Park Road, which are estimated to take place within Fiscal Year 2026-2027. Due to low assessment contributions for the district, the work performed is on an as needed basis and based on available funds.

MISSION MEADOWS - A LANDSCAPE DISTRICT NO. 2 - 1979  
 BUSINESS UNIT/ID - 320324242  
 FISCAL YEAR 2025-26

EXHIBIT "B"  
 As of 03/03/26

<b>EXPENDITURE ESTIMATE</b>			
<b>OBJ ID</b>	<b>Object Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>
5320.0013	Repair/Maint. Extras	\$ 1,100.00	\$ 1,600.00
5326	Studies & Reports	\$ 50.00	\$ 50.00
5360	Advertising	\$ 200.00	\$ 200.00
6900.0101	Transfer -Gen Fd (personnel & admin)	\$ 334.45	\$ 334.45
<b>Total Expenditures</b>		<b>\$ 1,684.45</b>	<b>\$ 2,184.45</b>

<b>RESERVE &amp; OPERATING ACCOUNT ESTIMATES</b>	
<b>Description</b>	<b>FY 26-27</b>
<i>Operating Account</i>	
Assessment Revenue	\$ 858.50
Interest on Assessment Revenue	\$ 300.00
Total Anticipated Revenue	\$ 1,158.50
<b>Operating Acct Budget FY 26/27</b>	<b>\$ 2,184.45</b>
<b>Difference</b>	<b>\$ (1,025.95)</b>

<b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>	
<b>Description</b>	<b>FY 26-27</b>
<i>Fund 242</i>	
Projected Fund balance 6/30/26	\$ 17,000.00
Use of Fund Balance (Trsfr fr Fund to Operating)	\$ (1,025.95)
Mission Meadows B Trsfr to Fund Balance	\$ (10,267.26)
<b>Estimated Fund Balance at 06/30/2027</b>	<b>\$ 5,706.79</b>

<b>MISSION MEADOWS - A ASSESSMENT DETAIL ANALYSIS</b>		
<b>Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>
Number of parcels	49.00	49.00
Number of assessment units	51.00	51.00
Parcels @ 1.0	34.00	34.00
Parcels @ 1.1	15.00	15.00
Annual assmt. per single family (1.0)	\$ 17.00	\$ 17.00
Annual assmt. per single family w/add'l. benefit (1.1)	18.70	18.70
Total Assessment @ 1.0	578.00	578.00
Total Assessment @ 1.1	280.50	280.50
<b>Total Annual Assessment</b>	<b>\$ 858.50</b>	<b>\$ 858.50</b>

EXPENDITURE ESTIMATE			
OBJ ID	Object Description	FY 25-26	FY 26-27
5315.0001	Electricity	\$ 50.00	\$ 100.00
5315.0003	Water	\$ -	\$ -
5320	Repair and Maintenance	\$ -	\$ -
5320.0013	Repair and Maintenance - LMAD Extras	\$ -	\$ 15,000.00
5326	Studies & Reports	\$ 150.00	\$ 150.00
5355	Materials and Supplies	\$ 50.00	\$ 50.00
5360	Advertising	\$ 200.00	\$ 200.00
6900.0101	Transfer -Gen Fd (personnel & admin)	\$ 2,812.00	\$ 2,812.00
<b>Total Expenditures</b>		<b>\$ 3,262.00</b>	<b>\$ 18,312.00</b>

RESERVE & OPERATING ACCOUNT ESTIMATES	
Description	FY 26-27
<u>Operating Account</u>	
Assessment Revenue	\$ 8,044.74
Interest on Assessment Revenue	\$ -
Total Anticipated Revenue	\$ 8,044.74
<b>Operating Acct Budget FY 26/27</b>	<b>\$ 18,312.00</b>
<b>Difference</b>	<b>\$ (10,267.26)</b>

RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 26-27
<u>Fund 242</u>	
Projected Fund balance 6/30/26	\$ 17,000.00
Mission Meadows A Use of Fund Balance	\$ (1,025.95)
Use of Fund Balance (Trsfr fr Fund to Operating for FY26/27 budget)	\$ (10,267.26)
<b>Estimated Ending Fund Balance at 06/30/2027</b>	<b>5,706.79</b>

MISSION MEADOWS - B ASSESSMENT DETAIL ANALYSIS			
Description	FY 25-26	FY 26-27	
Number of parcels	246.00	246.00	
Number of assessment units	239.00	239.00	
Parcels @ 1.0	239.00	239.00	
Annual assmt. per single family (1.0)	\$ 33.66	\$ 33.66	
Total Assessment @ 1.0	8,044.74	8,044.74	
<b>Total Annual Assessment</b>	<b>\$ 8,044.74</b>	<b>\$ 8,044.74</b>	

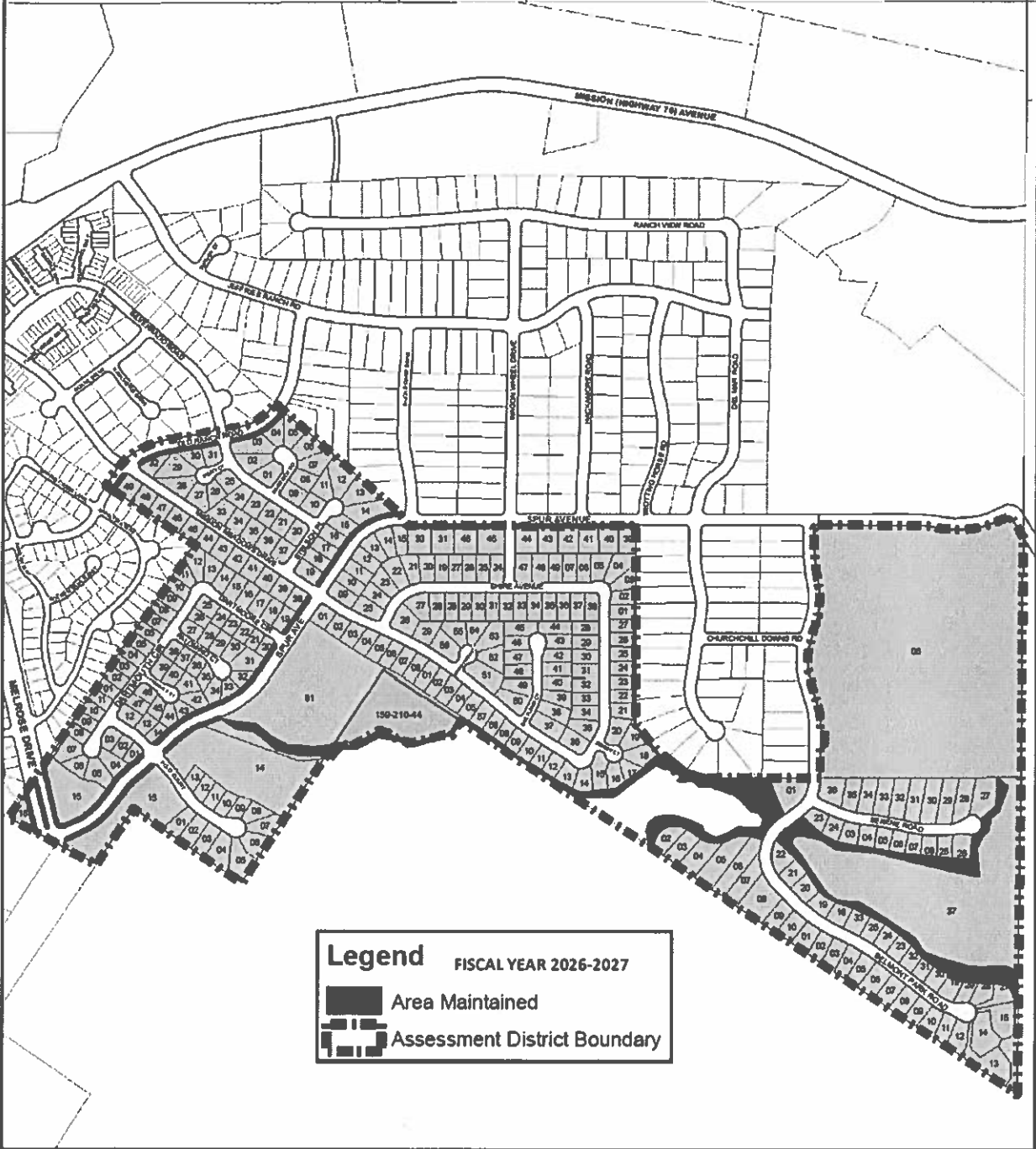
**EXHIBIT "C" CONTAINS THE PROPOSED AMOUNT TO BE ASSESSED ON EACH LOT AND PARCEL WITHIN THE DISTRICT.**

**EXHIBIT "C" IS ON FILE IN THE CITY CLERK'S OFFICE AND IS AVAILABLE FOR REVIEW.**



MISSION MEADOWS  
LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 2-1979



No Scale



**Legend** FISCAL YEAR 2026-2027

-  Area Maintained
-  Assessment District Boundary

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION  
4 TO LEVY AND COLLECT ASSESSMENTS WITHIN THE  
5 MISSION MEADOWS LANDSCAPE MAINTENANCE  
6 DISTRICT, ASSESSMENT DISTRICT 2-1979, FOR FISCAL  
7 YEAR 2026-2027 AND SETTING A PUBLIC HEARING ON  
8 THE PROPOSED ASSESSMENTS

9 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
10 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
11 directing the City Engineer to prepare a Report on the Mission Meadows  
12 Landscape Maintenance District for fiscal year 2026-2027;

13 WHEREAS, said Report, on file with the City Clerk of the City of Oceanside,  
14 contains a full and detailed description of the boundaries of the assessment district,  
15 the proposed assessments to be levied against each assessable lot or parcel of  
16 land within the district, and a description of the improvements to be maintained or  
17 modified;

18 WHEREAS, the amount of the proposed assessment rate is the same as or  
19 less than the amount of the assessment rate authorized to be levied for the 2025-  
20 2026 fiscal year;

21 WHEREAS, the City Council of the City of Oceanside adopted Resolution  
22 No. \_\_\_\_\_ approving the aforementioned Report either as filed or  
23 modified by this Council;

24 WHEREAS, the levy of the proposed assessment is exempt from the  
25 provisions of Article XIII D of the California Constitution (Proposition 218) pursuant  
26 to Section 5 Subsection (a) and/or (b) of that Article; and

27 WHEREAS, the ongoing operation, maintenance and renovation of the  
28 improvements will require assessments to be levied on the assessable lots and  
parcels of land within this district.

///

///

1           NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3           SECTION 1. That it is the intent of this Council to levy and collect  
4 assessments for fiscal year 2026-2027 within the Mission Meadows Landscape  
5 Maintenance District, Assessment District 2-1979, generally located in that area of  
6 the City of Oceanside, California, commonly known as Mission Meadows Unit 1  
7 and Marlborough Country Estates Units 1-4 subdivisions.

8           SECTION 2. That the proposed assessments shall be used to pay the  
9 district administrative costs and the maintenance and material costs incurred to  
10 maintain landscaping, equestrian trails and structures within the parkways and  
11 slopes within or next to certain sections of Old Ranch Road and Spur Avenue all  
12 within the area commonly known as Mission Meadows Unit 1 and Marlborough  
13 Country Estates Units 1-4 subdivisions.

14           SECTION 3. That the proposed assessments shall not be used to maintain  
15 areas that have not been formally accepted by the City of Oceanside.

16           SECTION 4. That this City Council sets a public hearing on the proposed  
17 assessments for June 3, 2026, at 6:00 PM, or as soon thereafter as possible, in the  
18 City Council Chambers located at 300 North Coast Highway, Oceanside,  
19 California.

20           Any interested person(s) will be heard at this public hearing. Prior to the  
21 conclusion of this hearing, anyone may file with the City Clerk a written protest  
22 regarding the proposed assessments. Said protest must state why the protest is  
23 being made and contain a description sufficient to identify the property owned by  
24 the protesting party.

25           SECTION 5. That the City Clerk of the City of Oceanside is directed to give  
26 notice of this public hearing as required by Section 22626 of the Streets and  
27 Highways Code.

28

1 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
2 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

3 AYES:

4 NAYS:

5 ABSENT:

6 ABSTAIN:

7 \_\_\_\_\_  
8 Mayor of the City of Oceanside

9  
10 APPROVED AS TO FORM:  
11 OFFICE OF THE CITY ATTORNEY

12   
13 \_\_\_\_\_  
14 City Attorney

14 ATTEST:

15  
16 \_\_\_\_\_  
17 City Clerk

18  
19 **Resolution declaring intent to levy and collect assessments for**  
20 **for fiscal year 2026-2027 within the Mission Meadows Landscape**  
21 **Maintenance District, Assessment District No. 2-1979**  
22  
23  
24  
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28

1 RESOLUTION NO.

2  
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY  
5 ENGINEER TO PREPARE A REPORT ON THE FISCAL  
6 YEAR 2026-2027 RENEWAL OF THE MISSION  
7 MEADOWS LANDSCAPE MAINTENANCE DISTRICT,  
8 ASSESSMENT DISTRICT 2-1979

9 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, being  
10 Part 2 of Division 15 of the Streets and Highways Code of California, Section  
11 22500 et. seq., hereinafter referred to as the "Act", the City Council of the City of  
12 Oceanside adopted Resolution Nos. R79-319, R80-109 and R95-014, which  
13 ordered the formation and annexation of territory to the Mission Meadows  
14 Landscape Maintenance District, Assessment District No. 2-1979;

15 WHEREAS, pursuant to the Act, the City Engineer is required to prepare  
16 a Report on the Mission Meadows Landscape Maintenance District and present  
17 it to the City Council for examination;

18 WHEREAS, the ongoing administration and maintenance of the  
19 improvement and appurtenant structures within the City-maintained portions  
20 of the Mission Meadows Landscape Maintenance District will require  
21 assessments to be levied on the assessable lots or parcels of land within the  
22 district;

23 WHEREAS, pursuant to the Act, the levy of any annual assessment  
24 after the formation of such an assessment district must be initiated by City  
25 Council adoption of a resolution directing the City Engineer to prepare and file  
26 a Report in accordance with the provisions of Article 4 of Chapter 1 of the Act;  
27 and

28 WHEREAS, pursuant to the Act, said resolution generally must describe  
any proposed new improvements or substantial changes in existing district  
improvements planned for the fiscal year for which the resolution applies.

1 NOW, THEREFORE, the City Council of the City of Oceanside does  
2 resolve as follows:

3 SECTION 1. That no new improvements or substantial changes in  
4 existing improvements are planned for fiscal year 2026-2027 within the  
5 Mission Meadows Landscape Maintenance District. The amount of the  
6 proposed assessment rate shall not exceed the maximum assessment rate  
7 authorized to be levied in the district for the 2025-2026 fiscal year.

8 SECTION 2. That the City Engineer is directed to prepare a Report on  
9 the Mission Meadows Landscape Maintenance District in accordance with  
10 Article 4 of Chapter 1 of the Act (Section 22565 et. seq. of the California  
11 Streets and Highways Code). Said Report shall be filed with the City Clerk for  
12 submission to the City Council and contain a full and detailed description of  
13 the boundaries of the assessment district, the proposed assessments to be  
14 levied on each assessable lot or parcel of land within the district and the  
15 improvements to be maintained.

16 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
17 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

18 AYES:  
19 NAYS:  
20 ABSENT:  
21 ABSTAIN:

\_\_\_\_\_  
Mayor of the City of Oceanside

22 APPROVED AS TO FORM:  
23 OFFICE OF THE CITY ATTORNEY

24   
25 \_\_\_\_\_  
City Attorney

26 ATTEST:

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

27  
28 **Resolution directing the City Engineer to prepare a report on the  
Fiscal year 2026-2027 renewal of the Mission Meadows Landscape  
Maintenance District, Assessment District No. 2-1979**

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY  
4 ENGINEER'S 2026-2027 FISCAL YEAR REPORT ON THE  
5 PEACOCK HILLS LANDSCAPE MAINTENANCE DISTRICT,  
6 ASSESSMENT DISTRICT NO. 1-1977

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
8 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
9 directing the City Engineer to prepare a Report on the Peacock Hills Landscape  
10 Maintenance District, Assessment District No. 1-1977, for fiscal year 2026-2027;

11 WHEREAS, the City Engineer has prepared said Report in accordance with  
12 the Act and presented it to the City Council for examination;

13 WHEREAS, said Report contains a full and detailed description of the  
14 boundaries of the assessment district, the annual budget, the method of  
15 apportionment for calculating the assessment and the proposed assessments to  
16 be levied against each assessable lot or parcel of land within the district, and a  
17 description of the improvements to be maintained or modified;

18 WHEREAS, the amount of the proposed assessment rate is the same as or  
19 less than the amount of the maximum assessment rate authorized to be levied for  
20 the 2025-2026 fiscal year;

21 WHEREAS, the levy of the proposed assessment is exempt from the  
22 provisions of Article XIID of the California Constitution (Proposition 218) pursuant  
23 to Section 5 Subsection (a) and/or (b) of that Article; and

24 WHEREAS, the City Council has examined and reviewed the Engineer's  
25 Report as presented, and is satisfied with all of the budget items and  
26 documentation as set forth therein, and is satisfied that the assessments have  
27 been spread in accordance with the benefits received from the improvements,  
28 operation, maintenance and services to be performed within the district.

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3 SECTION 1. That said report is approved as submitted and ordered to be  
4 filed in the Office of the City Clerk of the City of Oceanside.

5 SECTION 2. That the City Clerk of the City of Oceanside is directed to  
6 endorse upon the Engineer's Report for the Peacock Hills Landscape  
7 Maintenance District its approval and the date thereof.

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
9 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 \_\_\_\_\_  
15 Mayor of the City of Oceanside

16  
17 APPROVED AS TO FORM:  
18 OFFICE OF THE CITY ATTORNEY

19 \_\_\_\_\_  
20 *Pauline Hamilton, C. ASST.*  
21 City Attorney

22 ATTEST:

23  
24 \_\_\_\_\_  
25 City Clerk

26 Resolution approving the City Engineer's 2026-2027 fiscal year  
27 report on the Peacock Hills Landscape Maintenance District,  
28 Assessment District No. 1-1977

ENGINEER'S REPORT  
PEACOCK HILLS LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-1977

FISCAL YEAR 2026-2027

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2026-2027 fiscal year renewal of the Peacock Hills Landscape Maintenance District. This report is made pursuant to Article 4 of Chapter 1 of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code of the State of California. This report consists of four parts (Exhibits "A" through "D") defined as follows:

- Exhibit "A" - Description of the improvements to be administered and maintained. The plans and specifications for these improvements are part of this report and are separately bound and on file in the Public Works Department.
- Exhibit "B" - Cost estimate for the administration and maintenance of the improvements outlined in Exhibit "A".
- Exhibit "C" - An assessment roll showing the proposed amount to be specifically assessed against each lot or parcel of real property within the assessment district. Each parcel is described by San Diego County Assessor's Parcel Number or other designation, and each parcel has been assigned said number for the purposes of this proceeding. The amount assessed is based on Exhibit "B".
- Exhibit "D" - Diagram showing the boundaries of the assessment district, parcels of real property within the district, and the location of the improvements. The diagram is keyed to Exhibit "C" by County Assessor's Number. The assessment roll and maps of the San Diego County Assessor shall govern for all details concerning the description, lines or dimensions of any lot or parcel shown.

  
\_\_\_\_\_  
Brian Thomas  
City Engineer



## EXHIBIT "A"

### PEACOCK HILLS LANDSCAPE MAINTENANCE DISTRICT ASSESSMENT DISTRICT NO. 1-1977 DESCRIPTION OF THE IMPROVEMENTS TO BE ADMINISTERED AND MAINTAINED

The proposed assessments shall be used to pay for district administrative costs and the maintenance and material costs incurred to maintain landscaping and appurtenant structures within the raised median on Peacock Boulevard with the Peacock Hills Units 2 and 3 subdivisions.

Cost estimates for Fiscal Year 2026-2027 are estimated to be lower than the estimates for Fiscal Year 2025-2026 as identified within Exhibit "B". The non-functional turf areas of the medians throughout this district were updated in Fiscal Year 2025-26 in an effort to lower water and maintenance costs within the district and to bring this area into compliance with Assembly Bill 1572.

EXPENDITURE ESTIMATE			
OBJ ID	Object Description	FY 25-26	FY 26-27
5315.0001	Electricity	\$ 100.00	\$ 1,000.00
5315.0003	Water	\$ 2,000.00	\$ 2,000.00
5320	Repair and Maintenance	\$ 9,505.00	\$ 3,000.00
5320.0013	Repair and Maintenance - LMAD Extras	\$ 65,000.00	\$ 9,000.00
5326	Studies & Reports	\$ 30.00	\$ 30.00
5355	Materials and Supplies	\$ 50.00	\$ 50.00
5360	Advertising	\$ 400.00	\$ 400.00
6900.0101	Transfer -Gen Fd (personnel & admin)	\$ 628.00	\$ 628.00
<b>Total Expenditures</b>		<b>\$ 77,713.00</b>	<b>\$ 16,108.00</b>

RESERVE & OPERATING ACCOUNT ESTIMATES	
Description	FY 26-27
<u>Operating Account</u>	
Assessment Revenue	\$ 16,062.24
Interest on Assessment Revenue	\$ 500.00
Total Anticipated Revenue	\$ 16,562.24
Operating Acct Budget FY 26/27	\$ 16,108.00
Difference	\$ 454.24

RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 26-27
<u>Fund 251</u>	
Projected Fund balance 6/30/26	\$ (10,623.75)
Savings to Fund Balance (Trsfr fr Fund to Operating for FY26/27 budget)	\$ 454.24
Estimated Ending Fund Balance at 06/30/2027	\$ (10,169.51)

PEACOCK HILLS ASSESSMENT DETAIL ANALYSIS		
Description	FY 24-25	FY 25-26
Number of parcels	924.00	924.00
Number of assessment units	921.00	921.00
Parcels @ 1.0	921.00	921.00
Annual assmt. per single family (1.0)	\$ 17.44	\$ 17.44
Total Assessment @ 1.0	16,062.24	16,062.24
<b>Total Annual Assessment</b>	<b>\$ 16,062.24</b>	<b>\$ 16,062.24</b>



**EXHIBIT "C" CONTAINS THE PROPOSED AMOUNT TO BE ASSESSED ON EACH LOT AND PARCEL WITHIN THE DISTRICT.**

**EXHIBIT "C" IS ON FILE IN THE CITY CLERK'S OFFICE AND IS AVAILABLE FOR REVIEW.**

PEACOCK HILLS  
LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-1977



**Legend** FISCAL YEAR 2026-2027

-  Area to be Maintained
-  Assessment District Boundary

1 RESOLUTION NO.

2  
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY  
5 ENGINEER TO PREPARE A REPORT ON THE FISCAL  
6 YEAR 2026-2027 RENEWAL OF THE PEACOCK HILLS  
7 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT  
8 DISTRICT 1-1977

9 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, being Part  
10 2 of Division 15 of the Streets and Highways Code of California, Section 22500 et.  
11 seq., hereinafter referred to as the "Act", the City Council of the City of Oceanside  
12 adopted Resolution Nos. R77-133, R78-102 and R80-239, which ordered the  
13 formation and annexation of territory to the Peacock Hills Landscape Maintenance  
14 District, Assessment District No. 1-1977;

15 WHEREAS, pursuant to the Act, the City Engineer is required to prepare a  
16 Report on the Peacock Hills Landscape Maintenance District and present it to the City  
17 Council for examination;

18 WHEREAS, the ongoing administration and maintenance of the improvements  
19 and appurtenant structures within the City-maintained portions of the Peacock Hills  
20 Landscape Maintenance District will require assessments to be levied on the  
21 assessable lots or parcels of land within the district;

22 WHEREAS, pursuant to the Act, the levy of any annual assessment after the  
23 formation of such an assessment district must be initiated by City Council adoption of  
24 a resolution directing the City Engineer to prepare and file a Report in accordance with  
25 the provisions of Article 4 of Chapter 1 of the Act; and

26 WHEREAS, pursuant to the Act, said resolution generally must describe any  
27 proposed new improvements or substantial changes in existing district improvements  
28 planned for the fiscal year for which the resolution applies.

///

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as  
2 follows:

3 SECTION 1. That no new improvements or substantial changes in existing  
4 improvements are planned for fiscal year 2026-2027 within the Peacock Hills  
5 Landscape Maintenance District. The amount of assessment rate shall not exceed  
6 the maximum assessment rate authorized to be levied in the district for the 2025-2026  
7 fiscal year.

8 SECTION 2. That the City Engineer is directed to prepare a Report on the  
9 Peacock Hills Landscape Maintenance District in accordance with Article 4 of Chapter  
10 1 of the Act (Section 22565 et. seq. of the California Streets and Highways Code).  
11 Said Report shall be filed with the City Clerk for submission to the City Council and  
12 contain a full and detailed description of the boundaries of the assessment district, the  
13 proposed assessments to be levied on each assessable lot or parcel of land within the  
14 district and the improvements to be maintained.

15 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
16 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

17 AYES:  
18 NAYS:  
19 ABSENT:  
20 ABSTAIN:

\_\_\_\_\_  
Mayor of the City of Oceanside

21 APPROVED AS TO FORM:  
22 OFFICE OF THE CITY ATTORNEY

23   
24 \_\_\_\_\_  
City Attorney

25 ATTEST:

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

27 **Resolution directing the City Engineer to prepare a report on the**  
28 **Fiscal year 2026-2027 renewal of the Peacock Hills Landscape**  
**Maintenance District, Assessment District No. 1-1977**

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION  
4 TO LEVY AND COLLECT ASSESSMENTS WITHIN THE  
5 PEACOCK HILLS LANDSCAPE MAINTENANCE DISTRICT,  
6 ASSESSMENT DISTRICT 1-1977, FOR FISCAL YEAR  
7 2026-2027 AND SETTING A PUBLIC HEARING ON THE  
8 PROPOSED ASSESSMENTS

9 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
10 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
11 directing the City Engineer to prepare a Report on the Peacock Hills Landscape  
12 Maintenance District for fiscal year 2026-2027;

13 WHEREAS, said Report, on file with the City Clerk of the City of Oceanside,  
14 contains a full and detailed description of the boundaries of the assessment district,  
15 the proposed assessments to be levied against each assessable lot or parcel of  
16 land within the district, and a description of the improvements to be maintained or  
17 modified;

18 WHEREAS, the amount of the proposed assessment rate is the same as or  
19 less than the amount of the assessment rate authorized to be levied for the 2025-  
20 2026 fiscal year;

21 WHEREAS, the City Council of the City of Oceanside adopted Resolution  
22 No. \_\_\_\_\_ approving the aforementioned Report either as filed or  
23 modified by this Council;

24 WHEREAS, the levy of the proposed assessment is exempt from the  
25 provisions of Article XIID of the California Constitution (Proposition 218) pursuant  
26 to Section 5 Subsection (a) and/or (b) of that Article; and

27 WHEREAS, the ongoing operation, maintenance and renovation of the  
28 improvements will require assessments to be levied on the assessable lots and  
parcels of land within this district.

1           NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3           SECTION 1. That it is the intent of this Council to levy and collect  
4 assessments for fiscal year 2026-2027 within the Peacock Hills Landscape  
5 Maintenance District, Assessment District 1-1977, generally located in that area of  
6 the City of Oceanside, California, commonly known as Peacock Hills Units 2 and 3  
7 subdivisions.

8           SECTION 2. That the proposed assessments shall be used to pay the district  
9 administrative costs and the maintenance and material costs incurred to maintain  
10 landscaping and appurtenant structures within the raised median on Peacock  
11 Boulevard within the Peacock Hills Units 2 and 3 subdivisions.

12           SECTION 3. That the proposed assessments shall not be used to maintain  
13 areas that have not been formally accepted by the City of Oceanside.

14           SECTION 4. That this City Council sets a public hearing on the proposed  
15 assessments for June 3, 2026, at 6:00 PM, or as soon thereafter as possible, in the  
16 City Council Chambers located at 300 North Coast Highway, Oceanside,  
17 California.

18           Any interested person(s) will be heard at this public hearing. Prior to the  
19 conclusion of this hearing, anyone may file with the City Clerk a written protest  
20 regarding the proposed assessments. Said protest must state why the protest is  
21 being made and contain a description sufficient to identify the property owned by  
22 the protesting party.

23           SECTION 5. That the City Clerk of the City of Oceanside is directed to give  
24 notice of this public hearing as required by Section 22626 of the Streets and  
25 Highways Code.

1 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
2 California, this \_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

3 AYES:

4 NAYS:

5 ABSENT:

6 ABSTAIN:

7 \_\_\_\_\_  
8 Mayor of the City of Oceanside

9  
10 APPROVED AS TO FORM:  
11 OFFICE OF THE CITY ATTORNEY

12   
13 \_\_\_\_\_  
14 City Attorney

15 ATTEST:

16  
17 \_\_\_\_\_  
18 City Clerk

19  
20 **Resolution declaring intent to levy and collect assessments**  
21 **for fiscal year 2026-2027 within the Peacock Hills Landscape**  
22 **Maintenance District, Assessment District No. 1-1977**  
23  
24  
25  
26  
27  
28

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY  
4 ENGINEER'S 2026-2027 FISCAL YEAR REPORT ON THE  
5 RANCHO HERMOSA LANDSCAPE MAINTENANCE DISTRICT,  
ASSESSMENT DISTRICT NO. 3-1982

6 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
7 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
8 directing the City Engineer to prepare a Report on the Rancho Hermosa  
9 Landscape Maintenance District, Assessment District No. 3-1982, for fiscal  
10 year 2026-2027;

11 WHEREAS, the City Engineer has prepared said Report in accordance  
12 with the Act and presented it to the City Council for examination;

13 WHEREAS, said Report contains a full and detailed description of the  
14 boundaries of the assessment district, the annual budget, the method of  
15 apportionment for calculating the assessment and the proposed assessments to  
16 be levied against each assessable lot or parcel of land within the district, and a  
17 description of the improvements to be maintained or modified;

18 WHEREAS, the base assessment rate will be increased by the Consumer  
19 Price Index (CPI) for All Urban Consumers for the San Diego Area by City  
20 Council approval;

21 WHEREAS, the levy of the proposed assessment is exempt from the  
22 provisions of Article XIID of the California Constitution (Proposition 218)  
23 pursuant to Section 5 Subsection (a) and/or (b) of that Article; and

24 WHEREAS, the City Council has examined and reviewed the Engineer's  
25 Report as presented, and is satisfied with all of the budget items and  
26 documentation as set forth therein, and is satisfied that the assessments have  
27 been spread in accordance with the benefits received from the improvements,  
28 operation, maintenance and services to be performed within the district.

1 NOW, THEREFORE, the City Council of the City of Oceanside does  
2 resolve as follows:

3 SECTION 1. That said Report is approved as submitted and ordered to be  
4 filed in the Office of the City Clerk of the City of Oceanside.

5 SECTION 2. That the City Clerk of the City of Oceanside is directed to  
6 endorse upon the Engineer's Report for the Rancho Hermosa Landscape  
7 Maintenance District its approval and the date thereof.

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
9 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 \_\_\_\_\_  
15 Mayor of the City of Oceanside

17 APPROVED AS TO FORM:  
18 OFFICE OF THE CITY ATTORNEY

19   
20 \_\_\_\_\_  
21 City Attorney

22 ATTEST:

23 \_\_\_\_\_  
24 City Clerk


25  
26 Resolution approving the City Engineer's 2026-2027 fiscal year  
27 report on the Rancho Hermosa Landscape Maintenance District,  
28 Assessment District No. 3-1982

ENGINEER'S REPORT  
RANCHO HERMOSA LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 3-1982

FISCAL YEAR 2026-2027

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2026-2027 fiscal year renewal of the Rancho Hermosa Landscape Maintenance District. This report is made pursuant to Article 4 of Chapter 1 of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code of the State of California. This report consists of four parts (Exhibits "A" through "D") defined as follows:

- Exhibit "A" - Description of the improvements to be administered and maintained. The plans and specifications for these improvements are part of this report and are separately bound and on file in the Public Works Department.
- Exhibit "B" - Cost estimate for the administration and maintenance of the improvements outlined in Exhibit "A".
- Exhibit "C" - An assessment roll showing the proposed amount to be specifically assessed against each lot or parcel of real property within the assessment district. Each parcel is described by San Diego County Assessor's Parcel Number or other designation, and each parcel has been assigned said number for the purposes of this proceeding. The amount assessed is based on Exhibit "B".
- Exhibit "D" - Diagram showing the boundaries of the assessment district, parcels of real property within the district, and the location of the improvements. The diagram is keyed to Exhibit "C" by County Assessor's Number. The assessment roll and maps of the San Diego County Assessor shall govern for all details concerning the description, lines or dimensions of any lot or parcel shown.

  
\_\_\_\_\_  
Brian Thomas  
City Engineer



**EXHIBIT "A"**

**RANCHO HERMOSA LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 3-1982  
DESCRIPTION OF THE IMPROVEMENTS  
TO BE ADMINISTERED AND MAINTAINED**

The proposed assessments shall be used to pay for district administrative costs and the maintenance and material costs incurred to maintain landscaping and appurtenant structures on the parkways and slopes within or adjacent to those sections of Rancho Del Oro Drive that front the Rancho Hermosa Unit 1 subdivision.

EXPENDITURE ESTIMATE			
OBJ ID	Object Description	FY 25-26	FY 26-27
5315.0001	Electricity	\$ 100.00	\$ 200.00
5315.0003	Water	\$ 18,000.00	\$ 20,000.00
5320	Repair and Maintenance	\$ 18,920.00	\$ 19,700.00
5320.0013	Repair and Maintenance - LMAD Extras	\$ 10,100.00	\$ 10,100.00
5326	Studies & Reports	\$ 120.00	\$ 120.00
5355	Materials and Supplies	\$ 50.00	\$ 50.00
5360	Advertising	\$ 400.00	\$ 400.00
6900.0101	Transfer -Gen Fd (personnel & admin)	\$ 2,550.00	\$ 2,550.00
<b>Total Expenditures</b>		<b>\$ 50,240.00</b>	<b>\$ 53,120.00</b>

RESERVE & OPERATING ACCOUNT ESTIMATES	
Description	FY 26-27
<i>Operating Account</i>	
Assessment Revenue	\$ 45,250.92
Interest on Assessment Revenue	\$ 500.00
Total Anticipated Revenue	\$ 45,750.92
<b>Operating Acct Budget FY 26-27</b>	<b>\$ 53,120.00</b>
<b>Difference</b>	<b>\$ (7,369.08)</b>

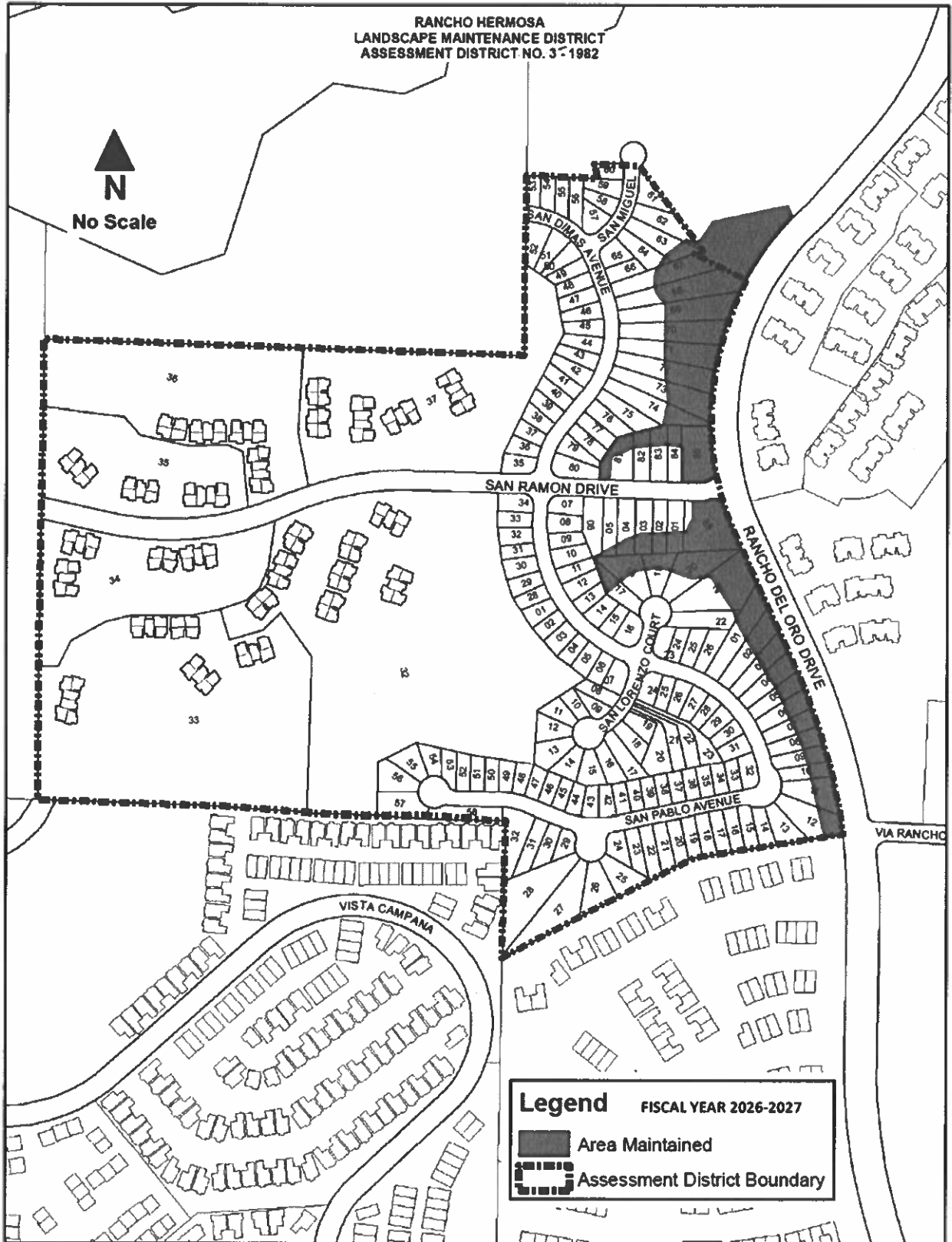
RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 26-27
<i>Fund 246</i>	
Projected Fund balance 6/30/26	\$ 53,902.00
Use of Fund Balance (Trsfr fr Fund to Operating for FY26/27 budget)	(7,369.08)
<b>Estimated Ending Fund Balance at 06/30/2027</b>	<b>46,532.92</b>

RANCHO HERMOSA ASSESSMENT DETAIL ANALYSIS		
Description	FY 25-26	FY 26-27
Number of parcels	455.00	455.00
Number of assessment parcels	452.00	452.00
Parcels @ 3.0 benefit units	404.00	404.00
Parcels @ 4.0 benefit units	48.00	48.00
Annual assmt Base Unit (1.0)	\$ 31.42	\$ 32.23
Annual assmt. per single family (3.0)	\$ 94.26	\$ 96.69
Annual assmt. per single family w/add'l. benefit (4.0)	\$ 125.68	\$ 128.92
Total Assessment @ 3.0	38,081.04	39,062.76
Total Assessment @ 4.0	6,032.64	6,188.16
<b>Total Annual Assessment</b>	<b>\$ 44,113.68</b>	<b>\$ 45,250.92</b>
Assessment includes 2.6% CPI increase		

**EXHIBIT "C" CONTAINS THE PROPOSED AMOUNT TO BE ASSESSED ON EACH LOT AND PARCEL WITHIN THE DISTRICT.**

**EXHIBIT "C" IS ON FILE IN THE CITY CLERK'S OFFICE AND IS AVAILABLE FOR REVIEW.**

RANCHO HERMOSA  
LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 3 - 1982



1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY ENGINEER  
4 TO PREPARE A REPORT ON THE FISCAL YEAR 2026-2027  
5 RENEWAL OF THE RANCHO HERMOSA LANDSCAPE  
6 MAINTENANCE DISTRICT, ASSESSMENT DISTRICT 3-1982

7 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, being  
8 Part 2 of Division 15 of the Streets and Highways Code of California, Section  
9 22500 et. seq., hereinafter referred to as the "Act", the City Council of the City of  
10 Oceanside adopted Resolution No. 82-205, which ordered the formation of the  
11 Rancho Hermosa Landscape Maintenance District, Assessment District No. 3-  
12 1982;

13 WHEREAS, pursuant to the Act, the City Engineer is required to prepare  
14 a Report on the Rancho Hermosa Landscape Maintenance District and present  
15 it to the City Council for examination;

16 WHEREAS, the ongoing administration and maintenance of the  
17 improvements and appurtenant structures within the City-maintained portions  
18 of the Rancho Hermosa Landscape Maintenance District will require  
19 assessments to be levied on the assessable lots or parcels of land within the  
20 district;

21 WHEREAS, the base assessment rate will be increased by the Consumer  
22 Price Index (CPI) for All Urban Consumers for the San Diego Area by City  
23 Council approval;

24 WHEREAS, pursuant to the Act, the levy of any annual assessment  
25 after the formation of such an assessment district must be initiated by City  
26 Council adoption of a resolution directing the City Engineer to prepare and file  
27 a Report in accordance with the provisions of Article 4 of Chapter 1 of the Act;  
28 and WHEREAS, pursuant to the Act, said resolution generally must describe  
any proposed new improvements or substantial changes in existing district  
improvements planned for the fiscal year for which the resolution applies.

1 NOW, THEREFORE, the City Council of the City of Oceanside does  
2 resolve as follows:

3 SECTION 1. That no new improvements or substantial changes in existing  
4 improvements are planned for fiscal year 2026-2027 within the Rancho Hermosa  
5 Landscape Maintenance District.

6 The base assessment rate will be increased by the Consumer Price Index  
7 (CPI) for all Urban Consumers for the San Diego Area by City Council approval;

8 SECTION 2. That the City Engineer is directed to prepare a Report on  
9 the Rancho Hermosa Landscape Maintenance District in accordance with  
10 Article 4 of Chapter 1 of the Act (Section 22565 et. seq. of the California  
11 Streets and Highways Code). Said Report shall be filed with the City Clerk for  
12 submission to the City Council and contain a full and detailed description of  
13 the boundaries of the assessment district, the proposed assessments to be  
14 levied on each assessable lot or parcel of land within the district and the  
15 improvements to be maintained.

16 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
17 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

18 AYES:  
19 NAYS:  
20 ABSENT:  
21 ABSTAIN:

\_\_\_\_\_  
Mayor of the City of Oceanside

22 APPROVED AS TO FORM:  
23 OFFICE OF THE CITY ATTORNEY

24   
25 City Attorney

26 ATTEST:

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

27 **Resolution directing the City Engineer to prepare a report on the**  
28 **Fiscal year 2026-2027 renewal of the Rancho Hermosa Landscape**  
**Maintenance District, Assessment District No. 3-1982**

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION  
4 TO LEVY AND COLLECT ASSESSMENTS WITHIN THE  
5 RANCHO HERMOSA LANDSCAPE MAINTENANCE  
6 DISTRICT, ASSESSMENT DISTRICT 3-1982, FOR FISCAL  
7 YEAR 2026-2027 AND SETTING A PUBLIC HEARING ON  
8 THE PROPOSED ASSESSMENTS

9 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
10 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
11 directing the City Engineer to prepare a Report on the Rancho Hermosa  
12 Landscape Maintenance District for fiscal year 2026-2027;

13 WHEREAS, said Report, on file with the City Clerk of the City of Oceanside,  
14 contains a full and detailed description of the boundaries of the assessment district,  
15 the proposed assessments to be levied against each assessable lot or parcel of  
16 land within the district, and a description of the improvements to be maintained or  
17 modified;

18 WHEREAS, the amount of the base rate may be increased by the Consumer  
19 Price Index (CPI) for All Urban consumers for the San Diego Area by Council Approval.

20 WHEREAS, the City Council of the City of Oceanside adopted Resolution  
21 No. \_\_\_\_\_ approving the aforementioned Report either as filed or  
22 modified by this Council;

23 WHEREAS, the levy of the proposed assessment is exempt from the  
24 provisions of Article XIID of the California Constitution (Proposition 218) pursuant  
25 to Section 5 Subsection (a) and/or (b) of that Article; and

26 WHEREAS, the ongoing operation, maintenance and renovation of the  
27 improvements will require assessments to be levied on the assessable lots and  
28 parcels of land within this district.

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3 SECTION 1. That it is the intent of this Council to levy and collect  
4 assessments for fiscal year 2026-2027 within the Rancho Hermosa Landscape  
5 Maintenance District, Assessment District 3-1982, generally located in that area of  
6 the City of Oceanside, California, commonly known as Rancho Hermosa Unit 1  
7 subdivision.

8 SECTION 2. That the proposed assessments shall be used to pay the district  
9 administrative costs and the maintenance and material costs incurred to maintain  
10 landscaping and appurtenant structures on the parkways and slopes within or  
11 adjacent to those sections of Rancho Del Oro Drive that front the Rancho Hermosa  
12 Unit 1 subdivision.

13 SECTION 3. That the proposed assessments shall not be used to maintain  
14 areas that have not been formally accepted by the City of Oceanside.

15 SECTION 4. That this City Council sets a public hearing on the proposed  
16 assessments for June 3, 2026, at 6:00 PM, or as soon thereafter as possible, in the  
17 City Council Chambers located at 300 North Coast Highway, Oceanside,  
18 California.

19 Any interested person(s) will be heard at this public hearing. Prior to the  
20 conclusion of this hearing, anyone may file with the City Clerk a written protest  
21 regarding the proposed assessments. Said protest must state why the protest is  
22 being made and contain a description sufficient to identify the property owned by  
23 the protesting party.

24 SECTION 5. That the City Clerk of the City of Oceanside is directed to give  
25 notice of this public hearing as required by Section 22626 of the Streets and  
26 Highways Code.

1 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
2 California, this \_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

3 AYES:

4 NAYS:

5 ABSENT:

6 ABSTAIN:

7 \_\_\_\_\_  
8 Mayor of the City of Oceanside

9  
10 APPROVED AS TO FORM:  
11 OFFICE OF THE CITY ATTORNEY

12   
13 \_\_\_\_\_  
14 City Attorney

14 ATTEST:

15  
16 \_\_\_\_\_  
17 City Clerk

18  
19  
20  
21  
22 **Resolution declaring intent to levy and collect assessments**  
23 **for fiscal year 2026-2027 within the Rancho Hermosa Landscape**  
24 **Maintenance District, Assessment District No. 3-1982**  
25  
26  
27  
28

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE  
3 CITY OF OCEANSIDE, CALIFORNIA, APPROVING  
4 THE CITY ENGINEER'S 2026-2027 FISCAL YEAR  
5 REPORT ON THE SANTA FE MESA LANDSCAPE  
6 MAINTENANCE DISTRICT, ASSESSMENT  
DISTRICT 2-1987

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
8 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
9 directing the City Engineer to prepare a Report on the Santa Fe Mesa Landscape  
10 Maintenance District, Assessment District No. 2-1987, for fiscal year 2026-2027;

11 WHEREAS, the City Engineer has prepared said Report in accordance with  
12 the Act, and presented it to the City Council for examination;

13 WHEREAS, said Report contains a full and detailed description of the  
14 boundaries of the assessment district, the annual budget, the method of  
15 apportionment for calculating the assessment and the proposed assessments to be  
16 levied against each assessable lot or parcel of land within the district, and a  
17 description of the improvements to be maintained or modified;

18 WHEREAS, the amount of the proposed assessment rate is the same as or  
19 less than the amount of the maximum assessment rate authorized to be levied for  
20 the 2025-2026 fiscal year;

21 WHEREAS, the levy of the proposed assessment is exempt from the  
22 provisions of Article XIID of the California Constitution (Proposition 218) pursuant  
23 to Section 5, Subsection (a) and/or (b) of that Article; and

24 WHEREAS, the City Council has examined and reviewed the Engineer's  
25 Report as presented, and is satisfied with all of the budget items and  
26 documentation as set forth therein, and is satisfied that the assessments have  
27 been spread in accordance with the benefits received from the improvements,  
28 operation, maintenance and services to be performed within the district.

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3 SECTION 1. That said Report is approved as submitted and ordered to be  
4 filed in the Office of the City Clerk of the City of Oceanside.

5 SECTION 2. That the City Clerk of the City of Oceanside is directed to  
6 endorse upon the Engineer's Report for the Santa Fe Mesa Landscape  
7 Maintenance District its approval and the date thereof.

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
9 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

10  
11 AYES:  
12 NAYS:  
13 ABSENT:  
14 ABSTAIN:

15 \_\_\_\_\_  
16 Mayor of the City of Oceanside

17 APPROVED AS TO FORM:  
18 OFFICE OF THE CITY ATTORNEY

19   
20 \_\_\_\_\_  
21 City Attorney

22 ATTEST:

23  
24 \_\_\_\_\_  
25 City Clerk

26 Resolution approving the City Engineer's 2026-2027 fiscal year  
27 report on the Santa Fe Mesa Landscape Maintenance District,  
28 Assessment District No. 2-1987

ENGINEER'S REPORT  
SANTA FE MESA LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 2-1987

FISCAL YEAR 2026-2027

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2026-2027 fiscal year renewal of the Santa Fe Mesa Landscape Maintenance District. This report is made pursuant to Article 4 of Chapter 1 of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code of the State of California. This report consists of four parts (Exhibits "A" through "D") defined as follows:

- Exhibit "A" - Description of the improvements to be administered and maintained. The plans and specifications for these improvements are part of this report and are separately bound and on file in the Public Works Department.
- Exhibit "B" - Cost estimate for the administration and maintenance of the improvements outlined in Exhibit "A".
- Exhibit "C" - An assessment roll showing the proposed amount to be specifically assessed against each lot or parcel of real property within the assessment district. Each parcel is described by San Diego County Assessor's Parcel Number or other designation, and each parcel has been assigned said number for the purposes of this proceeding. The amount assessed is based on Exhibit "B".
- Exhibit "D" - Diagram showing the boundaries of the assessment district, parcels of real property within the district, and the location of the improvements. The diagram is keyed to Exhibit "C" by County Assessor's Number. The assessment roll and maps of the San Diego County Assessor shall govern for all details concerning the description, lines or dimensions of any lot or parcel shown.

  
\_\_\_\_\_  
Brian Thomas  
City Engineer



## EXHIBIT "A"

### SANTA FE MESA LANDSCAPE MAINTENANCE DISTRICT ASSESSMENT DISTRICT NO. 2-1987 DESCRIPTION OF THE IMPROVEMENTS TO BE ADMINISTERED AND MAINTAINED

The proposed assessments shall be used to pay for district administrative costs and the maintenance and material costs incurred to maintain landscaping and appurtenant structures within the parkways medians and slopes within or adjacent to certain sections of Mesa, Summerhill, Overlook, Muirwood, Sagewood, Palmera and Woodhaven drives, North Santa Fe Avenue, Avenida De La Plata, Wohlford, Champlain and Wendela streets, and Paseo Hermosa all within the areas commonly known as Mission Santa Fe, Lark Place, Palmera and Lago Vista subdivisions.

Cost estimates for Fiscal Year 2026-2027 are estimated to be greater than the estimates as indicated for Fiscal Year 2025-2026, and as identified within Exhibit "B". Additional maintenance is required in order to provide improvements for repairs to existing backflow devices to include the addition of backflow cages for theft prevention, irrigation repairs, and replacement of controllers and timers in Fiscal Year 2026-2027.

EXPENDITURE ESTIMATE			
OBJ ID	Object Description	FY 25-26	FY 26-27
5315.0001	Electricity	\$ 2,000.00	\$ 2,200.00
5315.0003	Water	\$ 120,000.00	\$ 120,000.00
5315.0008	CCA/ESP Generation		\$ 300.00
5320	Repair and Maintenance	\$ 182,500.00	\$ 189,595.00
5320.0013	Repair and Maintenance - LMAD Extras	\$ 50,000.00	\$ 80,000.00
5326	Studies & Reports	\$ 2,500.00	\$ 2,500.00
5355	Materials and Supplies	\$ 250.00	\$ 250.00
5360	Advertising	\$ 425.00	\$ 425.00
6900.0101	Transfer -Gen Fd (personnel & admin)	\$ 45,321.00	\$ 45,321.00
<b>Total Expenditures</b>		<b>\$ 402,996.00</b>	<b>\$ 440,591.00</b>

RESERVE & OPERATING ACCOUNT ESTIMATES	
Description	FY 26-27
<u>Operating Account</u>	
Assessment Revenue	\$ 338,168.30
Interest on Assessment Revenue	\$ 1,900.00
Total Anticipated Revenue	\$ 340,068.30
<b>Operating Acct Budget FY 26-27</b>	<b>\$ 440,591.00</b>
<b>Difference</b>	<b>\$ (100,522.70)</b>

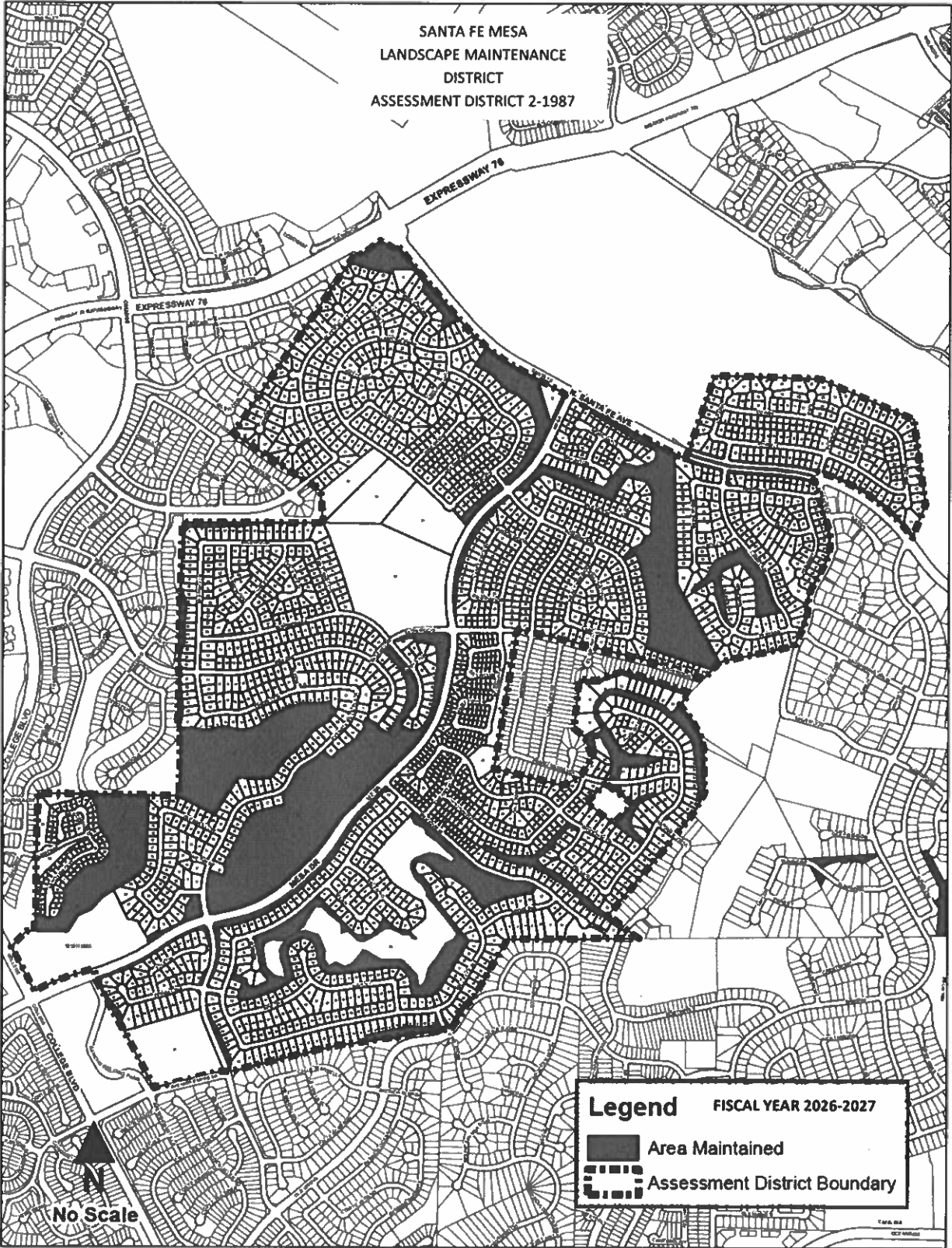
RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 26-27
<u>Fund 247</u>	
Projected Fund balance 6/30/26	\$ 255,356.00
Use of Fund Balance (Trsfr fr Fund to Operating for FY26/27 budget)	\$ (100,522.70)
<b>Estimated Ending Fund Balance at 06/30/2027</b>	<b>\$ 154,833.30</b>

SANTA FE MESA ASSESSMENT DETAIL ANALYSIS		
Description	FY 25-26	FY 26-27
Number of parcels	2,052.00	2,054.00
Number of assessment units	2,074.50	2,077.40
Parcels @ 1.0	1,516.00	1,516.00
Parcels @ 1.1	501.00	501.00
Annual assmt. per single family (1.0)	\$ 162.78	\$ 162.78
Annual assmt. per single family w/add'l. benefit (1.1)	\$ 179.06	\$ 179.06
Total Assessment @ 1.0	246,774.48	246,774.48
Total Assessment @ 1.1	89,709.06	89,709.06
Subtotal	336,483.54	336,483.54
Church	1,204.56	1,204.56
Senior Living Community	480.20	480.20
<b>Total Annual Assessment</b>	<b>\$ 338,168.30</b>	<b>\$ 338,168.30</b>

**EXHIBIT "C" CONTAINS THE PROPOSED AMOUNT TO BE ASSESSED ON EACH LOT AND PARCEL WITHIN THE DISTRICT.**

**EXHIBIT "C" IS ON FILE IN THE CITY CLERK'S OFFICE AND IS AVAILABLE FOR REVIEW.**

SANTA FE MESA  
LANDSCAPE MAINTENANCE  
DISTRICT  
ASSESSMENT DISTRICT 2-1987



**Legend** FISCAL YEAR 2026-2027

- Area Maintained
- Assessment District Boundary

No Scale

T 6A, R 8  
OCT 2022

1 RESOLUTION NO.

2  
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY  
5 ENGINEER TO PREPARE A REPORT ON THE FISCAL  
6 YEAR 2026-2027 RENEWAL OF THE SANTA FE MESA  
7 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT  
8 DISTRICT 2-1987

9 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, being  
10 Part 2 of Division 15 of the Streets and Highways Code of California, Section  
11 22500 et. seq, hereinafter referred to as the "Act", the City Council of the City of  
12 Oceanside adopted Resolution Nos. R87-226 and R88-31, which ordered the  
13 formation of the district and R95-105 which ordered the annexation of territory into  
14 the Santa Fe Mesa Landscape Maintenance District, Assessment District No. 2-  
15 1987 and;

16 WHEREAS, pursuant to the Act, the City Engineer is required to prepare a  
17 Report on the Santa Fe Mesa Landscape Maintenance District and present it to the  
18 City Council for examination;

19 WHEREAS, the ongoing administration and maintenance of the  
20 improvements and appurtenant structures within the City-maintained portions of  
21 the Santa Fe Mesa Landscape Maintenance District will require assessments to  
22 be levied on the assessable lots or parcels of land within the district;

23 WHEREAS, pursuant to the Act, the levy of any annual assessment after the  
24 formation of such an assessment district must be initiated by City Council adoption  
25 of a resolution directing the City Engineer to prepare and file a Report in  
26 accordance with the provisions of Article 4 of Chapter 1 of the Act; and

27 WHEREAS, pursuant to the Act, said resolution generally must describe any  
28 proposed new improvements or substantial changes in existing district  
improvements planned for the fiscal year for which the resolution applies.


1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3 SECTION 1. That no new improvements or substantial changes in existing  
4 improvements are planned for fiscal year 2026-2027 within the Santa Fe Mesa  
5 Landscape Maintenance District. The amount of the proposed assessment shall  
6 not exceed the maximum assessment rate authorized to be levied in the district for  
7 the 2025-2026 fiscal year.

8 SECTION 2. That the City Engineer is directed to prepare a Report on the  
9 Santa Fe Mesa Landscape Maintenance District in accordance with Article 4 of  
10 Chapter 1 of the Act (Section 22565 et. seq. of the California Streets and Highways  
11 Code). Said Report shall be filed with the City Clerk for submission to the City  
12 Council and contain a full and detailed description of the boundaries of the  
13 assessment district, the proposed assessments to be levied on each assessable  
14 lot or parcel of land within the district and the improvements to be maintained.

15 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
16 California, this \_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

17 AYES:  
18 NAYS:  
19 ABSENT:  
20 ABSTAIN:

\_\_\_\_\_  
Mayor of the City of Oceanside  
  
21 APPROVED AS TO FORM:  
22 OFFICE OF THE CITY ATTORNEY  
23   
24 City Attorney

24 ATTEST:  
25 \_\_\_\_\_  
26 City Clerk

27 **Resolution directing the City Engineer to perpare a report on the**  
28 **Fiscal year 2026-2027 renewal of the Santa Fe Mesa Landscape**  
**Maintenance District, Assessment District No. 2-1987**

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION TO  
4 LEVY AND COLLECT ASSESSMENTS WITHIN THE SANTA FE  
5 MESA LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT  
6 DISTRICT NO. 2-1987, FOR FISCAL YEAR 2026-2027 AND  
7 SETTING A PUBLIC HEARING ON THE PROPOSED  
8 ASSESSMENTS

9 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
10 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
11 directing the City Engineer to prepare a Report on the Santa Fe Mesa Landscape  
12 Maintenance District, Assessment District No. 2-1987 for fiscal year 2026-2027;

13 WHEREAS, said Report, on file with the City Clerk of the City of  
14 Oceanside, contains a full and detailed description of the boundaries of the  
15 assessment district, the proposed assessments to be levied against each  
16 assessable lot or parcel of land within the district, and a description of the  
17 improvements to be maintained or modified;

18 WHEREAS, the amount of the proposed assessment rate is the same as or  
19 less than the amount of the assessment rate authorized to be levied for the 2025-  
20 2026 fiscal year;

21 WHEREAS, the City Council of the City of Oceanside adopted Resolution  
22 No. \_\_\_\_\_ approving the aforementioned Report either as filed or  
23 modified by this Council.

24 WHEREAS, the levy of the proposed assessment is exempt from the  
25 provisions of Article XIID of the California Constitution (Proposition 218) pursuant  
26 to Section 5 Subsection (a) and/or (b) of that Article; and

27 WHEREAS, the ongoing operation, maintenance and renovation of the  
28 improvements will require assessments to be levied on the assessable lots and  
parcels of land within this district.

1           NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3           SECTION 1. That it is the intent of this Council to levy and collect  
4 assessments for fiscal year 2026-2027 within the Santa Fe Mesa Landscape  
5 Maintenance District, Assessment District 2-1987, generally located in that area of  
6 the City of Oceanside, California, commonly known as Mission Santa Fe, Lark  
7 Place, Palmera and Lago Vista subdivisions.

8           SECTION 2. That the proposed assessments shall be used to pay the  
9 district administrative costs and the maintenance and material costs incurred to  
10 maintain landscaping and appurtenant structures within the parkways, medians,  
11 and slopes within or adjacent to certain sections of Mesa, Summerhill, Overlook,  
12 Muirwood, Sagewood, Palmera and Woodhaven Drives, North Santa Fe Avenue,  
13 Avenida de la Plata, Wohlford, Champlain and Wendela streets, and Paseo  
14 Hermosa all within the areas commonly known as Mission Santa Fe, Lark Place,  
15 Palmera and Lago Vista subdivisions.

16           SECTION 3. That the proposed assessments shall not be used to maintain  
17 areas that have not been formally accepted by the City of Oceanside.

18           SECTION 4. That this City Council sets a public hearing on the proposed  
19 assessments for June 3, 2026, at 6:00 PM, or as soon thereafter as possible, in the  
20 City Council Chambers located at 300 North Coast Highway, Oceanside,  
21 California.

22           Any interested person(s) will be heard at this public hearing. Prior to the  
23 conclusion of this hearing, anyone may file with the City Clerk a written protest  
24 regarding the proposed assessments. Said protest must state why the protest is  
25 being made and contain a description sufficient to identify the property owned by  
26 the protesting party.

27           ///

28           ///

1 SECTION 5. That the City Clerk of the City of Oceanside is directed to give  
2 notice of this public hearing as required by Section 22626 of the Streets and  
3 Highways Code.

4 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
5 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

6 AYES:  
7 NAYS:  
8 ABSENT:  
9 ABSTAIN:

10 \_\_\_\_\_  
Mayor of the City of Oceanside

11 APPROVED AS TO FORM:  
12 OFFICE OF THE CITY ATTORNEY

13   
14 \_\_\_\_\_  
City Attorney

15 ATTEST:

16 \_\_\_\_\_  
17 City Clerk

18  
19 **Resolution declaring intent to levy and collect assessments**  
20 **for fiscal year 2026-2027 within the Santa Fe Mesa Landscape**  
21 **Maintenance District, Assessment District No. 2-1987**  
22  
23  
24  
25  
26  
27  
28

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY  
3 OF OCEANSIDE, CALIFORNIA, APPROVING THE  
4 CITY ENGINEER'S 2026-2027 FISCAL YEAR REPORT  
5 ON THE SUNBURST HOMES LANDSCAPE  
6 MAINTENANCE DISTRICT, ASSESSMENT DISTRICT  
7 NO. 1-1980

8 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
9 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
10 directing the City Engineer to prepare a Report on the Sunburst Homes Landscape  
11 Maintenance District, Assessment District No. 1-1980, for fiscal year 2026-2027;

12 WHEREAS, the City Engineer has prepared said Report as directed and  
13 presented it to the City Council for examination;

14 WHEREAS, said report contains a full and detailed description of the  
15 boundaries of the assessment district, the annual budget, the method of  
16 apportionment for calculating the assessment and the proposed assessments to be  
17 levied against each assessable lot or parcel of land within the district, and a  
18 description of the improvements to be maintained or modified;

19 WHEREAS, the amount of the proposed assessment rate is the same as or  
20 less than the amount of the maximum assessment authorized to be levied for the  
21 2025-2026 fiscal year;

22 WHEREAS, the levy of the proposed assessment is exempt from the  
23 provisions of Article XIID of the California Constitution (Proposition 218) pursuant  
24 to Section 5 Subsection (a) and/or (b) of that Article; and

25 WHEREAS, the City Council has examined and reviewed the Engineer's  
26 Report as presented, and is satisfied with all of the budget items and  
27 documentation as set forth therein, and is satisfied that the assessments have  
28 been spread in accordance with the benefits received from the improvements,  
operation, maintenance and services to be performed within the district.

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3 SECTION 1. That said Report is approved as submitted and ordered to  
4 be filed in the Office of the City Clerk of the City of Oceanside.

5 SECTION 2. That the City Clerk of the City of Oceanside is directed to  
6 endorse upon the Engineer's Report for the Sunburst Homes Landscape  
7 Maintenance District its approval and the date thereof.

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
9 California, this \_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 \_\_\_\_\_  
15 Mayor of the City of Oceanside

17 APPROVED AS TO FORM:  
18 OFFICE OF THE CITY ATTORNEY

19   
20 \_\_\_\_\_  
21 City Attorney

21 ATTEST:

22 \_\_\_\_\_  
23 City Clerk

24  
25 Resolution approving the City Engineer's 2026-2027 fiscal year  
26 report on the Sunburst Homes Landscape Maintenance District,  
27 Assessment District No. 1-1980  
28

**ENGINEER'S REPORT  
SUNBURST HOMES LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-1980**

**FISCAL YEAR 2026-2027**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following Report regarding the 2026-2027 fiscal year renewal of the Sunburst Homes Landscape Maintenance District. This Report is made pursuant to Article 4 of Chapter 1 of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code of the State of California. This Report consists of four parts (Exhibits "A" through "D") defined as follows:

- Exhibit "A" - Description of the improvements to be administered and maintained. The plans and specifications for these improvements are part of this report and are separately bound and on file in the Public Works Department.
- Exhibit "B" - Cost estimate for the administration, maintenance and renovation of the improvements outlined in Exhibit "A".
- Exhibit "C" - An assessment roll showing the proposed amount to be specifically assessed against each lot and parcel of real property within the assessment district. Each parcel is described by San Diego County Assessor's Parcel Number or other designation, and each parcel has been assigned said number for the purposes of this proceeding. The amount assessed is based on Exhibit "B".
- Exhibit "D" - Diagram showing the boundaries of the assessment district, parcels of real property within the district, and the location of the improvements. The diagram is keyed to Exhibit "C" by County Assessor's Number. The assessment roll and maps of the San Diego County Assessor shall govern for all details concerning the description, lines and dimensions of any lot or parcel shown.

  
\_\_\_\_\_  
Brian Thomas  
City Engineer



**EXHIBIT "A"**

**SUNBURST HOMES LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-1980  
DESCRIPTION OF THE IMPROVEMENTS  
TO BE ADMINISTERED AND MAINTAINED**

The proposed assessments shall be used to pay for district administrative costs and the maintenance and material costs incurred to maintain landscaping and appurtenant structures within the parkway along the north side of North Avenue, all within the Sunburst Homes Units 1 - 4 subdivisions.

SUNBURST HOMES LANDSCAPE DISTRICT NO. 1 - 1980  
 BUSINESS UNIT/ID - 320326243  
 FISCAL YEAR 2026-27

As of **EXHIBIT "B"**  
 3/3/26

<b>EXPENDITURE ESTIMATE</b>			
<b>OBJ ID</b>	<b>Object Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>
5305	Professional Services		
5315.0003	Water	\$ 200.00	\$ 300.00
5315.0001	Electricity	\$ 1,500.00	\$ 1,500.00
5320	Repair and Maintenance	\$ 5,050.00	\$ 5,235.00
5320.0013	Repair and Maintenance - LMAD Extras	\$ 10,100.00	\$ 10,100.00
5326	Studies & Reports	\$ 60.00	\$ 60.00
5355	Materials and Supplies	\$ 25.00	\$ 25.00
5360	Advertising	\$ 400.00	\$ 400.00
6900.0101	Transfer -Gen Fd (personnel & admin)	\$ 101.00	\$ 101.00
<b>Total Expenditures</b>		<b>\$ 17,436.00</b>	<b>\$ 17,721.00</b>

<b>RESERVE &amp; OPERATING ACCOUNT ESTIMATES</b>	
<b>Description</b>	<b>FY 26-27</b>
<i>Operating Account</i>	
Assessment Revenue	\$ 8,937.88
Interest on Assessment Revenue	\$ 600.00
Total Anticipated Revenue	\$ 9,537.88
<b>Operating Acct Budget FY 26-27</b>	<b>\$ 17,721.00</b>
<b>Difference</b>	<b>\$ (8,183.12)</b>

<b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>	
<b>Description</b>	<b>FY 26-27</b>
<i>Fund 243</i>	
Projected Fund balance 6/30/26	\$ 123,433.00
Use of Fund Balance (Trsfr fr Fund to Operating for FY26/27 budget)	\$ (8,183.12)
<b>Estimated Ending Fund Balance at 06/30/2027</b>	<b>\$ 115,249.88</b>

<b>SUNBURST HOMES ASSESSMENT DETAIL ANALYSIS</b>			
<b>Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>	
Number of parcels	\$ 233.00	\$ 233.00	
Number of assessment units	\$ 233.00	\$ 233.00	
Parcels @ 1.0	\$ 233.00	\$ 233.00	
Annual assmt. per single family (1.0)	\$ 38.36	\$ 38.36	
Total Assessment @ 1.0	\$ 8,937.88	\$ 8,937.88	
<b>Total Annual Assessment</b>	<b>\$ 8,937.88</b>	<b>\$ 8,937.88</b>	

**EXHIBIT "C" CONTAINS THE PROPOSED AMOUNT TO BE ASSESSED ON EACH LOT AND PARCEL WITHIN THE DISTRICT.**

**EXHIBIT "C" IS ON FILE IN THE CITY CLERK'S OFFICE AND IS AVAILABLE FOR REVIEW.**

SUNBURST HOMES  
 LANDSCAPE MAINTENANCE DISTRICT  
 ASSESSMENT DISTRICT NO. 1-1980



**Legend** FISCAL YEAR 2026-2027

- Area Maintained
- Assessment District Boundary

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY  
4 ENGINEER TO PREPARE A REPORT ON THE FISCAL  
5 YEAR 2026-2027 RENEWAL OF THE SUNBURST HOMES  
6 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT  
DISTRICT NO. 1-1980

7 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972,  
8 being Part 2 of Division 15 of the Streets and Highways Code of California, Section  
9 22500 et. seq., hereinafter referred to as the "Act", the City Council of the City of  
10 Oceanside adopted Resolution No. 80-374 which ordered the formation of the  
11 Sunburst Homes Landscape Maintenance District, Assessment District No. 1-1980;

12 WHEREAS, pursuant to the Act, the City Engineer is required to prepare  
13 a Report on the Sunburst Homes Landscape Maintenance District and present it to  
14 the City Council for examination;

15 WHEREAS, the ongoing administration and maintenance of the  
16 improvements and appurtenant structures within the City-maintained portions of  
17 the Sunburst Homes Landscape Maintenance District will require assessments to  
18 be levied on the assessable lots or parcels of land within the district;

19 WHEREAS, pursuant to the Act, the levy of any annual assessment  
20 after the formation of such an assessment district must be initiated by City Council  
21 adoption of a resolution directing the City Engineer to prepare and file a Report in  
22 accordance with the provisions of Article 4 of Chapter 1 of the Act; and

23 WHEREAS, pursuant to the Act, said resolution generally must describe  
24 any proposed new improvements or substantial changes in existing district  
25 improvements planned for the fiscal year for which the resolution applies.

26 ///

27 ///

28 ///

1 NOW, THEREFORE, the City Council of the City of Oceanside does  
2 resolve as follows:

3 SECTION 1. That no new improvements or substantial changes in  
4 existing improvements are planned for fiscal year 2026-2027 within the Sunburst  
5 Homes Landscape Maintenance District. The amount of the proposed assessment  
6 rate shall not exceed the maximum assessment rate authorized to be levied in the  
7 district for the 2025-2026 fiscal year.

8 SECTION 2. That the City Engineer is directed to prepare a Report on  
9 the Sunburst Homes Landscape Maintenance District in accordance with Article 4  
10 of Chapter 1 of the Act (Section 22565 et. seq. of the California Streets and  
11 Highways Code). Said Report shall be filed with the City Clerk for submission to  
12 the City Council and contain a full and detailed description of the boundaries of the  
13 assessment district, the proposed assessments to be levied on each assessable  
14 lot or parcel of land within the district and the improvements to be maintained.

15 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
16 California, this \_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

17 AYES:  
18 NAYS:  
19 ABSENT:  
20 ABSTAIN

\_\_\_\_\_  
Mayor of the City of Oceanside

21 APPROVED AS TO FORM:  
22 OFFICE OF THE CITY ATTORNEY

23   
\_\_\_\_\_  
City Attorney

24 ATTEST:

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

26  
27 **Resolution directing the City Engineer to perpare a report on the**  
28 **Fiscal year 2026-2027 renewal of the Sunburst Homes Landscape**  
**Maintenance District, Assessment District No. 1-1980**

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY  
4 AND COLLECT ASSESSMENTS WITHIN THE SUNBURST HOMES  
5 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT DISTRICT  
6 1-1980, FOR FISCAL YEAR 2026-2027 AND SETTING A PUBLIC  
7 HEARING ON THE PROPOSED ASSESSMENTS

8 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
9 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
10 directing the City Engineer to prepare a Report on the Sunburst Homes Landscape  
11 Maintenance District for fiscal year 2026-2027;

12 WHEREAS, said Report, on file with the City Clerk of the City of Oceanside,  
13 contains a full and detailed description of the boundaries of the assessment district,  
14 the proposed assessments to be levied against each assessable lot or parcel of land  
15 within the district, and a description of the improvements to be maintained or  
16 modified;

17 WHEREAS, the amount of the proposed assessment rate is the same as or  
18 less than the amount of the assessment rate authorized to be levied for the 2025-  
19 2026 fiscal year;

20 WHEREAS, the City Council of the City of Oceanside adopted Resolution  
21 No. \_\_\_\_\_ approving the aforementioned Report either as filed or  
22 modified by this Council;

23 WHEREAS, the levy of the proposed assessment is exempt from the  
24 provisions of Article XIID of the California Constitution (Proposition 218) pursuant to  
25 Section 5 Subsection (a) and/or (b) of that Article; and

26 WHEREAS, the ongoing operation, maintenance and renovation of the  
27 improvements will require assessments to be levied on the assessable lots and  
28 parcels of land within this district.

1           NOW, THEREFORE, the City Council of the City of Oceanside does resolve as  
2 follows:

3           SECTION 1. That it is the intent of this Council to levy and collect  
4 assessments for fiscal year 2026-2027 within the Sunburst Homes Landscape  
5 Maintenance District, Assessment District 1-1980, generally located in that area of  
6 the City of Oceanside, California, commonly known as Sunburst Homes Units 1-4  
7 subdivisions.

8           SECTION 2. That the proposed assessments shall be used to pay the district  
9 administrative costs and the maintenance and material costs incurred to maintain  
10 landscaping and appurtenant structures within the parkway along the north side of  
11 North Avenue, all within the Sunburst Homes Units 1-4 subdivisions.

12           SECTION 3. That the proposed assessments shall not be used to maintain  
13 areas that have not been formally accepted by the City of Oceanside.

14           SECTION 4. That this City Council sets a public hearing on the proposed  
15 assessments for June 3, 2026, at 6:00 PM, or as soon thereafter as possible, in the  
16 City Council Chambers located at 300 North Coast Highway, Oceanside, California.

17           Any interested person(s) will be heard at this public hearing. Prior to the  
18 conclusion of this hearing, anyone may file with the City Clerk a written protest  
19 regarding the proposed assessments. Said protest must state why the protest is  
20 being made and contain a description sufficient to identify the property owned by the  
21 protesting party.

22           SECTION 5. That the City Clerk of the City of Oceanside is directed to give  
23 notice of this public hearing as required by Section 22626 of the Streets and  
24 Highways Code.

1 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
2 California, this \_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

3 AYES:

4 NAYS:

5 ABSENT:

6 ABSTAIN:

7 \_\_\_\_\_  
8 Mayor of the City of Oceanside

9  
10 APPROVED AS TO FORM:  
11 OFFICE OF THE CITY ATTORNEY

12   
13 \_\_\_\_\_  
14 City Attorney

14 ATTEST:

15  
16 \_\_\_\_\_  
17 City Clerk

18  
19 **Resolution declaring intent to levy and collect assessments**  
20 **for fiscal year 2026-2027 within the Sunburst Homes Landscape**  
21 **Maintenance District, Assessment District No. 1-1980**  
22  
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1 RESOLUTION NO.

2  
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY  
5 ENGINEER TO PREPARE A REPORT ON THE FISCAL  
6 YEAR 2026-2027 RENEWAL OF THE SUNSET HILLS  
7 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT  
8 DISTRICT 2-1982

9 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, being  
10 Part 2 of Division 15 of the Streets and Highways Code of California, Section  
11 22500 et. seq., hereinafter referred to as the "Act", the City Council of the City of  
12 Oceanside adopted Resolution No. R82-83, which ordered the formation of the  
13 Sunset Hills Landscape Maintenance District, Assessment District No.2-1982;

14 WHEREAS, pursuant to the Act, the City Engineer is required to prepare a  
15 Report on the Sunset Hills Landscape Maintenance District and present it to the  
16 City Council for examination;

17 WHEREAS, the ongoing administration and maintenance of the  
18 improvements and appurtenant structures within the City-maintained portions of  
19 the Sunset Hills Landscape Maintenance District will require assessments to be  
20 levied on the assessable lots or parcels of land within the district;

21 WHEREAS, pursuant to the Act, the levy of any annual assessment after the  
22 formation of such an assessment district must be initiated by City Council adoption  
23 of a resolution directing the City Engineer to prepare and file a Report in  
24 accordance with the provisions of Article 4 of Chapter 1 of the Act; and

25 WHEREAS, pursuant to the Act, said resolution generally must describe any  
26 proposed new improvements or substantial changes in existing district  
27 improvements planned for the fiscal year for which the resolution applies.

28 ///

///

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3 SECTION 1. That no new improvements or substantial changes in existing  
4 improvements are planned for fiscal year 2026-2027 within the Sunset Hills  
5 Landscape Maintenance District. The amount of the proposed assessment rate  
6 shall not exceed the maximum assessment rate authorized to be levied in the  
7 district for the 2025-2026 fiscal year.


8 SECTION 2. That the City Engineer is directed to prepare a report on the  
9 Sunset Hills Landscape Maintenance District in accordance with Chapter 1, Article  
10 4, Section 22565 of the Act. Said Report shall be filed with the City Clerk for  
11 submission to the City Council and contain a full and detailed description of the  
12 boundaries of the assessment district, the proposed assessments to be levied on  
13 each assessable lot or parcel of land within the district and the improvements to be  
14 maintained.

15 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
16 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

17 AYES:  
18 NAYS:  
19 ABSENT:  
20 ABSTAIN:

21 \_\_\_\_\_  
Mayor of the City of Oceanside

22 APPROVED AS TO FORM:  
23 OFFICE OF THE CITY ATTORNEY

24   
25 \_\_\_\_\_  
City Attorney

26 ATTEST:

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

28 **Resolution directing the City Engineer to prepare a report on the  
Fiscal year 2026-2027 renewal of the Sunset Hills Landscape  
Maintenance District, Assessment District No. 2-1982**

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY  
4 ENGINEER'S 2026-2027 FISCAL YEAR REPORT ON THE  
5 SUNSET HILLS LANDSCAPE MAINTENANCE DISTRICT,  
ASSESSMENT DISTRICT NO. 2-1982

6 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
7 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
8 directing the City Engineer to prepare a Report on the Sunset Hills Landscape  
9 Maintenance District, Assessment District No. 2-1982, for fiscal year 2026-2027;

10 WHEREAS, the City Engineer has prepared said Report in accordance with  
11 the Act and presented it to the City Council for examination;

12 WHEREAS, said Report contains a full and detailed description of the  
13 boundaries of the assessment district, the annual budget, the method of  
14 apportionment for calculating the assessment and the proposed assessments to be  
15 levied against each assessable lot or parcel of land within the district, and a  
16 description of the improvements to be maintained or modified;

17 WHEREAS, the amount of the proposed assessment rate is the same as or  
18 less than the amount of the maximum assessment rate authorized to be levied for  
19 the 2025-2026 fiscal year;

20 WHEREAS, the levy of the proposed assessment is exempt from the  
21 provisions of Article XIID of the California Constitution (Proposition 218) pursuant  
22 to Section 5 Subsection (a) and/or (b) of that Article; and

23 WHEREAS, the City Council has examined and reviewed the Engineer's  
24 Report as presented, and is satisfied with all of the budget items and  
25 documentation as set forth therein, and is satisfied that the assessments have  
26 been spread in accordance with the benefits received from the improvements,  
27 operation, maintenance and services to be performed within the district.  
28

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3 SECTION 1. That said Report is approved as submitted and ordered to be  
4 filed in the Office of the City Clerk of the City of Oceanside.

5 SECTION 2. That the City Clerk of the City of Oceanside is directed to  
6 endorse upon the Engineer's Report for the Sunset Hills Landscape Maintenance  
7 District its approval and the date thereof.

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
9 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 \_\_\_\_\_  
15 Mayor of the City of Oceanside

17 APPROVED AS TO FORM:  
18 OFFICE OF THE CITY ATTORNEY

19  
20   
21 \_\_\_\_\_  
22 City Attorney

23 ATTEST:

24  
25 \_\_\_\_\_  
26 City Clerk

27 Resolution approving the City Engineer's 2026-2027 fiscal year  
28 report on the Sunset Hills Landscape Maintenance District,  
Assessment District No. 2-1982

**ENGINEER'S REPORT  
SUNSET HILLS LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 2-1982**

**FISCAL YEAR 2026-2027**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following Preliminary Report regarding the 2026-2027 Fiscal Year renewal of the Sunset Hills Landscape Maintenance District. This Preliminary Report is made pursuant to Article 4 of Chapter 1 of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code of the State of California. This Preliminary Report consists of four parts (Exhibits "A" through "D") defined as follows:

- Exhibit "A" - Description of the improvements to be administered and maintained. The plans and specifications for these improvements are part of this report and are separately bound and on file in the Public Works Department.
- Exhibit "B" - Cost estimate for the administration, maintenance and renovation of the improvements outlined in Exhibit "A".
- Exhibit "C" - An assessment roll showing the proposed amount to be specifically assessed against each lot and parcel of real property within the assessment district. Each parcel is described by San Diego County Assessor's Parcel Number or other designation, and each parcel has been assigned said number for the purposes of this proceeding. The amount assessed is based on Exhibit "B".
- Exhibit "D" - Diagram showing the boundaries of the assessment district, parcels of real property within the district, and the location of the improvements. The diagram is keyed to Exhibit "C" by County Assessor's Number. The assessment roll and maps of the San Diego County Assessor shall govern for all details concerning the description, lines and dimensions of any lot or parcel shown.

  
\_\_\_\_\_  
Brian Thomas  
City Engineer



**EXHIBIT "A"**

**SUNSET HILLS LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 2-1982  
DESCRIPTION OF THE IMPROVEMENTS  
TO BE ADMINISTERED AND MAINTAINED**

The proposed assessments shall be used to pay for district administrative costs and the maintenance and material costs incurred to maintain landscaping and appurtenant structures within the parkways and slopes within or adjacent to certain sections of Lake Boulevard and Emerald Drive adjacent to the Broadmoor Oceanside Units 1-8 subdivisions.

SUNSET HILLS LANDSCAPE DISTRICT NO. 2 - 1982  
 BUSINESS UNIT/ID - 320323241  
 FISCAL YEAR 2026-27

As of **EXHIBIT "B"**  
 03/03/26

<b>EXPENDITURE ESTIMATE</b>			
<b>OBJ ID</b>	<b>Object Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>
5315.0001	Electricity	\$ 300.00	\$ 300.00
5315.0003	Water	\$ 12,000.00	\$ 12,000.00
5320	Repair and Maintenance	\$ 7,400.00	\$ 7,400.00
5320.0013	Repair and Maintenance - LMAD Extras	\$ 10,200.00	\$ 10,200.00
5326	Studies & Reports	\$ 100.00	\$ 100.00
5355	Materials and Supplies	\$ 50.00	\$ 50.00
5360	Advertising	\$ 400.00	\$ 400.00
6900.0101	Transfer -Gen Fd (personnel & admin)	\$ 1,102.18	\$ 1,102.18
<b>Total Expenditures</b>		<b>\$ 31,552.18</b>	<b>\$ 31,552.18</b>

<b>FUND &amp; OPERATING ACCOUNT ESTIMATES</b>	
<b>Description</b>	<b>FY 26-27</b>
<i>Operating Account</i>	
Assessment Revenue	\$ 24,585.66
Interest on Assessment Revenue	\$ 900.00
Total Revenue through 6/30/2026	\$ 25,485.66
<b>Operating Acct Budget FY 26/27</b>	<b>\$ 31,552.18</b>
<b>Difference</b>	<b>\$ (6,066.52)</b>

<b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>	
<b>Description</b>	<b>FY 26-27</b>
<i>Fund 241</i>	
Projected Fund balance 6/30/26	\$ 57,575.00
Use of Fund Balance (Trsfr fr Fund to Operating for FY26/27 budget)	\$ (6,066.52)
<b>Estimated Ending Fund Balance at 06/30/2027</b>	<b>\$ 51,508.48</b>

<b>SUNSET HILLS ASSESSMENT DETAIL ANALYSIS</b>			
<b>Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>	
Number of parcels	467.00	467.00	
Number of assessment units	472.60	472.60	
Parcels @ 1.0	411.00	411.00	
Parcels @ 1.1	56.00	56.00	
Annual assmt. per single family (1.0)	\$ 52.02	\$ 52.02	
Annual assmt. per single family w/add'l. benefit (1.1)	57.24	57.24	
Total Assessment @ 1.0	21,380.22	21,380.22	
Total Assessment @ 1.1	3,205.44	3,205.44	
<b>Total Annual Assessment</b>	<b>\$ 24,585.66</b>	<b>\$ 24,585.66</b>	

**EXHIBIT "C" CONTAINS THE PROPOSED AMOUNT TO BE ASSESSED ON EACH LOT AND PARCEL WITHIN THE DISTRICT.**

**EXHIBIT "C" IS ON FILE IN THE CITY CLERK'S OFFICE AND IS AVAILABLE FOR REVIEW.**

SUNSET HILLS  
LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 2-1982



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY  
4 AND COLLECT ASSESSMENTS WITHIN THE SUNSET HILLS  
5 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT DISTRICT  
6 NO. 2-1982, FOR FISCAL YEAR 2026-2027 AND SETTING A  
PUBLIC HEARING ON THE PROPOSED ASSESSMENTS

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
8 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
9 directing the City Engineer to prepare a Report on the Sunset Hills Landscape  
10 Maintenance District, Assessment District No. 2-1982 for fiscal year 2026-2027;

11 WHEREAS, said Report, on file with the City Clerk of the City of  
12 Oceanside, contains a full and detailed description of the boundaries of the  
13 assessment district, the proposed assessments to be levied against each  
14 assessable lot or parcel of land within the district, and a description of the  
15 improvements to be maintained or modified;

16 WHEREAS, the amount of the proposed assessment rate is the same as or  
17 less than the amount of the assessment rate authorized to be levied for the 2025-  
18 2026 fiscal year;

19 WHEREAS, the City Council of the City of Oceanside adopted Resolution  
20 No. \_\_\_\_\_ approving the aforementioned Report either as filed or  
21 modified by this Council;

22 WHEREAS, the levy of the proposed assessment is exempt from the  
23 provisions of Article XIID of the California Constitution (Proposition 218) pursuant  
24 to Section 5 Subsection (a) and/or (b) of that Article; and

25 WHEREAS, the ongoing operation, maintenance and renovation of the  
26 improvements will require assessments to be levied on the assessable lots and  
27 parcels of land within this district.

28 ///

1           NOW, THEREFORE, the City Council of the City of Oceanside does resolve  
2 as follows:

3           SECTION 1. That it is the intent of this Council to levy and collect  
4 assessments for fiscal year 2026-2027 within the Sunset Hills Landscape  
5 Maintenance District, Assessment District 2-1982, generally located in that area of  
6 the City of Oceanside, California, commonly known as Broadmoor Oceanside Units  
7 1-8 subdivisions.

8           SECTION 2. That the proposed assessments shall be used to pay the  
9 district administrative costs and the maintenance and material costs incurred to  
10 maintain landscaping and appurtenant structures within the parkways and slopes  
11 within or adjacent to certain sections of Lake Boulevard and Emerald Drive  
12 adjacent to Broadmoor Oceanside Units 1-8 subdivisions.

13           SECTION 3. That the proposed assessments shall not be used to maintain  
14 areas that have not been formally accepted by the City of Oceanside.

15           SECTION 4. That this City Council sets a public hearing on the proposed  
16 assessments for June 3, 2026, at 6:00 PM, or as soon thereafter as possible, in the  
17 City Council Chambers located at 300 North Coast Highway, Oceanside,  
18 California.

19           Any interested person(s) will be heard at this public hearing. Prior to the  
20 conclusion of this hearing, anyone may file with the City Clerk a written protest  
21 regarding the proposed assessments. Said protest must state why the protest is  
22 being made and contain a description sufficient to identify the property owned by  
23 the protesting party.

24           SECTION 5. That the City Clerk of the City of Oceanside is directed to give  
25 notice of this public hearing as required by Section 22626 of the Streets and  
26 Highways Code.

27           ///

28           ///

1 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
2 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

3 AYES:  
4 NAYS:  
5 ABSENT:  
6 ABSTAIN:

7 \_\_\_\_\_  
8 Mayor of the City of Oceanside

9 APPROVED AS TO FORM:  
10 OFFICE OF THE CITY ATTORNEY

11   
12 \_\_\_\_\_  
13 City Attorney

14 ATTEST:

15 \_\_\_\_\_  
16 City Clerk

17  
18  
19 **Resolution declaring intent to levy and collect assessments**  
20 **For fiscal year 2026-2027 within the Sunset Hills Landscape**  
21 **Maintenance District, Assessment District No. 2-1982**  
22  
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1 RESOLUTION NO.

2  
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY  
5 ENGINEER TO PREPARE A REPORT ON THE FISCAL  
6 YEAR 2026-2027 RENEWAL OF THE VISTA DEL RIO  
7 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT  
8 DISTRICT 1-2001

9 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, being Part  
10 2 of Division 15 of the Streets and Highways Code of California, Section 22500 et.  
11 seq., hereinafter referred to as the "Act", the City Council of the City of Oceanside  
12 adopted Resolution No. 01-R450-1 which ordered the formation of the Vista Del Rio  
13 Landscape Maintenance District, Assessment District No. 1-2001,

14 WHEREAS, pursuant to the Act, the City Engineer is required to prepare a  
15 Report on the Vista Del Rio Landscape Maintenance District and present it to the  
16 City Council for examination;

17 WHEREAS, the ongoing administration and maintenance of the improvements  
18 and appurtenant structures within the City-maintained portions of the Vista Del Rio  
19 Landscape Maintenance District will require assessments to be levied on the  
20 assessable lots or parcels of land within the district;

21 WHEREAS, pursuant to the Act, the levy of any annual assessment after the  
22 formation of such an assessment district must be initiated by City Council adoption  
23 of a resolution directing the City Engineer to prepare and file a Report in accordance  
24 with the provisions of Article 4 of Chapter 1 of the Act; and

25 WHEREAS, pursuant to the Act, said resolution generally must describe any  
26 proposed new improvements or substantial changes in existing district  
27 improvements planned for the fiscal year for which the resolution applies.

28 ///

///

///

1 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as  
2 follows:

3 SECTION 1. That no new improvements or substantial changes in existing  
4 improvements are planned for fiscal year 2026-2027 within the Vista Del Rio  
5 Landscape Maintenance District.

6 SECTION 2. That the City Engineer is directed to prepare a Report on the  
7 Vista Del Rio Landscape Maintenance District in accordance with Article 4 of  
8 Chapter 1 of the Act (Section 22565 et. seq. of the California Streets and Highways  
9 Code). Said Report shall be filed with the City Clerk for submission to the City  
10 Council and contain a full and detailed description of the boundaries of the  
11 assessment district, the proposed assessments to be levied on each assessable lot  
12 or parcel of land within the district and the improvements to be maintained.

13 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
14 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

15 AYES:  
16 NAYS:  
17 ABSENT:  
18 ABSTAIN:

\_\_\_\_\_  
Mayor of the City of Oceanside

19 APPROVED AS TO FORM:  
20 OFFICE OF THE CITY ATTORNEY

21   
22 \_\_\_\_\_  
City Attorney

23 ATTEST:

24 \_\_\_\_\_  
25 City Clerk

26 **Resolution directing the City Engineer to perpare a report on the**  
27 **Fiscal year 2026-2027 renewal of the Vista Del Rio Landscape**  
28 **Maintenance District, Assessment District No. 1-2001**

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY ENGINEER'S  
4 2026-2027 FISCAL YEAR REPORT ON THE VISTA DEL RIO  
5 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT  
6 DISTRICT NO. 1-2001

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
8 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
9 directing the City Engineer to prepare a Report on the Vista Del Rio Landscape  
10 Maintenance District, Assessment District No. 1-2001, for fiscal year 2026-2027;

11 WHEREAS, the City Engineer has prepared said Report in accordance  
12 with the Act and presented it to the City Council for examination;

13 WHEREAS, said Report contains a full and detailed description of the  
14 boundaries of the assessment district, the annual budget, the method of  
15 apportionment for calculating the assessment and the proposed assessments to  
16 be levied against each assessable lot or parcel of land within the district, and a  
17 description of the improvements to be maintained or modified;

18 WHEREAS, the base assessment rate will be increased by the Consumer  
19 Price Index (CPI) for All Urban Consumers for the San Diego Area by City  
20 Council approval;

21 WHEREAS, the levy of the proposed assessment is exempt from the  
22 provisions of Article XIID of the California Constitution (Proposition 218)  
23 pursuant to Section 5 Subsection (a) and/or (b) of that Article; and

24 WHEREAS, the City Council has examined and reviewed the Engineer's  
25 Report as presented, and is satisfied with all of the budget items and  
26 documentation as set forth therein, and is satisfied that the assessments have  
27 been spread in accordance with the benefits received from the improvements,  
28 operation, maintenance and services to be performed within the district.

1 NOW, THEREFORE, the City Council of the City of Oceanside does  
2 resolve as follows:

3 SECTION 1. That said Report is approved as submitted and ordered to be  
4 filed in the Office of the City Clerk of the City of Oceanside.

5 SECTION 2. That the City Clerk of the City of Oceanside is directed to  
6 endorse upon the Engineer's Report for the Vista Del Rio Landscape  
7 Maintenance District its approval and the date thereof.

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
9 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

- 10 AYES:
- 11 NAYS:
- 12 ABSENT:
- 13 ABSTAIN:

14 \_\_\_\_\_  
15 Mayor of the City of Oceanside

16 APPROVED AS TO FORM:  
17 OFFICE OF THE CITY ATTORNEY

18   
19 \_\_\_\_\_  
20 City Attorney

21 ATTEST:

22 \_\_\_\_\_  
23 City Clerk

24 **Resolution approving the City Engineer's 2026-2027 fiscal year**  
25 **report on the Vista Del Rio Landscape Maintenance District,**  
26 **Assessment District No. 1-2001**

ENGINEER'S REPORT  
VISTA DEL RIO LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-2001

FISCAL YEAR 2026-2027

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following Report regarding the 2026-2027 Fiscal Year renewal of the Vista Del Rio Landscape Maintenance District. This Report is made pursuant to Article 4 of Chapter 1 of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code of the State of California. This Report consists of four parts (Exhibits "A" through "D") defined as follows:

- Exhibit "A" - Description of the improvements to be administered and maintained. The plans and specifications for these improvements are part of this report and are separately bound and on file in the Public Works Department.
- Exhibit "B" - Cost estimate for the administration and maintenance of the improvements outlined in Exhibit "A".
- Exhibit "C" - An assessment roll showing the proposed amount to be specifically assessed against each lot and parcel of real property within the assessment district. Each parcel is described by San Diego County Assessor's Parcel Number or other designation, and each parcel has been assigned said number for the purposes of this proceeding. The amount assessed is based on Exhibit "B".
- Exhibit "D" - Diagram showing the boundaries of the assessment district, parcels of real property within the district, and the location of the improvements. The diagram is keyed to Exhibit "C" by County Assessor's Number. The assessment roll and maps of the San Diego County Assessor shall govern for all details concerning the description, lines and dimensions of any lot or parcel shown.

  
\_\_\_\_\_  
Brian Thomas  
City Engineer



**EXHIBIT "A"**

**VISTA DEL RIO LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-2001  
DESCRIPTION OF THE IMPROVEMENTS  
TO BE ADMINISTERED AND MAINTAINED**

The proposed assessments shall be used to pay for district administrative costs and the maintenance and material costs incurred to maintain landscaping and appurtenant structures within the public rights-of-way along Benet Road all within the Vista Del Rio subdivision.

VISTA DEL RIO LANDSCAPE DISTRICT NO. 1 - 2001  
 BUSINESS UNIT/ID - 320322252  
 FISCAL YEAR 2026-27

EXHIBIT "B"  
 As of 03/03/26

<b>EXPENDITURE ESTIMATE</b>			
<b>OBJ ID</b>	<b>Object Description</b>	<b>FY 25-26</b>	<b>FY 26-27</b>
5315.0001	Electricity	\$ 300.00	\$ 400.00
5315.0003	Water	\$ 5,500.00	\$ 6,000.00
5320	Repair and Maintenance	\$ 5,700.00	\$ 5,925.00
5320.0013	Repair and Maintenance - LMAD Extras	\$ 10,100.00	\$ 4,100.00
5326	Studies & Reports	\$ 20.00	\$ 20.00
5355	Materials and Supplies	\$ 50.00	\$ 50.00
5360	Advertising	\$ 400.00	\$ 400.00
6900.0101	Transfer -Gen Fd (personnel & admin)	\$ 240.00	\$ 240.00
<b>Total Expenditures</b>		<b>\$ 22,310.00</b>	<b>\$ 17,135.00</b>

<b>RESERVE &amp; OPERATING ACCOUNT ESTIMATES</b>	
<b>Description</b>	<b>FY 26-27</b>
<u>Operating Account</u>	
Assessment Revenue	\$ 14,035.95
Interest on Assessment Revenue	\$ 900.00
Total Revenue through 6/30/2027	\$ 14,935.95
<b>Operating Acct Budget FY 26-27</b>	<b>\$ 17,135.00</b>
<b>Difference</b>	<b>\$ (2,199.05)</b>

<b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>	
<b>Description</b>	<b>FY 26-27</b>
<u>Fund 252</u>	
Projected Fund balance 6/30/26	\$ 79,735.88
Use of Fund Balance (Trsfr fr Fund to Operating for FY26/27 budget)	\$ (2,199.05)
<b>Estimated Ending Fund Balance at 06/30/2027</b>	<b>\$ 77,536.83</b>

<b>VISTA DEL ORO ASSESSMENT DETAIL ANALYSIS</b>		
<b>Description</b>	<b>FY 24-25</b>	<b>FY 25-26</b>
Number of parcels	111.00	111.00
Number of assessment units	111.00	111.00
Parcels @ 1.0	111.00	111.00
Annual assmt. per single family (1.0)	\$ 123.25	\$ 126.45
Total Assessment @ 1.0	13,680.75	14,035.95
<b>Total Annual Assessment</b>	<b>\$ 13,680.75</b>	<b>\$ 14,035.95</b>
Assessment includes 2.6% CPI increase		

**EXHIBIT "C" CONTAINS THE PROPOSED AMOUNT TO BE ASSESSED ON EACH LOT AND PARCEL WITHIN THE DISTRICT.**

**EXHIBIT "C" IS ON FILE IN THE CITY CLERK'S OFFICE AND IS AVAILABLE FOR REVIEW.**

VISTA DEL RIO  
LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-2001



**Legend** FISCAL YEAR 2026-2027

- Area Maintained
- - - Assessment District Boundary

▲  
N  
No Scale

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY  
4 AND COLLECT ASSESSMENTS WITHIN THE VISTA DEL RIO  
5 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT DISTRICT  
6 1-2001, FOR FISCAL YEAR 2026-2027 AND SETTING A PUBLIC  
7 HEARING ON THE PROPOSED ASSESSMENTS

8 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City  
9 Council of the City of Oceanside adopted Resolution No. \_\_\_\_\_  
10 directing the City Engineer to prepare a Report on the Vista Del Rio Landscape  
11 Maintenance District for fiscal year 2026-2027;

12 WHEREAS, said Report, on file with the City Clerk of the City of Oceanside,  
13 contains a full and detailed description of the boundaries of the assessment district,  
14 the proposed assessments to be levied against each assessable lot or parcel of land  
15 within the district, and a description of the improvements to be maintained or modified;

16 WHEREAS, the amount of the base rate may be increased by the Consumer  
17 Price Index (CPI) for All Urban Consumers for the San Diego Area by Council  
18 Approval.

19 WHEREAS, the City Council of the City of Oceanside adopted Resolution  
20 No. \_\_\_\_\_ approving the aforementioned Report either as filed or  
21 modified by this Council;

22 WHEREAS, the levy of the proposed assessment is exempt from the  
23 provisions of Article XIID of the California Constitution (Proposition 218) pursuant to  
24 Section 5 Subsection (a) and/or (b) of that Article; and

25 WHEREAS, the ongoing operation, maintenance and renovation of the  
26 improvements will require assessments to be levied on the assessable lots and  
27 parcels of land within this district.

28 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as  
follows:

1 SECTION 1. That it is the intent of this Council to levy and collect  
2 assessments for fiscal year 2026-2027 within the Vista Del Rio Landscape  
3 Maintenance District, Assessment District 1-2001, generally located in that area of  
4 the City of Oceanside, California, commonly known as the Vista Del Rio subdivision.

5 SECTION 2. That the proposed assessments shall be used to pay the district  
6 administrative costs and the maintenance and material costs incurred to maintain  
7 landscaping and appurtenant structures within the public rights-of-way along Benet  
8 Road.

9 SECTION 3. That the proposed assessments shall not be used to maintain  
10 areas that have not been formally accepted by the City of Oceanside.

11 SECTION 4. That this City Council sets a public hearing on the proposed  
12 assessments for June 3, 2026, at 6:00 PM, or as soon thereafter as possible, in the  
13 City Council Chambers located at 300 North Coast Highway, Oceanside, California.

14 Any interested person(s) will be heard at this public hearing. Prior to the  
15 conclusion of this hearing, anyone may file with the City Clerk a written protest  
16 regarding the proposed assessments. Said protest must state why the protest is  
17 being made and contain a description sufficient to identify the property owned by the  
18 protesting party.

19 SECTION 5. That the City Clerk of the City of Oceanside is directed to give  
20 notice of this public hearing as required by Section 22626 of the Streets and  
21 Highways Code.

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1 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
2 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

3  
4  
5 AYES:  
6 NAYS:  
7 ABSENT:  
8 ABSTAIN:

9 \_\_\_\_\_  
10 Mayor of the City of Oceanside

11  
12 APPROVED AS TO FORM:  
13 OFFICE OF THE CITY ATTORNEY

14 \_\_\_\_\_  
15 *[Handwritten Signature]*  
16 City Attorney

17 ATTEST:

18  
19 \_\_\_\_\_  
20 City Clerk

21  
22 **Resolution declaring intent to levy and collect assessments**  
23 **for fiscal year 2026-2027 within the Vista Del Rio Landscape**  
24 **Maintenance District, Assessment District No. 1-2001**  
25  
26  
27  
28