

## RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL YEAR 2025-2026 DIAGRAM AND ASSESSMENT FOR THE DEL ORO HILLS LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT DISTRICT NO. 1-1987

WHEREAS, the City Council of the City of Oceanside, pursuant to the Landscaping and Lighting Act of 1972, being Section 22500 et seq., of the California Streets and Highways Code, hereinafter referred to as the "Act", adopted Resolution No. 25-R0198-1 declaring its intention to levy and collect assessments for fiscal year 2025-2026 to pay the maintenance, operation and administrative costs for landscaping and appurtenant improvements within the Del Oro Hills Landscape Maintenance District, Assessment District No. 1-1987;

WHEREAS, said resolution also set a public hearing for June 4, 2025, at 6:00 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300 North Coast Highway, Oceanside, California, as the time and place to hear protests and objections to the proposed assessment and renewal of said district;

WHEREAS, the City Clerk of the City of Oceanside has given notice of said hearing by publishing the Resolution of Intention, as required by Section 22626 of the Act;

WHEREAS, the Engineer's Report for the Del Oro Hills Landscape Maintenance District was approved by the Oceanside City Council on April 23, 2025 and no changes have been made to that report.

WHEREAS, at the time and place stated in said Resolution of Intention, a public hearing was duly held by the City Council of the City of Oceanside, at which time the Engineer's Report was considered, and all persons desiring to be heard were heard;

WHEREAS, said Report, on file with the City Clerk of the City of Oceanside, contains a full and detailed description of the boundaries of the assessment district, 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;

1 WHEREAS, the City Council of the City of Oceanside, adopted Resolution No.  
2 25-R0197-1 which approved the Engineer's Report regarding the district's proposed  
3 2025-2026 costs and assessments;

4 WHEREAS, the City Council of the City of Oceanside has examined and  
5 considered the proposed assessment in said Report and proceedings prior thereto, in  
6 addition to the evidence presented at said hearing; and

7 WHEREAS, upon completion of said hearing, the City Council of the City of  
8 Oceanside determined that a majority protest did not exist.

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

11 SECTION 1. That on June 4, 2025, at 6:00 p.m., said hearing on the proposed  
12 2025-2026 fiscal year assessment and renewal was duly held, and each and every  
13 step required under the Act and the California Constitution to levy said assessment  
14 and renew said district in the proceedings prior to and including said hearing has been  
15 duly taken.

16 SECTION 2. That the City Council does determine that the Engineer's Report,  
17 approved by its Resolution No. 25-R0197-1 and the amount of the assessment rates  
18 shown in said Report, should be confirmed.

19 SECTION 3. This City Council does determine that the amounts to be assessed  
20 against the individual parcels shown on the assessment diagram contained in said  
21 Report are approved and confirmed, and the City Clerk of the City of Oceanside is  
22 directed to endorse upon the Engineer's Report for the Del Oro Hills Landscape  
23 Maintenance District its approval and the date thereof.

24 SECTION 4. The City Clerk of the City of Oceanside is directed to file said  
25 diagram and assessment as required by Section 22641 of the Act.

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1 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
2 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote:

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

9 \_\_\_\_\_  
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

17 \_\_\_\_\_  
City Clerk  
18  
19

20 Resolution confirming the fiscal year 2025-2026 diagram  
21 and assessment for the Del Oro Hills Landscape  
22 Maintenance District, Assessment District No. 1-1987  
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**ENGINEER'S REPORT  
DEL ORO HILLS LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-1987**

**FISCAL YEAR 2025-2026**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2025-2026 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 2025-2026 are greater than the estimates for the previous Fiscal Year 2024-25 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 2025-2026 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.

**DEL ORO HILLS LANDSCAPE DISTRICT NO. 1-1987**  
**BUSINESS UNIT/ID - 320331248**  
**FISCAL YEAR 2025-26**

**EXHIBIT "B"**  
**As of 3/3/25**

| <b>EXPENDITURE ESTIMATE</b> |                                      |                      |                      |
|-----------------------------|--------------------------------------|----------------------|----------------------|
| <b>OBJ ID</b>               | <b>Object Description</b>            | <b>FY 24-25</b>      | <b>FY 25-26</b>      |
| 5315.0001                   | Electricity                          | \$ 1,500.00          | \$ 1,000.00          |
| 5315.0003                   | Water                                | \$ 180,000.00        | \$ 190,000.00        |
| 5320                        | Repair and Maintenance               | \$ 219,300.00        | \$ 224,067.00        |
| 5320.0013                   | Repair and Maintenance - LMAD Extras | \$ 50,000.00         | \$ 80,000.00         |
| 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>\$ 491,254.00</b> | <b>\$ 535,521.00</b> |

| <b>RESERVE &amp; OPERATING ACCOUNT ESTIMATES</b> |                      |
|--|----------------------|
| <b>Description</b>                               | <b>FY 25-26</b>      |
| <u><b>Operating Account</b></u>                  |                      |
| Assessment Revenue                               | \$ 522,728.96        |
| Interest on Assessment Revenue                   | \$ 3,200.00          |
| Total Anticipated Revenue                        | \$ 525,928.96        |
| <b>Operating Acct Budget FY 25/26</b>            | <b>\$ 535,521.00</b> |
| <b>Difference</b>                                | <b>\$ (9,592.04)</b> |

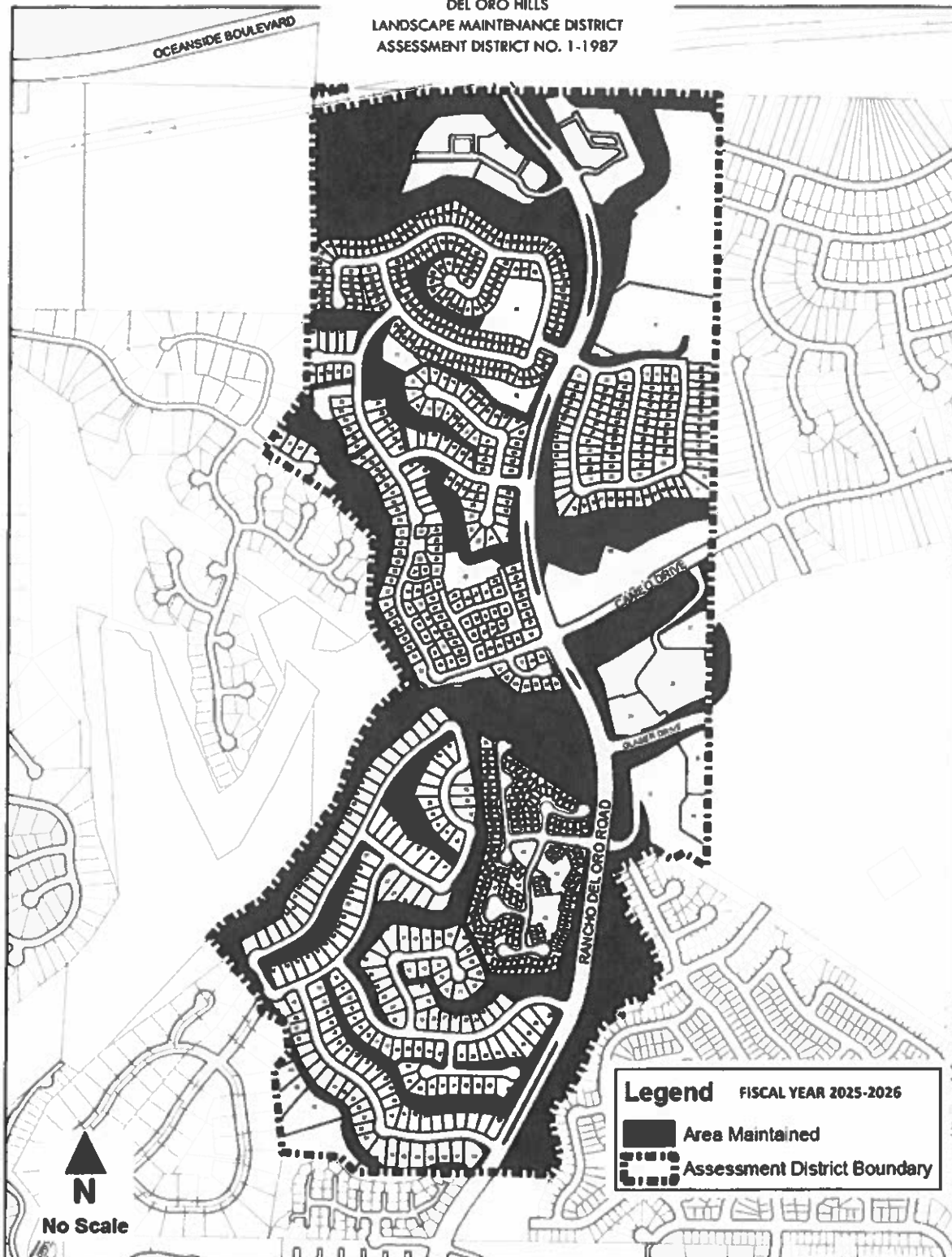
| <b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>             |                      |
|---|----------------------|
| <b>Description</b>  | <b>FY 25-26</b>      |
| <u><b>Fund 248</b></u>  |                      |
| Projected Fund balance 6/30/25                                      | \$ 388,231.00        |
| Rev to Fund Balance (Trsfr fr Fund to Operating for FY25/26 budget) | \$ (9,592.04)        |
| <b>Estimated Ending Fund Balance at 06/30/2026</b>                  | <b>\$ 378,638.96</b> |

| <b>DEL ORO HILLS ASSESSMENT DETAIL ANALYSIS</b>        |                      |                      |
|--|----------------------|----------------------|
| <b>Description</b>                                     | <b>FY 24-25</b>      | <b>FY 25-26</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, CONFIRMING THE FISCAL  
4 YEAR 2025-2026 DIAGRAM AND ASSESSMENT FOR THE  
5 DOUGLAS PARK LANDSCAPE MAINTENANCE DISTRICT,  
ASSESSMENT DISTRICT NO. 5-1981

6 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of  
7 Division 15 of the Streets and Highways Code of California, Section 22500 et seq.,  
8 hereinafter referred to as the "Act", the City Council of the City of Oceanside adopted  
9 Resolution No. 25-R0201-1 declaring its intention to levy and collect assessments for  
10 fiscal year 2025-2026 to pay the maintenance, operation and administrative costs for  
11 landscaping and appurtenant improvements within the Douglas Park Landscape  
12 Maintenance District, Assessment District No. 5-1981;

13 WHEREAS, said resolution also set a public hearing for June 4, 2025 at 6:00 p.m.,  
14 or as soon thereafter as possible, in the City Council Chambers located at 300 North  
15 Coast Highway, Oceanside, California, as the time and place to hear protests and  
16 objections to the proposed assessment and renewal of said district;

17 WHEREAS, the City Clerk of the City of Oceanside has given notice of said  
18 hearing by publishing the Resolution of Intention, as required by Section 22626 of the  
19 Act;

20 WHEREAS, at the time and place stated in said Resolution of Intention, a public  
21 hearing was duly held by the City Council of the City of Oceanside, at which time all  
22 persons desiring to be heard were heard;

23 WHEREAS, the Engineer's Report for the Douglas Park Landscape Maintenance  
24 District was approved by the Oceanside City Council on April 23, 2025, and no changes  
25 have been made to that report.

26 WHEREAS, said Report on file with the City Clerk of the City of Oceanside,  
27 contains a full and detailed description of the boundaries of the assessment district, the  
28 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;

1  
2 WHEREAS, the City Council of the City of Oceanside, adopted Resolution  
3 No. No. 25-R0200-1 which approved the Engineer's Report regarding the district's  
4 proposed 2025-2026 costs and assessments;

5 WHEREAS, the City Council of the City of Oceanside has examined and  
6 considered the proposed assessment in said Report and proceedings prior thereto, in  
7 addition to the evidence presented at said hearing; and

8 WHEREAS, upon completion of said hearing, the City Council of the City of  
9 Oceanside determined that a majority protest did not exist.

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

12 SECTION 1. That on June 4, 2025, at 6:00 p.m., said hearing on the proposed  
13 2025-2026 fiscal year assessment and renewal was duly held, and each and every step  
14 required under the Act and the California Constitution to levy said assessment and  
15 renew said district in the proceedings prior to and including said hearing has been duly  
16 taken.

17 SECTION 2. That this City Council does determine that the Engineer's Report,  
18 approved by its Resolution No. No. 25-R0200-1 and the amount of the assessment rates  
19 shown in said Report, should be confirmed.

20 SECTION 3. That the City Council does determine that the amounts to be  
21 assessed against the individual parcels shown on the assessment diagram contained in  
22 said Report are approved and confirmed, and the City Clerk of the City of Oceanside is  
23 directed to endorse upon the Engineer's Report for the Douglas Park Landscape  
24 Maintenance District its approval and the date thereof.

25 SECTION 4. The City Clerk of the City of Oceanside is directed to file said diagram  
26 and assessment as required by Section 22641 of the Act.

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1 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,  
2 this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

3 AYES:

4 NAYS:

5 ABSENT:

6 ABSTAIN:  
7  
8  
9

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

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

13  
14   
15 City Attorney

16 ATTEST:

17  
18 \_\_\_\_\_  
19 City Clerk

20  
21 **Resolution confirming the fiscal year 2025-2026 diagram and**  
22 **assessment for the Douglas Park Landscape Maintenance**  
23 **District, Assessment District No. 5-1981**  
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**ENGINEER'S REPORT  
DOUGLAS PARK LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 5-1981**

**FISCAL YEAR 2025-2026**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2025-2026 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.

In Fiscal Year 2024-2025, cost estimates were greater than the estimates indicated for Fiscal Year 2025-2026 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.

DOUGLAS PARK LANDSCAPE DISTRICT NO. 5 - 1981  
 BUSINESS UNIT/ID - 320327244  
 FISCAL YEAR 2025-26

EXHIBIT "B"  
 As of 3/3/25

| EXPENDITURE ESTIMATE      |                                      |                      |                      |
|---------------------------|--------------------------------------|----------------------|----------------------|
| OBJ ID                    | Object Description                   | FY 24-25             | FY 25/26             |
| 5315.0001                 | Electricity                          | \$ 2,000.00          | \$ 1,000.00          |
| 5315.0003                 | Water                                | \$ 50,000.00         | \$ 60,000.00         |
| 5320                      | Repair and Maintenance               | \$ 116,850.00        | \$ 99,616.00         |
| 5320.0013                 | Repair and Maintenance - LMAD Extras | \$ 96,000.00         | \$ 90,000.00         |
| 5326                      | Studies & Reports                    | \$ 350.00            | \$ 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>\$ 273,070.18</b> | <b>\$ 258,986.18</b> |

| RESERVE & OPERATING ACCOUNT ESTIMATES |                |
|---------------------------------------|----------------|
| Description                           | FY 25/26       |
| <u>Operating Account</u>              |                |
| Assessment Revenue                    | \$ 176,782.72  |
| Interest on Assessment Revenue        | \$ 3,200.00    |
| Total Anticipated Revenue             | \$ 179,982.72  |
| Operating Acct Budget FY 25/26        | \$ 258,986.18  |
| Difference                            | \$ (79,003.46) |

| RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET |         |                |
|--|---------|----------------|
| Description                                      |         | FY 25-26       |
| <u>Fund 244</u>                                  | 1) Note |                |
| Projected Fund balance 6/30/25                   |         | \$ 510,714.00  |
| Vandegrift Source or (Use) of Fund Balance       |         | \$ 21,223.21   |
| Use of Fund Balance (Trsr fr Fund to Operating)  |         | \$ (79,003.46) |
| Estimated Ending Fund Balance at 06/30/2026      |         | \$ 452,933.75  |

| DOUGLAS PARK ASSESSMENT DETAIL ANALYSIS                          |                      |                      |
|--|----------------------|----------------------|
| Description  | FY 24-25             | FY 25-26             |
| 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)                            | \$ 116.38            | \$ 118.71            |
| Annual assmt. per single family w/add'l. benefit (1.1)           | 128.02               | 130.58               |
| Total Assessment @ 1.0   | 146,173.28           | 149,099.76           |
| Total Assessment @ 1.1   | 27,140.24            | 27,682.96            |
| <b>Total Annual Assessment</b>                                   | <b>\$ 173,313.52</b> | <b>\$ 176,782.72</b> |
| Assessment includes 2.0% CPI increase (Actual CPI and Max of 2%) |                      |                      |

1) Douglas Park and Vandegrift Annex combined fund balance

DP/VANDEGRIFT ANNEXATION NO. 6 - ZONE A NO. 5 - 1981  
 BUSINESS UNIT/ID - 320328244  
 FISCAL YEAR 2025-26

EXHIBIT "B"  
 As of 3/3/25

| EXPENDITURE ESTIMATE      |                                      |                     |                     |
|---------------------------|--------------------------------------|---------------------|---------------------|
| OBJ ID                    | Object Description                   | FY 24-25            | FY 25-26            |
| 5315.0001                 | Electricity                          | \$ 200.00           | \$ 200.00           |
| 5315.0003                 | Water                                | \$ 10,000.00        | \$ 10,000.00        |
| 5320                      | Repair and Maintenance               | \$ 40,000.00        | \$ 40,115.00        |
| 5320.0013                 | Repair and Maintenance - LMAD Extras | \$ 20,000.00        | \$ 10,500.00        |
| 5326                      | Studies & Reports                    | \$ 50.00            | \$ 70.00            |
| 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>\$ 72,304.19</b> | <b>\$ 62,939.19</b> |

| RESERVE & OPERATING ACCOUNT ESTIMATES |                     |
|---------------------------------------|---------------------|
| Description                           | FY 25-26            |
| <u>Operating Account</u>              |                     |
| Assessment Revenue                    | \$ 84,162.40        |
| Interest on Assessment Revenue        | \$ -                |
| Total Anticipated Revenue             | \$ 84,162.40        |
| <b>Operating Acct Budget FY 25/26</b> | <b>\$ 62,939.19</b> |
| <b>Difference</b>                     | <b>\$ 21,223.21</b> |

| RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET     |                      |
|--|----------------------|
| Description  | FY 25-26             |
| <u>Fund 244</u>                                      | 1) Note              |
| Projected Fund balance 6/30/25                       | \$ 510,714.00        |
| Douglas Park Use of Fund Balance                     | \$ (79,003.46)       |
| Savings to Fund Balance (Trsfr fr Fund to Operating) | \$ 21,223.21         |
| <b>Estimated Ending Fund Balance at 06/30/2026</b>   | <b>\$ 452,933.75</b> |

| VANDEGRIFT ASSESSMENT DETAIL ANALYSIS |                     |                     |
|---------------------------------------|---------------------|---------------------|
| Description                           | FY 24-25            | FY 25-26            |
| 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) | \$ 51.25            | \$ 53.20            |
| Total Assessment @ 1.0                | 81,077.50           | 84,162.40           |
| <b>Total Annual Assessment</b>        | <b>\$ 81,077.50</b> | <b>\$ 84,162.40</b> |
| Assessment includes 3.8% 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. 5 - 1981



No Scale

**Legend**

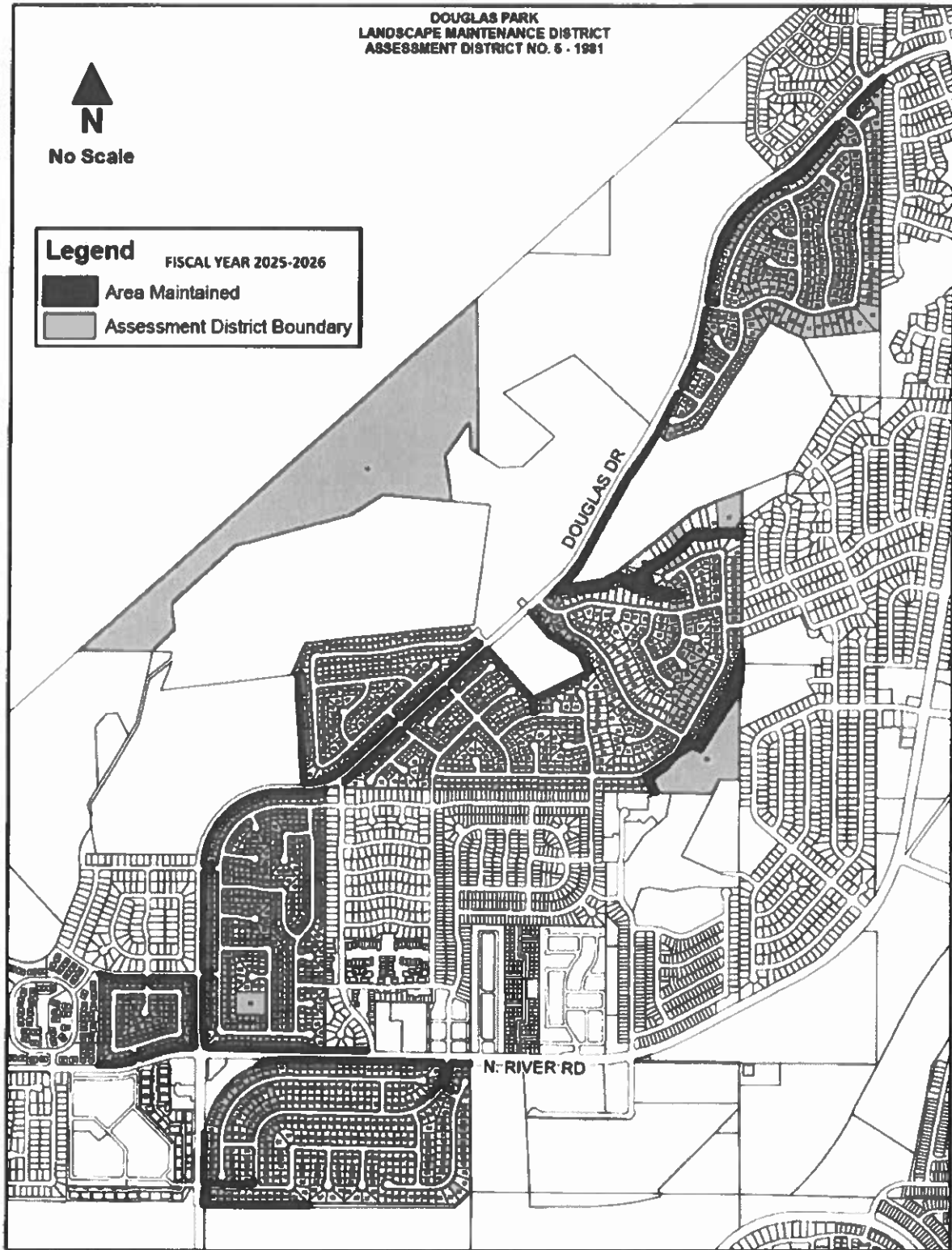
FISCAL YEAR 2025-2026

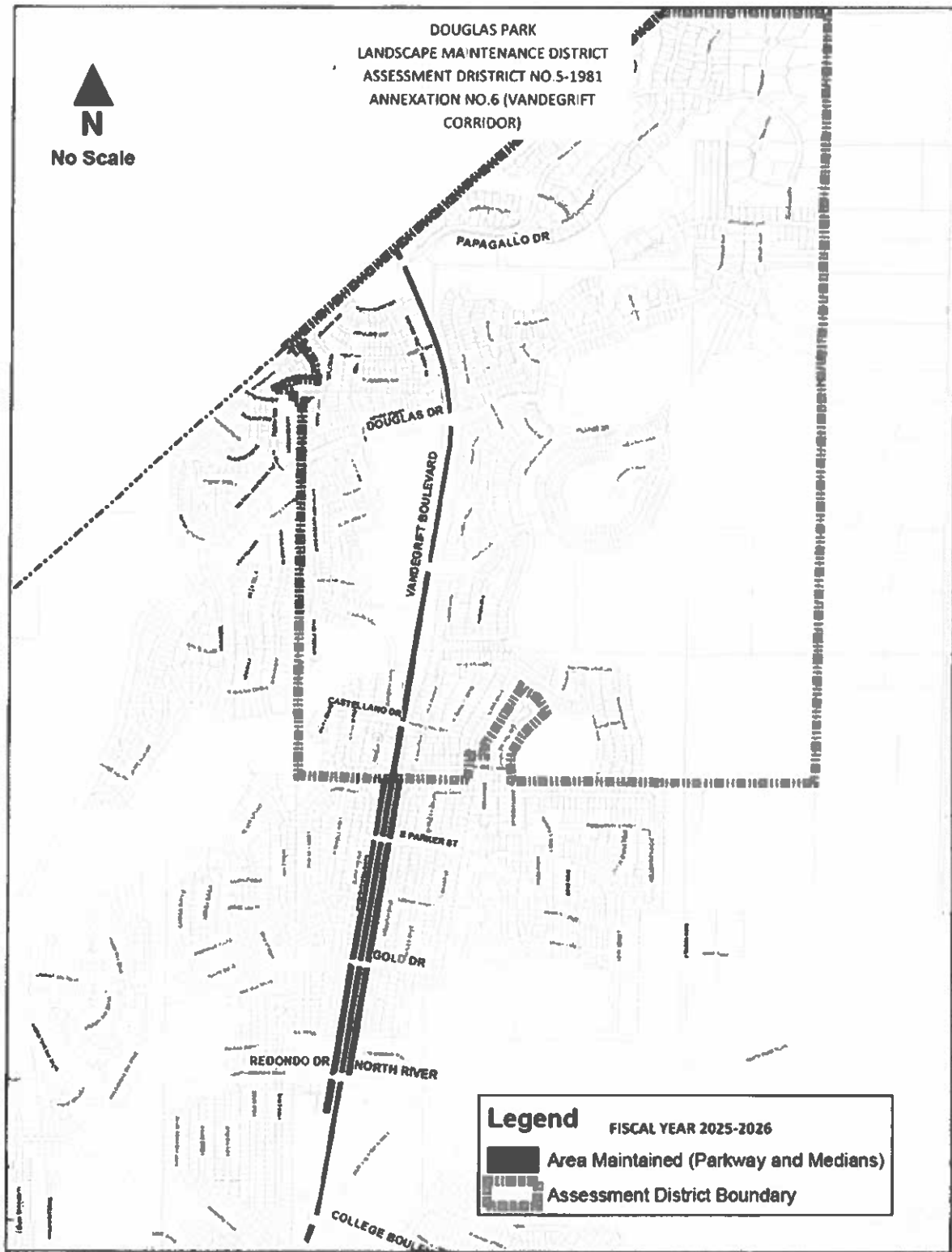


Area Maintained



Assessment District Boundary





1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL  
4 YEAR 2025-2026 DIAGRAM AND ASSESSMENT FOR THE  
5 GUAJOME RIDGE LANDSCAPE MAINTENANCE DISTRICT,  
6 ASSESSMENT DISTRICT NO. 1-1989

7 WHEREAS, the City Council of the City of Oceanside, pursuant to the  
8 Landscaping and Lighting Act of 1972, being Section 22500 et seq., of the California  
9 Streets and Highways Code, hereinafter referred to as the "Act", adopted Resolution  
10 No. 25-R0204-1 declaring its intention to levy and collect assessments for fiscal year  
11 2025-2026 to pay the maintenance, operation and administrative costs for landscaping  
12 and appurtenant improvements within the Guajome Ridge Landscape Maintenance  
13 District, Assessment District No. 1-1989;

14 WHEREAS, said resolution also set a public hearing for June 4, 2025, at 6:00  
15 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300  
16 North Coast Highway, Oceanside, California, as the time and place to hear protests  
17 and objections to the proposed assessment and renewal of said district;

18 WHEREAS, the City Clerk of the City of Oceanside has given notice of said  
19 hearing by publishing the Resolution of Intention, as required by Section 22626 of the  
20 Act;

21 WHEREAS, at the time and place stated in said Resolution of Intention, a public  
22 hearing was duly held by the City Council of the City of Oceanside, at which time all  
23 persons desiring to be heard were heard;

24 WHEREAS, the Engineer's Report for the Guajome Ridge Landscape  
25 Maintenance District was approved by the Oceanside City Council on April 23, 2025  
26 and no changes have been made to that report.

27 WHEREAS, said Report, on file with the City Clerk of the City of Oceanside,  
28 contains a full and detailed description of the boundaries of the assessment district,  
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;

1 WHEREAS, the City Council of the City of Oceanside, adopted Resolution No.  
2 25-R0203-1 which approved the Engineer's Report regarding the district's proposed  
3 2025-2026 costs and assessments;

4 WHEREAS, the City Council of the City of Oceanside has examined and  
5 considered the proposed assessment in said Report and proceedings prior thereto, in  
6 addition to the evidence presented at said hearing; and

7 WHEREAS, upon completion of said hearing, the City Council of the City of  
8 Oceanside determined that a majority protest did not exist.

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

11 SECTION 1. That on June 4, 2025, at 6:00 p.m., said hearing on the proposed  
12 2025-26 fiscal year assessment and renewal was duly held, and each and every step  
13 required under the Act and the California Constitution to levy said assessment and  
14 renew said district in the proceedings prior to and including said hearing has been duly  
15 taken.

16 SECTION 2. That the City Council does determine that the Engineer's Report  
17 approved by its Resolution No. 25-R0203-1 and the amount of the assessment rates  
18 shown in said Report should be confirmed.

19 SECTION 3. This City Council does determine that the amounts to be assessed  
20 against the individual parcels shown on the assessment diagram contained in said  
21 Report are approved and confirmed, and the City Clerk of the City of Oceanside is  
22 directed to endorse upon the Engineer's Report for the Guajome Ridge Landscape  
23 Maintenance District its approval and the date thereof.

24 SECTION 4. The City Clerk of the City of Oceanside is directed to file said  
25 diagram and assessment as required by Section 22641 of the Act.

26 ///

27 ///

28 ///

1 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
2 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

3 AYES:

4 NAYS:

5 ABSENT:

6 ABSTAIN:

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

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

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

16 ATTEST:

17  
18 \_\_\_\_\_  
19 City Clerk

20 **Resolution confirming the fiscal year 2025-2026 diagram and**  
21 **assessment for the Guajome Ridge Landscape Maintenance**  
22 **District, Assessment District No. 1-1989**  
23  
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**ENGINEER'S REPORT  
GUAJOME RIDGE LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 1-1989**

**FISCAL YEAR 2025-2026**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2025-2026 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.

**GUAJOME RIDGE LANDSCAPE DISTRICT NO. 1 - 1989**  
**BUSINESS UNIT/ID - 320320250**  
**FISCAL YEAR 2025-26**

**EXHIBIT "B"**  
**As of 3/3/25**

| <b>EXPENDITURE ESTIMATE</b> |                                      |                      |                     |
|-----------------------------|--------------------------------------|----------------------|---------------------|
| <b>OBJ ID</b>               | <b>Object Description</b>            | <b>FY 24-25</b>      | <b>FY 25-26</b>     |
| 5315.0001                   | Electricity                          | \$ 200.00            | \$ 200.00           |
| 5315.0003                   | Water                                | \$ 18,000.00         | \$ 20,000.00        |
| 5320                        | Repair and Maintenance               | \$ 55,000.00         | \$ 40,430.00        |
| 5320.0013                   | Repair and Maintenance - LMAD Extras | \$ 60,000.00         | \$ 25,000.00        |
| 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>\$ 89,058.00</b> |

| <b>RESERVE &amp; OPERATING ACCOUNT ESTIMATES</b> |                 |
|--|-----------------|
| <b>Description</b>                               | <b>FY 25-26</b> |
| <u>Operating Account</u>                         |                 |
| Assessment Revenue                               | \$ 70,773.30    |
| Interest on Assessment Revenue                   | \$ 1,200.00     |
| Total Anticipated Revenue                        | \$ 71,973.30    |
| Operating Acct Budget FY 25/26                   | \$ 89,058.00    |
| Difference                                       | \$ (17,084.70)  |

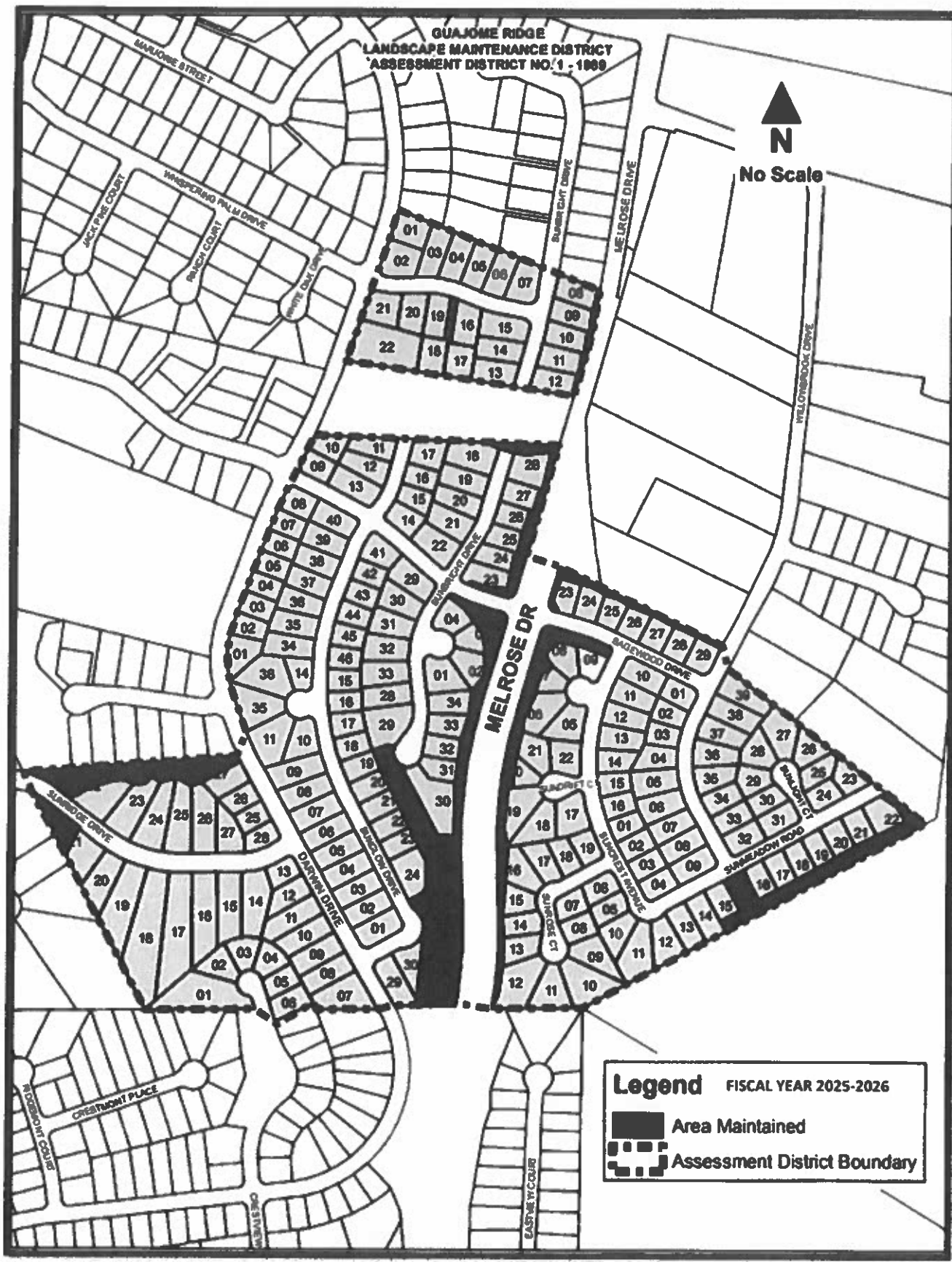
| <b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>            |                 |
|--|-----------------|
| <b>Description</b>   | <b>FY 25-26</b> |
| <u>Fund 250</u>  |                 |
| Projected Fund balance 6/30/25                                     | \$ 102,404.00   |
| Use of Fund Balance (Trsr fr Fund to Operating for FY25/26 budget) | \$ (17,084.70)  |
| Estimated Ending Fund Balance at 06/30/2026                        | \$ 85,319.30    |

| <b>GUAJOME RIDGE ASSESSMENT DETAIL ANALYSIS</b>        |                     |                     |
|--|---------------------|---------------------|
| <b>Description</b>                                     | <b>FY 24-25</b>     | <b>FY 25-26</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)                  | \$ 304.98           | \$ 314.13           |
| Annual assmt. per single family w/add'l. benefit (1.1) | 335.48              | \$ 345.54           |
| Total Assessment @ 1.0                                 | 47,576.88           | 49,004.28           |
| Total Assessment @ 1.1                                 | 21,135.24           | 21,769.02           |
| <b>Total Annual Assessment</b>                         | <b>\$ 68,712.12</b> | <b>\$ 70,773.30</b> |
| Assessment includes 3% 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.**



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL  
4 YEAR 2025-2026 DIAGRAM AND ASSESSMENT FOR THE  
5 MAR LADO HIGHLANDS LANDSCAPE MAINTENANCE  
6 DISTRICT, ASSESSMENT DISTRICT NO. 1-1988

7 WHEREAS, the City Council of the City of Oceanside, pursuant to the  
8 Landscaping and Lighting Act of 1972, being Section 22500 et. seq., of the California  
9 Streets and Highways Code, hereinafter referred to as the "Act", adopted Resolution  
10 No. 25-R0207-1 declaring its intention to levy and collect assessments for fiscal year  
11 2025-2026 to pay the maintenance, operation and administrative costs for landscaping  
12 and appurtenant improvements within the Mar Lado Highlands Landscape  
13 Maintenance District, Assessment District No. 1-1988;

14 WHEREAS, said resolution also set a public hearing for June 4, 2025, at 6:00  
15 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300  
16 North Coast Highway, Oceanside, California, as the time and place to hear protests  
17 and objections to the proposed assessment and renewal of said district;

18 WHEREAS, the City Clerk of the City of Oceanside has given notice of said  
19 hearing by publishing the Resolution of Intention, as required by Section 22626 of the  
20 Act;

21 WHEREAS, at the time and place stated in said Resolution of Intention, a public  
22 hearing was duly held by the City Council of the City of Oceanside, at which time all  
23 persons desiring to be heard were heard;

24 WHEREAS, the Engineer's Report for the Mar Lado Highlands Landscape  
25 Maintenance District was approved by the Oceanside City Council on April 23, 2025,  
26 and no changes have been made to that report.

27 ///

28 ///

///

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

5 WHEREAS, the City Council of the City of Oceanside, adopted Resolution  
6 No. 25-R0206-1 which approved the Engineer's Report regarding the district's  
7 proposed 2025-2026 costs and assessments;

8 WHEREAS, the City Council of the City of Oceanside has examined and  
9 considered the proposed assessment in said Report and proceedings prior thereto, in  
10 addition to the evidence presented at said hearing; and

11 WHEREAS, upon completion of said hearing, the City Council of the City of  
12 Oceanside determined that a majority protest did not exist.

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

15 SECTION 1. That on June 4, 2025 at 6:00 p.m., said hearing on the proposed  
16 2025-2026 fiscal year assessment and renewal was duly held, and each and every  
17 step required under the Act and the California Constitution to levy said assessment  
18 and renew said district in the proceedings prior to and including said hearing has been  
19 duly taken.

20 SECTION 2. That the City Council does determine that the Engineer's Report  
21 approved by its Resolution No. 25-R0206-1 and the amount of the assessment rates  
22 shown in said Report should be confirmed.

23 SECTION 3. This City Council does determine that the amounts to be assessed  
24 against the individual parcels shown on the assessment diagram contained in said  
25 Report are approved and confirmed, and the City Clerk of the City of Oceanside is  
26 directed to endorse upon the Engineer's Report for the Mar Lado Highlands  
27 Landscape Maintenance District its approval and the date thereof.

28 ///

1       SECTION 4.       The City Clerk of the City of Oceanside is directed to file said  
2 diagram and assessment as required by Section 22641 of the Act.

3       PASSED AND ADOPTED by the City Council of the City of Oceanside,  
4 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

5       AYES:

6       NAYS:

7       ABSENT:

8       ABSTAIN:

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

13 APPROVED AS TO FORM:  
14 OFFICE OF THE CITY ATTORNEY

15 \_\_\_\_\_  
16 *Barbara J. Linnell* C. 1887.  
17 City Attorney

18 ATTEST:

19  
20 \_\_\_\_\_  
21 City Clerk

22  
23  
24 **Resolution confirming the fiscal year 2025-2026 diagram and**  
25 **assessment for the Mar Lado Landscape Maintenance**  
26 **District, Assessment District No. 1-1988**  
27  
28

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

**FISCAL YEAR 2025-2026**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2025-2026 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.

**MAR LADO LANDSCAPE DISTRICT NO. 1 - 1988**  
**BUSINESS UNIT/ID - 320319249**  
**FISCAL YEAR 2025-26**

**As of** **EXHIBIT "B"**  
**3/3/25**

| <b>EXPENDITURE ESTIMATE</b> |                                      |                     |                     |
|-----------------------------|--------------------------------------|---------------------|---------------------|
| <b>OBJ ID</b>               | <b>Object Description</b>            | <b>FY 24-25</b>     | <b>FY 25-26</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 25-26</b> |
| <u>Operating Account</u>                         |                 |
| Assessment Revenue                               | \$ 69,783.14    |
| Interest on Assessment Revenue                   | \$ 350.00       |
| Total Anticipated Revenue                        | \$ 70,133.14    |
| Operating Acct Budget FY 25/26                   | \$ 86,106.00    |
| Difference                                       | \$ (15,972.86)  |

| <b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>             |                 |
|---|-----------------|
| <b>Description</b>  | <b>FY 25-26</b> |
| <u>Fund 249</u>   |                 |
| Projected Fund balance 6/30/25                                      | \$ 46,423.00    |
| Use of Fund Balance (Trsfr fr Fund to Operating for FY25/26 budget) | \$ (15,972.86)  |
| Estimated Ending Fund Balance at 06/30/2026                         | \$ 30,450.14    |

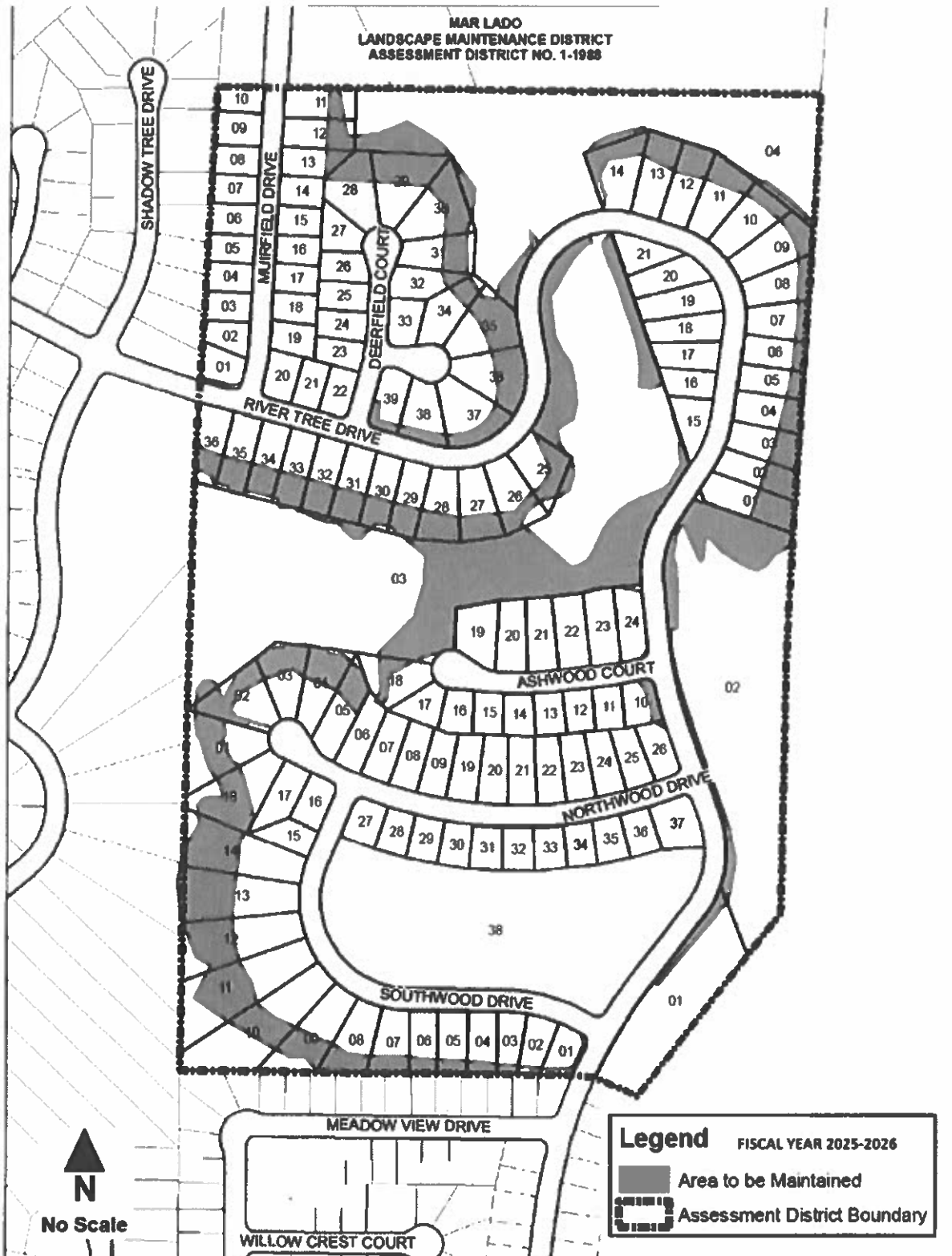
| <b>MARLADO HIGHLANDS ASSESSMENT DETAIL ANALYSIS</b>    |                     |                     |
|--|---------------------|---------------------|
| <b>Description</b>                                     | <b>FY 24-25</b>     | <b>FY 25-26</b>     |
| Number of parcels                                      | 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



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL  
4 YEAR 2025-2026 DIAGRAM AND ASSESSMENT FOR THE  
5 MISSION MEADOWS LANDSCAPE MAINTENANCE  
DISTRICT, ASSESSMENT DISTRICT NO. 2-1979

6 WHEREAS, the City Council of the City of Oceanside, pursuant to the  
7 Landscaping and Lighting Act of 1972, being Section 22500 et seq., of the California  
8 Streets and Highways Code, hereinafter referred to as the "Act", adopted Resolution  
9 No. 25-R0210-1 declaring its intention to levy and collect assessments for fiscal year  
10 2025-2026 to pay the maintenance, operation and administrative costs for landscaping  
11 and appurtenant improvements within the Mission Meadows Landscape Maintenance  
12 District, Assessment District No. 2-1979;

13 WHEREAS, said resolution also set a public hearing for June 4, 2025, at 6:00  
14 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300  
15 North Coast Highway, Oceanside, California, as the time and place to hear protests  
16 and objections to the proposed assessment and renewal of said district;

17 WHEREAS, the City Clerk of the City of Oceanside has given notice of said  
18 hearing by publishing the Resolution of Intention, as required by Section 22626 of the  
19 Act;

20 WHEREAS, at the time and place stated in said Resolution of Intention, a public  
21 hearing was duly held by the City Council of the City of Oceanside, at which time all  
22 persons desiring to be heard were heard;

23 WHEREAS, the Engineer's Report for the Mission Meadows Landscape  
24 Maintenance District was approved by the Oceanside City Council on April 23, 2025,  
25 and no changes have been made to that report.

26 ///

27 ///

28 ///

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

5 WHEREAS, the City Council of the City of Oceanside, adopted Resolution  
6 No. 25-R0209-1 which approved the Engineer's Report regarding the district's  
7 proposed 2025-2026 costs and assessments;

8 WHEREAS, the City Council of the City of Oceanside has examined and  
9 considered the proposed assessment in said Report and proceedings prior thereto, in  
10 addition to the evidence presented at said hearing; and

11 WHEREAS, upon completion of said hearing, the City Council of the City of  
12 Oceanside determined that a majority protest did not exist.

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

15 SECTION 1. That on June 4, 2025, at 6:00 p.m., said hearing on the proposed  
16 2025-2026 fiscal year assessment and renewal was duly held, and each and every  
17 step required under the Act and the California Constitution to levy said assessment  
18 and renew said district in the proceedings prior to and including said hearing has been  
19 duly taken.

20 SECTION 2. That the City Council does determine that the Engineer's Report  
21 approved by its Resolution No. 25-R0209-1 and the amount of the assessment rates  
22 shown in said Report should be confirmed.

23 SECTION 3. This City Council does determine that the amounts to be assessed  
24 against the individual parcels shown on the assessment diagram contained in said  
25 Report are approved and confirmed, and the City Clerk of the City of Oceanside is  
26 directed to endorse upon the Engineer's Report for the Mission Meadows Landscape  
27 Maintenance District its approval and the date thereof.

28 ///

1       SECTION 4.       The City Clerk of the City of Oceanside is directed to file said  
2 diagram and assessment as required by Section 22641 of the Act.

3       PASSED AND ADOPTED by the City Council of the City of Oceanside,  
4 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

5       AYES:

6       NAYS:

7       ABSENT:

8       ABSTAIN:

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

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

15 \_\_\_\_\_  
16 *Andrew D. Simon, C. 1987*  
17 City Attorney

18 ATTEST:

19  
20 \_\_\_\_\_  
21 City Clerk

22  
23  
24 Resolution confirming the fiscal year 2025-2026 diagram  
25 and assessment for the Mission Meadows Landscape  
26 Maintenance District, Assessment District No. 2-1979  
27  
28

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

**FISCAL YEAR 2025-2026**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2025-2026 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 2025-2026 are estimated to be less than the estimates for Fiscal Year 2024-2025 as identified within Exhibit "B" due to open space weed abatement which took place within the district in Fiscal Year 2024-2025. 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 3/3/25

| EXPENDITURE ESTIMATE |                                      |           |             |
|----------------------|--------------------------------------|-----------|-------------|
| OBJ ID               | Object Description                   | FY 24-25  | FY 25-26    |
| 5305                 | Professional Service                 |           |             |
| 5320.0013            | Repair/Maint. Extras                 | \$ 400.00 | \$ 1,100.00 |
| 5326                 | Studies & Reports                    | \$ 20.00  | \$ 50.00    |
| 5360                 | Advertising                          | \$ 200.00 | \$ 200.00   |
| 6900.0101            | Transfer -Gen Fd (personnel & admin) | \$ 334.45 | \$ 334.45   |
| Total Expenditures   |                                      | \$ 954.45 | \$ 1,684.45 |

| RESERVE & OPERATING ACCOUNT ESTIMATES |             |
|---------------------------------------|-------------|
| Description                           | FY 25-26    |
| <u>Operating Account</u>              |             |
| Assessment Revenue                    | \$ 858.50   |
| Interest on Assessment Revenue        | \$ 100.00   |
| Total Anticipated Revenue             | \$ 958.50   |
| Operating Acct Budget FY 25/26        | \$ 1,684.45 |
| Difference                            | \$ (725.95) |

| RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET |              |
|--|--------------|
| Description                                      | FY 25-26     |
| <u>Fund 242</u>                                  |              |
| Projected Fund balance 6/30/25                   | \$ 21,032.00 |
| Use of Fund Balance (Trsfr fr Fund to Operating) | \$ (725.95)  |
| Mission Meadows B Trsfr to Fund Balance          | \$ 4,782.74  |
| Estimated Fund Balance at 06/30/2026             | \$ 25,088.79 |

MISSION MEADOWS - A ASSESSMENT DETAIL ANALYSIS

| Description  | FY 24-25  | FY 25-26  |
|--|-----------|-----------|
| 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    |
| Total Annual Assessment                                | \$ 858.50 | \$ 858.50 |



**MISSION MEADOWS - B LANDSCAPE DISTRICT NO. 2 - 1979**  
**BUSINESS UNIT/ID - 320325242**  
**FISCAL YEAR 2025-26**

**As of** **EXHIBIT "B"**  
**3/3/25**

**EXPENDITURE ESTIMATE**

| OBJ ID                    | Object Description                   | FY 24-25            | FY 25-26           |
|---------------------------|--------------------------------------|---------------------|--------------------|
| 5315.0001                 | Electricity                          | \$ 50.00            | \$ 50.00           |
| 5315.0003                 | Water                                | \$ -                | \$ -               |
| 5320                      | Repair and Maintenance               | \$ 500.00           | \$ -               |
| 5320.0013                 | Repair and Maintenance - LMAD Extras | \$ 10,000.00        | \$ -               |
| 5326                      | Studies & Reports                    | \$ 130.00           | \$ 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>\$ 13,742.00</b> | <b>\$ 3,262.00</b> |

**RESERVE & OPERATING ACCOUNT ESTIMATES**

| Description                    | FY 25-26    |
|--------------------------------|-------------|
| <u>Operating Account</u>       |             |
| Assessment Revenue             | \$ 8,044.74 |
| Interest on Assessment Revenue | \$ -        |
| Total Anticipated Revenue      | \$ 8,044.74 |
| Operating Acct Budget FY 25/26 | \$ 3,262.00 |
| Difference                     | \$ 4,782.74 |

**RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET**

| Description  | FY 25-26         |
|--|------------------|
| <u>Fund 242</u>  |                  |
| Projected Fund balance 6/30/25                                     | \$ 21,032.00     |
| Mission Meadows A Use of Fund Balance                              | \$ (725.95)      |
| Use of Fund Balance (Trsr fr Fund to Operating for FY25/26 budget) | \$ 4,782.74      |
| <b>Estimated Ending Fund Balance at 06/30/2026</b>                 | <b>25,088.79</b> |

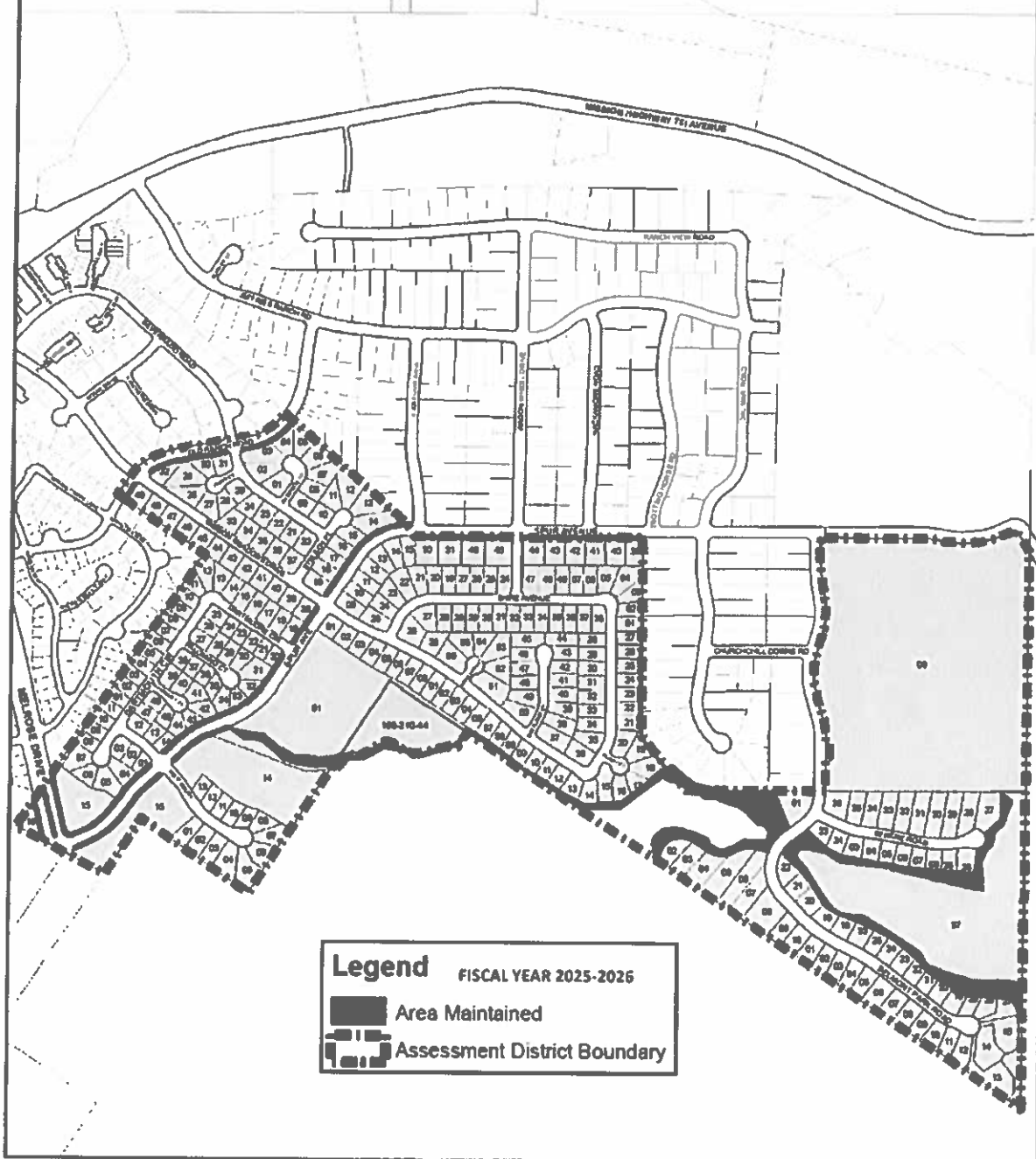
**MISSION MEADOWS - B ASSESSMENT DETAIL ANALYSIS**

| Description                           | FY 24-25           | FY 25-26           |
|---------------------------------------|--------------------|--------------------|
| 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.**

**No Scale**



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL  
4 YEAR 2025-2026 DIAGRAM AND ASSESSMENT FOR THE  
5 PEACOCK HILLS LANDSCAPE MAINTENANCE DISTRICT,  
ASSESSMENT DISTRICT NO. 1-1977

6 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of  
7 Division 15 of the Streets and Highways Code of California, Section 22500 et seq.,  
8 hereinafter referred to as the "Act", the City Council of the City of Oceanside adopted  
9 Resolution No. 25-R0213-1 declaring its intention to levy and collect assessments for  
10 fiscal year 2025-2026 to pay the maintenance, operation and administrative costs for  
11 landscaping and appurtenant improvements within the Peacock Hills Landscape  
12 Maintenance District, Assessment District No. 1-1977;

13 WHEREAS, said resolution also set a public hearing for June 4, 2025, at 6:00  
14 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300  
15 North Coast Highway, Oceanside, California, as the time and place to hear protests  
16 and objections to the proposed assessment and renewal of said district;

17 WHEREAS, the City Clerk of the City of Oceanside has given notice of said  
18 hearing by publishing the Resolution of Intention, as required by Section 22626 of the  
19 Act;

20 WHEREAS, at the time and place stated in said Resolution of Intention, a public  
21 hearing was duly held by the City Council of the City of Oceanside, at which time all  
22 persons desiring to be heard were heard;

23 WHEREAS, the Engineer's Report for the Peacock Hills Landscape  
24 Maintenance District was approved by the Oceanside City Council on April 23, 2025,  
25 and no changes have been made to that report.

26 WHEREAS, said Report, on file with the City Clerk of the City of Oceanside,  
27 contains a full and detailed description of the boundaries of the assessment district,  
28 the annual budget, the method of apportionment for calculating the assessment and

1 the proposed assessments to be levied against each assessable lot or parcel of land  
2 within the district, and a description of the improvements to be maintained or modified.

3 WHEREAS, the City Council of the City of Oceanside, adopted Resolution  
4 No. 25-R0212-1 which approved the Engineer's Report regarding the district's  
5 proposed 2025-2026 costs and assessments;

6 WHEREAS, the City Council of the City of Oceanside has examined and  
7 considered the proposed assessment in said Report and proceedings prior thereto, in  
8 addition to the evidence presented at said hearing; and

9 WHEREAS, upon completion of said hearing, the City Council of the City of  
10 Oceanside determined that a majority protest did not exist.

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

13 SECTION 1. That on June 4, 2025 at 6:00 p.m., said hearing on the proposed  
14 2025-2026 fiscal year assessment and renewal was duly held, and each and every  
15 step required under the Act and the California Constitution to levy said assessment  
16 and renew said district in the proceedings prior to and including said hearing has been  
17 duly taken.

18 SECTION 2. That the City Council does determine that the Engineer's Report  
19 approved by its Resolution No. 25-R0212-1 and the amount of the assessment rate  
20 shown in said Report should be confirmed.

21 SECTION 3. This City Council does determine that the amounts to be assessed  
22 against the individual parcels shown on the assessment diagram contained in said  
23 Report are approved and confirmed, and the City Clerk of the City of Oceanside is  
24 directed to endorse upon the Engineer's Report for the Peacock Hills Landscape  
25 Maintenance District its approval and the date thereof.

26 SECTION 4. The City Clerk of the City of Oceanside is directed to file said  
27 diagram and assessment as required by Section 22641 of the Act.

28 ///

1 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
2 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

3 AYES:

4 NAYS:

5 ABSENT:

6 ABSTAIN:

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

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

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

16 ATTEST:

17  
18 \_\_\_\_\_  
19 City Clerk

20  
21 **Resolution confirming the fiscal year 2025-2026 diagram and**  
22 **assessment for the Peacock Hills Landscape Maintenance**  
23 **District, Assessment District No. 1-1977**  
24  
25  
26  
27  
28

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

**FISCAL YEAR 2025-2026**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2025-2026 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 2025-2026, are estimates to be lower than the estimates for Fiscal Year 2024-2025 as identified within Exhibit "B". The irrigation within the district has been significantly reduced due to low assessment contribution; therefore, the cost estimates shown are lower than the previous fiscal year.



PEACOCK HILLS LANDSCAPE DISTRICT NO. 1 - 1977  
 BUSINESS UNIT/ID - 320321251  
 FISCAL YEAR 2025-26

EXHIBIT "B"  
 As of 3/3/25

**EXPENDITURE ESTIMATE**

| OBJ ID                    | Object Description                   | FY 24-25            | FY 25-26            |
|---------------------------|--------------------------------------|---------------------|---------------------|
| 5305                      | Professional Services                |                     |                     |
| 5315.0001                 | Electricity                          | \$ 100.00           | \$ 100.00           |
| 5315.0003                 | Water                                | \$ 4,000.00         | \$ 2,000.00         |
| 5320                      | Repair and Maintenance               | \$ 9,300.00         | \$ 9,505.00         |
| 5320.0013                 | Repair and Maintenance - LMAD Extras | \$ 1,000.00         | \$ -                |
| 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>\$ 15,508.00</b> | <b>\$ 12,713.00</b> |

**RESERVE & OPERATING ACCOUNT ESTIMATES**

| Description                           | FY 25-26            |
|---------------------------------------|---------------------|
| <u>Operating Account</u>              |                     |
| Assessment Revenue                    | \$ 16,062.24        |
| Interest on Assessment Revenue        | \$ 200.00           |
| Total Anticipated Revenue             | \$ 16,262.24        |
| <b>Operating Acct Budget FY 25/26</b> | <b>\$ 12,713.00</b> |
| <b>Difference</b>                     | <b>\$ 3,549.24</b>  |

**RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET**

| Description   | FY 25-26             |
|---|----------------------|
| <u>Fund 251</u>   |                      |
| Projected Fund balance 6/30/25  | \$ (8,606.00)        |
| Savings to Fund Balance (Trsfr fr Fund to Operating for FY25/26 budget) | \$ 3,549.24          |
| <b>Estimated Ending Fund Balance at 06/30/2026</b>                      | <b>\$ (5,056.76)</b> |

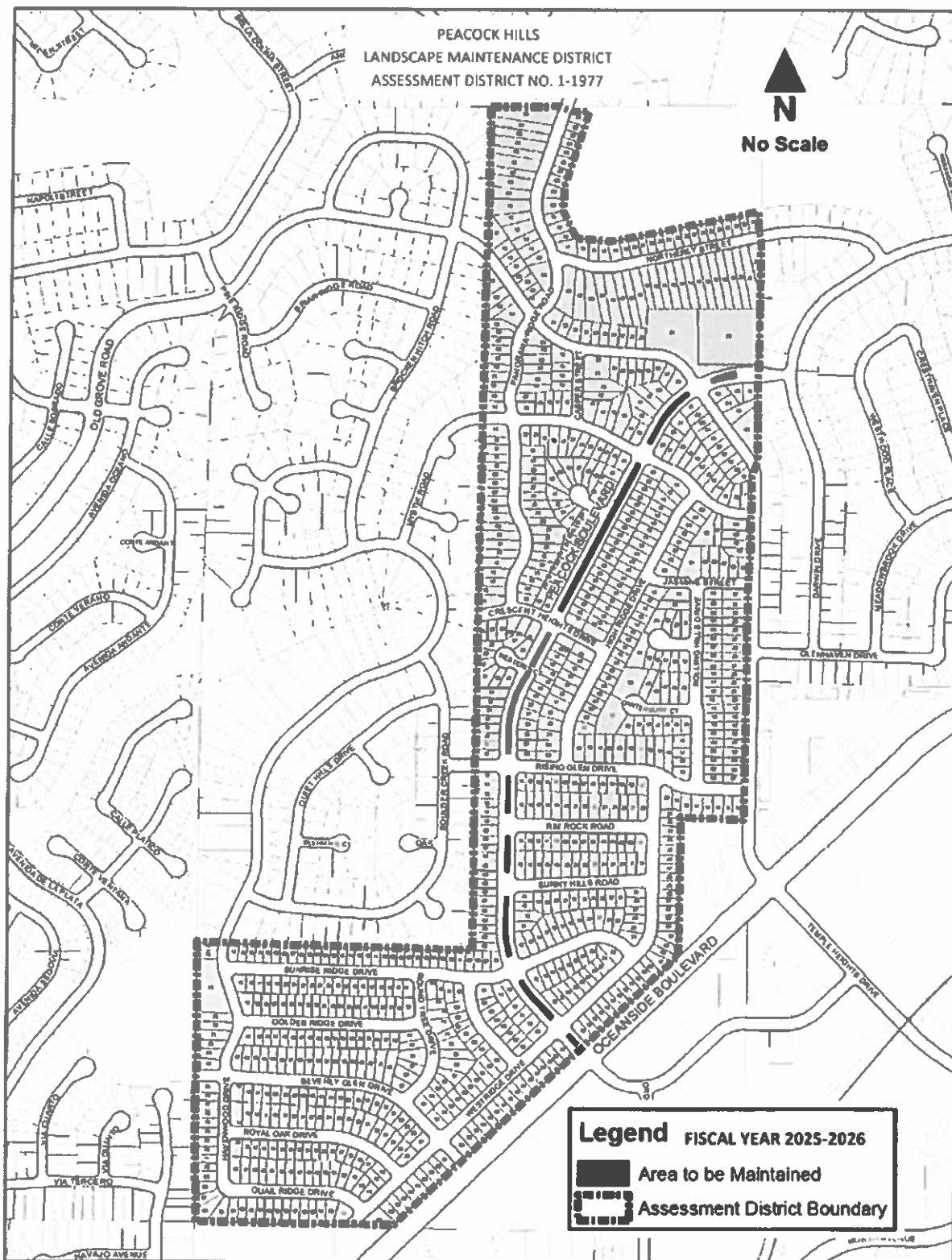
**PEACOCK HILLS ASSESSMENT DETAIL ANALYSIS**

| 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.**

**No Scale**



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL  
4 YEAR 2025-2026 DIAGRAM AND ASSESSMENT FOR THE  
5 RANCHO HERMOSA LANDSCAPE MAINTENANCE  
6 DISTRICT, ASSESSMENT DISTRICT NO. 3-1982

7 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of  
8 Division 15 of the Streets and Highways Code of California, Section 22500 et seq.,  
9 hereinafter referred to as the "Act", the City Council of the City of Oceanside adopted  
10 Resolution No. 25-R0216-1 declaring its intention to levy and collect assessments for  
11 fiscal year 2025-2026 to pay the maintenance, operation and administrative costs for  
12 landscaping and appurtenant improvements within the Rancho Hermosa Landscape  
13 Maintenance District, Assessment District No. 3-1982;

14 WHEREAS, said resolution also set a public hearing for June 4, 2025, at 6:00  
15 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300  
16 North Coast Highway, Oceanside, California, as the time and place to hear protests  
17 and objections to the proposed assessment and renewal of said district;

18 WHEREAS, the City Clerk of the City of Oceanside has given notice of said  
19 hearing by publishing the Resolution of Intention, as required by Section 22626 of the  
20 Act;

21 WHEREAS, at the time and place stated in said Resolution of Intention, a public  
22 hearing was duly held by the City Council of the City of Oceanside, at which time all  
23 persons desiring to be heard were heard;

24 WHEREAS, the Engineer's Report for the Rancho Hermosa Landscape  
25 Maintenance District was approved by the Oceanside City Council on April 23, 2025,  
26 and no changes have been made to that report.

27 ///

28 ///

///

1 WHEREAS, said Report, on file with the City Clerk of the City of Oceanside,  
2 contains a full and detailed description of the boundaries of the assessment district,  
3 the annual budget, the method of apportionment for calculating the assessment and  
4 the proposed assessments to be levied against each assessable lot or parcel of land  
5 within the district, and a description of the improvements to be maintained or modified;

6 WHEREAS, the City Council of the City of Oceanside, adopted Resolution  
7 No. 25-R0215-1 which approved the Engineer's Report regarding the district's  
8 proposed 2025-2026 costs and assessments;

9 WHEREAS, the City Council of the City of Oceanside has examined and  
10 considered the proposed assessment in said Report and proceedings prior thereto, in  
11 addition to the evidence presented at said hearing; and

12 WHEREAS, upon completion of said hearing, the City Council of the City of  
13 Oceanside determined that a majority protest did not exist.

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

16 SECTION 1. That on June 4, 2025, at 6:00 p.m., said hearing on the proposed  
17 2025-2026 fiscal year assessment and renewal was duly held, and each and every  
18 step required under the Act and the California Constitution to levy said assessment  
19 and renew said district in the proceedings prior to and including said hearing has been  
20 duly taken.

21 SECTION 2. That the City Council does determine that the Engineer's Report,  
22 approved by its Resolution No. 25-R0215-1 and the amount of the assessment rates  
23 shown in said Report, should be confirmed.

24 SECTION 3. This City Council does determine that the amounts to be assessed  
25 against the individual parcels shown on the assessment diagram contained in said  
26 Report are approved and confirmed, and the City Clerk of the City of Oceanside is  
27 directed to endorse upon the Engineer's Report for the Rancho Hermosa Landscape  
28 Maintenance District its approval and the date thereof.

1       SECTION 4. The City Clerk of the City of Oceanside is directed to file said  
2 diagram and assessment as required by Section 22641 of the Act.

3       PASSED AND ADOPTED by the City Council of the City of Oceanside,  
4 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

5       AYES:

6       NAYS:

7       ABSENT:

8       ABSTAIN:

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

13 APPROVED AS TO FORM:  
14 OFFICE OF THE CITY ATTORNEY

15 \_\_\_\_\_  
16 *Robert J. Arnesen, C. 1982*  
17 City Attorney

18 ATTEST:

19  
20 \_\_\_\_\_  
21 City Clerk

22  
23 Resolution confirming the fiscal year 2025-2026 diagram  
24 and assessment for the Rancho Hermosa Landscape  
25 Maintenance District, Assessment District No. 3-1982  
26  
27  
28

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

**FISCAL YEAR 2025-2026**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2025-2026 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.



**RANCHO HERMOSA LANDSCAPE DISTRICT NO. 3 - 1982**  
**BUSINESS UNIT/ID - 320329246**  
**FISCAL YEAR 2025-26**

**EXHIBIT "B"**  
**As of 3/3/25**

| <b>EXPENDITURE ESTIMATE</b> |                                      |                     |                     |
|-----------------------------|--------------------------------------|---------------------|---------------------|
| <b>OBJ ID</b>               | <b>Object Description</b>            | <b>FY 24-25</b>     | <b>FY 25-26</b>     |
| 5305                        | Professional Services                |                     |                     |
| 5315.0001                   | Electricity                          | \$ 100.00           | \$ 100.00           |
| 5315.0003                   | Water                                | \$ 16,755.00        | \$ 18,000.00        |
| 5320                        | Repair and Maintenance               | \$ 20,850.00        | \$ 18,920.00        |
| 5320.0013                   | Repair and Maintenance - LMAD Extras | \$ 6,000.00         | \$ 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>\$ 46,825.00</b> | <b>\$ 50,240.00</b> |

| <b>RESERVE &amp; OPERATING ACCOUNT ESTIMATES</b> |                      |
|--|----------------------|
| <b>Description</b>                               | <b>FY 25-26</b>      |
| <u>Operating Account</u>                         |                      |
| Assessment Revenue                               | \$ 44,113.68         |
| Interest on Assessment Revenue                   | \$ 350.00            |
| Total Anticipated Revenue                        | \$ 44,463.68         |
| <b>Operating Acct Budget FY 25-26</b>            | <b>\$ 50,240.00</b>  |
| <b>Difference</b>                                | <b>\$ (5,776.32)</b> |

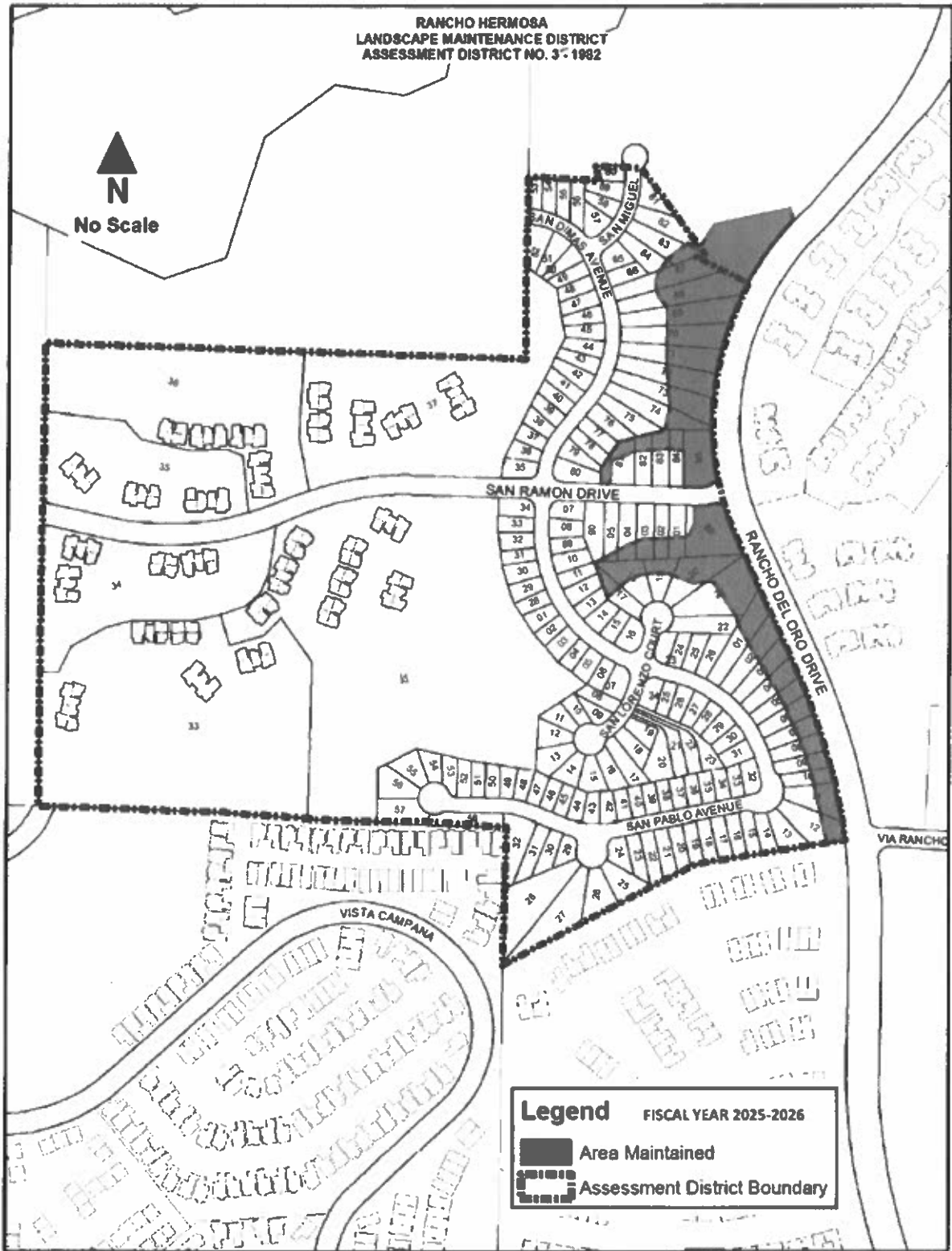
| <b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>             |                  |
|---|------------------|
| <b>Description</b>  | <b>FY 24-25</b>  |
| <u>Fund 246</u>   |                  |
| Projected Fund balance 6/30/25                                      | \$ 37,211.00     |
| Use of Fund Balance (Trsfr fr Fund to Operating for FY25/26 budget) | (5,776.32)       |
| <b>Estimated Ending Fund Balance at 06/30/2026</b>                  | <b>31,434.68</b> |

| <b>RANCHO HERMOSA ASSESSMENT DETAIL ANALYSIS</b>       |                     |                     |
|--|---------------------|---------------------|
| <b>Description</b>                                     | <b>FY 24-25</b>     | <b>FY 25-26</b>     |
| 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)                           | \$ 30.27            | \$ 31.42            |
| Annual assmt. per single family (3.0)                  | \$ 90.81            | \$ 94.26            |
| Annual assmt. per single family w/add'l. benefit (4.0) | \$ 121.08           | \$ 125.68           |
| Total Assessment @ 3.0                                 | 36,687.24           | 38,081.04           |
| Total Assessment @ 4.0                                 | 5,811.84            | 6,032.64            |
| <b>Total Annual Assessment</b>                         | <b>\$ 42,499.08</b> | <b>\$ 44,113.68</b> |
| Assessment includes 3.8% 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 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL  
4 YEAR 2025-2026 DIAGRAM AND ASSESSMENT FOR THE  
5 SANTA FE MESA LANDSCAPE MAINTENANCE DISTRICT,  
ASSESSMENT DISTRICT NO. 2-1987

6 WHEREAS, the City Council of the City of Oceanside, pursuant to the  
7 Landscaping and Lighting Act of 1972, being Section 22500 et. seq., of the California  
8 Streets and Highways Code, hereinafter referred to as the "Act", adopted Resolution  
9 No. 25-R0219-1 declaring its intention to levy and collect assessments for fiscal year  
10 2025-2026 to pay the maintenance, operation and administrative costs for landscaping  
11 and appurtenant improvements within the Santa Fe Mesa Landscape Maintenance  
12 District, Assessment District No. 2-1987;

13 WHEREAS, said resolution also set a public hearing for June 4, 2025, at 6:00  
14 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300  
15 North Coast Highway, Oceanside, California, as the time and place to hear protests  
16 and objections to the proposed assessment and renewal of said district;

17 WHEREAS, the City Clerk of the City of Oceanside has given notice of said  
18 hearing by publishing the Resolution of Intention, as required by Section 22626 of the  
19 Act;

20 WHEREAS, at the time and place stated in said Resolution of Intention, a public  
21 hearing was duly held by the City Council of the City of Oceanside, at which time all  
22 persons desiring to be heard were heard;

23 WHEREAS, the Engineer's Report for the Santa Fe Mesa Landscape  
24 Maintenance District was approved by the Oceanside City Council on April 23, 2025,  
25 and no changes have been made to that report.

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1 WHEREAS, said report, on file with the City Clerk of the City of Oceanside,  
2 contains a full and detailed description of the boundaries of the assessment district,  
3 the proposed assessments to be levied against each assessable lot or parcel of land  
4 within the district, and a description of the improvements to be maintained or modified;

5 WHEREAS, the City Council of the City of Oceanside, adopted Resolution No.  
6 25-R0218-1 which approved the Engineer's Report regarding the district's proposed  
7 2025-2026 costs and assessments;

8 WHEREAS, the City Council of the City of Oceanside has examined and  
9 considered the proposed assessment in said Report and proceedings prior thereto, in  
10 addition to the evidence presented at said hearing; and

11 WHEREAS, upon completion of said hearing, the City Council of the City of  
12 Oceanside determined that a majority protest did not exist.

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

15 SECTION 1. That on June 4, 2025 at 6:00 p.m., said hearing on the proposed  
16 2025-2026 fiscal year assessment and renewal was duly held, and each and every  
17 step required under the Act and the California Constitution to levy said assessment  
18 and renew said district in the proceedings prior to and including said hearing has been  
19 duly taken.

20 SECTION 2. That the City Council does determine that the Engineer's Report  
21 approved by its Resolution No. 25-R0218-1 and the amount of the assessment rates  
22 shown in said Report should be confirmed.

23 SECTION 3. This City Council does determine that the amounts to be assessed  
24 against the individual parcels shown on the assessment diagram contained in said  
25 Report are approved and confirmed, and the City Clerk of the City of Oceanside is  
26 directed to endorse upon the Engineer's Report for the Santa Fe Mesa Landscape  
27 Maintenance District its approval and the date thereof.

28 ///

1       SECTION 4. The City Clerk of the City of Oceanside is directed to file said  
2 diagram and assessment as required by Section 22641 of the Act.

3       PASSED AND ADOPTED by the City Council of the City of Oceanside,  
4 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote:

5       AYES:

6       NAYS:

7       ABSENT:

8       ABSTAIN:

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

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

14 \_\_\_\_\_  
15 *Robert D. Hamilton, C. 1987*  
16 City Attorney

17 ATTEST:

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

21       **Resolution confirming the fiscal year 2025-2026 diagram and**  
22 **assessment for the Santa Fe Mesa Landscape Maintenance**  
23 **District, Assessment District No. 2-1987**  
24  
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**ENGINEER'S REPORT  
SANTA FE MESA LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT DISTRICT NO. 2-1987**

**FISCAL YEAR 2025-2026**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following report regarding the 2025-2026 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 2025-2026, are estimated to be greater than the estimates as indicated for Fiscal Year 2024-2025 and as identified within Exhibit "B". Additional maintenance is required in order to provide improvements for repairs to existing backflow devices and also repair of continuous water leaks throughout the district.



**SANTA FE MESA LANDSCAPE DISTRICT NO. 2 - 1987**  
**BUSINESS UNIT/ID - 320330247**  
**FISCAL YEAR 2025-26**

**EXHIBIT "B"**  
**As of 3/3/25**

| <b>EXPENDITURE ESTIMATE</b> |                                      |                      |                      |
|-----------------------------|--------------------------------------|----------------------|----------------------|
| <b>OBJ ID</b>               | <b>Object Description</b>            | <b>FY 24-25</b>      | <b>FY 25-26</b>      |
| 5315.0001                   | Electricity                          | \$ 2,200.00          | \$ 2,000.00          |
| 5315.0003                   | Water                                | \$ 120,000.00        | \$ 120,000.00        |
| 5320                        | Repair and Maintenance               | \$ 180,000.00        | \$ 182,500.00        |
| 5320.0013                   | Repair and Maintenance - LMAD Extras | \$ 20,000.00         | \$ 50,000.00         |
| 5326                        | Studies & Reports                    | \$ 2,000.00          | \$ 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>\$ 370,196.00</b> | <b>\$ 402,996.00</b> |

| <b>RESERVE &amp; OPERATING ACCOUNT ESTIMATES</b> |                 |
|--|-----------------|
| <b>Description</b>                               | <b>FY 25-26</b> |
| <u>Operating Account</u>                         |                 |
| Assessment Revenue                               | \$ 337,688.10   |
| Interest on Assessment Revenue                   | \$ 1,900.00     |
| Total Anticipated Revenue                        | \$ 339,588.10   |
| Operating Acct Budget FY 25-26                   | \$ 402,996.00   |
| Difference                                       | \$ (63,407.90)  |

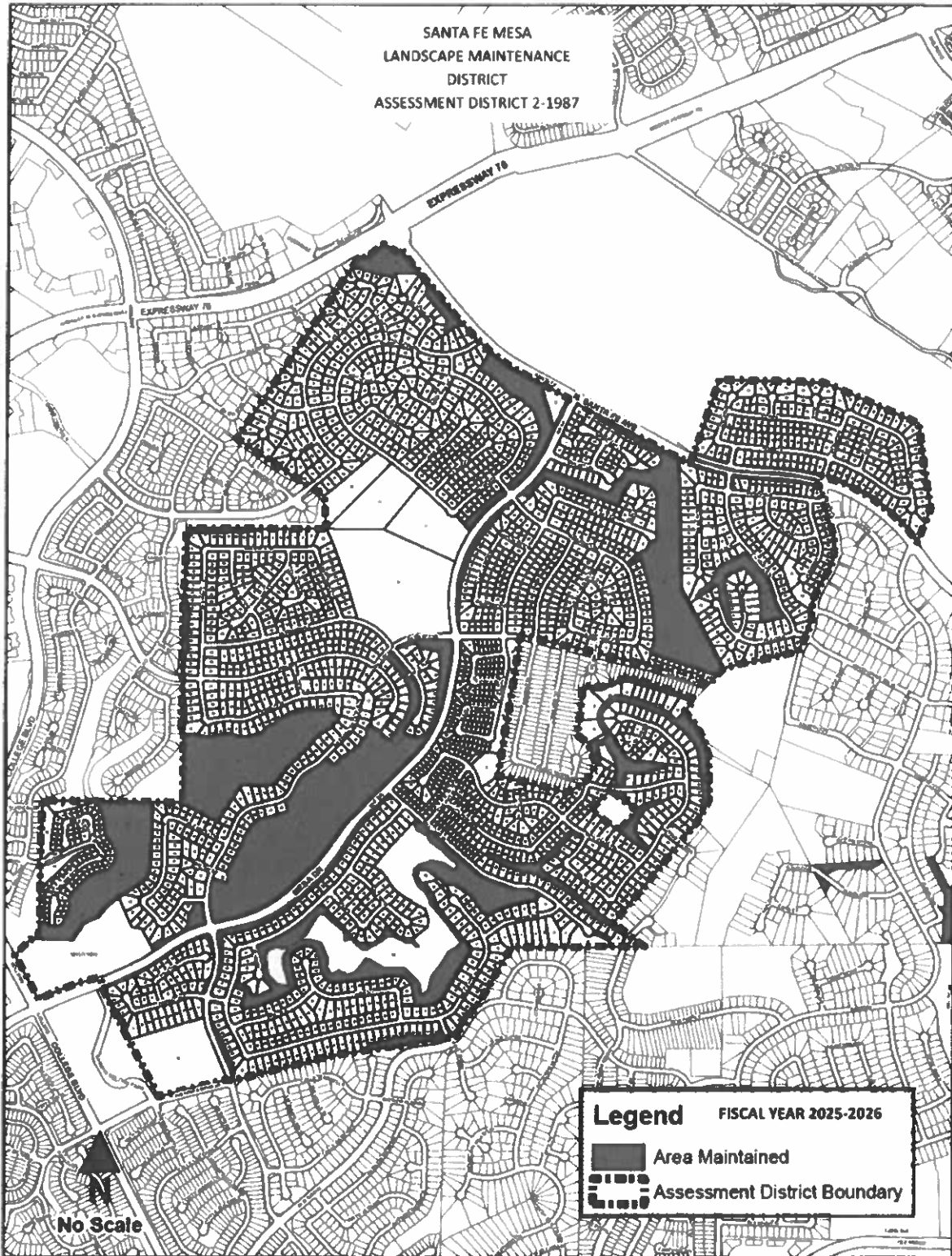
| <b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>             |                 |
|---|-----------------|
| <b>Description</b>  | <b>FY 25-26</b> |
| <u>Fund 247</u>   |                 |
| Projected Fund balance 6/30/25                                      | \$ 222,221.00   |
| Use of Fund Balance (Trsfr fr Fund to Operating for FY25/26 budget) | \$ (63,407.90)  |
| Estimated Ending Fund Balance at 06/30/2026                         | \$ 158,813.10   |

| <b>SANTA FE MESA ASSESSMENT DETAIL ANALYSIS</b>        |                      |                      |
|--|----------------------|----------------------|
| <b>Description</b>                                     | <b>FY 24-25</b>      | <b>FY 25-26</b>      |
| Number of parcels                                      | 2,052.00             | 2,052.00             |
| Number of assessment units                             | 2,074.50             | 2,074.50             |
| 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             |
| <b>Total Annual Assessment</b>                         | <b>\$ 337,688.10</b> | <b>\$ 337,688.10</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



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL  
4 YEAR 2025-2026 DIAGRAM AND ASSESSMENT FOR THE  
5 SUNBURST HOMES LANDSCAPE MAINTENANCE  
6 DISTRICT, ASSESSMENT DISTRICT NO. 1-1980

7 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of  
8 Division 15 of the Streets and Highways Code of California, Section 22500 et seq.,  
9 hereinafter referred to as the "Act", the City Council of the City of Oceanside adopted  
10 Resolution No. 25-R0222-1 declaring its intention to levy and collect assessments for  
11 fiscal year 2025-2026 to pay the maintenance, operation and administrative costs for  
12 landscaping and appurtenant improvements within the Sunburst Homes Landscape  
13 Maintenance District, Assessment District No. 1-1980;

14 WHEREAS, said resolution also set a public hearing for June 4, 2025, at 6:00  
15 p.m. or as soon thereafter as possible, in the City Council Chambers located at 300  
16 North Coast Highway, Oceanside, California, as the time and place to hear protests  
17 and objections to the proposed assessment and renewal of said district;

18 WHEREAS, the City Clerk of the City of Oceanside has given notice of said  
19 hearing by publishing the Resolution of Intention, as required by Section 22626 of the  
20 Act;

21 WHEREAS, at the time and place stated in said Resolution of Intention, a public  
22 hearing was duly held by the City Council of the City of Oceanside, at which time the  
23 Engineer's Report was considered, and all persons desiring to be heard were heard;

24 WHEREAS, the Engineer's Report for the Sunburst Homes Landscape  
25 Maintenance District was approved by the Oceanside City Council on April 23, 2025,  
26 and no changes have been made to the report.

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///

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

5 WHEREAS, the City Council of the City of Oceanside, adopted Resolution  
6 No. 25-R0221-1 which approved the Engineer's Report regarding the district's  
7 proposed 2025-2026 costs and assessments;

8 WHEREAS, the City Council of the City of Oceanside has examined and  
9 considered the proposed assessment in said Report and proceedings prior thereto, in  
10 addition to the evidence presented at said hearing; and

11 WHEREAS, upon completion of said hearing, the City Council of the City of  
12 Oceanside determined that a majority protest did not exist.

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

15 SECTION 1. That on June 4, 2025 at 6:00 p.m., said hearing on the proposed  
16 2025-2026 fiscal year assessment and renewal was duly held, and each and every  
17 step required under the Act and the California Constitution to levy said assessment  
18 and renew said district in the proceedings prior to and including said hearing has been  
19 duly taken.

20 SECTION 2. That the City Council does determine that the Engineer's Report  
21 approved by its Resolution No. 25-R0221-1 and the amount of the assessment rate  
22 shown in said Report should be confirmed.

23 SECTION 3. This City Council does determine that the amounts to be assessed  
24 against the individual parcels shown on the assessment diagram contained in said  
25 Report are approved and confirmed, and the City Clerk of the City of Oceanside is  
26 directed to endorse upon the Engineer's Report for the Sunburst Homes Landscape  
27 Maintenance District its approval and the date thereof.

28 //

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

**FISCAL YEAR 2025-2026**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following Report regarding the 2025-2026 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 2025-26**

**EXHIBIT "B"**  
**As of 3/3/25**

| <b>EXPENDITURE ESTIMATE</b> |                                      |                     |                     |
|-----------------------------|--------------------------------------|---------------------|---------------------|
| <b>OBJ ID</b>               | <b>Object Description</b>            | <b>FY 24-25</b>     | <b>FY 25-26</b>     |
| 5305                        | Professional Services                |                     |                     |
| 5315.0003                   | Water                                | \$ 1,500.00         | \$ 200.00           |
| 5315.0001                   | Electricity                          | \$ 200.00           | \$ 1,500.00         |
| 5320                        | Repair and Maintenance               | \$ 5,000.00         | \$ 5,050.00         |
| 5320.0013                   | Repair and Maintenance - LMAD Extras | \$ 15,000.00        | \$ 10,100.00        |
| 5326                        | Studies & Reports                    | \$ 50.00            | \$ 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>\$ 22,276.00</b> | <b>\$ 17,436.00</b> |

| <b>RESERVE &amp; OPERATING ACCOUNT ESTIMATES</b> |                      |
|--|----------------------|
| <b>Description</b>                               | <b>FY 25-26</b>      |
| <u>Operating Account</u>                         |                      |
| Assessment Revenue                               | \$ 8,937.88          |
| Interest on Assessment Revenue                   | \$ 600.00            |
| Total Anticipated Revenue                        | \$ 9,537.88          |
| <b>Operating Acct Budget FY 25-26</b>            | <b>\$ 17,436.00</b>  |
| <b>Difference</b>                                | <b>\$ (7,898.12)</b> |

| <b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>             |                     |
|---|---------------------|
| <b>Description</b>  | <b>FY 25-26</b>     |
| <u>Fund 243</u>   |                     |
| Projected Fund balance 6/30/25                                      | \$ 104,864.00       |
| Use of Fund Balance (Trsfr fr Fund to Operating for FY25/26 budget) | \$ (7,898.12)       |
| <b>Estimated Ending Fund Balance at 06/30/2026</b>                  | <b>\$ 96,965.88</b> |

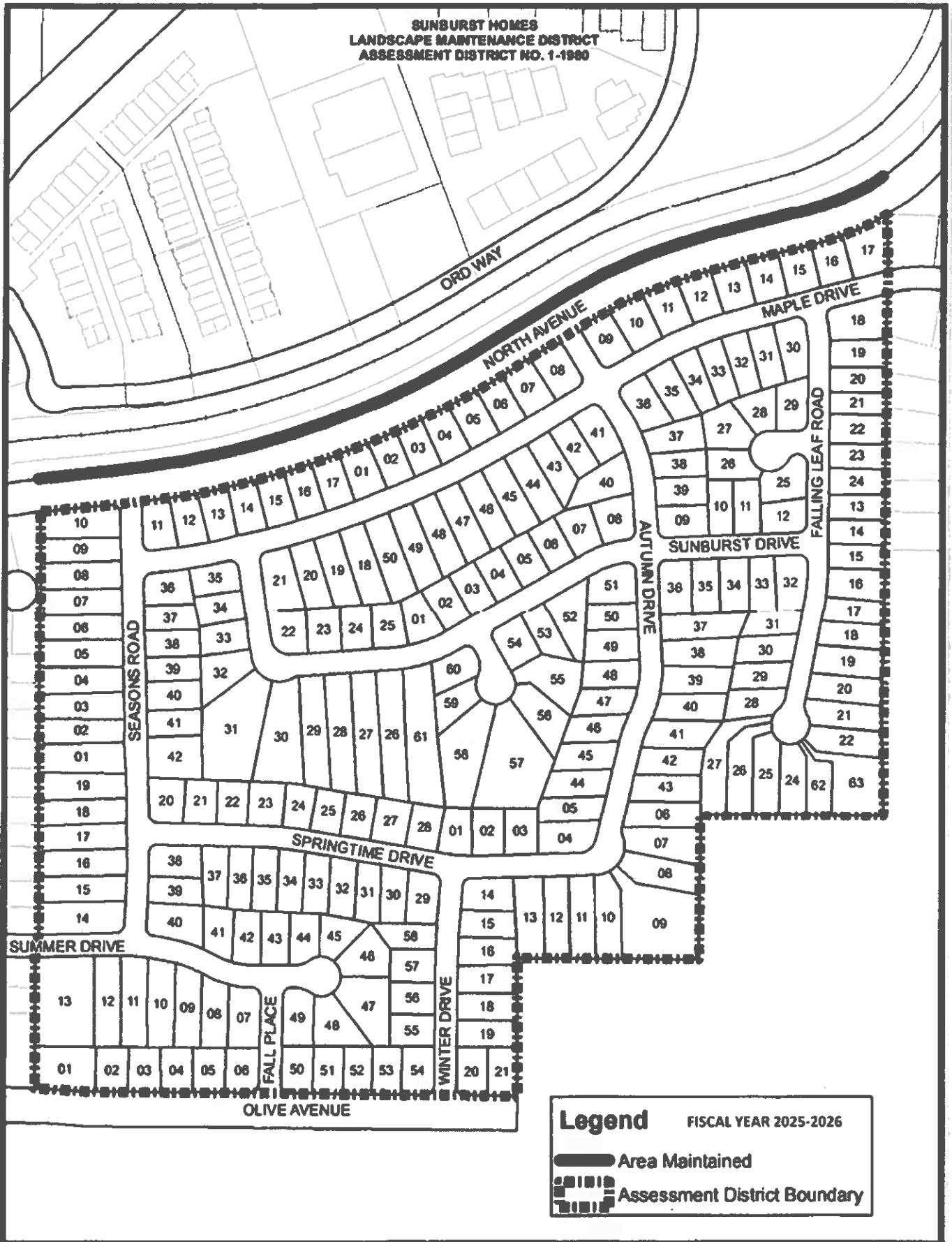
| <b>SUNBURST HOMES ASSESSMENT DETAIL ANALYSIS</b> |                    |                    |
|--|--------------------|--------------------|
| <b>Description</b>                               | <b>FY 24-25</b>    | <b>FY 25-26</b>    |
| Number of parcels                                | \$ 233.00          | \$ 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. 1-1900



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL  
4 YEAR 2025-2026 DIAGRAM AND ASSESSMENT FOR THE  
5 SUNSET HILLS LANDSCAPE MAINTENANCE DISTRICT,  
6 ASSESSMENT DISTRICT NO. 2-1982

7 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of  
8 Division 15 of the Streets and Highways Code of California, Section 22500 et seq.,  
9 hereinafter referred to as the "Act", the City Council of the City of Oceanside adopted  
10 Resolution No. 25-R0225-1 declaring its intention to levy and collect assessments for  
11 fiscal year 2025-2026 to pay the maintenance, operation and administrative costs for  
12 landscaping and appurtenant improvements within the Sunset Hills Landscape  
13 Maintenance District, Assessment District No. 2-1982;

14 WHEREAS, said resolution also set a public hearing for June 4, 2025, at 6:00  
15 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300  
16 North Coast Highway, Oceanside, California, as the time and place to hear protests  
17 and objections to the proposed assessment and renewal of said district;

18 WHEREAS, the City Clerk of the City of Oceanside has given notice of said  
19 hearing by publishing the Resolution of Intention, as required by Section 22626 of the  
20 Act;

21 WHEREAS, at the time and place stated in said Resolution of Intention, a public  
22 hearing was duly held by the City Council of the City of Oceanside, at which time all  
23 persons desiring to be heard were heard;

24 WHEREAS, the Engineer's Report for the Sunset Hills Landscape Maintenance  
25 District was approved by the Oceanside City Council on April 23, 2025, and no  
26 changes have been made to that report.

27 WHEREAS, said Report, on file with the City Clerk of the City of Oceanside,  
28 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

1 the proposed assessments to be levied against each assessable lot or parcel of land  
2 within the district, and a description of the improvements to be maintained or modified;

3 WHEREAS, the City Council of the City of Oceanside, adopted Resolution  
4 No. 25-R0224-1 which approved the Engineer's Report regarding the district's  
5 proposed 2025-2026 costs and assessments;

6 WHEREAS, the City Council of the City of Oceanside has examined and  
7 considered the proposed assessment in said Report and proceedings prior thereto, in  
8 addition to the evidence presented at said hearing; and

9 WHEREAS, upon completion of said hearing, the City Council of the City of  
10 Oceanside determined that a majority protest did not exist.

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

13 SECTION 1. That on June 4, 2025 at 6:00 p.m., said hearing on the proposed  
14 2025-2026 fiscal year assessment and renewal was duly held, and each and every  
15 step required under the Act and the California Constitution to levy said assessment  
16 and renew said district in the proceedings prior to and including said hearing has been  
17 duly taken.

18 SECTION 2. That the City Council does determine that the Engineer's Report,  
19 approved by its Resolution No. 25-R0224-1 and the amount of the assessment rates  
20 shown in said Report, should be confirmed.

21 SECTION 3. This City Council does determine that the amounts to be assessed  
22 against the individual parcels shown on the assessment diagram contained in said  
23 Report are approved and confirmed, and the City Clerk of the City of Oceanside is  
24 directed to endorse upon the Engineer's Report for the Sunset Hills Landscape  
25 Maintenance District its approval and the date thereof.

26 SECTION 4. The City Clerk of the City of Oceanside is directed to file said  
27 diagram and assessment as required by Section 22641 of the Act.

28 ///

1 PASSED AND ADOPTED by the City Council of the City of Oceanside,  
2 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

3 AYES:

4 NAYS:

5 ABSENT:

6 ABSTAIN:

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

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

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

16 ATTEST:

17  
18 \_\_\_\_\_  
19 City Clerk

20  
21  
22 **Resolution confirming the fiscal year 2025-2026 diagram and**  
23 **assessment for the Sunset Hills Landscape Maintenance**  
24 **District, Assessment District No. 2-1982**  
25  
26  
27  
28

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

**FISCAL YEAR 2025-2026**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following Preliminary Report regarding the 2025-2026 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 2025-26**

**EXHIBIT "B"**  
**As of 3/3/25**

| <b>EXPENDITURE ESTIMATE</b> |                                      |                     |                     |
|-----------------------------|--------------------------------------|---------------------|---------------------|
| <b>OBJ ID</b>               | <b>Object Description</b>            | <b>FY 24-25</b>     | <b>FY 25-26</b>     |
| 5305                        | Professional Services                | \$ -                | \$ -                |
| 5315.0001                   | Electricity                          | \$ 300.00           | \$ 300.00           |
| 5315.0003                   | Water                                | \$ 10,000.00        | \$ 12,000.00        |
| 5320                        | Repair and Maintenance               | \$ 10,000.00        | \$ 7,400.00         |
| 5320.0013                   | Repair and Maintenance - LMAD Extras | \$ 15,000.00        | \$ 10,200.00        |
| 5326                        | Studies & Reports                    | \$ 60.00            | \$ 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>\$ 36,912.18</b> | <b>\$ 31,552.18</b> |

| <b>FUND &amp; OPERATING ACCOUNT ESTIMATES</b> |                 |
|---|-----------------|
| <b>Description</b>                            | <b>FY 25-26</b> |
| <u>Operating Account</u>                      |                 |
| Assessment Revenue                            | \$ 24,585.66    |
| Interest on Assessment Revenue                | \$ 500.00       |
| Total Revenue through 6/30/2025               | \$ 25,085.66    |
| Operating Acct Budget FY 24/25                | \$ 31,552.18    |
| Difference                                    | \$ (6,466.52)   |

| <b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>             |                 |
|---|-----------------|
| <b>Description</b>  | <b>FY 24-25</b> |
| <u>Fund 241</u>   |                 |
| Projected Fund balance 6/30/25                                      | \$ 53,636.00    |
| Use of Fund Balance (Trsfr fr Fund to Operating for FY25/26 budget) | \$ (6,466.52)   |
| Estimated Ending Fund Balance at 06/30/2026                         | \$ 47,169.48    |

| <b>SUNSET HILLS ASSESSMENT DETAIL ANALYSIS</b>         |                     |                     |
|--|---------------------|---------------------|
| <b>Description</b>                                     | <b>FY 24-25</b>     | <b>FY 25-26</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.**

**No Scale**



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL  
4 YEAR 2025-2026 DIAGRAM AND ASSESSMENT FOR THE  
5 VISTA DEL RIO LANDSCAPE MAINTENANCE DISTRICT,  
6 ASSESSMENT DISTRICT NO. 1-2001

7 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of  
8 Division 15 of the Streets and Highways Code of California, Section 22500 et seq.,  
9 hereinafter referred to as the "Act", the City Council of the City of Oceanside adopted  
10 Resolution No. 25-R0228-1 declaring its intention to levy and collect assessments for  
11 fiscal year 2025-2026 to pay the maintenance, operation and administrative costs for  
12 landscaping and appurtenant improvements within the Vista Del Rio Landscape  
13 Maintenance District, Assessment District No. 1-2001;

14 WHEREAS, said resolution also set a public hearing for June 4, 2025, at 6:00  
15 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300  
16 North Coast Highway, Oceanside, California, as the time and place to hear protests  
17 and objections to the proposed assessment and renewal of said district;

18 WHEREAS, the City Clerk of the City of Oceanside has given notice of said  
19 hearing by publishing the Resolution of Intention, as required by Section 22626 of the  
20 Act;

21 WHEREAS, at the time and place stated in said Resolution of Intention, a public  
22 hearing was duly held by the City Council of the City of Oceanside, at which time all  
23 persons desiring to be heard were heard;

24 WHEREAS, the Engineer's Report for the Vista Del Rio Landscape Maintenance  
25 District was approved by the Oceanside City Council on April 23, 2025, and no  
26 changes have been made to that report.

27 ///

28 ///

///

1 WHEREAS, said Report, on file with the City Clerk of the City of Oceanside,  
2 contains a full and detailed description of the boundaries of the assessment district,  
3 the annual budget, the method of apportionment for calculating the assessment and  
4 the proposed assessments to be levied against each assessable lot or parcel of land  
5 within the district, and a description of the improvements to be maintained or modified;

6 WHEREAS, the City Council of the City of Oceanside, adopted Resolution  
7 No. 25-R0227-1 which approved the Engineer's Report regarding the district's  
8 proposed 2025-2026 costs and assessments;

9 WHEREAS, the City Council of the City of Oceanside has examined and  
10 considered the proposed assessment in said Report and proceedings prior thereto, in  
11 addition to the evidence presented at said hearing; and

12 WHEREAS, upon completion of said hearing, the City Council of the City of  
13 Oceanside determined that a majority protest did not exist.

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

16 SECTION 1. That on June 4, 2025 at 6:00 p.m., said hearing on the proposed  
17 2025-2026 fiscal year assessment and renewal was duly held, and each and every  
18 step required under the Act and the California Constitution to levy said assessment  
19 and renew said district in the proceedings prior to and including said hearing has been  
20 duly taken.

21 SECTION 2. That the City Council does determine that the Engineer's Report,  
22 approved by its Resolution No. 25-R0227-1 and the amount of the assessment rate  
23 shown in said Report should be confirmed.

24 SECTION 3. This City Council does determine that the amounts to be assessed  
25 against the individual parcels shown on the assessment diagram contained in said  
26 Report are approved and confirmed, and the City Clerk of the City of Oceanside is  
27 directed to endorse upon the Engineer's Report for the Vista Del Rio Landscape  
28 Maintenance District its approval and the date thereof.

1       SECTION 4. The City Clerk of the City of Oceanside is directed to file said  
2 diagram and assessment as required by Section 22641 of the Act.

3       PASSED AND ADOPTED by the City Council of the City of Oceanside,  
4 California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

5       AYES:

6       NAYS:

7       ABSENT:

8       ABSTAIN:

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

13 APPROVED AS TO FORM:  
14 OFFICE OF THE CITY ATTORNEY

15 \_\_\_\_\_  
16 *[Signature]*  
17 City Attorney

18 ATTEST:

19  
20 \_\_\_\_\_  
21 City Clerk

22  
23  
24 **Resolution confirming the fiscal year 2025-2026 diagram and**  
25 **assessment for the Vista Del Rio Landscape Maintenance**  
26 **District, Assessment District No. 1-2001**  
27  
28

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

**FISCAL YEAR 2025-2026**

As directed by the City Council of the City of Oceanside, I, Brian Thomas, City Engineer, respectfully submit the following Report regarding the 2025-2026 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 2025-26**

**EXHIBIT "B"**  
**As of 3/3/25**

| <b>EXPENDITURE ESTIMATE</b> |                                      |                     |                     |
|-----------------------------|--------------------------------------|---------------------|---------------------|
| <b>OBJ ID</b>               | <b>Object Description</b>            | <b>FY 24-25</b>     | <b>FY 25-26</b>     |
| 5315.0001                   | Electricity                          | \$ 300.00           | \$ 300.00           |
| 5315.0003                   | Water                                | \$ 4,200.00         | \$ 5,500.00         |
| 5320                        | Repair and Maintenance               | \$ 6,000.00         | \$ 5,700.00         |
| 5320.0013                   | Repair and Maintenance - LMAD Extras | \$ 10,000.00        | \$ 10,100.00        |
| 5326                        | Studies & Reports                    | \$ 15.00            | \$ 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>\$ 21,205.00</b> | <b>\$ 22,310.00</b> |

| <b>RESERVE &amp; OPERATING ACCOUNT ESTIMATES</b> |                 |
|--|-----------------|
| <b>Description</b>                               | <b>FY 25-26</b> |
| <u>Operating Account</u>                         |                 |
| Assessment Revenue                               | \$ 13,680.75    |
| Interest on Assessment Revenue                   | \$ 700.00       |
| Total Revenue through 6/30/2025                  | \$ 14,380.75    |
| Operating Acct Budget FY 25-26                   | \$ 22,310.00    |
| Difference                                       | \$ (7,929.25)   |

| <b>RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET</b>             |                 |
|---|-----------------|
| <b>Description</b>  | <b>FY 25-26</b> |
| <u>Fund 252</u>   |                 |
| Projected Fund balance 6/30/25                                      | \$ 72,770.00    |
| Use of Fund Balance (Trsfr fr Fund to Operating for FY24/25 budget) | \$ (7,929.25)   |
| Estimated Ending Fund Balance at 06/30/2025                         | \$ 64,840.75    |

| <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)           | \$ 118.74           | \$ 123.25           |
| Total Assessment @ 1.0                          | 13,180.14           | 13,680.75           |
| <b>Total Annual Assessment</b>                  | <b>\$ 13,180.14</b> | <b>\$ 13,680.75</b> |
| Assessment includes 3.8% 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

