

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE, CALIFORNIA, DIRECTING THE CITY ENGINEER TO PREPARE A REPORT ON THE FISCAL YEAR 2025-2026 RENEWAL OF THE DEL ORO HILLS LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT DISTRICT 1-1987

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

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

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

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

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

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

1 SECTION 1. That no new improvements or substantial changes in existing
2 improvements are planned for fiscal year 2025-2026 within the Del Oro Hills
3 Landscape Maintenance District. The amount of the proposed assessment rate shall
4 not exceed the maximum assessment rate authorized to be levied in the district for
5 the 2024-2025 fiscal year.

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

12 PASSED AND ADOPTED by the City Council of the City of Oceanside,
13 California, this _____ day of _____, 2025, by the following vote:

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

18 _____
19 Mayor of the City of Oceanside

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

22 
23 _____
24 City Attorney

25 ATTEST:

26 _____
27 City Clerk

28 **Resolution directing the City Engineer to prepare a Report on
the fiscal year 2025-2026 renewal of the Del Oro Hills Landscape
Maintenance District, Assessment District No.1-1987**

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE,
3 CALIFORNIA, APPROVING THE CITY ENGINEER'S 2025-2026 FISCAL
4 YEAR REPORT ON THE DEL ORO HILLS LANDSCAPE MAINTENANCE
5 DISTRICT, ASSESSMENT DISTRICT 1-1987

6 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
7 Council of the City of Oceanside adopted Resolution No. _____
8 directing the City Engineer to prepare a Report on the Del Oro Hills Landscape
9 Maintenance District, Assessment District No. 1-1987, for fiscal year 2025-2026

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

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

17 WHEREAS, the amount of the proposed assessment rate is the same as or
18 less than the amount of the maximum assessment rate authorized to be levied for
19 the 2024-2025 fiscal year;

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

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

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

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

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

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,
9 California, this _____ day of _____, 2025, by the following vote:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14
15 _____
16 Mayor of the City of Oceanside

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

19
20 
21 _____
22 City Attorney

22 ATTEST:

23
24 _____
25 City Clerk

26
27 **Resolution approving the City Engineer's 2025-2026 fiscal year**
28 **report on the Del Oro Hills Landscape Maintenance District,**
Assessment District No. 1-1987

**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.

EXPENDITURE ESTIMATE			
OBJ ID	Object Description	FY 24-25	FY 25-26
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
Total Expenditures		\$ 491,254.00	\$ 535,521.00

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

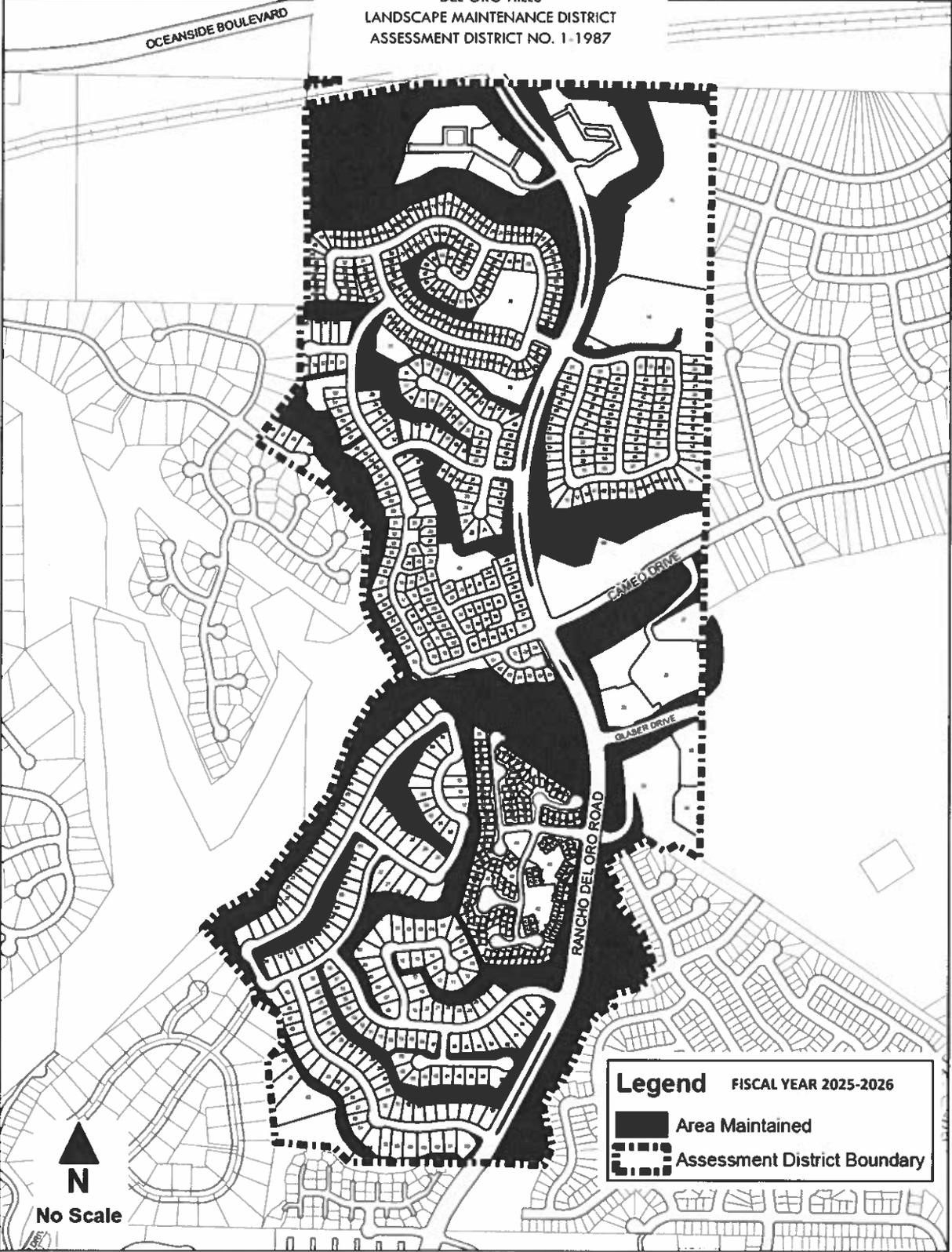
RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 25-26
<u>Fund 248</u>	
Projected Fund balance 6/30/25	\$ 388,231.00
Rev to Fund Balance (Trsfr fr Fund to Operating for FY25/26 budget)	\$ (9,592.04)
Estimated Ending Fund Balance at 06/30/2026	\$ 378,638.96

DEL ORO HILLS ASSESSMENT DETAIL ANALYSIS		
Description	FY 24-25	FY 25-26
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		
Total Annual Assessment	\$ 522,728.96	\$ 522,728.96

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



N
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, DECLARING ITS INTENTION TO LEVY
4 AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2025-2026
5 WITHIN THE DEL ORO HILLS LANDSCAPE MAINTENANCE
6 DISTRICT, ASSESSMENT DISTRICT NO. 1-1987 AND SETTING A
PUBLIC HEARING ON THE PROPOSED ASSESSMENTS

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
8 Council of the City of Oceanside adopted Resolution No. directing
9 the City Engineer to prepare a Report on the Del Oro Hills Landscape Maintenance
10 District, Assessment District No. 1-1987 for fiscal year 2025-2026;

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

15 WHEREAS, the amount of the proposed assessment rate is the same as or
16 less than the amount of the assessment rate authorized to be levied for the 2024-2025
17 fiscal year;

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

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

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

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

1 SECTION 1. That it is the intent of this Council to levy and collect
2 assessments for fiscal year 2025-2026 within the Del Oro Hills Landscape
3 Maintenance District, Assessment District 1-1987, generally located in that area of the
4 City of Oceanside, California, commonly known as Del Oro Hills Villages A, B, and
5 subdivisions 1 through 12.

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

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

14 SECTION 4. That this City Council sets a public hearing on the proposed
15 assessments for June 4, 2025, at 6:00 PM, or as soon thereafter as possible, in the
16 City Council Chambers located at 300 North Coast Highway, Oceanside, California.

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

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

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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 Mayor of the City of Oceanside

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

12 _____
13 
14 City Attorney

15 ATTEST:

16 _____
17 City Clerk

18
19 **Resolution declaring intent to levy and collect assessments**
20 **for fiscal year 2025-2026 within the Del Oro Hills Landscape**
21 **Maintenance District, Assessment District No. 1-1987**
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1 RESOLUTION NO.

2
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY
5 ENGINEER TO PREPARE A REPORT ON THE FISCAL
6 YEAR 2025-2026 RENEWAL OF THE DOUGLAS PARK
7 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT
8 DISTRICT 5-1981

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

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

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

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

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

///

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

3 SECTION 1. That no new improvements or substantial changes in existing
4 improvements are planned for fiscal year 2025-2026 within the Douglas Park
5 Landscape Maintenance District.

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

13 PASSED AND ADOPTED by the City Council of the City of Oceanside,
14 California, this _____ day of _____, 2025, by the following vote:

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

Mayor of the City of Oceanside

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

21 ATTEST:



City Attorney

22 _____
City Clerk

23 **Resolution directing the City Engineer to prepare a Report**
24 **on the fiscal year 2025-2026 renewal of the Douglas Park Landscape**
25 **Maintenance District, Assessment District No. 5-1981**
26
27
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1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY
4 ENGINEER'S 2025-2026 FISCAL YEAR REPORT ON THE
5 DOUGLAS PARK LANDSCAPE MAINTENANCE DISTRICT,
ASSESSMENT DISTRICT 5-1981

6 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
7 Council of the City of Oceanside adopted Resolution No. _____
8 directing the City Engineer to prepare a Report on the Douglas Park
9 Landscape Maintenance District, Assessment District No.5-1981, for fiscal
10 year 2025-2026;

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

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

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

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

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

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

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

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

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

11 PASSED AND ADOPTED by the City Council of the City of Oceanside,
12 California, this _____ day of _____, 2025, by the following vote:

13 AYES:

14 NAYS:

15 ABSENT:

16 ABSTAIN:

17 _____
18 Mayor of the City of Oceanside

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

21 
22 _____
23 City Attorney

24 ATTEST:

25 _____
26 City Clerk

27 **Resolution approving the City Engineer's 2025-2026 fiscal year**
28 **report on the Douglas Park Landscape Maintenance District,**
Assessment District No. 5-1981

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

FISCAL YEAR 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.

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
Total Expenditures		\$ 273,070.18	\$ 258,986.18

RESERVE & OPERATING ACCOUNT ESTIMATES	
Description	FY 25/26
<i>Operating Account</i>	
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
<i>Fund 244</i>	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 (Trsfr 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
Total Annual Assessment	\$ 173,313.52	\$ 176,782.72
Assessment includes 2.0% CPI increase (Actual CPI and Max of 2%)		

1) Douglas Park and Vandegrift Annex combined fund balance

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
Total Expenditures		\$ 72,304.19	\$ 62,939.19

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

RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET		
Description		FY 25-26
<i>Fund 244</i>	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
Estimated Ending Fund Balance at 06/30/2026		\$ 452,933.75

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
Total Annual Assessment	\$ 81,077.50	\$ 84,162.40
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. 6 - 1981

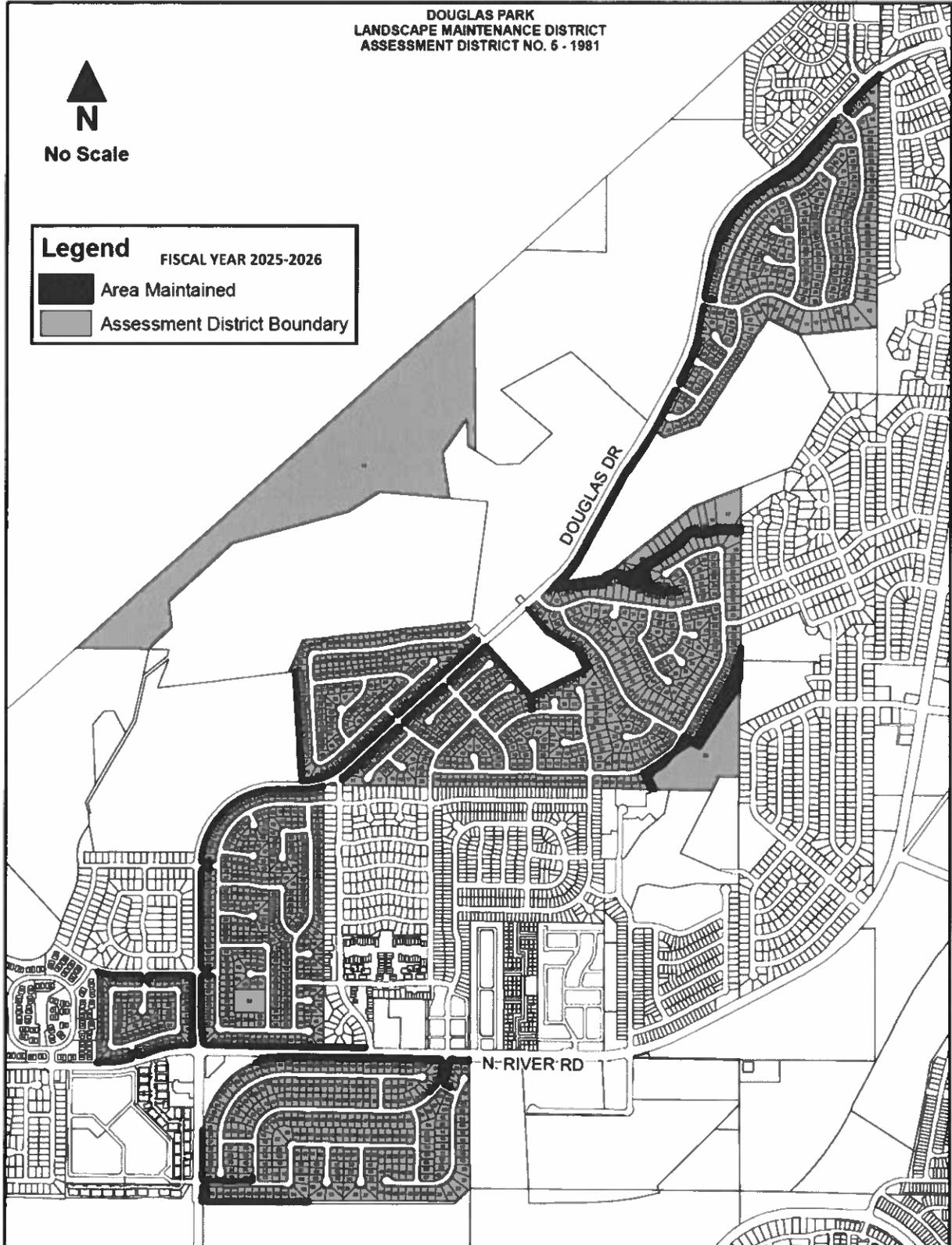


No Scale

Legend

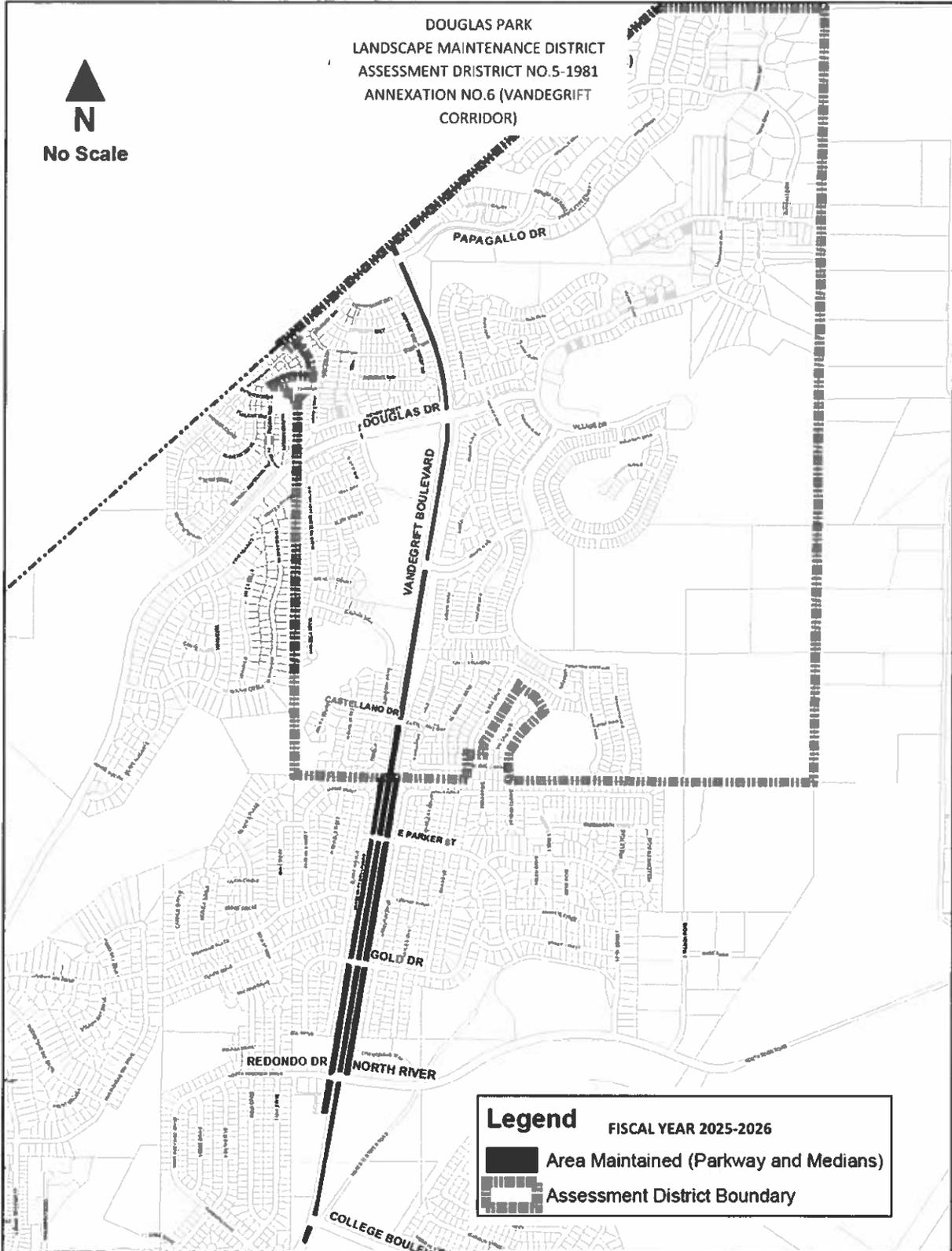
FISCAL YEAR 2025-2026

-  Area Maintained
-  Assessment District Boundary



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

N
No Scale



Legend FISCAL YEAR 2025-2026

- Area Maintained (Parkway and Medians)
- Assessment District Boundary

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION TO
4 LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2025-
5 2026 WITHIN THE DOUGLAS PARK LANDSCAPE MAINTENANCE
6 DISTRICT, ASSESSMENT DISTRICT NO. 5-1981 AND SETTING A
PUBLIC HEARING ON THE PROPOSED ASSESSMENTS

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
8 Council of the City of Oceanside adopted Resolution No. _____
9 directing the City Engineer to prepare a Report on the Douglas Park Landscape
10 Maintenance District, Assessment District No. 5-1981 for fiscal year 2025-2026;

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

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

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

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

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

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

3 SECTION 1. That it is the intent of this Council to levy and collect
4 assessments for fiscal year 2025-2026 within the Douglas Park Landscape
5 Maintenance District, Assessment District 5-1981, generally located in that area of
6 the City of Oceanside, California, commonly known as Douglas Park, River Meadow,
7 Creekside Estates, Whelan Ranch, Sunwest Estates, Foxwood, Oceanside 1,
8 Wilmont Ranch, Sycamore Springs, Morro Hills East and Morro Hills West
9 subdivisions.

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

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

21 SECTION 4. That this City Council sets a public hearing on the proposed
22 assessments for June 4, 2025 at 6:00 PM, or as soon thereafter as possible, in the
23 City Council Chambers located at 300 North Coast Highway, Oceanside, California.

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

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

4 PASSED AND ADOPTED by the City Council of the City of Oceanside,
5 California, this _____ day of _____, 2025, by the following vote:

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

Mayor of the City of Oceanside

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

12 
13 _____
City Attorney

14 ATTEST:

15 _____
16 City Clerk

17 **Resolution declaring intent to levy and collect assessments**
18 **for fiscal year 2025-2026 within the Douglas Park Landscape**
19 **Maintenance District, Assessment District No. 5-1981**
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1 RESOLUTION NO.

2
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY ENGINEER TO
5 PREPARE A REPORT ON THE FISCAL YEAR 2025-2026
6 RENEWAL OF THE GUAJOME RIDGE LANDSCAPE
7 MAINTENANCE DISTRICT, ASSESSMENT DISTRICT 1-1989

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

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

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

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

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

26 ///

27 ///

28 ///

///

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

3 SECTION 1. That no new improvements or substantial changes in existing
4 improvements are planned for fiscal year 2025-2026 within the Guajome Ridge
5 Landscape Maintenance District.

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

13 PASSED AND ADOPTED by the City Council of the City of Oceanside,
14 California, this _____ day of _____, 2025, by the following vote:

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

Mayor of the City of Oceanside

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

21 ATTEST:



City Attorney

22
23 _____
City Clerk

24 **Resolution directing the City Engineer to prepare a Report**
25 **on the fiscal year 2025-2026 renewal of the Guajome Ridge**
26 **Landscape Maintenance District, Assessment District No. 1-1989**

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY ENGINEER'S
4 2025-2026 FISCAL YEAR REPORT ON THE GUAJOME RIDGE
5 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT
DISTRICT 1-1989

6 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
7 Council of the City of Oceanside adopted Resolution No. _____
8 directing the City Engineer to prepare a Report on the Guajome Ridge Landscape
9 Maintenance District, Assessment District No. 1-1989, for fiscal year 2025-2026;

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

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

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

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

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

28 ///

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

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

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

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,
9 California, this _____ day of _____, 2025, by the following vote:

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

14 _____
15 Mayor of the City of Oceanside

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

18 
19 _____
20 City Attorney

21 ATTEST:

22 _____
23 City Clerk

24 **Resolution approving the City Engineer's 2025-2026 fiscal year**
25 **report on the Guajome Ridge Landscape Maintenance District,**
26 **Assessment District No. 1-1989**

**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

As of **EXHIBIT "B"**
 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	\$ 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
Total Expenditures		\$ 136,528.00	\$ 89,058.00

RESERVE & OPERATING ACCOUNT ESTIMATES	
Description	FY 25-26
<i>Operating Account</i>	
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)

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

GUAJOME RIDGE ASSESSMENT DETAIL ANALYSIS		
Description	FY 24-25	FY 25-26
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
Total Annual Assessment	\$ 68,712.12	\$ 70,773.30
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, DECLARING ITS INTENTION TO LEVY
4 AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2025-2026
5 WITHIN THE GUAJOME RIDGE LANDSCAPE MAINTENANCE
6 DISTRICT, ASSESSMENT DISTRICT NO. 1-1989 AND SETTING A
7 PUBLIC HEARING ON THE PROPOSED ASSESSMENTS

8 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
9 Council of the City of Oceanside adopted Resolution No. _____
10 directing the City Engineer to prepare a Report on the Guajome Ridge Landscape
11 Maintenance District, Assessment District No. 1-1989 for fiscal year 2025-2026;

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

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

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

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

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

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

3 SECTION 1. That it is the intent of this Council to levy and collect
4 assessments for fiscal year 2025-2026 within the Guajome Ridge Landscape
5 Maintenance District, Assessment District 1-1989, generally located in that area of
6 the City of Oceanside, California, commonly known as Sunridge Country Units 1 and
7 2 and the Darwin Estates subdivisions.

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

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

16 SECTION 4. That this City Council sets a public hearing on the proposed
17 assessments for June 4, 2025 at 6:00 PM, or as soon thereafter as possible, in the
18 City Council Chambers located at 300 North Coast Highway, Oceanside, California.

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

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

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

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

7 _____
8 Mayor of the City of Oceanside

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

11 
12 _____
13 City Attorney

14 ATTEST:

15 _____
16 City Clerk

17 **Resolution declaring intent to levy and collect assessments**
18 **for fiscal year 2025-2026 within the Guajome Ridge Landscape**
19 **Maintenance District, Assessment District No. 1-1989**
20
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1 RESOLUTION NO.

2
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY
5 ENGINEER TO PREPARE A REPORT ON THE FISCAL
6 YEAR 2025-2026 RENEWAL OF THE MAR LADO
7 HIGHLANDS LANDSCAPE MAINTENANCE DISTRICT,
8 ASSESSMENT DISTRICT 1-1988

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

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

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

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

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

28 ///

///

///

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

3 SECTION 1. That no new improvements or substantial changes in existing
4 improvements are planned for fiscal year 2025-2026 within the Mar Lado Highlands
5 Landscape Maintenance District. The amount of the proposed assessment rate
6 shall not exceed the maximum assessment rate authorized to be levied for the
7 2024-2025 fiscal year.

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

15 PASSED AND ADOPTED by the City Council of the City of Oceanside,
16 California, this _____ day of _____, 2025, by the following vote:

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

Mayor of the City of Oceanside

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

24 

City Attorney

25 ATTEST

26
27 _____
City Clerk

28
**Resolution directing the City Engineer to prepare a report on the
Fiscal year 2025-2026 renewal of the Mar Lado Highlands Landscape
Maintenance District, Assessment District No. 1-1988**

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY
4 ENGINEER'S 2025-2026 FISCAL YEAR REPORT ON THE
5 MAR LADO HIGHLANDS LANDSCAPE MAINTENANCE
DISTRICT, ASSESSMENT DISTRICT NO. 1-1988

6 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
7 Council of the City of Oceanside adopted Resolution No. directing
8 the City Engineer to prepare a Report on the Mar Lado Highlands Landscape
9 Maintenance District, Assessment District No. 1-1988, for fiscal year 2025-
10 2026;

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

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

18 WHEREAS, the amount of the proposed assessment rate is the same as
19 or less than the amount of the maximum assessment rate authorized to be
20 levied for the 2024-2025 fiscal year;

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

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

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

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

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

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,
9 California, this _____ day of _____, 2025, by the following vote:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 _____
15 Mayor of the City of Oceanside

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

19 
20 _____
21 City Attorney

21 ATTEST:

22 _____
23 City Clerk

24
25 Resolution approving the City Engineer's 2025-2026 fiscal year
26 report on the Mar Lado Highlands Landscape Maintenance District,
27 Assessment District No. 1-1988
28

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

FISCAL YEAR 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.

EXPENDITURE ESTIMATE			
OBJ ID	Object Description	FY 24-25	FY 25-26
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
Total Expenditures		\$ 82,586.00	\$ 86,106.00

RESERVE & OPERATING ACCOUNT ESTIMATES	
Description	FY 25-26
<i>Operating Account</i>	
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)

RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 25-26
<i>Fund 249</i>	
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

MARLADO HIGHLANDS ASSESSMENT DETAIL ANALYSIS			
Description	FY 24-25	FY 25-26	
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	
Total Annual Assessment	\$ 69,783.14	\$ 69,783.14	

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



N
No Scale

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION
4 TO LEVY AND COLLECT ASSESSMENTS WITHIN THE
5 MAR LADO HIGHLANDS LANDSCAPE MAINTENANCE
6 DISTRICT, ASSESSMENT DISTRICT 1-1988, FOR FISCAL
7 YEAR 2025-2026 AND SETTING A PUBLIC HEARING ON
8 THE PROPOSED ASSESSMENTS

9 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
10 Council of the City of Oceanside adopted Resolution No. _____
11 directing the City Engineer to prepare a Report on the Mar Lado Highlands
12 Landscape Maintenance District for fiscal year 2025-2026;

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

18 WHEREAS, the amount of the proposed assessment rate is the same as or
19 less than the amount of the assessment rate authorized to be levied for the 2024-
20 2025 fiscal year;

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

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

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

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

3 SECTION 1. That it is the intent of this Council to levy and collect
4 assessments for fiscal year 2025-2026 within the Mar Lado Highlands Landscape
5 Maintenance District, Assessment District 1-1988, generally located in that area of
6 the City of Oceanside, California, commonly known as Mar Lado Highlands
7 subdivision.

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

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

16 SECTION 4. That this City Council sets a public hearing on the proposed
17 assessments for June 4, 2025, at 6:00 PM, or as soon thereafter as possible, in the
18 City Council Chambers located at 300 North Coast Highway, Oceanside,
19 California.

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

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

28 ///

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

3 AYES:

4 NAYS:

5 ABSENT:

6 ABSTAIN:

7 _____
8 Mayor of the City of Oceanside

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

12 
13 _____
14 City Attorney

14 ATTEST:

15
16
17 _____
18 City Clerk

19 **Resolution declaring intent to levy and collect assessments**
20 **for fiscal year 2025-2026 within the Mar Lado Landscape**
21 **Maintenance District, Assessment District No. 1-1988**
22
23
24
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1 RESOLUTION NO.

2
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY
5 ENGINEER TO PREPARE A REPORT ON THE FISCAL
6 YEAR 2025-2026 RENEWAL OF THE MISSION
7 MEADOWS LANDSCAPE MAINTENANCE DISTRICT,
8 ASSESSMENT DISTRICT 2-1979

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

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

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

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

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

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

3 SECTION 1. That no new improvements or substantial changes in
4 existing improvements are planned for fiscal year 2025-2026 within the
5 Mission Meadows Landscape Maintenance District. The amount of the
6 proposed assessment rate shall not exceed the maximum assessment rate
7 authorized to be levied in the district for the 2024-2025 fiscal year.

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

16 PASSED AND ADOPTED by the City Council of the City of Oceanside,
17 California, this _____ day of _____, 2025, by the following vote:

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

Mayor of the City of Oceanside

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

24 

25 City Attorney

26 ATTEST:

27 City Clerk

28 **Resolution directing the City Engineer to perpare a report on the
Fiscal year 2025-2026 renewal of the Mission Meadows Landscape
Maintenance District, Assessment District No. 2-1979**

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY
4 ENGINEER'S 2025-2026 FISCAL YEAR REPORT ON THE
5 MISSION MEADOWS LANDSCAPE MAINTENANCE DISTRICT,
6 ASSESSMENT DISTRICT NO. 2-1979

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
8 Council of the City of Oceanside adopted Resolution No. _____
9 directing the City Engineer to prepare a Report on the Mission Meadows
10 Landscape Maintenance District, Assessment District No. 2-1979, for fiscal
11 year 2025-2026;

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

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

19 WHEREAS, the amount of the proposed assessment rate is the same as or
20 less than the amount of the maximum assessment rate authorized to be levied
21 for the 2024-2025 fiscal year;

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

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

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

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

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

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,
9 California, this _____ day of _____, 2025, by the following vote:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 _____
Mayor of the City of Oceanside

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

19 
20 _____
City Attorney

21 ATTEST:

22 _____
23 City Clerk

24 **Resolution approving the City Engineer's 2025-2026 fiscal year**
25 **report on the Mission Meadows Landscape Maintenance District,**
26 **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.

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
<i>Operating Account</i>	
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
<i>Fund 242</i>	
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

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
Total Expenditures		\$ 13,742.00	\$ 3,262.00

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 (Trsfr fr Fund to Operating for FY25/26 budget)	\$ 4,782.74
Estimated Ending Fund Balance at 06/30/2026	25,088.79

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
Total Annual Assessment	\$ 8,044.74	\$ 8,044.74

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, DECLARING ITS INTENTION
4 TO LEVY AND COLLECT ASSESSMENTS WITHIN THE
5 MISSION MEADOWS LANDSCAPE MAINTENANCE
6 DISTRICT, ASSESSMENT DISTRICT 2-1979, FOR FISCAL
7 YEAR 2025-2026 AND SETTING A PUBLIC HEARING ON
8 THE PROPOSED ASSESSMENTS

9 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
10 Council of the City of Oceanside adopted Resolution No. _____
11 directing the City Engineer to prepare a Report on the Mission Meadows
12 Landscape Maintenance District for fiscal year 2025-2026;

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

18 WHEREAS, the amount of the proposed assessment rate is the same as or
19 less than the amount of the assessment rate authorized to be levied for the 2024-
20 2025 fiscal year;

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

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

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

///

///

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

3 SECTION 1. That it is the intent of this Council to levy and collect
4 assessments for fiscal year 2025-2026 within the Mission Meadows Landscape
5 Maintenance District, Assessment District 2-1979, generally located in that area of
6 the City of Oceanside, California, commonly known as Mission Meadows Unit 1
7 and Marlborough Country Estates Units 1-4 subdivisions.

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

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

16 SECTION 4. That this City Council sets a public hearing on the proposed
17 assessments for June 4, 2025, at 6:00 PM, or as soon thereafter as possible, in the
18 City Council Chambers located at 300 North Coast Highway, Oceanside,
19 California.

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

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

28

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

3 AYES:

4 NAYS:

5 ABSENT:

6 ABSTAIN:

7 _____
8 Mayor of the City of Oceanside

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

12 
13 _____
14 City Attorney

14 ATTEST:

15
16 _____
17 City Clerk

18
19 **Resolution declaring intent to levy and collect assessments for**
20 **for fiscal year 2025-2026 within the Mission Meadows Landscape**
21 **Maintenance District, Assessment District No. 2-1979**

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY
4 ENGINEER TO PREPARE A REPORT ON THE FISCAL
5 YEAR 2025-2026 RENEWAL OF THE PEACOCK HILLS
6 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT
7 DISTRICT 1-1977

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

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

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

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

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

28 ///

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

3 SECTION 1. That no new improvements or substantial changes in existing
4 improvements are planned for fiscal year 2025-2026 within the Peacock Hills
5 Landscape Maintenance District. The amount of assessment rate shall not exceed
6 the maximum assessment rate authorized to be levied in the district for the 2024-2025
7 fiscal year.

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

15 PASSED AND ADOPTED by the City Council of the City of Oceanside,
16 California, this _____ day of _____, 2025, by the following vote:

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

Mayor of the City of Oceanside

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

23 
24 _____
City Attorney

25 ATTEST:

26 _____
City Clerk

27 **Resolution directing the City Engineer to perpare a report on the**
28 **Fiscal year 2025-2026 renewal of the Peacock Hills Landscape**
Maintenance District, Assessment District No. 1-1977

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY
4 ENGINEER'S 2025-2026 FISCAL YEAR REPORT ON THE
5 PEACOCK HILLS LANDSCAPE MAINTENANCE DISTRICT,
6 ASSESSMENT DISTRICT NO. 1-1977

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
8 Council of the City of Oceanside adopted Resolution No. _____
9 directing the City Engineer to prepare a Report on the Peacock Hills Landscape
10 Maintenance District, Assessment District No. 1-1977, for fiscal year 2025-2026;

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

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

18 WHEREAS, the amount of the proposed assessment rate is the same as or
19 less than the amount of the maximum assessment rate authorized to be levied for
20 the 2024-2025 fiscal year;

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

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

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

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

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

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,
9 California, this _____ day of _____, 2025, by the following vote:

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

14 _____
15 Mayor of the City of Oceanside

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

19 
20 _____
21 City Attorney

22 ATTEST:

23 _____
24 City Clerk

25
26 Resolution approving the City Engineer's 2025-2026 fiscal year
27 report on the Peacock Hills Landscape Maintenance District,
28 Assessment District No. 1-1977

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

FISCAL YEAR 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.

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
Total Expenditures		\$ 15,508.00	\$ 12,713.00

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
Operating Acct Budget FY 25/26	\$ 12,713.00
Difference	\$ 3,549.24

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
Estimated Ending Fund Balance at 06/30/2026	\$ (5,056.76)

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
Total Annual Assessment	\$ 16,062.24	\$ 16,062.24

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

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

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



No Scale



Legend FISCAL YEAR 2025-2026

-  Area to be Maintained
-  Assessment District Boundary

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION
4 TO LEVY AND COLLECT ASSESSMENTS WITHIN THE
5 PEACOCK HILLS LANDSCAPE MAINTENANCE DISTRICT,
6 ASSESSMENT DISTRICT 1-1977, FOR FISCAL YEAR
7 2025-2026 AND SETTING A PUBLIC HEARING ON THE
8 PROPOSED ASSESSMENTS

9 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
10 Council of the City of Oceanside adopted Resolution No. _____
11 directing the City Engineer to prepare a Report on the Peacock Hills Landscape
12 Maintenance District for fiscal year 2025-2026;

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

18 WHEREAS, the amount of the proposed assessment rate is the same as or
19 less than the amount of the assessment rate authorized to be levied for the 2024-
20 2025 fiscal year;

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

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

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

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

3 SECTION 1. That it is the intent of this Council to levy and collect
4 assessments for fiscal year 2025-2026 within the Peacock Hills Landscape
5 Maintenance District, Assessment District 1-1977, generally located in that area of
6 the City of Oceanside, California, commonly known as Peacock Hills Units 2 and 3
7 subdivisions.

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

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

14 SECTION 4. That this City Council sets a public hearing on the proposed
15 assessments for June 4, 2025, at 6:00 PM, or as soon thereafter as possible, in the
16 City Council Chambers located at 300 North Coast Highway, Oceanside,
17 California.

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

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

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

12 
13 _____
14 City Attorney

15 ATTEST:

16
17 _____
18 City Clerk

19
20 **Resolution declaring intent to levy and collect assessments**
21 **for fiscal year 2025-2026 within the Peacock Hills Landscape**
22 **Maintenance District, Assessment District No. 1-1977**
23
24
25
26
27
28

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE, CALIFORNIA, DIRECTING THE CITY ENGINEER TO PREPARE A REPORT ON THE FISCAL YEAR 2025-2026 RENEWAL OF THE RANCHO HERMOSA LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT DISTRICT 3-1982

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

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

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

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

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

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

3 SECTION 1. That no new improvements or substantial changes in existing
4 improvements are planned for fiscal year 2025-2026 within the Rancho Hermosa
5 Landscape Maintenance District.

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

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

16 PASSED AND ADOPTED by the City Council of the City of Oceanside,
17 California, this _____ day of _____, 2025, by the following vote:

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

Mayor of the City of Oceanside

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

24 
25 _____
26 City Attorney

27 ATTEST:

28 _____
City Clerk

**Resolution directing the City Engineer to prepare a report on the
Fiscal year 2025-2026 renewal of the Rancho Hermosa Landscape
Maintenance District, Assessment District No. 3-1982**

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY
4 ENGINEER'S 2025-2026 FISCAL YEAR REPORT ON THE
5 RANCHO HERMOSA LANDSCAPE MAINTENANCE DISTRICT,
ASSESSMENT DISTRICT NO. 3-1982

6 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
7 Council of the City of Oceanside adopted Resolution No. _____
8 directing the City Engineer to prepare a Report on the Rancho Hermosa
9 Landscape Maintenance District, Assessment District No. 3-1982, for fiscal
10 year 2025-2026;

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

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

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

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

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

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

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

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

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,
9 California, this _____ day of _____, 2025, by the following vote:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 _____
15 Mayor of the City of Oceanside

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

19 
20 _____
21 City Attorney

22 ATTEST:

23 _____
24 City Clerk

25
26 Resolution approving the City Engineer's 2025-2026 fiscal year
27 report on the Rancho Hermosa Landscape Maintenance District,
28 Assessment District No. 3-1982

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

FISCAL YEAR 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.

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	\$ 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
Total Expenditures		\$ 46,825.00	\$ 50,240.00

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

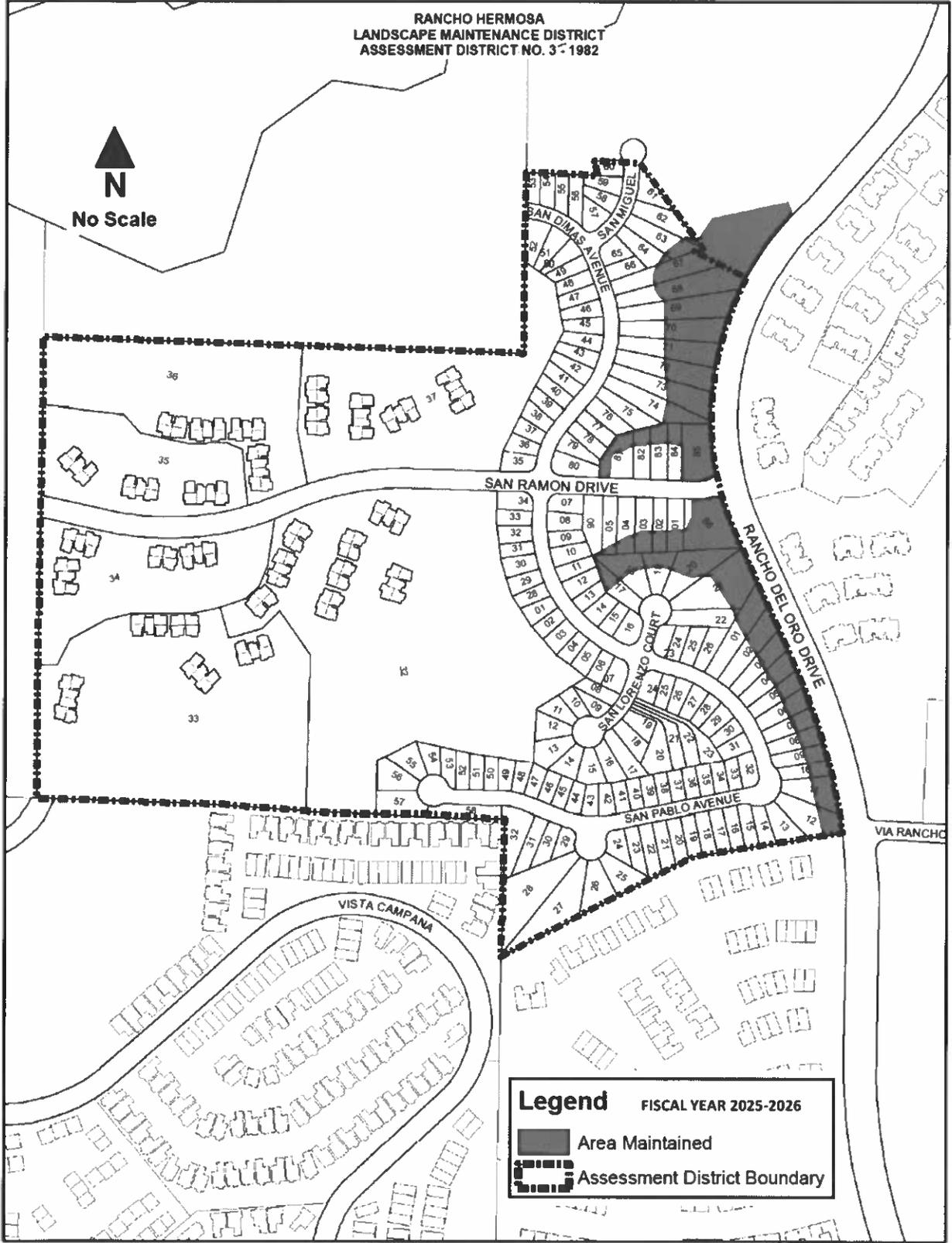
RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 24-25
<u>Fund 246</u>	
Projected Fund balance 6/30/25	\$ 37,211.00
Use of Fund Balance (Trsfr fr Fund to Operating for FY25/26 budget)	(5,776.32)
Estimated Ending Fund Balance at 06/30/2026	31,434.68

RANCHO HERMOSA ASSESSMENT DETAIL ANALYSIS		
Description	FY 24-25	FY 25-26
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
Total Annual Assessment	\$ 42,499.08	\$ 44,113.68
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



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, DECLARING ITS INTENTION
4 TO LEVY AND COLLECT ASSESSMENTS WITHIN THE
5 RANCHO HERMOSA LANDSCAPE MAINTENANCE
6 DISTRICT, ASSESSMENT DISTRICT 3-1982, FOR FISCAL
7 YEAR 2025-2026 AND SETTING A PUBLIC HEARING ON
8 THE PROPOSED ASSESSMENTS

9 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
10 Council of the City of Oceanside adopted Resolution No. _____
11 directing the City Engineer to prepare a Report on the Rancho Hermosa
12 Landscape Maintenance District for fiscal year 2025-2026;

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

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

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

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

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

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

3 SECTION 1. That it is the intent of this Council to levy and collect
4 assessments for fiscal year 2025-2026 within the Rancho Hermosa Landscape
5 Maintenance District, Assessment District 3-1982, generally located in that area of
6 the City of Oceanside, California, commonly known as Rancho Hermosa Unit 1
7 subdivision.

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

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

15 SECTION 4. That this City Council sets a public hearing on the proposed
16 assessments for June 4, 2025, at 6:00 PM, or as soon thereafter as possible, in the
17 City Council Chambers located at 300 North Coast Highway, Oceanside,
18 California.

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

24 SECTION 5. That the City Clerk of the City of Oceanside is directed to give
25 notice of this public hearing as required by Section 22626 of the Streets and
26 Highways Code.
27
28

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

3 AYES:

4 NAYS:

5 ABSENT:

6 ABSTAIN:

7 _____
8 Mayor of the City of Oceanside

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

12 
13 _____
14 City Attorney

14 ATTEST:

15
16 _____
17 City Clerk

18
19
20
21
22 **Resolution declaring intent to levy and collect assessments**
23 **for fiscal year 2025-2026 within the Rancho Hermosa Landscape**
24 **Maintenance District, Assessment District No. 3-1982**
25
26
27
28

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY
4 ENGINEER TO PREPARE A REPORT ON THE FISCAL
5 YEAR 2025-2026 RENEWAL OF THE SANTA FE MESA
6 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT
7 DISTRICT 2-1987

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

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

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

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

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

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

3 SECTION 1. That no new improvements or substantial changes in existing
4 improvements are planned for fiscal year 2025-2026 within the Santa Fe Mesa
5 Landscape Maintenance District. The amount of the proposed assessment shall
6 not exceed the maximum assessment rate authorized to be levied in the district for
7 the 2024-2025 fiscal year.

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

15 PASSED AND ADOPTED by the City Council of the City of Oceanside,
16 California, this _____ day of _____, 2025, by the following vote:

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

Mayor of the City of Oceanside

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

23 
24 _____
City Attorney

25 ATTEST:

26 _____
City Clerk

27 **Resolution directing the City Engineer to prepare a report on the**
28 **Fiscal year 2025-2026 renewal of the Santa Fe Mesa Landscape**
Maintenance District, Assessment District No. 2-1987

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE
3 CITY OF OCEANSIDE, CALIFORNIA, APPROVING
4 THE CITY ENGINEER'S 2025-2026 FISCAL YEAR
5 REPORT ON THE SANTA FE MESA LANDSCAPE
6 MAINTENANCE DISTRICT, ASSESSMENT
DISTRICT 2-1987

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
8 Council of the City of Oceanside adopted Resolution No. _____
9 directing the City Engineer to prepare a Report on the Santa Fe Mesa Landscape
10 Maintenance District, Assessment District No. 2-1987, for fiscal year 2025-2026;

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

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

18 WHEREAS, the amount of the proposed assessment rate is the same as or
19 less than the amount of the maximum assessment rate authorized to be levied for
20 the 2024-2025 fiscal year;

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

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

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

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

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

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,
9 California, this _____ day of _____, 2025, by the following vote:

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

15 _____
16 Mayor of the City of Oceanside

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

19 
20 _____
21 City Attorney

22 ATTEST:

23
24 _____
25 City Clerk

26 Resolution approving the City Engineer's 2025-2026 fiscal year
27 report on the Santa Fe Mesa Landscape Maintenance District,
28 Assessment District No. 2-1987

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

FISCAL YEAR 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

EXPENDITURE ESTIMATE			
OBJ ID	Object Description	FY 24-25	FY 25-26
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
Total Expenditures		\$ 370,196.00	\$ 402,996.00

RESERVE & OPERATING ACCOUNT ESTIMATES	
Description	FY 25-26
<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)

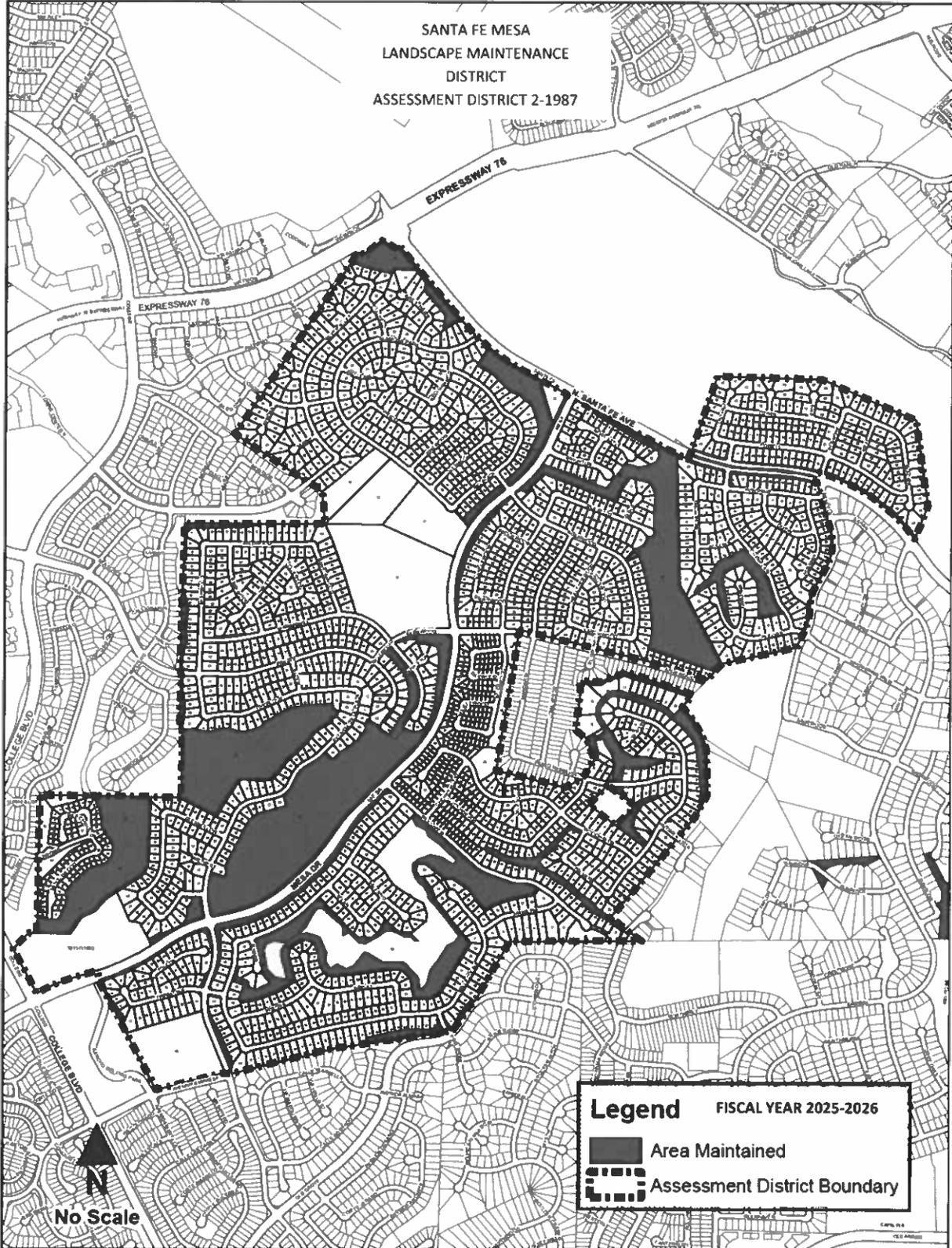
RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 25-26
<u>Fund 247</u>	
Projected Fund balance 6/30/25	\$ 222,221.00
Use of Fund Balance (Trsfr fr Fund to Operating for FY25/26 budget)	\$ (63,407.90)
Estimated Ending Fund Balance at 06/30/2026	\$ 158,813.10

SANTA FE MESA ASSESSMENT DETAIL ANALYSIS		
Description	FY 24-25	FY 25-26
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
Total Annual Assessment	\$ 337,688.10	\$ 337,688.10

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, DECLARING ITS INTENTION TO
4 LEVY AND COLLECT ASSESSMENTS WITHIN THE SANTA FE
5 MESA LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT
6 DISTRICT NO. 2-1987, FOR FISCAL YEAR 2025-2026 AND
7 SETTING A PUBLIC HEARING ON THE PROPOSED
8 ASSESSMENTS

9 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
10 Council of the City of Oceanside adopted Resolution No. _____
11 directing the City Engineer to prepare a Report on the Santa Fe Mesa Landscape
12 Maintenance District, Assessment District No. 2-1987 for fiscal year 2025-2026;

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

18 WHEREAS, the amount of the proposed assessment rate is the same as or
19 less than the amount of the assessment rate authorized to be levied for the 2024-
20 2025 fiscal year;

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

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

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

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

3 SECTION 1. That it is the intent of this Council to levy and collect
4 assessments for fiscal year 2025-2026 within the Santa Fe Mesa Landscape
5 Maintenance District, Assessment District 2-1987, generally located in that area of
6 the City of Oceanside, California, commonly known as Mission Santa Fe, Lark
7 Place, Palmera and Lago Vista subdivisions.

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

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

18 SECTION 4. That this City Council sets a public hearing on the proposed
19 assessments for June 4, 2025, at 6:00 PM, or as soon thereafter as possible, in the
20 City Council Chambers located at 300 North Coast Highway, Oceanside,
21 California.

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

27 ///

28 ///

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

4 PASSED AND ADOPTED by the City Council of the City of Oceanside,
5 California, this _____ day of _____, 2025, by the following vote:

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

10 _____
11 Mayor of the City of Oceanside

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

14 
15 _____
16 City Attorney

17 ATTEST:

18 _____
19 City Clerk

20 **Resolution declaring intent to levy and collect assessments**
21 **for fiscal year 2025-2026 within the Santa Fe Mesa Landscape**
22 **Maintenance District, Assessment District No. 2-1987**
23
24
25
26
27
28

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY
4 ENGINEER TO PREPARE A REPORT ON THE FISCAL
5 YEAR 2025-2026 RENEWAL OF THE SUNBURST HOMES
6 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT
DISTRICT NO. 1-1980

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

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

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

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

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

26 ///

27 ///

28 ///

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

3 SECTION 1. That no new improvements or substantial changes in
4 existing improvements are planned for fiscal year 2025-2026 within the Sunburst
5 Homes Landscape Maintenance District. The amount of the proposed assessment
6 rate shall not exceed the maximum assessment rate authorized to be levied in the
7 district for the 2024-2025 fiscal year.

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

15 PASSED AND ADOPTED by the City Council of the City of Oceanside,
16 California, this _____ day of _____, 2025, by the following vote:

17 AYES:
18 NAYS:
19 ABSENT:
20 ABSTAIN

Mayor of the City of Oceanside

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

23 

City Attorney

24 ATTEST:

25 _____
City Clerk

26
27 **Resolution directing the City Engineer to perpare a report on the**
28 **Fiscal year 2025-2026 renewal of the Sunburst Homes Landscape**
Maintenance District, Assessment District No. 1-1980

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY
3 OF OCEANSIDE, CALIFORNIA, APPROVING THE
4 CITY ENGINEER'S 2025-2026 FISCAL YEAR REPORT
5 ON THE SUNBURST HOMES LANDSCAPE
6 MAINTENANCE DISTRICT, ASSESSMENT DISTRICT
NO. 1-1980

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
8 Council of the City of Oceanside adopted Resolution No. _____
9 directing the City Engineer to prepare a Report on the Sunburst Homes Landscape
10 Maintenance District, Assessment District No. 1-1980, for fiscal year 2025-2026;

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

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

18 WHEREAS, the amount of the proposed assessment rate is the same as or
19 less than the amount of the maximum assessment authorized to be levied for the
20 2024-2025 fiscal year;

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

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

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

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

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

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,
9 California, this ____ day of _____, 2025, by the following vote:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 _____
15 Mayor of the City of Oceanside

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

19 
20 _____
City Attorney

21 ATTEST:

22 _____
23 City Clerk

24
25 **Resolution approving the City Engineer's 2025-2026 fiscal year**
26 **report on the Sunburst Homes Landscape Maintenance District,**
27 **Assessment District No. 1-1980**
28

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

FISCAL YEAR 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

EXPENDITURE ESTIMATE			
OBJ ID	Object Description	FY 24-25	FY 25-26
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
Total Expenditures		\$ 22,276.00	\$ 17,436.00

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

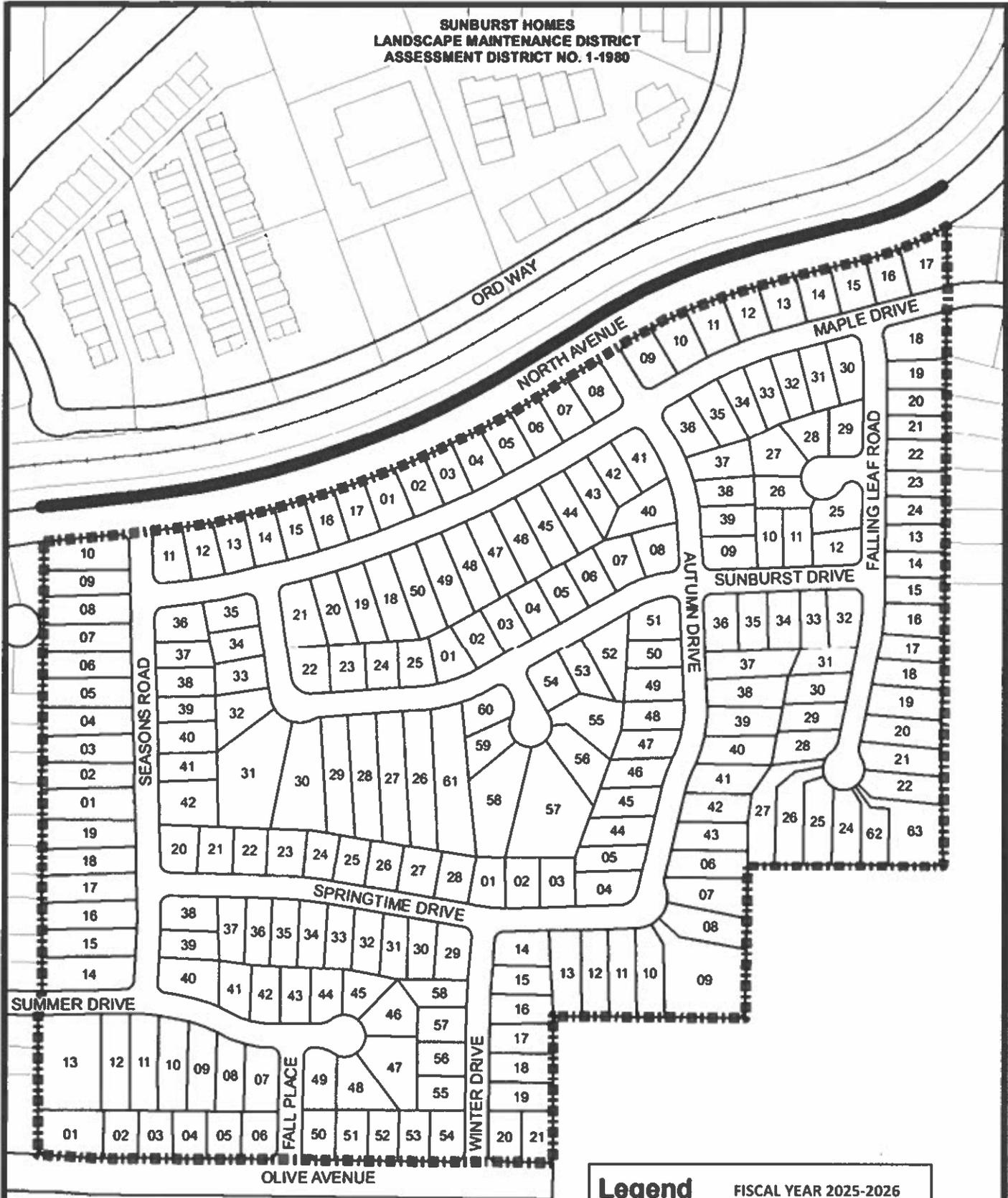
RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 25-26
<i>Fund 243</i>	
Projected Fund balance 6/30/25	\$ 104,864.00
Use of Fund Balance (Trsfr fr Fund to Operating for FY25/26 budget)	\$ (7,898.12)
Estimated Ending Fund Balance at 06/30/2026	\$ 96,965.88

SUNBURST HOMES ASSESSMENT DETAIL ANALYSIS		
Description	FY 24-25	FY 25-26
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
Total Annual Assessment	\$ 8,937.88	\$ 8,937.88

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

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

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



Legend FISCAL YEAR 2025-2026

-  Area Maintained
-  Assessment District Boundary

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY
4 AND COLLECT ASSESSMENTS WITHIN THE SUNBURST HOMES
5 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT DISTRICT
6 1-1980, FOR FISCAL YEAR 2025-2026 AND SETTING A PUBLIC
HEARING ON THE PROPOSED ASSESSMENTS

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
8 Council of the City of Oceanside adopted Resolution No. _____
9 directing the City Engineer to prepare a Report on the Sunburst Homes Landscape
10 Maintenance District for fiscal year 2025-2026;

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

16 WHEREAS, the amount of the proposed assessment rate is the same as or
17 less than the amount of the assessment rate authorized to be levied for the 2024-
18 2025 fiscal year;

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

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

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

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

3 SECTION 1. That it is the intent of this Council to levy and collect
4 assessments for fiscal year 2025-2026 within the Sunburst Homes Landscape
5 Maintenance District, Assessment District 1-1980, generally located in that area of
6 the City of Oceanside, California, commonly known as Sunburst Homes Units 1-4
7 subdivisions.

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

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

14 SECTION 4. That this City Council sets a public hearing on the proposed
15 assessments for June 4, 2025, at 6:00 PM, or as soon thereafter as possible, in the
16 City Council Chambers located at 300 North Coast Highway, Oceanside, California.

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

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

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

3 AYES:

4 NAYS:

5 ABSENT:

6 ABSTAIN:

7 _____
8 Mayor of the City of Oceanside

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

12 
13 _____
14 City Attorney

14 ATTEST:

15
16
17 _____
18 City Clerk

19 **Resolution declaring intent to levy and collect assessments**
20 **for fiscal year 2025-2026 within the Sunburst Homes Landscape**
21 **Maintenance District, Assessment District No. 1-1980**
22
23
24
25
26
27
28

1 RESOLUTION NO.

2
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY
5 ENGINEER TO PREPARE A REPORT ON THE FISCAL
6 YEAR 2025-2026 RENEWAL OF THE SUNSET HILLS
7 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT
8 DISTRICT 2-1982

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

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

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

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

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

28 ///

///

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

3 SECTION 1. That no new improvements or substantial changes in existing
4 improvements are planned for fiscal year 2025-2026 within the Sunset Hills
5 Landscape Maintenance District. The amount of the proposed assessment rate
6 shall not exceed the maximum assessment rate authorized to be levied in the
7 district for the 2024-2025 fiscal year.

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

15 PASSED AND ADOPTED by the City Council of the City of Oceanside,
16 California, this _____ day of _____, 2025, by the following vote:

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

21 _____
22 Mayor of the City of Oceanside

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

25 
26 _____
27 City Attorney

28 ATTEST:

_____ City Clerk

**Resolution directing the City Engineer to prepare a report on the
Fiscal year 2025-2026 renewal of the Sunset Hills Landscape
Maintenance District, Assessment District No. 2-1982**

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY
4 ENGINEER'S 2025-2026 FISCAL YEAR REPORT ON THE
5 SUNSET HILLS LANDSCAPE MAINTENANCE DISTRICT,
ASSESSMENT DISTRICT NO. 2-1982

6 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
7 Council of the City of Oceanside adopted Resolution No. _____
8 directing the City Engineer to prepare a Report on the Sunset Hills Landscape
9 Maintenance District, Assessment District No. 2-1982, for fiscal year 2025-2026;

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

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

17 WHEREAS, the amount of the proposed assessment rate is the same as or
18 less than the amount of the maximum assessment rate authorized to be levied for
19 the 2024-2025 fiscal year;

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

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

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

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

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

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,
9 California, this _____ day of _____, 2025, by the following vote:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 _____
15 Mayor of the City of Oceanside

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

19
20 
21 _____
22 City Attorney

23 ATTEST:

24 _____
25 City Clerk

26 Resolution approving the City Engineer's 2025-2026 fiscal year
27 report on the Sunset Hills Landscape Maintenance District,
28 Assessment District No. 2-1982

**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

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

EXPENDITURE ESTIMATE			
OBJ ID	Object Description	FY 24-25	FY 25-26
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
Total Expenditures		\$ 36,912.18	\$ 31,552.18

FUND & OPERATING ACCOUNT ESTIMATES	
Description	FY 25-26
<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)

RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 24-25
<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

SUNSET HILLS ASSESSMENT DETAIL ANALYSIS		
Description	FY 24-25	FY 25-26
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
Total Annual Assessment	\$ 24,585.66	\$ 24,585.66

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

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

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



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY
4 AND COLLECT ASSESSMENTS WITHIN THE SUNSET HILLS
5 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT DISTRICT
6 NO. 2-1982, FOR FISCAL YEAR 2025-2026 AND SETTING A
PUBLIC HEARING ON THE PROPOSED ASSESSMENTS

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
8 Council of the City of Oceanside adopted Resolution No. _____
9 directing the City Engineer to prepare a Report on the Sunset Hills Landscape
10 Maintenance District, Assessment District No. 2-1982 for fiscal year 2025-2026;

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

16 WHEREAS, the amount of the proposed assessment rate is the same as or
17 less than the amount of the assessment rate authorized to be levied for the 2024-
18 2025 fiscal year;

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

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

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

28 ///

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

3 SECTION 1. That it is the intent of this Council to levy and collect
4 assessments for fiscal year 2025-2026 within the Sunset Hills Landscape
5 Maintenance District, Assessment District 2-1982, generally located in that area of
6 the City of Oceanside, California, commonly known as Broadmoor Oceanside Units
7 1-8 subdivisions.

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

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

15 SECTION 4. That this City Council sets a public hearing on the proposed
16 assessments for June 4, 2025, at 6:00 PM, or as soon thereafter as possible, in the
17 City Council Chambers located at 300 North Coast Highway, Oceanside,
18 California.

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

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

27 ///

28 ///

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

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

7 _____
8 Mayor of the City of Oceanside

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

11 
12 _____
13 City Attorney

14 ATTEST:

15 _____
16 City Clerk

17
18
19 **Resolution declaring intent to levy and collect assessments**
20 **For fiscal year 2025-2026 within the Sunset Hills Landscape**
21 **Maintenance District, Assessment District No. 2-1982**
22
23
24
25
26
27
28

1 RESOLUTION NO.

2
3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 OCEANSIDE, CALIFORNIA, DIRECTING THE CITY
5 ENGINEER TO PREPARE A REPORT ON THE FISCAL
6 YEAR 2025-2026 RENEWAL OF THE VISTA DEL RIO
7 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT
8 DISTRICT 1-2001

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

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

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

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

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

28 ///

///

///

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

3 SECTION 1. That no new improvements or substantial changes in existing
4 improvements are planned for fiscal year 2025-2026 within the Vista Del Rio
5 Landscape Maintenance District.

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

13 PASSED AND ADOPTED by the City Council of the City of Oceanside,
14 California, this _____ day of _____, 2025, by the following vote:

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

Mayor of the City of Oceanside

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

21 
22 _____
City Attorney

23 ATTEST:

24 _____
25 City Clerk

26 **Resolution directing the City Engineer to prepare a report on the**
27 **Fiscal year 2025-2026 renewal of the Vista Del Rio Landscape**
28 **Maintenance District, Assessment District No. 1-2001**

1 RESOLUTION NO.

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, APPROVING THE CITY ENGINEER'S
4 2025-2026 FISCAL YEAR REPORT ON THE VISTA DEL RIO
5 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT
6 DISTRICT NO. 1-2001

7 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
8 Council of the City of Oceanside adopted Resolution No. _____
9 directing the City Engineer to prepare a Report on the Vista Del Rio Landscape
10 Maintenance District, Assessment District No. 1-2001, for fiscal year 2025-2026;

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

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

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

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

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

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

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

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

8 PASSED AND ADOPTED by the City Council of the City of Oceanside,
9 California, this _____ day of _____, 2025, by the following vote:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 _____
15 Mayor of the City of Oceanside

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

18 

19 _____
20 City Attorney

21 ATTEST:

22 _____
23 City Clerk

24 **Resolution approving the City Engineer's 2025-2026 fiscal year**
25 **report on the Vista Del Rio Landscape Maintenance District,**
26 **Assessment District No. 1-2001**

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

FISCAL YEAR 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.

EXPENDITURE ESTIMATE			
OBJ ID	Object Description	FY 24-25	FY 25-26
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
Total Expenditures		\$ 21,205.00	\$ 22,310.00

RESERVE & OPERATING ACCOUNT ESTIMATES	
Description	FY 25-26
<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)

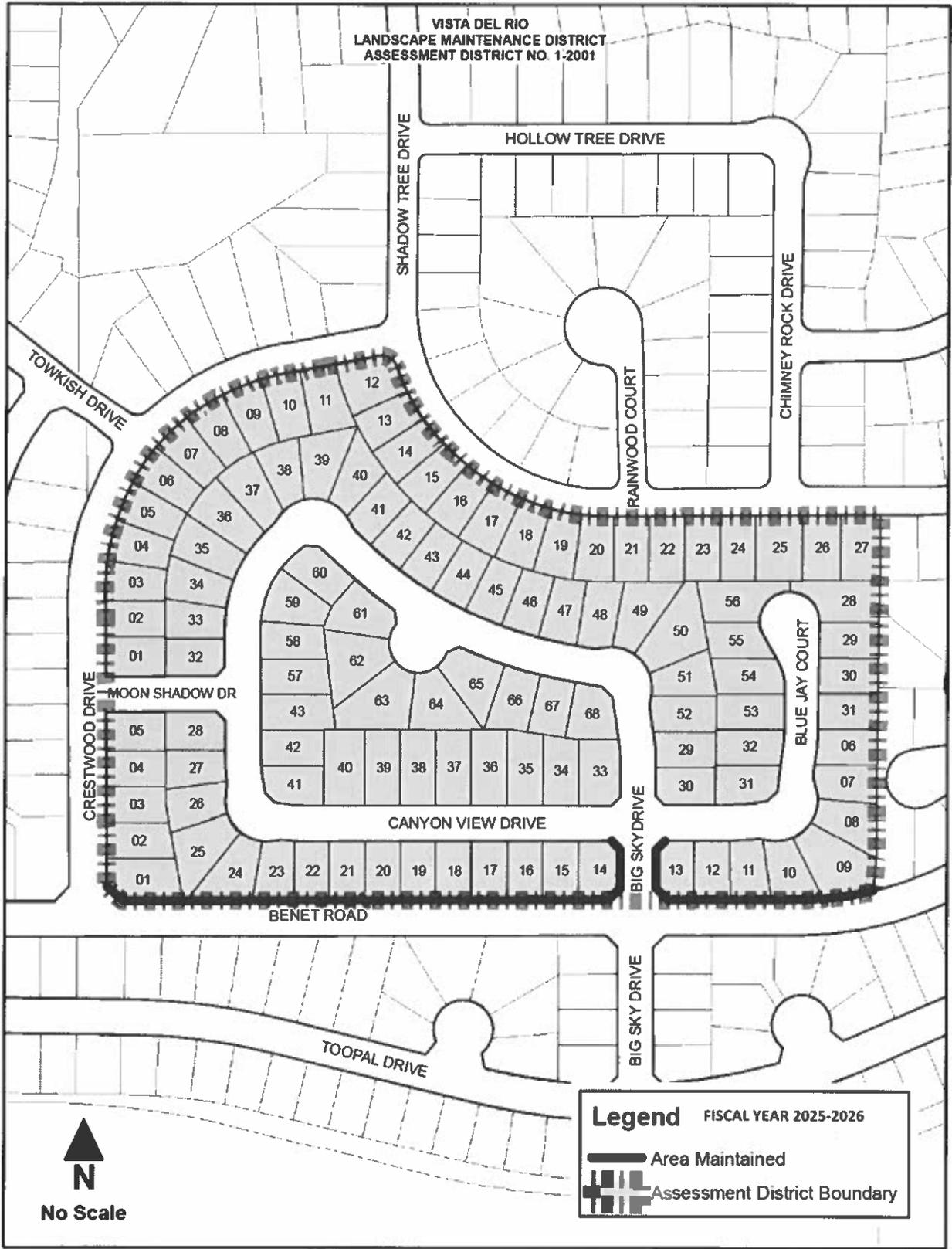
RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 25-26
<u>Fund 252</u>	
Projected Fund balance 6/30/25	\$ 72,770.00
Use of Fund Balance (Trsfr fr Fund to Operating for FY24/25 budget)	\$ (7,929.25)
Estimated Ending Fund Balance at 06/30/2025	\$ 64,840.75

VISTA DEL ORO ASSESSMENT DETAIL ANALYSIS		
Description	FY 24-25	FY 25-26
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
Total Annual Assessment	\$ 13,180.14	\$ 13,680.75
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



N
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, DECLARING ITS INTENTION TO LEVY
4 AND COLLECT ASSESSMENTS WITHIN THE VISTA DEL RIO
5 LANDSCAPE MAINTENANCE DISTRICT, ASSESSMENT DISTRICT
6 1-2001, FOR FISCAL YEAR 2025-2026 AND SETTING A PUBLIC
7 HEARING ON THE PROPOSED ASSESSMENTS

8 WHEREAS, pursuant to the Landscape and Lighting Act of 1972, the City
9 Council of the City of Oceanside adopted Resolution No. _____
10 directing the City Engineer to prepare a Report on the Vista Del Rio Landscape
11 Maintenance District for fiscal year 2025-2026;

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

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

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

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

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

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

1 SECTION 1. That it is the intent of this Council to levy and collect
2 assessments for fiscal year 2025-2026 within the Vista Del Rio Landscape
3 Maintenance District, Assessment District 1-2001, generally located in that area of
4 the City of Oceanside, California, commonly known as the Vista Del Rio subdivision.

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

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

11 SECTION 4. That this City Council sets a public hearing on the proposed
12 assessments for June 4, 2025, at 6:00 PM, or as soon thereafter as possible, in the
13 City Council Chambers located at 300 North Coast Highway, Oceanside, California.

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

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

22 //
23 //
24 //
25 //
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
4
5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9 _____
10 Mayor of the City of Oceanside

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

14 _____
15 *Matthew Hamilton, C. 1880*
16 City Attorney

17 ATTEST:

18
19 _____
20 City Clerk

21
22 **Resolution declaring intent to levy and collect assessments**
23 **for fiscal year 2025-2026 within the Vista Del Rio Landscape**
24 **Maintenance District, Assessment District No. 1-2001**
25
26
27
28