

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL
4 YEAR 2026-2027 DIAGRAM AND ASSESSMENT FOR THE
DEL ORO HILLS LANDSCAPE MAINTENANCE DISTRICT,
ASSESSMENT DISTRICT NO. 1-1987

5 WHEREAS, the City Council of the City of Oceanside, pursuant to the
6 Landscaping and Lighting Act of 1972, being Section 22500 et seq., of the California
7 Streets and Highways Code, hereinafter referred to as the "Act", adopted Resolution
8 No. 26-R0246-1 declaring its intention to levy and collect assessments for fiscal year
9 2026-2027 to pay the maintenance, operation and administrative costs for landscaping
10 and appurtenant improvements within the Del Oro Hills Landscape Maintenance
11 District, Assessment District No. 1-1987;

12 WHEREAS, said resolution also set a public hearing for June 3, 2026, at 6:00
13 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300
14 North Coast Highway, Oceanside, California, as the time and place to hear protests
15 and objections to the proposed assessment and renewal of said district;

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

19 WHEREAS, the Engineer's Report for the Del Oro Hills Landscape
20 Maintenance District was approved by the Oceanside City Council on May 6, 2026 and
21 no changes have been made to that report.

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

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

1 WHEREAS, the City Council of the City of Oceanside, adopted Resolution No.
2 26-R0245-1 which approved the Engineer's Report regarding the district's proposed
3 2026-2027 costs and assessments;

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

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

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

11 SECTION 1. That on June 3, 2026, at 6:00 p.m., said hearing on the proposed
12 2026-2027 fiscal year assessment and renewal was duly held, and each and every
13 step required under the Act and the California Constitution to levy said assessment
14 and renew said district in the proceedings prior to and including said hearing has been
15 duly taken.

16 SECTION 2. That the City Council does determine that the Engineer's Report,
17 approved by its Resolution No. 26-R0245-1 and the amount of the assessment rates
18 shown in said Report, should be confirmed.

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

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

26 ///

27 ///

28 ///

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

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

7
8
9 _____
Mayor of the City of Oceanside

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

12
13 
14 _____
City Attorney

15 ATTEST:

16
17 _____
City Clerk

18
19
20 **Resolution confirming the fiscal year 2026-2027 diagram**
21 **and assessment for the Del Oro Hills Landscape**
22 **Maintenance District, Assessment District No. 1-1987**
23
24
25
26
27
28

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

FISCAL YEAR 2026-2027

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

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



Brian Thomas
City Engineer



EXHIBIT "A"

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

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

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

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

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

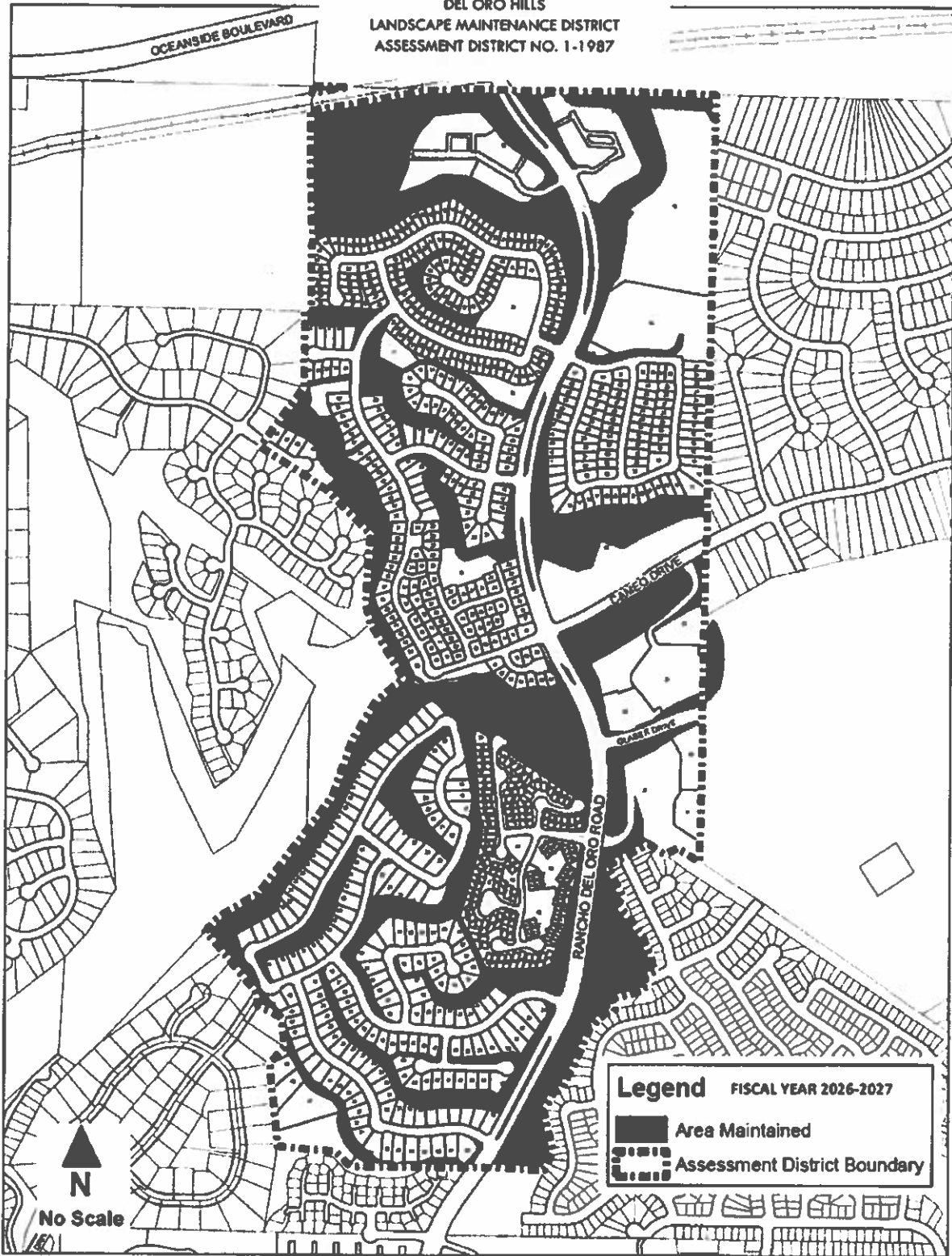
RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 26-27
<i>Fund 248</i>	
Projected Fund balance 8/30/26	\$ 609,225.00
Rev to Fund Balance (Trsfr fr Fund to Operating for FY26/27 budget)	\$ (92,255.04)
Estimated Ending Fund Balance at 06/30/2027	\$ 516,969.96

DEL ORO HILLS ASSESSMENT DETAIL ANALYSIS		
Description	FY 25-26	FY 26-27
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



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL
4 YEAR 2026-2027 DIAGRAM AND ASSESSMENT FOR THE
5 DOUGLAS PARK LANDSCAPE MAINTENANCE DISTRICT,
ASSESSMENT DISTRICT NO. 5-1981

6 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of
7 Division 15 of the Streets and Highways Code of California, Section 22500 et seq.,
8 hereinafter referred to as the "Act", the City Council of the City of Oceanside adopted
9 Resolution No. 26-R0249-1 declaring its intention to levy and collect assessments for
10 fiscal year 2026-2027 to pay the maintenance, operation and administrative costs for
11 landscaping and appurtenant improvements within the Douglas Park Landscape
12 Maintenance District, Assessment District No. 5-1981;

13 WHEREAS, said resolution also set a public hearing for June 3, 2026 at 6:00 p.m.,
14 or as soon thereafter as possible, in the City Council Chambers located at 300 North
15 Coast Highway, Oceanside, California, as the time and place to hear protests and
16 objections to the proposed assessment and renewal of said district;

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

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

23 WHEREAS, the Engineer's Report for the Douglas Park Landscape Maintenance
24 District was approved by the Oceanside City Council on May 6, 2026, and no changes
25 have been made to that report.

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

1
2 WHEREAS, the City Council of the City of Oceanside, adopted Resolution
3 No. 26-R0248-1 which approved the Engineer's Report regarding the district's proposed
4 2026-2027 costs and assessments;

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

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

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

12 SECTION 1. That on June 3, 2026, at 6:00 p.m., said hearing on the proposed
13 2026-2027 fiscal year assessment and renewal was duly held, and each and every step
14 required under the Act and the California Constitution to levy said assessment and
15 renew said district in the proceedings prior to and including said hearing has been duly
16 taken.

17 SECTION 2. That this City Council does determine that the Engineer's Report,
18 approved by its Resolution No. 26-R0248-1 and the amount of the assessment rates
19 shown in said Report, should be confirmed.

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

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

27 ///
28 ///
///


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

AYES:
NAYS:
ABSENT:
ABSTAIN:

Mayor of the City of Oceanside

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



City Attorney

ATTEST:

City Clerk

**Resolution confirming the fiscal year 2026-2027 diagram and
assessment for the Douglas Park Landscape Maintenance
District, Assessment District No. 5-1981**

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

FISCAL YEAR 2026-2027

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

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



Brian Thomas
City Engineer



EXHIBIT "A"

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

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

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

DOUGLAS PARK LANDSCAPE DISTRICT NO. 5 - 1981
 BUSINESS UNIT/ID - 320327244
 FISCAL YEAR 2026-27

EXHIBIT "B"
 As of 03/03/26

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

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

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

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

1) Douglas Park and Vandegrift Annex combined fund balance

DP/VANDEGRIFT ANNEXATION NO. 6 - ZONE A NO. 5 - 1981
 BUSINESS UNIT/ID - 320328244
 FISCAL YEAR 2026-27

As of EXHIBIT "B"
 03/24/26

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

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

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

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

1) Douglas Park and Vandegrift Annex combined fund balance

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

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

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

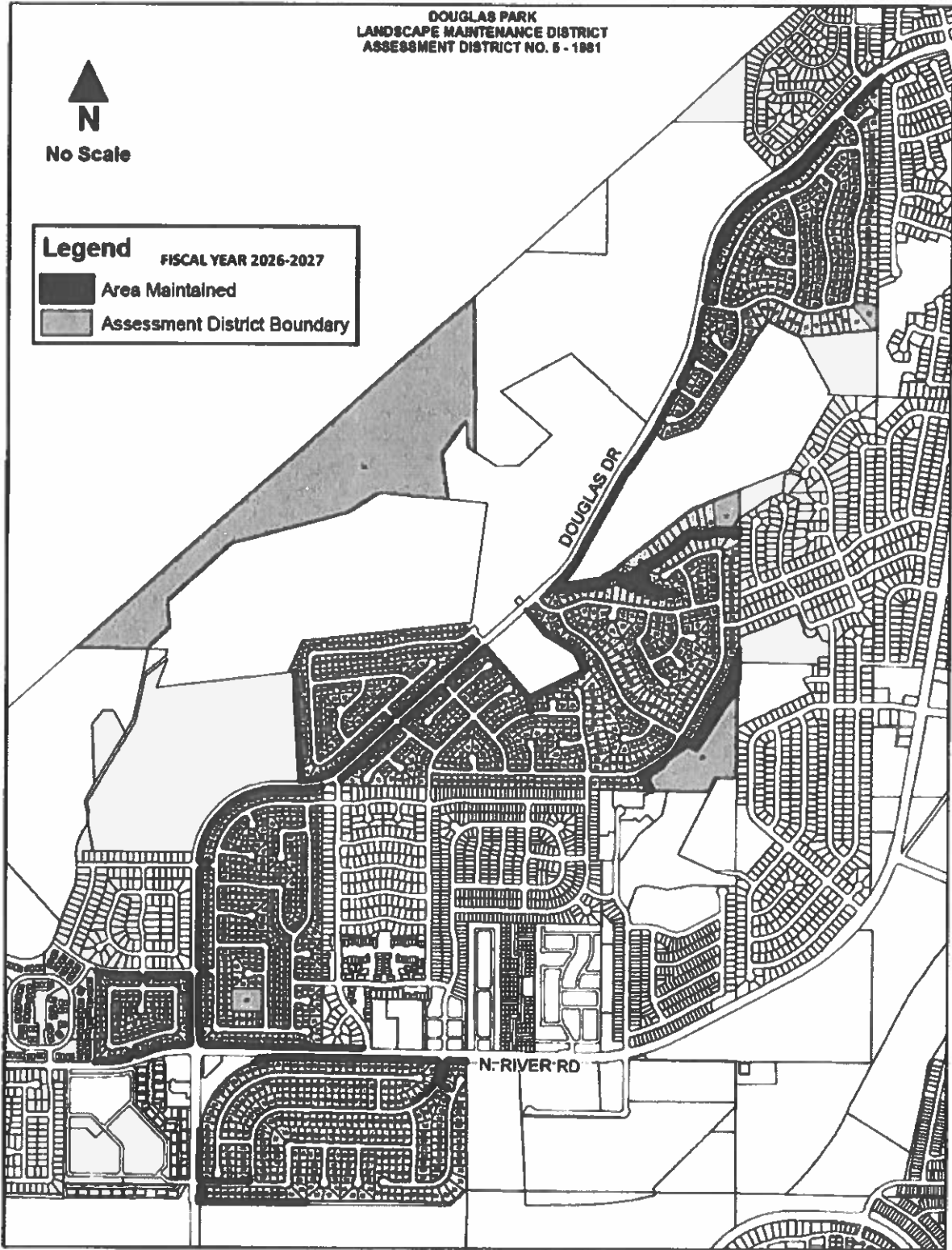


No Scale

Legend

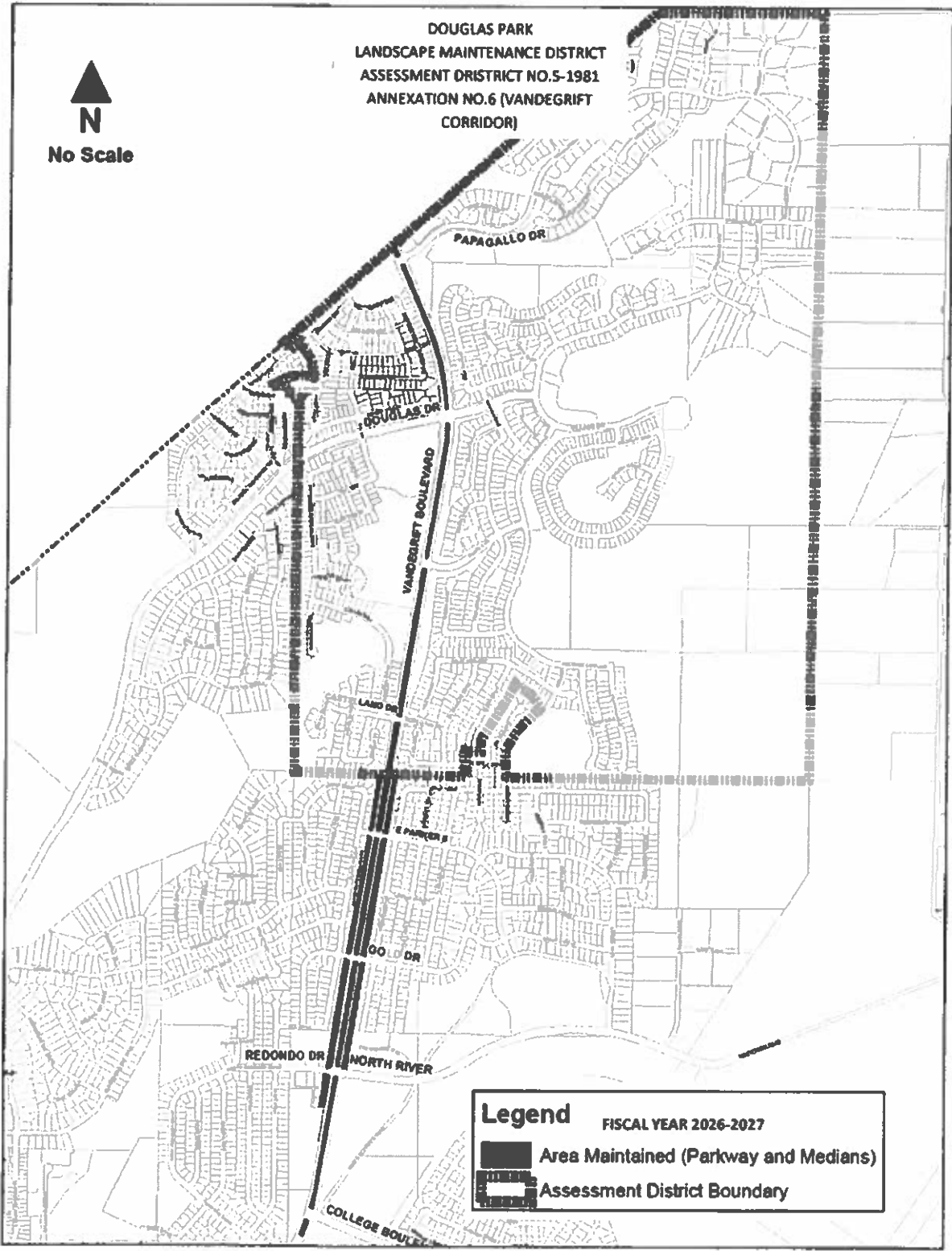
FISCAL YEAR 2026-2027

-  Area Maintained
-  Assessment District Boundary





N
No Scale

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



Legend FISCAL YEAR 2026-2027

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

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL
4 YEAR 2026-2027 DIAGRAM AND ASSESSMENT FOR THE
5 GUAJOME RIDGE LANDSCAPE MAINTENANCE DISTRICT,
6 ASSESSMENT DISTRICT NO. 1-1989

7 WHEREAS, the City Council of the City of Oceanside, pursuant to the
8 Landscaping and Lighting Act of 1972, being Section 22500 et seq., of the California
9 Streets and Highways Code, hereinafter referred to as the "Act", adopted Resolution
10 No. 26-R0252-1 declaring its intention to levy and collect assessments for fiscal year
11 2026-2027 to pay the maintenance, operation and administrative costs for landscaping
12 and appurtenant improvements within the Guajome Ridge Landscape Maintenance
13 District, Assessment District No. 1-1989;

14 WHEREAS, said resolution also set a public hearing for June 3, 2026, at 6:00
15 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300
16 North Coast Highway, Oceanside, California, as the time and place to hear protests
17 and objections to the proposed assessment and renewal of said district;

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

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

24 WHEREAS, the Engineer's Report for the Guajome Ridge Landscape
25 Maintenance District was approved by the Oceanside City Council on May 6, 2026 and
26 no changes have been made to that report.

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

1 WHEREAS, the City Council of the City of Oceanside, adopted Resolution No.
2 26-R0251-1 which approved the Engineer's Report regarding the district's proposed
3 2026-2027 costs and assessments;

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

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

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

11 SECTION 1. That on June 3, 2026, at 6:00 p.m., said hearing on the proposed
12 2026-2027 fiscal year assessment and renewal was duly held, and each and every
13 step required under the Act and the California Constitution to levy said assessment
14 and renew said district in the proceedings prior to and including said hearing has been
15 duly taken.

16 SECTION 2. That the City Council does determine that the Engineer's Report
17 approved by its Resolution No26-R0251-1 and the amount of the assessment rates
18 shown in said Report should be confirmed.

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

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

26 ///

27 ///

28 ///

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

- 3 AYES:
4 NAYS:
5 ABSENT:
6 ABSTAIN:
7
8
9

10 _____
Mayor of the City of Oceanside

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

13 
14 _____
City Attorney

15 ATTEST:
16
17

18 _____
City Clerk

19
20 **Resolution confirming the fiscal year 2026-2027 diagram and**
21 **assessment for the Guajome Ridge Landscape Maintenance**
22 **District, Assessment District No. 1-1989**
23
24
25
26
27
28

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

FISCAL YEAR 2026-2027

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

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



Brian Thomas
City Engineer



EXHIBIT "A"

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

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

**GUAJOME RIDGE LANDSCAPE DISTRICT NO. 1 - 1989
 BUSINESS UNIT/ID - 320320250
 FISCAL YEAR 2026-27**

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

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

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

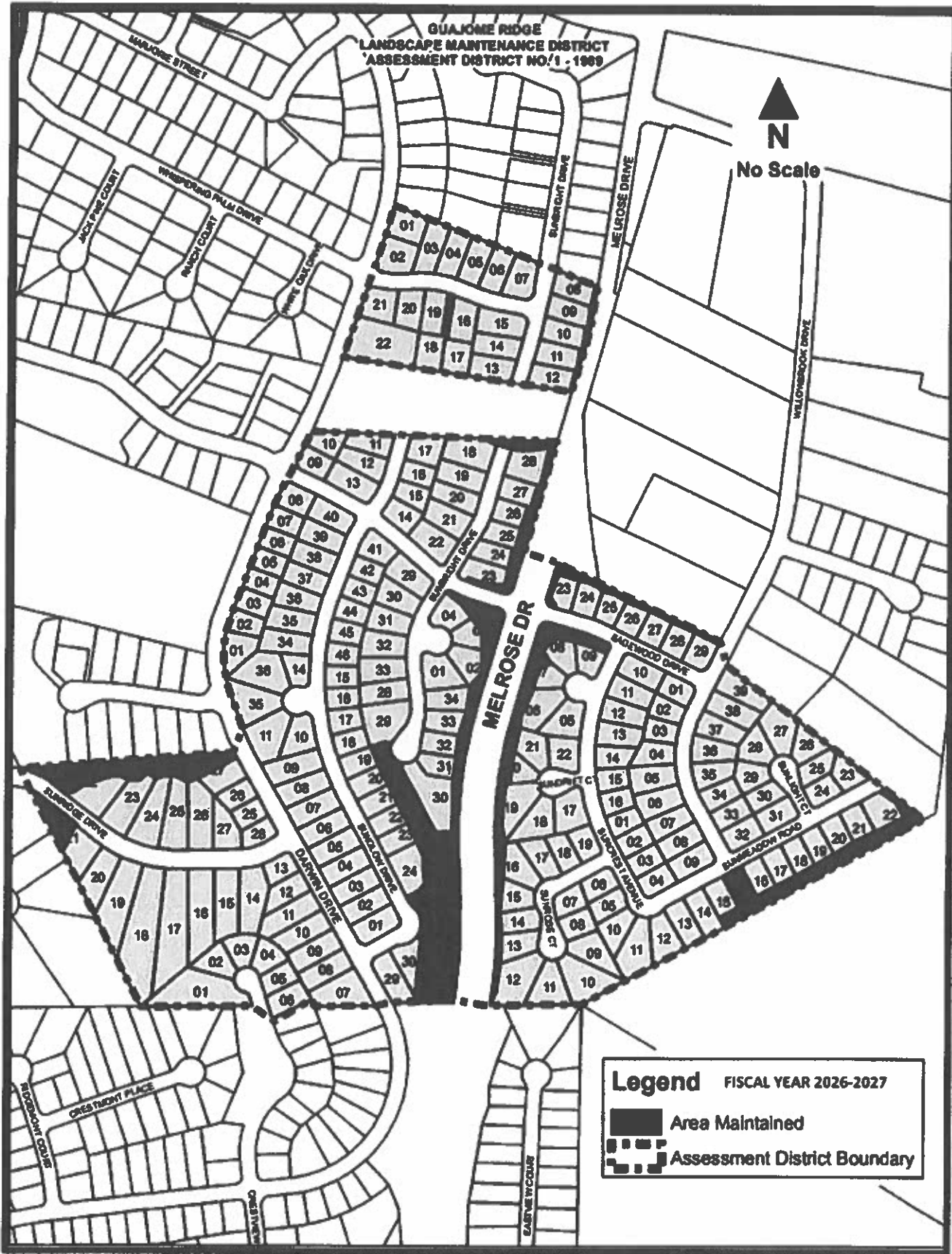
RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 26-27
<i>Fund 250</i>	
Projected Fund balance 6/30/26	\$ 197,959.00
Use of Fund Balance (Trsr fr Fund to Operating for FY26/27budget)	\$ (65,966.63)
Estimated Ending Fund Balance at 06/30/2027	\$ 131,992.37

GUAJOME RIDGE ASSESSMENT DETAIL ANALYSIS		
Description	FY 25-26	FY 26-27
Number of parcels	221.00	221.00
Number of assessment units	225.30	225.30
Parcels @ 1.0	156.00	156.00
Parcels @ 1.1	63.00	63.00
Annual assmt. per single family (1.0)	\$ 314.13	\$ 322.29
Annual assmt. per single family w/add'l. benefit (1.1)	345.54	\$ 354.51
Total Assessment @ 1.0	49,004.28	50,277.24
Total Assessment @ 1.1	21,769.02	22,334.13
Total Annual Assessment	\$ 70,773.30	\$ 72,611.37
Assessment includes 2.6% CPI increase		

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

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

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



Legend FISCAL YEAR 2026-2027

- Area Maintained
- - - Assessment District Boundary

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL
4 YEAR 2026-2027 DIAGRAM AND ASSESSMENT FOR THE
5 MAR LADO HIGHLANDS LANDSCAPE MAINTENANCE
6 DISTRICT, ASSESSMENT DISTRICT NO. 1-1988

7 WHEREAS, the City Council of the City of Oceanside, pursuant to the
8 Landscaping and Lighting Act of 1972, being Section 22500 et. seq., of the California
9 Streets and Highways Code, hereinafter referred to as the "Act", adopted Resolution
10 No. 26-R0255-1 declaring its intention to levy and collect assessments for fiscal year
11 2026-2027 to pay the maintenance, operation and administrative costs for landscaping
12 and appurtenant improvements within the Mar Lado Highlands Landscape
13 Maintenance District, Assessment District No. 1-1988;

14 WHEREAS, said resolution also set a public hearing for June 3, 2026, at 6:00
15 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300
16 North Coast Highway, Oceanside, California, as the time and place to hear protests
17 and objections to the proposed assessment and renewal of said district;

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

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

24 WHEREAS, the Engineer's Report for the Mar Lado Highlands Landscape
25 Maintenance District was approved by the Oceanside City Council on May 6, 2026,
26 and no changes have been made to that report.

27 ///

28 ///

///

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

5 WHEREAS, the City Council of the City of Oceanside, adopted Resolution
6 No. 26-R0254-1 which approved the Engineer's Report regarding the district's
7 proposed 2026-2027 costs and assessments;

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

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

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

15 SECTION 1. That on June 3, 2026 at 6:00 p.m., said hearing on the proposed
16 2025-2026 fiscal year assessment and renewal was duly held, and each and every
17 step required under the Act and the California Constitution to levy said assessment
18 and renew said district in the proceedings prior to and including said hearing has been
19 duly taken.

20 SECTION 2. That the City Council does determine that the Engineer's Report
21 approved by its Resolution No. 26-R0254-1 and the amount of the assessment rates
22 shown in said Report should be confirmed.

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

28 ///

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

3 PASSED AND ADOPTED by the City Council of the City of Oceanside,
4 California, this _____ day of _____, 2026, by the following vote:

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

10
11 _____
12 Mayor of the City of Oceanside

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

15 
16 _____
17 City Attorney

18 ATTEST:

19
20 _____
21 City Clerk

22
23 **Resolution confirming the fiscal year 2026-2027 diagram and**
24 **assessment for the Mar Lado Landscape Maintenance**
25 **District, Assessment District No. 1-1988**
26
27
28

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

FISCAL YEAR 2026-2027

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

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



Brian Thomas
City Engineer



EXHIBIT "A"

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

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

MAR LADO LANDSCAPE DISTRICT NO. 1 - 1988
 BUSINESS UNIT/ID - 320319249
 FISCAL YEAR 2026-27

As of EXHIBIT "B"
 03/03/26

EXPENDITURE ESTIMATE			
OBJ ID	Object Description	FY 25-26	FY 26-27
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 26-27
<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 26/27	\$ 86,106.00
Difference	\$ (15,972.86)

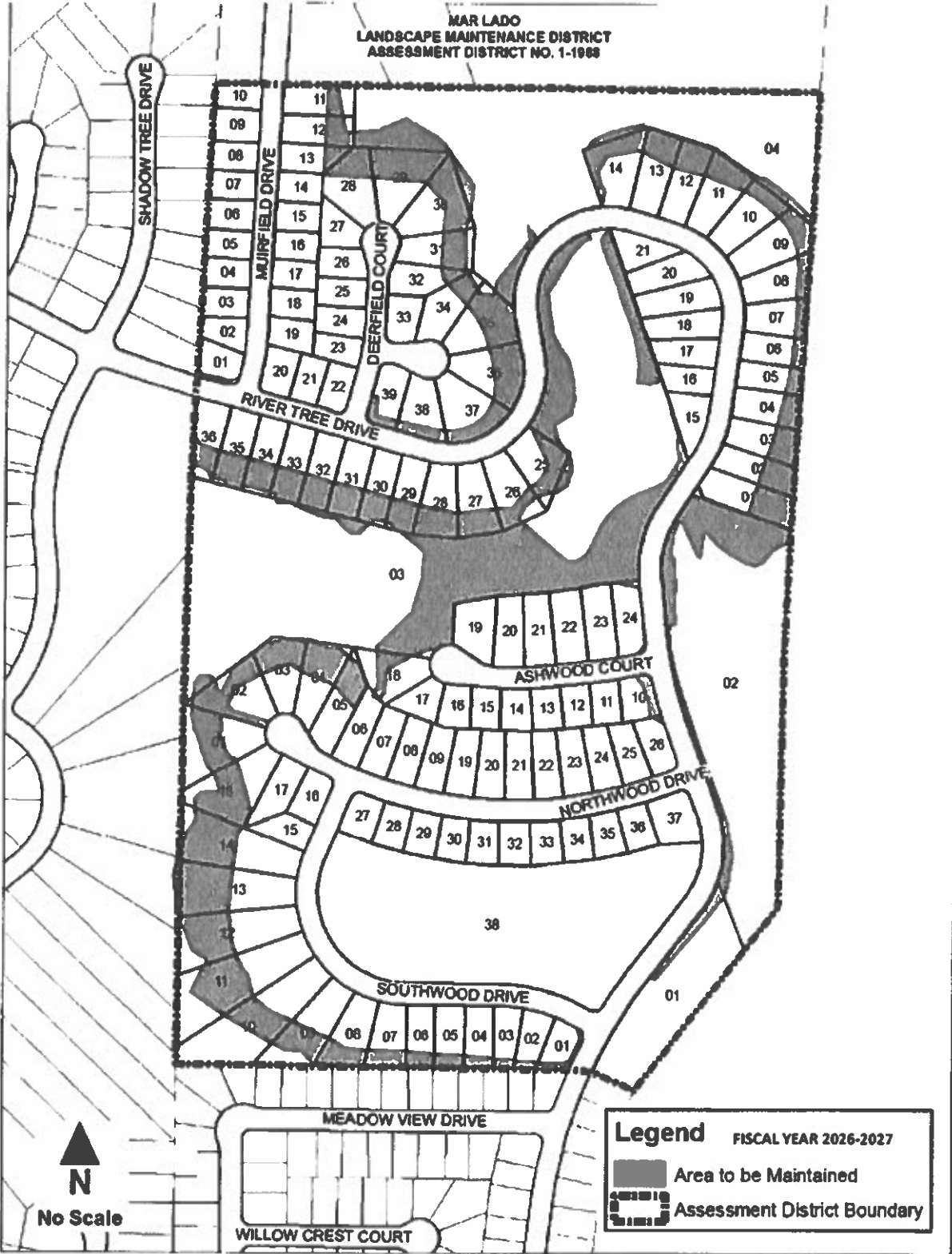
RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 26-27
<i>Fund 249</i>	
Projected Fund balance 6/30/26	\$ 52,163.00
Use of Fund Balance (Trsfr fr Fund to Operating for FY26/27 budget)	\$ (15,972.86)
Estimated Ending Fund Balance at 06/30/2027	\$ 36,190.14

MARLADO HIGHLANDS ASSESSMENT DETAIL ANALYSIS			
Description	FY 25-26	FY 26-27	
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



No Scale

Legend FISCAL YEAR 2026-2027

- Area to be Maintained
- Assessment District Boundary

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL
4 YEAR 2026-2027 DIAGRAM AND ASSESSMENT FOR THE
5 MISSION MEADOWS LANDSCAPE MAINTENANCE
6 DISTRICT, ASSESSMENT DISTRICT NO. 2-1979

7 WHEREAS, the City Council of the City of Oceanside, pursuant to the
8 Landscaping and Lighting Act of 1972, being Section 22500 et seq., of the California
9 Streets and Highways Code, hereinafter referred to as the "Act", adopted Resolution
10 No. 26-R0258-1 declaring its intention to levy and collect assessments for fiscal year
11 2026-2027 to pay the maintenance, operation and administrative costs for landscaping
12 and appurtenant improvements within the Mission Meadows Landscape Maintenance
13 District, Assessment District No. 2-1979;

14 WHEREAS, said resolution also set a public hearing for June 3, 2026, at 6:00
15 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300
16 North Coast Highway, Oceanside, California, as the time and place to hear protests
17 and objections to the proposed assessment and renewal of said district;

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

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

24 WHEREAS, the Engineer's Report for the Mission Meadows Landscape
25 Maintenance District was approved by the Oceanside City Council on May 6, 2026,
26 and no changes have been made to that report.

27 ///

28 ///

///

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

5 WHEREAS, the City Council of the City of Oceanside, adopted Resolution
6 No. 26-R0257-1 which approved the Engineer's Report regarding the district's
7 proposed 2026-2027 costs and assessments;

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

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

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

15 SECTION 1. That on June 3, 2026, at 6:00 p.m., said hearing on the proposed
16 2026-2027 fiscal year assessment and renewal was duly held, and each and every
17 step required under the Act and the California Constitution to levy said assessment
18 and renew said district in the proceedings prior to and including said hearing has been
19 duly taken.

20 SECTION 2. That the City Council does determine that the Engineer's Report
21 approved by its Resolution No. 26-R0257-1 and the amount of the assessment rates
22 shown in said Report should be confirmed.

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

28 ///

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

3 PASSED AND ADOPTED by the City Council of the City of Oceanside,
4 California, this _____ day of _____, 2026, by the following vote:

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

10 _____
11 Mayor of the City of Oceanside

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

15 
16 _____
17 City Attorney

18 ATTEST:

19
20 _____
21 City Clerk

22
23
24 **Resolution confirming the fiscal year 2026-2027 diagram**
25 **and assessment for the Mission Meadows Landscape**
26 **Maintenance District, Assessment District No. 2-1979**
27
28

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

FISCAL YEAR 2026-2027

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

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



Brian Thomas
City Engineer



EXHIBIT "A"

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

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

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

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

EXHIBIT "B"
As of 03/03/26

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

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

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

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

MISSION MEADOWS - B LANDSCAPE DISTRICT NO. 2 - 1979
 BUSINESS UNIT/ID - 320325242
 FISCAL YEAR 2026-27

As of EXHIBIT "B"
 03/03/26

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

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

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

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

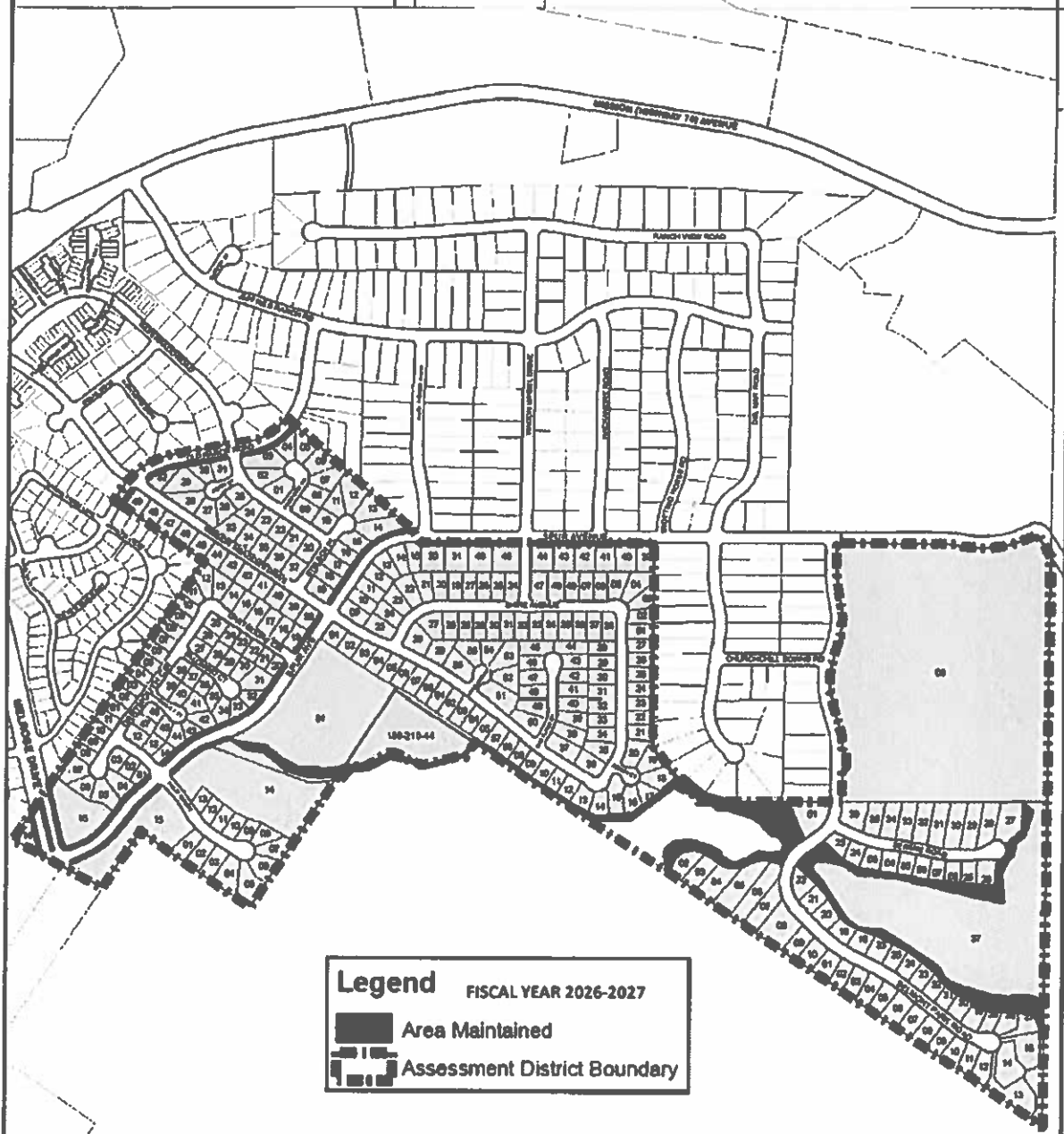
EXHIBIT "C" CONTAINS THE PROPOSED AMOUNT TO BE ASSESSED ON EACH LOT AND PARCEL WITHIN THE DISTRICT.

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



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



No Scale



Legend FISCAL YEAR 2026-2027

-  Area Maintained
-  Assessment District Boundary

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL
4 YEAR 2026-2027 DIAGRAM AND ASSESSMENT FOR THE
5 PEACOCK HILLS LANDSCAPE MAINTENANCE DISTRICT,
ASSESSMENT DISTRICT NO. 1-1977

6 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of
7 Division 15 of the Streets and Highways Code of California, Section 22500 et seq.,
8 hereinafter referred to as the "Act", the City Council of the City of Oceanside adopted
9 Resolution No. 26-R0261-1 declaring its intention to levy and collect assessments for
10 fiscal year 2026-2027 to pay the maintenance, operation and administrative costs for
11 landscaping and appurtenant improvements within the Peacock Hills Landscape
12 Maintenance District, Assessment District No. 1-1977;

13 WHEREAS, said resolution also set a public hearing for June 3, 2026, at 6:00
14 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300
15 North Coast Highway, Oceanside, California, as the time and place to hear protests
16 and objections to the proposed assessment and renewal of said district;

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

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

23 WHEREAS, the Engineer's Report for the Peacock Hills Landscape
24 Maintenance District was approved by the Oceanside City Council on May 6, 2026,
25 and no changes have been made to that report.

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

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

3 WHEREAS, the City Council of the City of Oceanside, adopted Resolution
4 No. 26-R0260-1 which approved the Engineer's Report regarding the district's
5 proposed 2026-2027 costs and assessments;

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

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

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

13 SECTION 1. That on June 3, 2026 at 6:00 p.m., said hearing on the proposed
14 2025-2026 fiscal year assessment and renewal was duly held, and each and every
15 step required under the Act and the California Constitution to levy said assessment
16 and renew said district in the proceedings prior to and including said hearing has been
17 duly taken.

18 SECTION 2. That the City Council does determine that the Engineer's Report
19 approved by its Resolution No. 26-R0260-1 and the amount of the assessment rate
20 shown in said Report should be confirmed.

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

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

28 ///

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

- 3 AYES:
4 NAYS:
5 ABSENT:
6 ABSTAIN:
7
8
9

10 _____
Mayor of the City of Oceanside

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

13 
14 _____
City Attorney

15 ATTEST:

16 _____
17
18 City Clerk

19
20
21 **Resolution confirming the fiscal year 2026-2027 diagram and**
22 **assessment for the Peacock Hills Landscape Maintenance**
23 **District, Assessment District No. 1-1977**
24
25
26
27
28

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

FISCAL YEAR 2026-2027

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

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



Brian Thomas
City Engineer



EXHIBIT "A"

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

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

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

**PEACOCK HILLS LANDSCAPE DISTRICT NO. 1 - 1977
 BUSINESS UNIT/ID - 320321251
 FISCAL YEAR 2026-27**

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

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

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

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

PEACOCK HILLS ASSESSMENT DETAIL ANALYSIS		
Description	FY 24-25	FY 25-26
Number of parcels	924.00	924.00
Number of assessment units	921.00	921.00
Parcels @ 1.0	921.00	921.00
Annual assmt. per single family (1.0)	\$ 17.44	\$ 17.44
Total Assessment @ 1.0	16,062.24	16,062.24
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 2026-2027

-  Area to be Maintained
-  Assessment District Boundary

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL
4 YEAR 2026-2027 DIAGRAM AND ASSESSMENT FOR THE
5 RANCHO HERMOSA LANDSCAPE MAINTENANCE
6 DISTRICT, ASSESSMENT DISTRICT NO. 3-1982

7 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of
8 Division 15 of the Streets and Highways Code of California, Section 22500 et seq.,
9 hereinafter referred to as the "Act", the City Council of the City of Oceanside adopted
10 Resolution No. 26-R0264-1 declaring its intention to levy and collect assessments for
11 fiscal year 2026-2027 to pay the maintenance, operation and administrative costs for
12 landscaping and appurtenant improvements within the Rancho Hermosa Landscape
13 Maintenance District, Assessment District No. 3-1982;

14 WHEREAS, said resolution also set a public hearing for June 3, 2026, at 6:00
15 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300
16 North Coast Highway, Oceanside, California, as the time and place to hear protests
17 and objections to the proposed assessment and renewal of said district;

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

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

24 WHEREAS, the Engineer's Report for the Rancho Hermosa Landscape
25 Maintenance District was approved by the Oceanside City Council on May 6, 2026,
26 and no changes have been made to that report.

27 ///

28 ///

///

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

6 WHEREAS, the City Council of the City of Oceanside, adopted Resolution
7 No. 26-R0263-1 which approved the Engineer's Report regarding the district's
8 proposed 2026-2027 costs and assessments;

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

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

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

16 SECTION 1. That on June 3, 2026, at 6:00 p.m., said hearing on the proposed
17 2026-2027 fiscal year assessment and renewal was duly held, and each and every
18 step required under the Act and the California Constitution to levy said assessment
19 and renew said district in the proceedings prior to and including said hearing has been
20 duly taken.

21 SECTION 2. That the City Council does determine that the Engineer's Report,
22 approved by its Resolution No. 26-R0263-1 and the amount of the assessment rates
23 shown in said Report, should be confirmed.

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

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

3 PASSED AND ADOPTED by the City Council of the City of Oceanside,
4 California, this _____ day of _____, 2026, by the following vote:

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

10
11 _____
12 Mayor of the City of Oceanside

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

15 
16 _____
17 City Attorney

18 ATTEST:

19
20 _____
21 City Clerk

22
23 **Resolution confirming the fiscal year 2026-2027 diagram**
24 **and assessment for the Rancho Hermosa Landscape**
25 **Maintenance District, Assessment District No. 3-1982**
26
27
28

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

FISCAL YEAR 2026-2027

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

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



**Brian Thomas
City Engineer**



EXHIBIT "A"

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

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

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

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

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

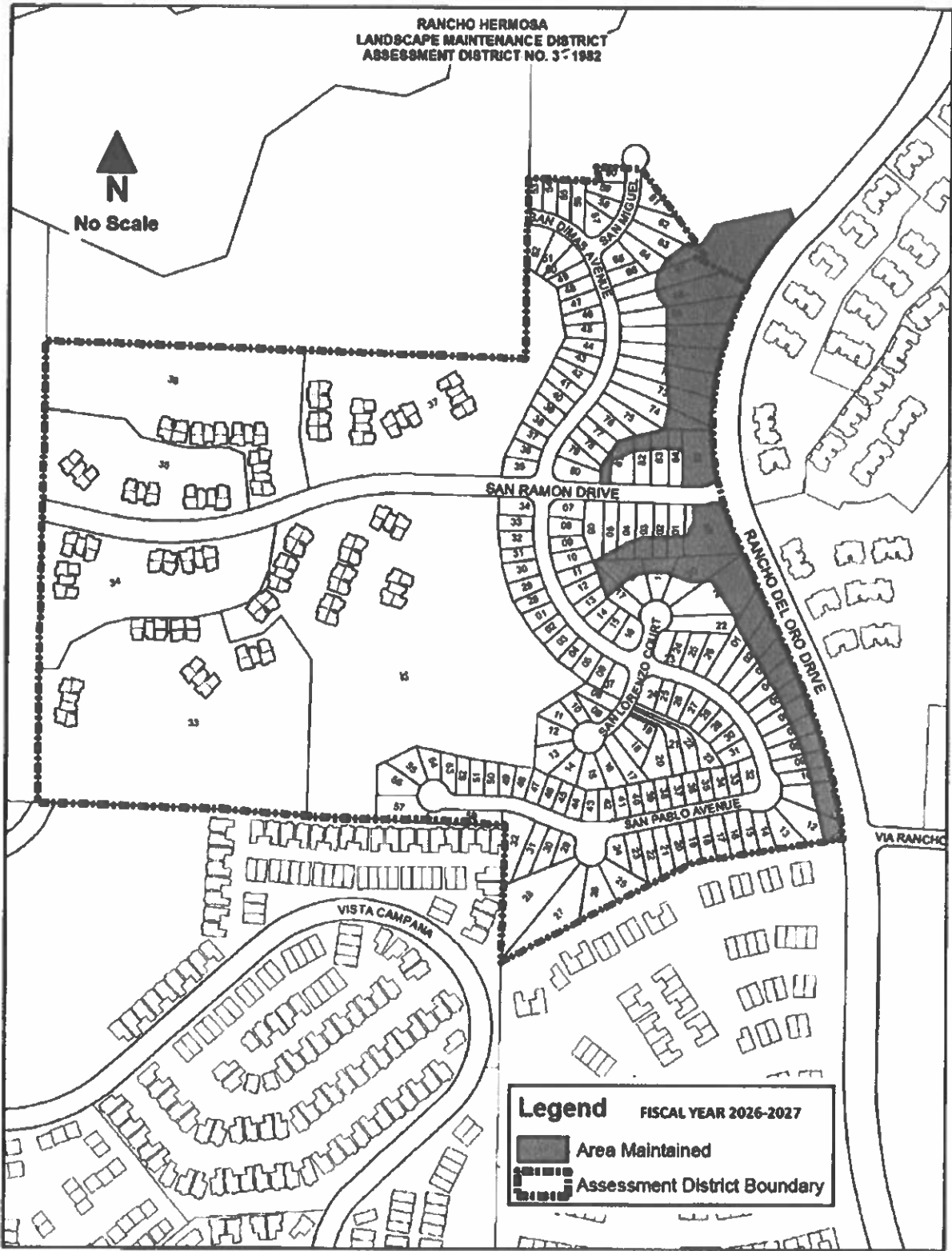
RANCHO HERMOSA ASSESSMENT DETAIL ANALYSIS		
Description	FY 25-26	FY 26-27
Number of parcels	455.00	455.00
Number of assessment parcels	452.00	452.00
Parcels @ 3.0 benefit units	404.00	404.00
Parcels @ 4.0 benefit units	48.00	48.00
Annual assmt Base Unit (1.0)	\$ 31.42	\$ 32.23
Annual assmt. per single family (3.0)	\$ 94.26	\$ 98.69
Annual assmt. per single family w/add'l. benefit (4.0)	\$ 125.68	\$ 128.92
Total Assessment @ 3.0	38,081.04	39,062.76
Total Assessment @ 4.0	6,032.64	6,188.16
Total Annual Assessment	\$ 44,113.68	\$ 45,250.92
Assessment includes 2.6% CPI increase		

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

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

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

N
No Scale



Legend FISCAL YEAR 2026-2027

- Area Maintained
- Assessment District Boundary

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL
4 YEAR 2026-2027 DIAGRAM AND ASSESSMENT FOR THE
5 SANTA FE MESA LANDSCAPE MAINTENANCE DISTRICT,
ASSESSMENT DISTRICT NO. 2-1987

6 WHEREAS, the City Council of the City of Oceanside, pursuant to the
7 Landscaping and Lighting Act of 1972, being Section 22500 et. seq., of the California
8 Streets and Highways Code, hereinafter referred to as the "Act", adopted Resolution
9 No. 26-R0267-1 declaring its intention to levy and collect assessments for fiscal year
10 2026-2027 to pay the maintenance, operation and administrative costs for landscaping
11 and appurtenant improvements within the Santa Fe Mesa Landscape Maintenance
12 District, Assessment District No. 2-1987;

13 WHEREAS, said resolution also set a public hearing for June 3, 2026, at 6:00
14 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300
15 North Coast Highway, Oceanside, California, as the time and place to hear protests
16 and objections to the proposed assessment and renewal of said district;

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

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

23 WHEREAS, the Engineer's Report for the Santa Fe Mesa Landscape
24 Maintenance District was approved by the Oceanside City Council on May 6, 2026,
25 and no changes have been made to that report.

26 ///

27 ///

28 ///

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

5 WHEREAS, the City Council of the City of Oceanside, adopted Resolution No.
6 26-R0266-1 which approved the Engineer's Report regarding the district's proposed
7 2026-2027 costs and assessments;

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

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

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

15 SECTION 1. That on June 3, 2026 at 6:00 p.m., said hearing on the proposed
16 2026-2027 fiscal year assessment and renewal was duly held, and each and every
17 step required under the Act and the California Constitution to levy said assessment
18 and renew said district in the proceedings prior to and including said hearing has been
19 duly taken.

20 SECTION 2. That the City Council does determine that the Engineer's Report
21 approved by its Resolution No. 26-R0266-1 and the amount of the assessment rates
22 shown in said Report should be confirmed.

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

28 ///

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

3 PASSED AND ADOPTED by the City Council of the City of Oceanside,
4 California, this _____ day of _____, 2026 by the following vote:

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

10 _____
11 Mayor of the City of Oceanside

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

14 
15 _____
16 City Attorney

17 ATTEST:

18 _____
19 City Clerk

20
21 **Resolution confirming the fiscal year 2026-2027 diagram and**
22 **assessment for the Santa Fe Mesa Landscape Maintenance**
23 **District, Assessment District No. 2-1987**
24
25
26
27
28

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

FISCAL YEAR 2026-2027

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

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



Brian Thomas
City Engineer



EXHIBIT "A"

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

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

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

**SANTA FE MESA LANDSCAPE DISTRICT NO. 2 - 1987
 BUSINESS UNIT/ID - 320330247
 FISCAL YEAR 2026-27**

As of

**EXHIBIT "B"
 03/03/26**

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

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

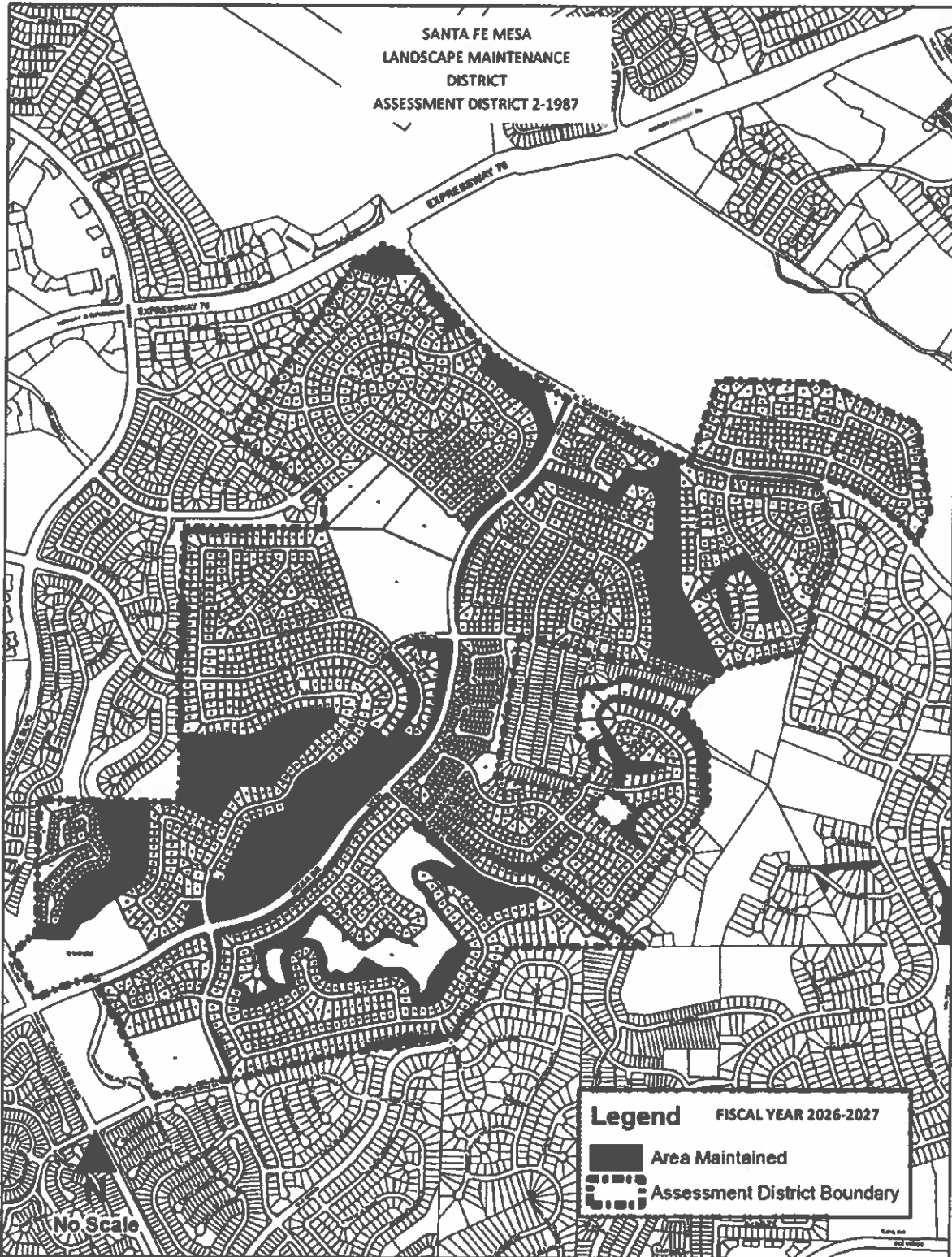
RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 26-27
<i>Fund 247</i>	
Projected Fund balance 6/30/26	\$ 255,356.00
Use of Fund Balance (Trsfr fr Fund to Operating for FY26/27 budget)	\$ (100,522.70)
Estimated Ending Fund Balance at 06/30/2027	\$ 154,833.30

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

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

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

SANTA FE MESA
LANDSCAPE MAINTENANCE
DISTRICT
ASSESSMENT DISTRICT 2-1987



Legend FISCAL YEAR 2026-2027

- Area Maintained
- Assessment District Boundary

No Scale

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL
4 YEAR 2026-2027 DIAGRAM AND ASSESSMENT FOR THE
5 SUNBURST HOMES LANDSCAPE MAINTENANCE
6 DISTRICT, ASSESSMENT DISTRICT NO. 1-1980

7 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of
8 Division 15 of the Streets and Highways Code of California, Section 22500 et seq.,
9 hereinafter referred to as the "Act", the City Council of the City of Oceanside adopted
10 Resolution No. 26-R0270-1 declaring its intention to levy and collect assessments for
11 fiscal year 2026-2027 to pay the maintenance, operation and administrative costs for
12 landscaping and appurtenant improvements within the Sunburst Homes Landscape
13 Maintenance District, Assessment District No. 1-1980;

14 WHEREAS, said resolution also set a public hearing for June 3, 2026, at 6:00
15 p.m. or as soon thereafter as possible, in the City Council Chambers located at 300
16 North Coast Highway, Oceanside, California, as the time and place to hear protests
17 and objections to the proposed assessment and renewal of said district;

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

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

24 WHEREAS, the Engineer's Report for the Sunburst Homes Landscape
25 Maintenance District was approved by the Oceanside City Council on May 6, 2026,
26 and no changes have been made to the report.

27 ///

28 ///

///

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

5 WHEREAS, the City Council of the City of Oceanside, adopted Resolution
6 No. 26-R0269-1 which approved the Engineer's Report regarding the district's
7 proposed 2026-2027 costs and assessments;

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

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

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

15 SECTION 1. That on June 3, 2026 at 6:00 p.m., said hearing on the proposed
16 2026-2027 fiscal year assessment and renewal was duly held, and each and every
17 step required under the Act and the California Constitution to levy said assessment
18 and renew said district in the proceedings prior to and including said hearing has been
19 duly taken.

20 SECTION 2. That the City Council does determine that the Engineer's Report
21 approved by its Resolution No. 26-R0269-1 and the amount of the assessment rate
22 shown in said Report should be confirmed.

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

28 //

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

3 PASSED AND ADOPTED by the City Council of the City of Oceanside,
4 California, this _____ day of _____, 2026, by the following vote:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:
9

10
11 _____
12 Mayor of the City of Oceanside

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

15 
16 _____
17 City Attorney

18 ATTEST:

19
20 _____
21 City Clerk

22 **Resolution confirming the fiscal year 2026-2027 diagram**
23 **and assessment for the Sunburst Homes Landscape**
24 **Maintenance District, Assessment District No. 1-1980**
25
26
27
28

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

FISCAL YEAR 2026-2027

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

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



Brian Thomas
City Engineer



EXHIBIT "A"

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

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

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

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

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

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

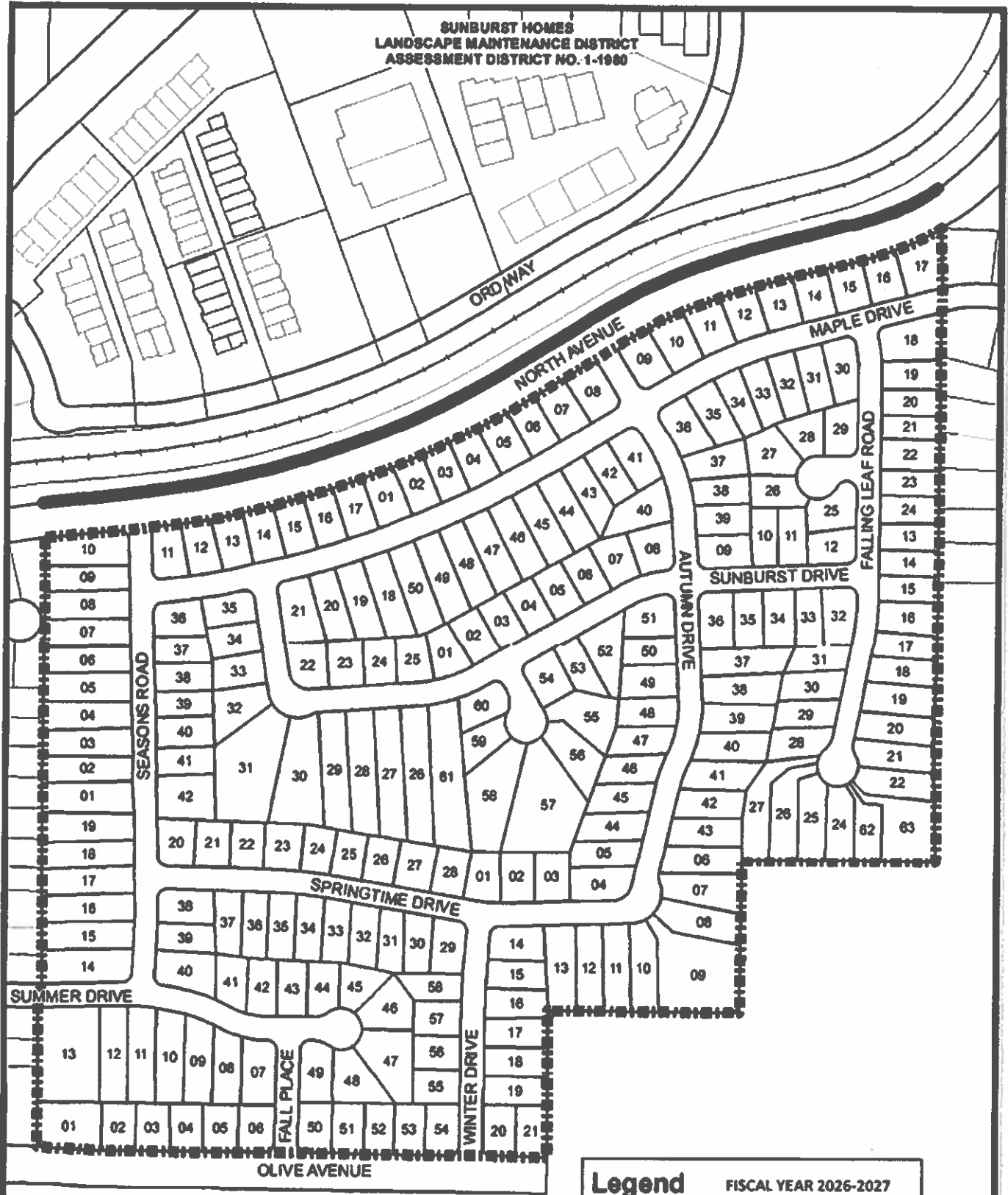
RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 26-27
<u>Fund 243</u>	
Projected Fund balance 6/30/26	\$ 123,433.00
Use of Fund Balance (Trsfr fr Fund to Operating for FY26/27 budget)	\$ (8,183.12)
Estimated Ending Fund Balance at 06/30/2027	\$ 115,249.88

SUNBURST HOMES ASSESSMENT DETAIL ANALYSIS			
Description	FY 25-26	FY 26-27	
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. 1-1990



Legend FISCAL YEAR 2026-2027

- Area Maintained
- Assessment District Boundary

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL
4 YEAR 2026-2027 DIAGRAM AND ASSESSMENT FOR THE
5 SUNSET HILLS LANDSCAPE MAINTENANCE DISTRICT,
6 ASSESSMENT DISTRICT NO. 2-1982

7 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of
8 Division 15 of the Streets and Highways Code of California, Section 22500 et seq.,
9 hereinafter referred to as the "Act", the City Council of the City of Oceanside adopted
10 Resolution No. 26-R0273-1 declaring its intention to levy and collect assessments for
11 fiscal year 2026-2027 to pay the maintenance, operation and administrative costs for
12 landscaping and appurtenant improvements within the Sunset Hills Landscape
13 Maintenance District, Assessment District No. 2-1982;

14 WHEREAS, said resolution also set a public hearing for June 3, 2026, at 6:00
15 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300
16 North Coast Highway, Oceanside, California, as the time and place to hear protests
17 and objections to the proposed assessment and renewal of said district;

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

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

24 WHEREAS, the Engineer's Report for the Sunset Hills Landscape Maintenance
25 District was approved by the Oceanside City Council on May 6, 2026, and no changes
26 have been made to that report.

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

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

3 WHEREAS, the City Council of the City of Oceanside, adopted Resolution
4 No. 26-R0272-1 which approved the Engineer's Report regarding the district's
5 proposed 2026-2027 costs and assessments;

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

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

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

13 SECTION 1. That on June 3, 2026 at 6:00 p.m., said hearing on the proposed
14 2026-2027 fiscal year assessment and renewal was duly held, and each and every
15 step required under the Act and the California Constitution to levy said assessment
16 and renew said district in the proceedings prior to and including said hearing has been
17 duly taken.

18 SECTION 2. That the City Council does determine that the Engineer's Report,
19 approved by its Resolution No. 26-R0272-1 and the amount of the assessment rates
20 shown in said Report, should be confirmed.

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

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

28 ///

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

- 3 AYES:
4 NAYS:
5 ABSENT:
6 ABSTAIN:
7
8
9

10 _____
Mayor of the City of Oceanside

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

13 
14 _____ C. KEST.
City Attorney

15 ATTEST:
16
17

18 _____
City Clerk
19
20
21

22 **Resolution confirming the fiscal year 2026-2027 diagram and**
23 **assessment for the Sunset Hills Landscape Maintenance**
24 **District, Assessment District No. 2-1982**
25
26
27
28

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

FISCAL YEAR 2026-2027

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

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



Brian Thomas
City Engineer



EXHIBIT "A"

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

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

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

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

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

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

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

SUNSET HILLS ASSESSMENT DETAIL ANALYSIS		
Description	FY 25-26	FY 26-27
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.

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, CONFIRMING THE FISCAL
4 YEAR 2026-2027 DIAGRAM AND ASSESSMENT FOR THE
5 VISTA DEL RIO LANDSCAPE MAINTENANCE DISTRICT,
ASSESSMENT DISTRICT NO. 1-2001

6 WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of
7 Division 15 of the Streets and Highways Code of California, Section 22500 et seq.,
8 hereinafter referred to as the "Act", the City Council of the City of Oceanside adopted
9 Resolution No. 26-R0276-1 declaring its intention to levy and collect assessments for
10 fiscal year 2026-2027 to pay the maintenance, operation and administrative costs for
11 landscaping and appurtenant improvements within the Vista Del Rio Landscape
12 Maintenance District, Assessment District No. 1-2001;

13 WHEREAS, said resolution also set a public hearing for June 3, 2026, at 6:00
14 p.m., or as soon thereafter as possible, in the City Council Chambers located at 300
15 North Coast Highway, Oceanside, California, as the time and place to hear protests
16 and objections to the proposed assessment and renewal of said district;

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

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

23 WHEREAS, the Engineer's Report for the Vista Del Rio Landscape Maintenance
24 District was approved by the Oceanside City Council on May 6, 2026, and no changes
25 have been made to that report.

26 ///

27 ///

28 ///

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

6 WHEREAS, the City Council of the City of Oceanside, adopted Resolution
7 No. 26-R0275-1 which approved the Engineer's Report regarding the district's
8 proposed 2026-2027 costs and assessments;

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

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

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

16 SECTION 1. That on June 3, 2026 at 6:00 p.m., said hearing on the proposed
17 2026-2027 fiscal year assessment and renewal was duly held, and each and every
18 step required under the Act and the California Constitution to levy said assessment
19 and renew said district in the proceedings prior to and including said hearing has been
20 duly taken.

21 SECTION 2. That the City Council does determine that the Engineer's Report,
22 approved by its Resolution No. 26-R0275-1 and the amount of the assessment rate
23 shown in said Report should be confirmed.

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

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

3 PASSED AND ADOPTED by the City Council of the City of Oceanside,
4 California, this _____ day of _____, 2026, by the following vote:

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

10
11 _____
12 Mayor of the City of Oceanside

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

15 
16 _____
17 City Attorney

18 ATTEST:

19
20 _____
21 City Clerk

22
23 **Resolution confirming the fiscal year 2026-2027 diagram and**
24 **assessment for the Vista Del Rio Landscape Maintenance**
25 **District, Assessment District No. 1-2001**
26
27
28

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

FISCAL YEAR 2026-2027

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

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



Brian Thomas
City Engineer



EXHIBIT "A"

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

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

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

EXHIBIT "B"
 As of 03/03/26

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

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

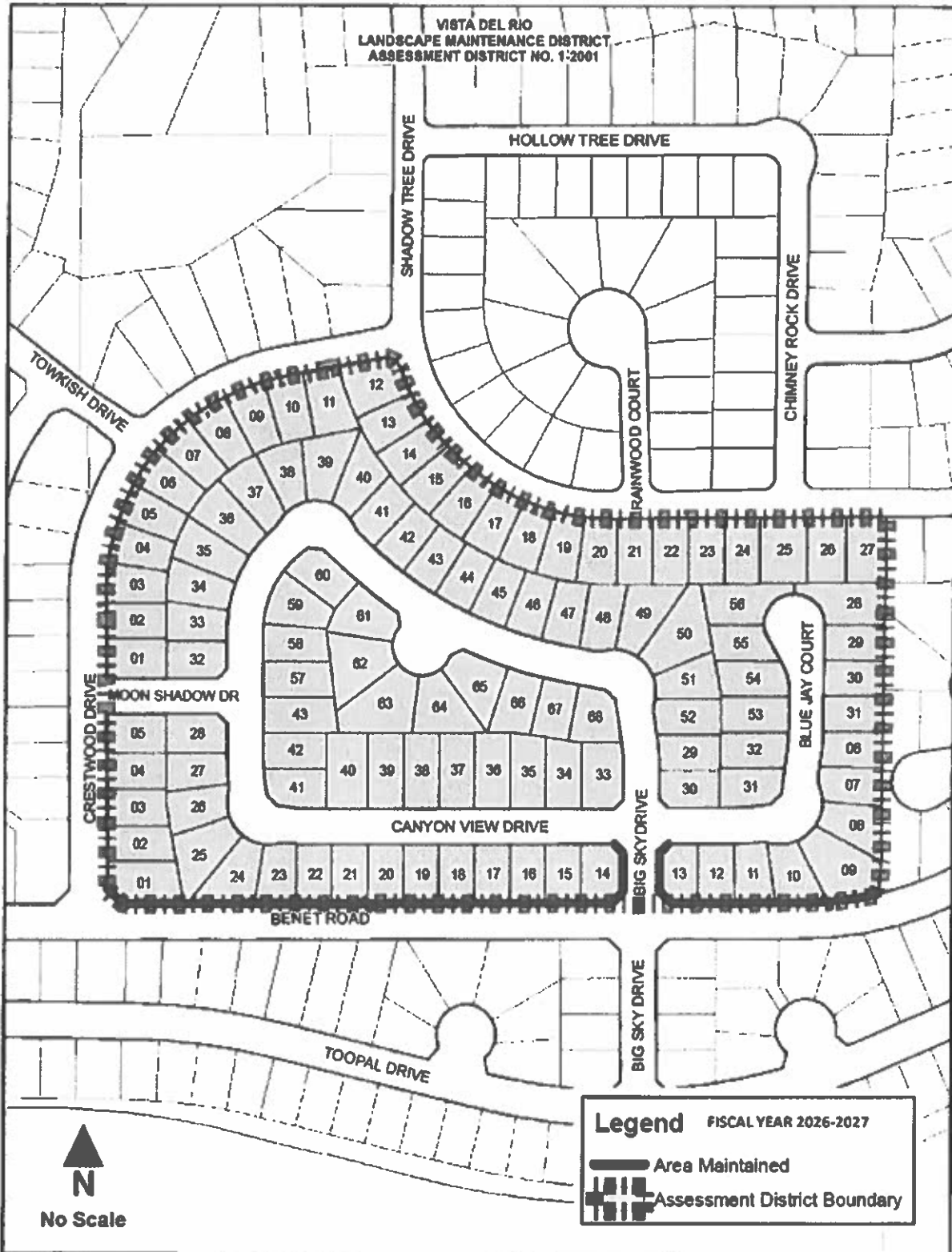
RESERVE/OPERATING ACCOUNT AND EXPENDITURE BUDGET	
Description	FY 26-27
<u>Fund 252</u>	
Projected Fund balance 6/30/26	\$ 79,735.88
Use of Fund Balance (Trsfr fr Fund to Operating for FY26/27 budget)	\$ (2,199.05)
Estimated Ending Fund Balance at 06/30/2027	\$ 77,536.83

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)	\$ 123.25	\$ 126.45
Total Assessment @ 1.0	13,680.75	14,035.95
Total Annual Assessment	\$ 13,680.75	\$ 14,035.95
Assessment includes 2.6% CPI increase		

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

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

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



N
No Scale

Legend FISCAL YEAR 2026-2027

- Area Maintained
- Assessment District Boundary