

**NOTICE OF PUBLIC HEARING ON INTENTION TO
FORM CITY OF OCEANSIDE COMMUNITY
FACILITIES DISTRICT NO. 2022-1 (PUBLIC SAFETY
SERVICES) TO LEVY SPECIAL TAXES THEREIN**

NOTICE IS HEREBY GIVEN that on November 2, 2022, the City Council (the “City Council”) of the City of Oceanside (the “City”) adopted its Resolution No. 2022-R0741-1 (the “Resolution of Intention”), declaring its intention to form Community Facilities District No. 2022-1 (Public Safety Services) of the City of Oceanside (“CFD No. 2022-1” or the “District”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”) and to levy a special tax (the “Special Tax”) within CFD No. 2022-1 for the purpose of financing certain Services. CFD No. 2022-1 is proposed to have the boundaries depicted on the map therefor on file with the City Clerk.

The proposed services are as provided by Section 53313 of the Act, and will include police protection services, fire protection and suppression services, emergency medical services and lifeguard services.

In addition to payment of the cost and expense of the forgoing services, proceeds of the special tax may be expended to pay “Administrative Expenses” as said term is defined in the Rate and Method of Apportionment of Special Tax for CFD No. 2022-1 (the “Rate and Method”) and to establish an operating reserve for the costs of services as determined by the Administrator, all as set forth in the Resolution of Intention.

The Resolution of Intention specifies the Rate and Method. The Resolution of Intention establishes Zone A, which will be the initial property within the District, and Zone B, which will be any property annexed into the District in the future pursuant to the Rate and Method (collectively referred to as the “Future Annexation Area”).

For Zone A, the Resolution of Intention proposes a Maximum Special Tax of \$200 per taxable unit for Multi-Family Residential Property for the Fiscal Years associated with Tax Year 1 through Tax Year 8. For Zone A, with respect to the Fiscal Years associated with Tax Year 9 and thereafter, the Resolution of Intention proposes annual increases in the Maximum Special Tax pursuant to a formula described in the Rate and Method. To satisfy the Special Tax Requirement within Zone A, CFD No. 2022-1 shall levy the Special Tax on all Assessor’s Parcels of Developed Property at up to 100% of the applicable Maximum Special Tax.

For Zone B, the Resolution of Intention proposed a Maximum Special Tax of \$376 per Unit of Single Family or Duplex Residential Property, \$350 per Unit of Multi-Family Residential Property, \$339 per Unit of Assisted Living Property and \$0 per Acre of Non-Residential Property. The Maximum Special Taxes within Zone B shall increased on each July 1, commencing July 1, 2023, based on the percentage change in the Consumer Price Index with a maximum annual increase of four percent (4%) and a minimum annual increase of two percent (2%) per Fiscal Year. To satisfy the Special Tax Requirement within Zone B, CFD No. 2022-1 shall levy the Special Tax on all Assessor’s Parcels of Developed Property at up to 100% of the applicable Maximum Special Tax.

The foregoing is only a summary of the Resolution of Intention which is on file with the Secretary. The full text of the Resolution of Intention should be referred to by any interested party for greater detail.

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD ON DECEMBER 7, 2022, AT THE HOUR OF 6:00 P.M., OR AS SOON THEREAFTER AS SUCH MATTER CAN BE HEARD, AT A REGULAR MEETING OF THE CITY COUNCIL TO BE HELD IN THE CITY COUNCIL CHAMBERS LOCATED AT 300 N. COAST HIGHWAY, OCEANSIDE, CALIFORNIA, AT WHICH TIME THE CITY COUNCIL WILL HEAR ALL EVIDENCE AND TESTIMONY BY ALL INTERESTED PERSONS, PROPERTY OWNERS, VOTERS AND TAXPAYERS FOR OR AGAINST (1) THE ESTABLISHMENT OF CFD NO. 2022-1, (2) THE EXTENT OF CFD NO. 2022-1, (3) THE LEVY OF A SPECIAL TAXES FOR CFD NO. 2022-1, (4) THE SERVICES TO BE PROVIDED WITHIN CFD NO. 2022-1 TO BE FINANCED BY THE SPECIAL TAXES, (5) THE DESIGNATION OF THE FUTURE ANNEXATION AREA, AND (6) ANY OTHER MATTERS AS SET FORTH IN THE RESOLUTION OF INTENTION.

ALL PERSONS INTERESTED, INCLUDING PROPERTY OWNERS, TAXPAYERS AND REGISTERED VOTERS, MAY APPEAR AT THE HEARING AND PRESENT EVIDENCE AND TESTIMONY ORALLY OR IN WRITING FOR OR AGAINST ITEMS (1) THROUGH (6) ABOVE. EACH INDIVIDUAL WISHING TO SPEAK WILL BE LIMITED TO A THREE MINUTE ORAL PRESENTATION. ANY PROTEST PERTAINING TO THE REGULARITY OR SUFFICIENCY OF THE PROCEEDINGS RELATING TO THE PROPOSED ISSUES DESCRIBED IN ITEMS (1) THROUGH (6) ABOVE MUST BE IN WRITING AND SHALL CLEARLY STATE THE IRREGULARITIES OR DEFECTS TO WHICH OBJECTION IS MADE, AND SHALL BE FILED WITH THE SECRETARY ON OR BEFORE THE TIME SET FOR THE HEARING. IF THE OWNERS OF ONE-HALF (1/2) OR MORE OF THE AREA OF LAND WITHIN CFD NO. 2022-1 AND NOT EXEMPT FROM THE SPECIAL TAX FILE WRITTEN PROTESTS AGAINST ANY OF ITEMS (1) THROUGH (6) ABOVE, AND PROTESTS ARE NOT WITHDRAWN SO AS TO REDUCE THE VALUE OF THE PROTESTS TO LESS THAN A MAJORITY, THE CITY COUNCIL SHALL ABANDON THAT PORTION OF THE PROCEEDINGS PERTAINING TO SUCH ITEM(S) AND NO FURTHER PROCEEDINGS WITH RESPECT TO SUCH ITEM(S) SHALL BE TAKEN FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE DETERMINATION BY THE CITY COUNCIL. THE CITY COUNCIL MAY MODIFY THE PROCEEDINGS IF SUCH MAJORITY PROTESTS ARE ONLY AGAINST A SPECIFIED ISSUE.

UNDER THE ACT, THE CITY COUNCIL MAY EITHER CONCLUDE THE PUBLIC HEARING ON DECEMBER 7, 2022 OR MAY CONTINUE THE PUBLIC HEARING TO A LATER DATE IF THE COMPLEXITY OF THE PROPOSED DISTRICT OR THE NEED FOR PUBLIC PARTICIPATION REQUIRES ADDITIONAL TIME. IF THE CITY COUNCIL DETERMINES TO SUBMIT THE QUESTION OF LEVYING A SPECIAL TAX, AN ELECTION WILL BE HELD WITHIN CFD NO. 2022-1 TO APPROVE THE LEVY OF THE SPECIAL TAX THEREIN. AT SUCH AN ELECTION, EACH LANDOWNER WITHIN CFD NO. 2022-1 SHALL BE ENTITLED TO CAST ONE VOTE FOR EACH ACRE OR PORTION THEREOF OWNED WITHIN CFD NO. 2022-1. FOR THE PROPOSITION TO BE ADOPTED, TWO-THIRDS OF THE VOTES CAST ON EACH PROPOSITION AT THE ELECTION MUST FAVOR PASSAGE.

INQUIRIES

The full text of the Resolution of Intention, which includes the proposed Rate and Method and the list of Services to be financed, and a copy of the map of the proposed CFD No. 2022-1 may be obtained from the person specified below.

For any questions relating to the proceedings, or any particulars, please contact the following designated person:

City Clerk
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054
(760) 435-3001

DATED: November 22nd, 2022

Zeb Navarro
CITY CLERK OF THE CITY OF OCEANSIDE