

**Notice to Property Owners and Assessment Ballot
for the proposed City of Oceanside
Rancho Del Oro Street Light Assessment District No. 2016-1**

I. Notice

This notice informs you, as a record owner of property within the proposed Assessment District, that on December 16, 2015, the City Council of the City of Oceanside adopted a Resolution of Intention in which it declared its intention to form Rancho Del Oro Street Light Assessment District No. 2016-1 and has scheduled a Public Hearing concerning the proposed Assessment District.

The Public Hearing will be held during a regular meeting of the City of Oceanside City Council on

February 17, 2016, at 6:00 p.m.

or as soon thereafter as the matter may be heard, in the City Council Chambers located at 300 North Coast Highway, Oceanside, California. All interested persons are invited to attend the Public Hearing and express opinions on the matter of the proposed Assessment.

Persons who wish to submit an assessment ballot should mail or personally deliver it as shown below and in accordance with the directions provided on the back of the ballot under: "Summary of Assessment Ballot Procedures."

- **Mail Delivery:** If by mail, place the ballot in the mail in sufficient time to be received no later than February 17, 2016. If your ballot is not received by this time, the ballot will not be counted. Please mail the ballot to the City Clerk at 300 North Coast Highway, Oceanside, CA 92054.

Please note that postmarks will not be accepted.

- **Personal Delivery:** The ballot can be delivered to the City Clerk on or before the close of the Public Hearing on February 17, 2016. Please deliver the ballot to the City Clerk at 300 North Coast Highway, Oceanside, California.

II. Assessment Information

1. **Name of Assessment:** Rancho Del Oro Street Light Assessment District No. 2016-1
2. **The Total Proposed Assessment for the Whole Assessment District: \$1,896,350**
The Total Maximum Maintenance Assessment for Whole Assessment District: \$107,800
3. **Your Proposed Total Assessment:** The proposed maximum assessment on your property is shown on the enclosed yellow ballot. The proposed assessment upon each parcel also includes an amount to pay the annual maintenance and administrative costs of the Assessment District incurred by the City and not otherwise reimbursed. The maximum annual assessment for maintenance is shown on the enclosed yellow ballot. The maximum annual assessment for administrative costs shall not exceed \$50 per parcel, subject to an annual increase based on the increase in the Consumer Price Index. Approval of the Assessment District by the ballot procedure will also approve the administrative cost assessment.
4. **Duration of the Proposed Assessment:** If the assessments are confirmed, you will be given a separate notice that you have the option to pay all or part of the assessment in cash for at least 30 days. If left unpaid, the assessments will continue to be collected against the properties in the Assessment District on the property tax bills as long as needed to pay construction of the street light improvements, but not to exceed 5 years from the date of district formation. The Maintenance assessment will be levied in perpetuity.

The proceedings for the formation of the Assessment District, the levy of assessments, and the designation of the Assessment District area are being undertaken pursuant to the "Municipal Improvement Act of 1913" (Division 12 of the Streets and Highways Code of the State of California), Article XIID of the Constitution of the State of California, and the Proposition 218 Omnibus Implementation Act. The assessments will be collected in installments over time. If the City Council approves the formation of the Assessment District and the levy of assessments, there will be a thirty (30) day cash collection period.

5. **Reason for the Assessment:** The City of Oceanside is proposing to levy assessments for the replacement of street lights within the Rancho Del Oro area generally along College Boulevard, specifically the areas between Highway 76 and Oceanside Boulevard, additionally bounded by Avenida De la Plata, Old Grove Road, and Mesa Drive, together with appurtenances and appurtenant work thereto, all to serve and specially benefit the properties within Assessment District No. 2016-1.
6. **Calculation of the Assessment:** The assessment is proposed on all parcels that receive direct and special benefit from the construction and maintenance of the street lights.

The amount of each proposed assessment was calculated based upon the proportional special benefit received by each parcel to be assessed. The exact method and formula of spreading the assessment is set forth in the Assessment Engineer's Report for the Assessment District, a copy of which is on file with the City Clerk, available for inspection, and on the City's website at:

www.ci.oceanside.ca.us/

The proposed construction of the street lights will provide a special benefit to the parcels adjacent to the facilities as follows:

- **Security and Safety:** Street lighting mitigates crime, alleviates the fear of crime and also enhances pedestrian safety.
- **Community Character and Vitality:** Street lighting promotes social interaction and improves neighborhood aesthetics.
- **Nighttime visibility provides increased business and economic activity:** A commercial parcel is considered to have a local lighting benefit for nighttime visibility that increases business and economic activity during operating hours.

Benefit Zones

The Assessment District is split into two zones of benefit: Local Lighting and Entry Lighting.

- **Local Lighting.** Street lighting on the public streets provides special and direct benefits to all properties within the District, as these lighting benefits are directly related to the positive enhancement of the Community and therefore increase property desirability and quality of life.
- **Entry Lighting.** Some parcels in the District have private street lighting systems directly adjacent to their property. This lighting is not maintained by the City; however these parcels have street lighting provided by the City near their property entrance. These parcels receive special benefit from those lights. Since these City maintained lights are only at the entrance of their subdivision, these parcels receive a reduced special benefit from these lights.

Methodology

Based upon the findings described above, the special benefit received by the properties within the boundaries of the Assessment District receive special benefit from the construction of street lights resulting in additional security and safety, community character and vitality, and nighttime visibility for business and economic activity to the adjacent properties.

To establish the benefit to the individual parcels within the Assessment District, the highest and best use of each property is considered. For example, a vacant property is considered developed to its highest potential.

The more a property is developed, the more it benefits from the proposed improvements. Most of properties within this Assessment District are zoned for either residential or commercial, and many are built out to cover virtually the entire property with buildings – basically having almost full utilization of the property. The basis for spreading the costs of constructing, operating, maintaining and servicing improvements to the benefiting parcels is based on vehicular trip generation rates. Vehicular trips are directly proportional to the concentration and activity of people associated with each parcel of land. The typical developed single family parcel generates approximately ten (10) vehicular trips a day. Condominium units generate approximately eight (8) vehicular trips a day per unit, and apartment units generate approximately six (6) vehicular trips a day per unit. Vehicular trips for commercial, industrial, recreational and institutional parcels also vary depending on their designated fully developed land use classification. The trip generation rates that are used for each land use are based on the most current trip generation rates published by the San Diego Association of Governments.

The special benefits from the construction and maintenance of the street lights are categorized into the three (3) distinct benefits identified above. All residential parcels within the District receive the first 2 benefits, while all non-residential parcels receive only the last benefit.

Each parcel will be apportioned its fair share of the construction costs based on the Benefit Units assigned to it. Incidental Expenses and Financial Costs have been assessed to the entire Assessment District on a prorata basis relative to the total construction cost allocations.

The assessment shown on the ballot is the maximum amount that can be assessed.

7. **Assessment Balloting Results:** If 50% or more of the weighted assessment ballots returned support the Assessment District, the Assessment District may be established, and the assessment amount shown on the enclosed ballot may be imposed. If a majority of the ballots returned oppose the Assessment District, the assessment will not be imposed and the street light replacement will not occur. Assessment ballots are weighted proportionally by each parcel's proposed assessment amount. (This means 1 vote for each \$1 of assessment.)

III. Questions Regarding These Proceedings

If you have any questions about this process, please contact the City of Oceanside Property Management Division (760) 435-5176, Monday through Thursday, 7:30 a.m. – 5:00 p.m., and Fridays 7:30 a.m. – 4:00 p.m.