

**RESOLUTION NO. 050726-B**

**A RESOLUTION DIRECTING PREPARATION OF THE ENGINEER'S REPORT,  
DECLARING INTENTION TO CONTINUE ASSESSMENTS  
FOR FISCAL YEAR 2026-27, PRELIMINARILY APPROVING  
ENGINEER'S REPORT AND PROVIDING FOR NOTICE OF HEARING  
FOR THE CONEJO RECREATION AND PARK DISTRICT  
LANDSCAPE MAINTENANCE DISTRICT NO. 94-1  
(DOS VIENTOS RANCH)**

WHEREAS, the Board of Directors (the "Board") of the Conejo Recreation and Park District (the "District") has previously formed a special maintenance district pursuant to the provisions of the Landscaping and Lighting Act of 1972 (the "Act"), Part 2 of Division 15 of the California Streets and Highways Code (commencing with Section 22500 thereof), said special maintenance district known and designated as Landscape Maintenance District No. 94-1 (Dos Vientos Ranch) (the "Maintenance District"); and

WHEREAS, the first Engineer's Report described how the Maintenance District would be established, determined the uses of the assessment funds, established the methodology by which the assessments would be applied to properties in the Maintenance District, established that the assessment is subject to an annual adjustment tied to the annual change in the Consumer Price Index for the Los Angeles Area, and stated that the assessment would continue year-to-year until terminated by the District Board of Directors; and

WHEREAS, although the methodology by which the assessments are applied to properties in the Maintenance District does not change from year to year, a new Engineer's Report is prepared each year in order to establish the CPI adjustment for that year; the new maximum authorized assessment rate for that year; the budget for that year; and the amount to be charged to each parcel in the Maintenance District that year, subject to that year's assessment rate and any changes in the attributes of the properties in the Maintenance District, including but not limited to use changes, parcel subdivisions, and/or parcel consolidations; and

WHEREAS, SCI Consulting Group is hereby designated as Engineer of Work for purposes of these proceedings and is hereby ordered to prepare an Engineer's Report in accordance with Article 4 of Chapter 1 of the Act and Article XIID of the California Constitution. Upon completion, the Engineer shall file the Engineer's Report with the Clerk of the Board for submission to the Board.

WHEREAS, the Engineer's Report was prepared by SCI Consulting Group, Engineer of Work, in accordance with 22565, *et. seq.*, of the Streets and Highways Code (the "Report") and Article XIID of the California Constitution; The Report has been made, filed with the Clerk of the Board and duly considered by the Board and is hereby deemed sufficient and preliminarily approved. The Report shall stand as the Engineer's Report for all subsequent proceedings.

NOW, THEREFORE, BE IT RESOLVED, by the Board of the Conejo Recreation and Park District, State of California, that it is the intention of this Board to continue and to collect assessments within the Maintenance District for fiscal year 2026-27. It is proposed that the Maintenance District undertake the following improvements: The installation, operation, maintenance and servicing of park landscaping and facilities, including park landscaping and open space areas, including trails, wetlands, wildlife habitats, trees, shrubs, grass and other ornamental vegetation, walkways, irrigation systems, drainage devices, lighting, park and recreation improvements and appurtenant facilities, generally located in the following locations.

- Dos Vientos Community Park
- Del Prado Playfield
- Dos Vientos Neighborhood Park
- Sycamore Neighborhood Park
- Dedicated open space areas (approximately 1,205 of the proposed 1,245 acres)

The maximum assessment rate for the Maintenance District can be annually modified and increased to reflect an annual modification in the cost for labor and materials. The formula used to annually adjust the maximum assessment rate for this Maintenance District is based on the annual percentage change in the Consumer Price Index (CPI) for All Urban Consumers for Los Angeles-Long Beach-Anaheim, CA, with the maximum set at 5.0%. Typically, the percentage change is based on the change from March of the previous year to March of the beginning current fiscal year, but may be based on a similar time period if the March percentage change is not available when the Report is prepared.

The CPI change from February 2025 to February 2026 is 2.93%. The maximum Assessment Rate for the District for fiscal year 2026-27 is \$424.87 per Benefit Unit. The estimate of cost and budget in the Engineer’s Report proposes assessments for fiscal year 2026-27 at the rate of \$345.89 per Benefit Unit, which is less than the maximum authorized assessment rate.

BE IT FURTHER RESOLVED, by the Governing Board of the Conejo Recreation and Park District, that a Public Hearing shall be held on June 4, 2026, at 6:00 p.m. to consider the ordering of the improvements and the continuation of the assessments at the Conejo Recreation and Park District Office Board Room located at 403 W. Hillcrest Drive, Thousand Oaks, California. Prior to the conclusion of the hearing, any interested person may file a written protest with the Board, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by such owner. Such protest or withdrawal of protest should be mailed to Conejo Recreation and Park District, 403 W. Hillcrest Drive, Thousand Oaks, CA 91360. Notice of the hearing to be given by publishing a copy of this resolution once, at least ten (10) days prior to the date of the hearing above specified, in a newspaper circulated in the Conejo Recreation and Park District.

DULY AND REGULARLY ADOPTED by the Governing Board of the Conejo Recreation and Park District on this 7<sup>th</sup> day of May 2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Nellie Cusworth  
CHAIR, BOARD OF DIRECTORS

ATTEST:

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Raquel Broeker  
EXECUTIVE ASSISTANT

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Jim Friedl  
GENERAL MANAGER