



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 26-1468

Agenda Date: 6/3/2026

Agenda #: 28.

DATE: June 3, 2026

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

TITLE: RESOLUTIONS CONFIRMING THE DIAGRAMS AND ASSESSMENTS FOR FISCAL YEAR 2026-27 FOR ELEVEN OF THE CITY'S LANDSCAPE MAINTENANCE DISTRICTS

RECOMMENDATION

Staff recommends that the City Council adopt resolutions confirming the diagram and assessments for each of the following Landscape Maintenance Districts for FY 2026-27 and order the assessments to be levied for FY 2026-27:

Del Oro Hills, Assessment District No. 1-1987
Douglas Park, Assessment District No. 5-1981
Guajome Ridge, Assessment District No. 1-1989
Mar Lado Highlands, Assessment District No. 1-1988
Peacock Hills, Assessment District No. 1-1977
Mission Meadows (Area A), Assessment District No. 2-1979
Mission Meadows (Area B), Assessment District No. 2-1979
Rancho Hermosa, Assessment District No. 3-1982
Santa Fe Mesa, Assessment District No. 2-1987
Sunburst Homes, Assessment District No. 1-1980
Sunset Hills, Assessment District No. 2-1982
Vista Del Rio, Assessment District No. 1-2001

BACKGROUND AND ANALYSIS

The City's Landscape Maintenance Districts ("LMDs") were formed pursuant to the authority granted by the Landscaping and Lighting Act of 1972 of the California Streets and Highway Code. This legislation provided the means to finance the maintenance of landscape improvements within the boundaries of each district.

The assessments will remain the same in FY 2026-27 as they were in FY 2025-26 for all the districts listed above except the Douglas Park, Guajome Ridge, Rancho Hermosa and Vista Del Rio districts, which include Consumer Price Index ("CPI") adjustments. A comparative summary of the existing and proposed assessments for each district is shown in the fiscal impact portion of this report. In an effort to address the issue of chronic underfunding of several LMDs, staff has been meeting with the Homeowner's Associations (HOAs) of multiple LMDs in an effort to determine if these HOAs would

be willing to assume maintenance responsibilities. To date, none of these HOAs have been supportive to take on the responsibilities of the LMD nor have any of the LMDs been supportive of a rate increase.

The City Council is required to conduct a public hearing regarding the proposed FY 2026-27 assessments to be levied within each of the districts. On May 6, 2026, the City Council adopted resolutions setting the public hearing date for the City's eleven LMDs. The public hearing provides all interested persons an opportunity to be heard, either in writing or orally at the public hearing, regarding the renewal and proposed assessments. After consideration of the evidence submitted, the City Council is requested to adopt resolutions for each of the districts confirming the FY 2026-27 diagram and assessments.

The amount of the assessment levied against a parcel is based on benefit unit costs. Benefit units are assigned to each parcel reflecting both land use designation and proximity to district landscaping. Each district's total costs, divided by the total benefit units in the district, determines the assessment per benefit unit. A parcel's assessment is determined by multiplying the assigned number of benefit units by the assessment per benefit unit. Single-family homes are assessed one benefit unit. An additional 0.1 benefit unit is assessed if the single-family home is adjacent to district landscaping. Condominiums and apartments are assigned 0.8 benefit units per dwelling.

An itemized outline of costs and the calculation of the average annual assessment per benefit unit are summarized in the attached Engineer's Reports, approved on May 6, 2026, and the accompanying exhibits. The report identifies the proposed assessment for each lot and parcel of real property within the district. Exhibit C of the Engineer's Reports contains an assessment roll showing the proposed amount to be assessed against each parcel within each district. The proposed assessments within the Engineer's reports will be used to pay the operation, maintenance, and material costs associated with each district for FY 2026-27. Exhibit C is available for review in the City Clerk's office. Since there will not be any changes to the Engineer's Reports approved on May 6, 2026, the City Council is not required to approve a modified Engineer's Report. The proposed assessments within the Engineer's Reports, approved May 6, 2026, will be used to pay the operation, maintenance and material costs associated with each district for FY 2026-27.

The City uses the assessment revenue to contract with a landscape maintenance contractor to perform the scope of work set forth within the Engineer's Report for each district. Over time, LMD assessment revenues have predominantly remained flat while landscape maintenance costs have continued to increase. As a result of these budget constraints, the services provided to each district have been gradually scaled back over the years. The current LMD contract is with Brightview Landscaping Service ("Brightview"). The level of service provided to each district under the Brightview contract varies depending on the amount of assessment revenue available. Tree trimming and tree removal services are not part of the regular scope of services for any district.

FISCAL IMPACT

All costs are included in each respective district's budget. Revenues to cover the estimated expenditures are levied and collected as a special assessment against the properties within each

district. The assessments will remain the same in FY 2026-27 as they were in FY 2025-26 with the exception of the districts that have an annual Consumer Price Index (CPI) increase. The following are the proposed assessments to be levied in FY 2026-27:

District	Current Annual / Monthly	Proposed Annual / Monthly	CPI Increase
Del Oro Hills	\$444.80/\$37.06	No Change	
Douglas Park	\$118.71/\$9.89	\$121.08/\$10.09	2.0%
Douglas Park (Zone A)	\$53.20/\$4.43	\$54.58/\$4.54	2.6%
Guajome Ridge	\$314.13/\$26.17	\$322.29/\$26.85	2.6%
Mar Lado Highlands	\$495.62/\$41.30	No Change	
Mission Meadows- (Area A)	\$17.00/\$1.41	No Change	
Mission Meadows- (Area B)	\$33.66/\$2.80	No Change	
Peacock Hills	\$17.44/\$1.45	No Change	
Rancho Hermosa	\$31.42/\$2.61	\$32.23/\$2.68	2.6%
Santa Fe Mesa	\$162.78/\$13.56	No Change	
Sunburst Homes	\$38.36/\$3.19	No Change	
Sunset Hills	\$52.02/\$4.33	No Change	
Vista Del Rio	\$123.25/\$10.27	\$126.45/\$10.53	2.6%

An annual increase to the base assessment rate by the CPI for all Urban Consumers for the San Diego Area was approved by a majority of the property owners within the Douglas Park, Guajome Ridge, Rancho Hermosa and Vista Del Rio districts, with City Council approval. The Engineer's Reports for each of these districts reflects the annual CPI increase. The remaining districts do not have an annual CPI increase built into them.

COMMISSION OR COMMITTEE REPORT

Does not apply

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

Prepared by: Vicki Gutierrez, Real Estate Manager
 Reviewed by: Hamid Bahadori, Public Works Director
 Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. Resolutions with Engineers Reports, Including Exhibits