



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 26-1381

Agenda Date: 5/6/2026

Agenda #: 15.

DATE: May 6, 2026

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

TITLE: INITIATION OF PROCEEDINGS FOR THE RENEWAL OF THE LANDSCAPE MAINTENANCE DISTRICTS FOR FY 2026-27 AND SETTING A PUBLIC HEARING

RECOMMENDATION

Staff recommends that the City Council adopt the following resolutions for each of the City's eleven Landscape Maintenance Districts initiating the proceedings for renewal of the districts: 1) directing the City Engineer to prepare a report regarding the improvements and the proposed assessments for FY 2026-27; 2) approving the Engineer's Reports as prepared or modified for FY 2026-27; and 3) declaring an intent to levy and collect assessments for FY 2026-27 and setting a public hearing for June 3, 2026, at 6:00 p.m. in the City Council Chambers regarding the proposed assessments.

BACKGROUND AND ANALYSIS

The City's Landscape Maintenance Districts were formed under the provisions of the 1972 Landscaping and Lighting Act, which requires the annual renewal of each of the districts in order to levy and collect assessments for the ensuing fiscal year. The levy of the assessments provides funds for the administration and maintenance of landscape improvements along public streets and slopes within each district. The eleven Landscape Maintenance Districts (collectively "LMDs") that require renewal are:

- 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

The levy and collection of assessments for the LMDs requires that an Engineer’s Report be prepared. The report includes: Exhibit A; a description of the improvements to be maintained; Exhibit B; an estimate of the costs and the proposed assessments to be levied against the respective properties within each district; and Exhibit D; a diagram showing the boundaries of each district, the parcels within each district and the location of the improvements. Exhibit C, showing the proposed amount to be assessed against each lot and parcel within each district, is available for review in the City Clerk’s Office.

The Landscaping and Lighting Act of 1972 requires that a public hearing be held. The resolution of intent for the LMDs sets the time and place for the public hearing. The public hearing provides an opportunity for all persons within the boundaries of each of the districts to be heard regarding the intent to levy and collect the proposed assessments for the ensuing fiscal year. Staff recommends that the public hearing be set for June 3, 2026, at 6:00 p.m. in the City Council Chambers.

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 resolutions have been reviewed by the City Attorney and approved as to form.

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

ATTACHMENTS:

1. Resolutions with Engineers Reports (Including Exhibits A, B & D)
2. Exhibit C - (On File in with the City Clerk)