



Agenda Item No: 2.c

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: July 21, 2026

Submitted by: Matthew Di Mario

From: Public Works

Subject:

PUBLIC HEARING FOR THE ANNEXATION OF PROPERTIES INTO LANDSCAPE MAINTENANCE DISTRICT NO. 92-1

Financial Impact:

There is no fiscal impact associated with this recommended action.

Summary:

The City of Placentia administers Landscape Maintenance District (LMD) 92-1 (District). Property owners in the District pay an assessment on their property tax bill for the maintenance of common area landscaping. Staff recommends that the City Council adopt a resolution for the approval of 3 new annexations into the District.

Recommended Action:

It is recommended that the City Council:

1. Open the Public Hearing concerning Resolution No. R-2026-54; and
2. Receive the Staff Report and consider all public testimony; and
3. Close the Public Hearing; and
4. Adopt Resolution No. R-2026-54, a Resolution of the City Council of the City of Placentia, California, ordering the annexation of territory to its Landscape Maintenance District No. 92-1 (Annexation 2026/27-01) and approving the amended map for said District.

Strategic Plan Statement:

There is no specific strategic planning goal or objective associated with this agenda item.

Discussion:

On May 2, 1992, the City Council adopted Resolution No. 92-R-123, which initially formed the District. This District, utilizing benefit assessments, funds the cost to maintain and administer the landscape areas identified within LMD 92-1, which includes Placentia Champions Sports Complex (Complex). In 1996, the City Council transferred the financial responsibility for maintenance of the Complex from the District to the City's General Fund. At the time, it was determined that since the Complex had grown operationally and hosted sport leagues from outside the City, the General Fund should instead fund the cost to maintain the Complex. However, in 2010, the City Council adopted Resolution No. R-2010-03, which returned the financial responsibility of maintaining the Complex back to the District. This was done due to

the extensive financial difficulties the City faced at the time, and the City's General Fund could not support the cost of maintaining the Complex. The Complex, however, is still an assessed improvement within the District and is one of numerous improvements maintained by the District. By 2014, it had become apparent that the District no longer generated sufficient revenue to maintain all the improvements within the District, even when excluding the cost to maintain the Complex. As part of the Fiscal Year (FY) 2014-15 Operating Budget, the maintenance cost for the Complex was informally transferred again to the City's General Fund to reduce the structural deficit within the District's fund.

FY 2026-27 Annexations to the LMD

The proposed annexation parcels are directly related to the Sumner Village development at 440 N Jefferson St. These parcels are listed in the table below:

APN	Unit Type
346-162-05	Multi-family residential
346-162-06	Multi-family residential
346-162-08	Multi-family residential

Staff is recommending the adoption of Resolution No. R-2026-54 (Attachment 1) to approve the annexations of the requesting parcels into the LMD, listed in Exhibit A of R-2026-54.

Financial Summary:

There is no fiscal impact associated with this recommended action. A special tax levy will be presented to the City Council later in June 2027 to set the annual assessment on all parcels in the LMD for Fiscal Year 2027-28.

Attachments

[Attachment 1 - Resolution No. R-2026-54](#)

[Attachment 1 - Exhibit C for Resolution No. R-2026-54](#)