

Frequently Asked Questions

What is a Landscape Maintenance Assessment District (LMAD)?

A Landscape Maintenance Assessment District can be a useful tool to provide funding for the ongoing maintenance of landscaping, lighting, and traffic signals along main arterial streets throughout the city, as well as to provide local special benefit landscape and lighting to specific neighborhoods.

Does Yorba Linda have Landscape Maintenance Districts?

Yes. The City leaders recognized early that funding would be needed to provide a financing vehicle for the ongoing maintenance of the network of trails, greenbelts and landscaped rights-of-way enjoyed by Yorba Linda residents. Initially, the City formed multiple Districts in accordance with the Landscape & Lighting Act of 1972. In 1994 the various Districts were consolidated into a single, Citywide District with various Local Benefit Zones under the consolidated District.

How do I know if my property is in a Landscape Maintenance District?

All properties in Yorba Linda are part of the Citywide Landscape and Lighting District and presently are assessed for the landscape, lighting and traffic signals along various main arterial streets, depending on which Arterial Zone your property is located. If your neighborhood or subdivision receives local lighting or local landscaping maintenance provided by the City, your property may be located in a Local Landscape Benefit Zone and/or a Local Lighting Zone.

Where can I find out what zone or zones my property is in and what my assessment amounts are?

You may access the current Engineer's Report by Willdan Financial on the Yorba Linda website under "Public Works" to view maps of the various zones and determine the amount assessed to your property.

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How do I pay my assessment?

While this is not a tax, but rather an assessment, the amount levied on your parcel is collected by the County Tax Assessor and is shown as a separate line item on your Property Tax Bill. This amount will include the Arterial assessment, local landscape assessment (if any), local lighting assessment (if any) and the traffic signal assessment.

What do my Landscape Maintenance District assessments cover?

The assessments collected provide the funds to pay for the special benefits provided to your neighborhood by the District. Typically, the assessments collected will fund such items as contract landscape maintenance, water, electricity, plant material, tree maintenance contracts, back flow testing, trail maintenance, irrigation repairs, special lighting, entrance monuments, and a portion of the City staff salaries/benefits related to the administration of the District.

Can the assessment collected from my benefit zone be used to pay for benefits in another zone?

No. The revenue collected for each zone must be spent within the boundaries of the zone from which it was collected.

What is Proposition 218 and why does it impact the Landscape Maintenance Assessment District?

Proposition 218, commonly referred to as "The Right to Vote on Taxes Act", was passed by California voters in 1996. Proposition 218 impacts the LMAD because the City cannot increase the assessment rates (above the CPI) without voter approval. Consequently, many benefit zones are not being assessed enough to accommodate the actual cost of the special benefits being provided.

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Why do assessment rates vary from zone to zone?

The various zones throughout the District receive varying degrees of special benefit from the services provided by the LMAD. The City, by law, may only assess parcel owners for the benefit they are receiving. In addition, some zones are larger than others and may have more property owners sharing in the costs.

What comprises a “special benefit”?

“Special benefit” is defined to mean “a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” Further, the Landscaping and Lighting Act of 1972 allows the LMAD to be divided into benefit zones and specifies “a zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements”.

What is the City doing to solve the LMAD deficit?

Last April, the City Council appointed a Citizen’s Advisory Committee to find solutions to the deficit in the LMAD. The Citizen’s Advisory Committee (LMCAC) meets twice a month on the 2nd and 4th Thursday at the Community Center. The public is welcome to attend and provide input during public comment. Through public education on the issues facing the LMAD, as well as public outreach meetings, the members of the LMCAC are confident that we, the citizens of Yorba Linda, will be able to find fair and equitable solutions to continue maintaining the beautiful landscaping Yorba Linda has been noted for.

What will happen to the landscape if the assessment rate in my zone is not enough to cover costs?

To date, the City has been contributing General Fund money to make up for the funding deficit. The ever rising cost of water and contract services will only serve to increase the deficit. At some point, the landscape maintenance may have to be drastically reduced unless residents in underfunded benefit zones are willing to vote for an increase in their

assessment rate.

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How does a Proposition 218 assessment ballot procedure work?

In a Proposition 218 balloting procedure, the City is required to mail individual notices, together with assessment ballots, to property owners within the LMAD zone participating. Upon receipt of the notice and assessment ballot, each owner may, by completing and returning the ballot, express his or her support or opposition to the proposed increase in the assessment rate.

An assessment increase will be authorized to be levied unless assessment ballots in opposition to the increase in assessment outweigh the ballots in support of the increase in the assessment.

What if I have further questions?

If you have questions regarding the Landscape Maintenance Assessment District, please mail your questions to the City of Yorba Linda, LMCAC, 4845 Casa Loma Avenue, Yorba Linda CA, 92886, or email them to LMCAC@yorba-linda.org.