

# CITY OF YORBA LINDA

4845 CASA LOMA AVENUE  
YORBA LINDA, CALIFORNIA 92886

(714) 961-7170  
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ENGINEERING / PUBLIC WORKS

## LMAD Landscape Transition Program Guidelines

### LOCATIONS

Areas impacted by the State's water-use prohibition should be given priority for implementation, including identification of a funding source. Specifically, the public street medians where ornamental turf was previously planted should be considered first, along with the identification of funding.

1. Medians within Arterial and Local Landscaping Zones

After considering the above locations, and concurrently with the identification of funding, the locations in order of priority are:

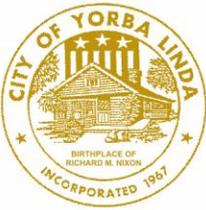
2. Non-kikuyu turf areas – all LMAD locations
3. Medians – all others not addressed in 1
4. Parkways/side-panels
  - i. Major thoroughfares
  - ii. All other streets
5. Slopes (including easement areas)
6. Green belts
7. All other LMAD locations

Locations and funding source(s) are intended to be identified in combination with each other. If a location does not have an identified funding source, other locations should be considered, in the order above, without delay.

### FUNDING

Because funding is key to moving forward with renovation projects, identifying the source is critical. In some cases, a combination of the below funding sources may be needed. If a higher priority funding source is not available, or not approved by the City Council, the next source shall be considered. Funding sources in order of priority are:

1. Grant funds (if available)
2. Zone reserve funds if available – leave at least one year's worth of 'Operational Reserve Funding' per latest Engineering Report in Zone's reserve
3. Loan from the General Reserve fund (if applicable\*)
  - a. Loan amount based upon 15 times the 'CIP & Rehabilitation Reserve Fund Collection' amount in the latest Engineer's Report
  - b. Maximum payback period of 15 years with interest to be charged annually at a rate equal to the City's pooled investment portfolio rate of return
4. General Reserve funds – as approved by Council



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\*A loan option should be considered in LMAD Zones that have sufficient annual revenues to cover the repayment of the loan.

## **PHASING AND PROJECT DELIVERY**

In order to spend funds on actual construction costs rather than on design and project management, the implementation and delivery of projects are recommended as follows:

1. Once final landscape design concepts are approved by the City Council, no additional specific location design plans will be developed
2. Projects will be bid with the approved landscape design concepts, resulting in a unit price format that will be used to implement the construction
3. Projects may be phased over multiple fiscal years to allow for staff oversight without the need to hire a consultant project manager

It is not the intent of these guidelines to delay smaller rehabilitation/renovation projects in LMAD areas. Projects that are rehabilitation/renovation in nature rather than a complete landscape transition shall be considered outside these guidelines.

Because these are guidelines, the intent is to have flexibility when situations arise that are not accounted for and need to be addressed. If the above guidelines are approved, staff will bring forward an initial list of projects for Council's consideration, to include funding options. Subsequent projects will also be brought to Council to approve the advertisement to bid as part of the normal course of action for Capital Improvement Program (CIP) projects, including funding.

Additionally, the existing day-to-day workload of staff and the ability to add project management for large projects will be critical in the timing of renovation projects. As such, projects may include a proposed phasing approach to allow for proper staff oversight of the project without the cost of a consultant project manager. This is likely to result in a multi-year approach for projects, where a certain percentage of the project is completed in consecutive years.