



CITY OF YORBA LINDA

Guidelines for Property Owner Requested Modification in the LMAD

Property owners that receive a Special Benefit (are within a Local Landscape Zone), as determined by the current Engineer's Annual Report, may petition the City Council for modifications to the LMAD. In general, this includes, but is not limited to, requests to add additional services, conduct one-time capital improvements, and add additional area to receive service.

Modifications that will result in an increased assessment above the Authorized Maximum Assessment Rate per Equivalent Benefit Unit

The following are requirements, in order, for requests:

- 1. Property owners must receive a Special Benefit from the area/item being requested as determined by the current Engineer's Annual Report.*
- 2. Requests must be consistent with the existing Engineer's Annual Report Special Benefit analysis and assessment methodology, as determined by the City Engineer/City Attorney.*
- 3. Property owners shall gather signatures, via a petition that outlines the requested modification, from at least 50% of the property owners to receive a Special Benefit. For shared benefit areas/items, the percent of total property owners includes the adjacent Zone(s).*
- 4. City Council's authorization to proceed with an Engineer's Report and Proposition 218 vote regarding requested modifications.*
- 5. If compliant with the Landscaping and Lighting Act of 1972 and Proposition 218 requirements, proposed modifications will be presented in an Engineer's Report for the City Council's consideration.*

Modifications that can be accommodated without an increase in the Authorized Maximum Assessment Rate per Equivalent Benefit Unit

The following are requirements, in order, for requests:

- 1. Property owners must receive a Special Benefit from the area/item being requested as determined by the current Engineer's Annual Report.*
- 2. Property owners shall submit a formal request to the City for modifications by February 1 in order for it to be considered in the following Fiscal Year's Engineer's Annual Report.*
- 3. Requests must be consistent with the existing Engineer's Annual Report Special Benefit analysis and assessment methodology, as determined by the City Engineer/City Attorney.*
- 4. As deemed necessary by the City Engineer, property owners may be required to gather signatures, via a petition that outlines the requested modification, from at least 50% of the property owners to receive a Special Benefit. For shared benefit areas/items, the percent of total property owners includes the adjacent Zone(s).*
- 5. If compliant with the Landscaping and Lighting Act of 1972 and Proposition 218 requirements, proposed modifications will be presented in an Engineer's Report for the City Council's consideration.*

Individuals retain all rights to address the City and City Council on any matters pertaining to the LMAD, the Engineer's Report, LMAD assessments, and all matters related thereto.