



STAFF REPORT

CITY of YORBA LINDA

PUBLIC WORKS DEPARTMENT

DATE: MAY 5, 2026

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JAMIE LAI, P.E., DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
PREPARED BY: YASH VERMA, SENIOR MANAGEMENT ANALYST

SUBJECT: CONDUCT A PUBLIC HEARING TO TABULATE PROPOSITION 218 BALLOTS FOR LOCAL LANDSCAPING ZONE L-1A AND, IF NO MAJORITY PROTEST EXISTS, ADOPT RESOLUTION NO. 2026-5980 CONFIRMING FY 2026-27 DIAGRAM AND ASSESSMENTS

RECOMMENDATION

1. Conduct the Public Hearing and consider all objections and protests; and
2. Provide the City Manager with the authority to direct staff to tabulate the Proposition 218 ballots for Local Landscaping Zone L-1A; and

After tabulation is complete:

- 3A. If a Majority Protest exists, direct staff to implement cost-saving measures; or
- 3B. If a Majority Protest does not exist, adopt Resolution No. 2026-5980 confirming the diagram and assessments for FY 2026-27 for Local Landscaping Zone L-1A and approve the levy of the assessments.

SUMMARY

On March 17, 2026, the City Council approved the Zone L-1A Engineer's Report and initiated the process to ballot property owners for a proposed assessment increase. The proposed annual assessment would increase from \$442.42 to \$910.00. If a Majority Protest does not exist after ballot tabulation, the City Council may adopt the attached resolution and confirm the assessments for FY 2026-27. If a Majority Protest exists, the proposed increase is not approved, and cost-saving measures will be implemented.

BACKGROUND

The Street Lighting and Landscaping Maintenance District was formed under the Landscaping and Lighting Act of 1972 to fund landscaping and lighting improvements that benefit properties in the City.

Zone L-1A’s assessment no longer funds the full cost of landscape maintenance, utilities, and related services. Prior to the Proposition 218 ballot to address the deficit and continue landscaping services, the City required a petition from (at least) 625 Zone L-1A property owners in support of the assessment. Residents submitted 631 verified signatures, exceeding the signature threshold.

On March 17, 2026, the City Council adopted Resolution Nos. 2026-5976, 2026-5977, and 2026-5978 to initiate proceedings, approve the Engineer’s Report, and authorize balloting for a proposed assessment increase for Zone L-1A. The Engineer’s Report outlines the services and special benefits provided in the Zone and includes a recommended budget with an assessment that would cover recent costs and projected increases in utilities, landscaping, and tree services:

FY 2025-26 Annual Assessment	Engineer’s Report Annual Assessment
\$442.42	\$910.00

Key dates in the assessment adjustment process:

March 9, 2026	Petition threshold met
March 17, 2026	City Council initiated proceedings and sets hearing
March 20, 2026	Ballots mailed
May 5, 2026	Public Hearing and ballot tabulation

Consistent with Proposition 218, the Public Hearing is being held more than 45 days after the mailing of the required notices and ballots. Property owners may submit a signed and marked ballot prior to the close of the Public Hearing. Ballots received by the City Clerk before or during the Public Hearing will be counted if properly completed and signed.

During the Public Hearing, the City Council will consider all written and oral objections and protests. All returned ballots will remain unopened in the custody of the City Clerk until the Public Hearing closes and the City Council directs the to begin tabulation.

After the Public Hearing closes, the ballots will be opened and transparently and lawfully counted. Ballots are weighted based on the proposed assessment amount for each parcel.

If ballot tabulation cannot be completed during the meeting, the City Council may continue the tabulation to a date, time, and publicly accessible location announced during the meeting, and continue the item to a future City Council meeting.

If a Majority Protest exists (if the ballots submitted in opposition exceed the ballots submitted in favor, weighted by the proposed assessment amount for each parcel) the City Council cannot approve the proposed assessment and the assessment will remain at the current level, plus the CPI adjustment. The City will implement cost-saving measures including

service reduction and abandoning some easements.

If a Majority Protest does not exist, the City Council may adopt Resolution No. 2026-5980 confirming the diagram and assessments for Local Landscaping Zone L-1A for FY 2026-27, overruling all protests, and confirming the levy of the assessments. If approved, the assessments will be submitted to the Orange County Auditor-Controller for placement on the property tax roll.

FISCAL IMPACT

The Engineer's Report and ballot process were funded as part of the Willdan Financial Services agreement. Ballot-related costs will be repaid by Zone L-1A over time through future assessments.

If a Majority Protest exists, implementation one-time costs to implement cost-saving measures is approximately \$150,000, borne by the zone.

ALTERNATIVES

Do not approve the recommended action and provide alternative direction.

ATTACHMENTS

Attachment 1 - Resolution No. 2026-5980
Attachment 2 - Engineer's Report for L-1A
