

How are the Landscape, Drainage, and Maintenance Assessment Districts (LMAD/DFAD/MAD's) funded?

The LMADs are governed by the legal requirements of Proposition 218 (Article XIID of the California Constitution) as well as the provisions of the Landscaping and Lighting Act of 1972 (the "1972 Act"). Every year, the City, in its role as administrator of the various LMAD/DFAD/MAD levies an assessment on each parcel within each LMAD/DFAD/MAD, in accordance with existing law, based upon the special benefit that each such parcel receives from the improvements to be maintained from the proceeds of such assessments.

The revenues collected for each LMAD/DFAD/MAD are intended for use within the boundaries of the LMAD/DFAD/MAD from which it is collected. Ever since Proposition 218 was approved by the voters in 1996, increased assessment rates cannot be levied without submitting the proposed increases to the property owners within the affected LMAD/DFAD/MAD in an assessment ballot procedure for property owner approval.

What are the benefits of a LMAD/DFAD/MAD?

There are many benefits associated with the landscaping improvements in an LMAD/DFAD/MAD:

- Improved visual aesthetic appeal of nearby parcels, medians, paseos and pocket parks,
- Improved dust control and erosion resistance,
- Improved drainage and flood control,
- Enhanced desirability of properties and property values,
- Generally reduced property related crimes, particularly vandalism, as a result of a well-maintained neighborhood,
- Moderate temperatures and enhanced noise attenuation from well maintained landscaping,
- Unique identity and character of each community, and improved access to health and fitness opportunities.

Who performs the maintenance within the LMAD/DFAD/MAD's?

To maximize efficiency and quality the City utilizes the services of landscape maintenance contractors and City crews for all regularly scheduled landscape maintenance.

What do my Landscape, Drainage, and Maintenance District (LMAD/DFAD/MAD) assessments cover?

Depending on the improvements within a particular LMAD/DFAD/MAD, assessments will pay for street light and traffic signal installation and maintenance, water, electric and other landscaping, utilities, paint, fertilizer, plant material, sand and soil, irrigation repair, pest control, small equipment and hand tools, electrical/plumbing parts, playground parts, janitorial supplies, equipment rental, equipment/vehicle maintenance, landscape maintenance contracts, tree maintenance contracts, mowing contracts, backflow testing, pocket park maintenance, paseo maintenance and repair, vandalism and graffiti repair, security and site lighting repair, and a portion of City staff salaries/benefits (both administrative & field staff) who work on the District.

What is Proposition 218 and why does it impact LMAD/DFAD/MAD's?

Proposition 218 is the "Right to Vote on Taxes Act" that was passed by California voters in November 1996. It impacts the LMAD/DFAD/MAD's in the City, because it does not allow the City to increase assessment rates for LMAD/DFAD/MAD's without submitting the proposed increase in assessments to the owners of property within the LMAD/DFAD/MAD. The aforementioned assessment ballot procedure allows the owners to express their support for, or opposition to, the proposed increase in the assessments applicable to their properties.



For more info about LMAD/DFAD/MAD's contact the Public Works Department at (760) 241-6365 or email us at publicworks@ci.victorville.ca.us



LANDSCAPE, DRAINAGE, and MAINTENANCE ASSESSMENT DISTRICTS (LMAD/DFAD/MAD)

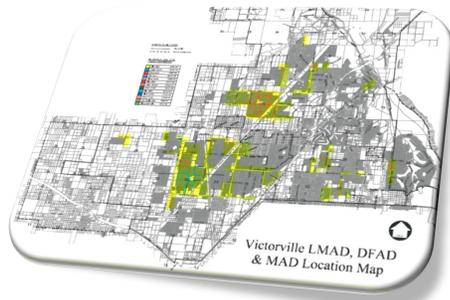
City of Victorville

- ☞ **Landscape Maintenance Assessment Districts (LMAD)**
- ☞ **Drainage Facilities Assessment Districts (DFAD)**
- ☞ **Maintenance Assessment Districts (MAD)**

A SAFE, CLEAN CITY WITH CURB-APPEAL



City of Victorville Landscape Maintenance and Drainage Facilities Assessment Districts



**OVER 4 MILLION SQUARE FEET OF
LANDSCAPE, DRAINAGE, AND MAINTENANCE
ASSESSMENT AREAS.**

FAQs



**How many LMAD/DFAD/
MAD's are located in the
City?**

Landscape Maintenance Assessment Districts (LMAD):

- LMAD #1—City Wide I
- LMAD #2—Eagle Ranch
- LMAD #3—Brentwood
- LMAD #4—Old Town
- LMAD #5—Vista Verde
- LMAD #6—City Wide II
- LMAD #7—Talon Ranch
- LMAD #8—West Creek



Drainage Facilities Assessment Districts (DFAD):

- DFAD #1—City Wide
- DFAD #2—Vista Verde
- DFAD #3—West Creek



Maintenance Assessment Districts (MAD) also known as "Pocket Parks:"

- MAD #1—Las Haciendas
- MAD #2—Vista Del Valle



What are Landscape, Drainage, and Maintenance Districts (LMAD/DFAD/ MAD)?

The City of Victorville, by Council Policy No. CP-88-2, requires that arterial streets, drainage, and pocket parks be screened from residential developments by a masonry wall, per City standards. The City's policy requires that the area between this wall and the adjacent sidewalk be landscaped. In addition, a method for the perpetual maintenance of the wall and landscaping must be adopted by either a Home Owner's Association or incorporated into the appropriate landscape Maintenance Assessment District administered by the City.

LMAD/DFAD/MAD's are not a separate entity of the City. These districts are a financing vehicle utilized when the development of a neighborhood in the community is identified to specially benefit by certain improvements, such as pocket parks, playgrounds, landscapes, sidewalks, trees, etc. Due to this special benefit, landowners in the identified area are assessed to pay the costs of the construction and/or ongoing maintenance of such improvements.

Each LMAD/DFAD/MAD is created through formation proceedings (also known as a vote of the affected property owners) pursuant to the Landscaping and Lighting Act of 1972 (the "1972 Act"). This usually occurs at the time a residential or commercial project is first developed. The "1972 Act" allows a local agency (such as the City of Victorville) to levy an annual assessment for the maintenance of the community improvements, based on special benefit directly or indirectly, to the property



owners within the LMAD/DFAD/MAD. Annual assessments are paid as part of a line-item on individual property tax bills.

The **Public Works Department** is responsible for landscape maintenance throughout the City - For more info contact the department by calling (760) 241-6365 or email us at publicworks@ci.victorville.ca.us

Public Works City Hall is responsible for the administration of the assessments within each LMAD - For more info call (760) 955-5217.

How are the Landscape Maintenance Districts (LMDs) administered?

Each LMAD/DFAD/MAD is administered by Public Works City Hall staff responsible for ensuring that all parcels within each LMAD/DFAD/MAD are accurately assessed annually on the tax roll for the special benefit received by such parcels from the improvements for such LMAD/DFAD/MAD. The revenues received are only expended for the improvements that specially benefit the parcels within the respective LMAD/DFAD/MAD. The City's Public Works Department administers all the maintenance contracts and supervises in-house and contracted maintenance staff.



City of Victorville

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