



Landscape Maintenance District 84-2, Zone 19

Frequently Asked Questions (FAQs)

1. What is a Landscape Maintenance District (LMD)?

A LMD is a special district formed to provide enhanced landscape improvements and maintenance of landscape areas in the public right-of-way. The cost of the operation and maintenance of the LMD is funded through an assessment collected from the benefitting property owners through their property tax bill.

2. What does a LMD assessment pay for?

The LMD assessment covers the cost for water, electricity, and labor for tree trimming, gardening, litter control, weed abatement, and other general maintenance, materials, and administrative costs. LMD services occur in the public right of way and are generally located in the parkways and medians along arterial and collector streets, and at the entrances to residential neighborhoods.

3. How are LMDs formed, and how long will the assessments be charged to my property?

LMDs are generally formed at the time a new subdivision is built. The formation of an LMD involves a legal process known as an annexation and requires a vote of the property owners benefiting from the LMD improvements. Assessments are billed as a line-item on the property tax bill and remain in effect as long as the services are being provided.

4. How is the annual assessment determined?

Each LMD establishes an assessment formula based on the services it provides and every property in the LMD is charged for the services it receives. The assessment rate is determined by the number of properties in the LMD, the size of area that is maintained, and the cost to provide landscape services within the LMD area.

5. Why has the landscaping declined in Zone 19?

The annual assessment in Zone 19 has not increased since 2002. Since that time, the cost of labor, materials, and utilities have increased significantly. As a result of these cost increases, the assessment revenues in Zone 19 no longer cover the costs involved with properly maintaining the landscape. In July 2023, the City authorized a Prop 218 election to determine if property owners in Zone 19 would support an increase in their assessment to fully cover the cost of landscape services and the replacement of dead and missing plant materials. The results of this election showed that 71% of the voting property owners opposed an increase in their assessments. Based on this outcome, landscaping services in Zone 19 have been reduced to balance expenditures with current assessment revenues.

6. What services are being reduced in Zone 19?

- Mowing, edging, and blowing is reduced from weekly to bi-weekly.
- Litter pickup and weed control is reduced from weekly to monthly.
- Trimming of vines, shrubs, brush, and ground cover are reduced from monthly to quarterly.
- Irrigation testing, maintenance, upgrades, and repairs to irrigation systems are reduced from proactive monthly checks, to as needed based on breakages.
- Tree trimming, replacement of aging/dead plant materials, turf fertilization, and mulching of the planter areas will no longer occur.
- Watering of turf areas is reduced to twice a week.

- Watering of medians and parkways is reduced to once a week.
- Irrigation will be turned off along the bike path between Oak Ave. and Foothill Blvd. and the landscaping will convert back to its natural native habitat.

7. How long will these service reductions last?

The reduced landscaping services in Zone 19 will remain in effect until additional revenues are approved by a majority of property owners in the LMD. If labor and material costs continue to increase, then additional service reductions will occur to balance landscaping expenditures with revenues.

8. Can other parts of the city budget support the services in this LMD?

LMDs in the City of Corona are designed to be self-sufficient with expenditures funded entirely by the assessment revenues collected from the property owners in each LMD zone.

9. What can I do if I want to if I want to restore landscape services in Zone 19?

Talk with your neighbors to generate support for restoring landscape services in Zone 19 and submit a petition from the property owners to the City Council showing support for another Prop 218 election to increase the assessment. An increase in the assessment would allow landscape services to be restored back to previous levels.

To learn more about the City's LMDs, please visit:

www.coronaca.gov/government/departments-divisions/maintenance-services/landscape-maintenance-districts

Additional questions about Zone 19 can be emailed to Zone19@CoronaCA.gov