COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
http://dpw.lacounty.gov

MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
28 September 18, 2018

CELIA ZAVALA
ACTING EXECUTIVE OFFICER

September 18, 2018

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

TRANSPORTATION CORE SERVICE AREA
COUNTY LANDSCAPING MAINTENANCE DISTRICTS
ANNEXATION OF TERRITORY INTO LANDSCAPING AND LIGHTING ACT DISTRICT 1 FOR THE FORMATION OF ZONE 2A (SKYLINE RANCH) AND DISTRICT 4 FOR THE FORMATION OF ZONE 81 (DEERLAKE RANCH) FOR FISCAL YEAR 2019-20
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)

SUBJECT

Public Works is seeking Board approval to annex territory into Landscaping and Lighting Act District 1 for the formation of Zone 2A (Skyline Ranch) in Santa Clarita and to annex territory into Landscaping and Lighting Act District 4 for the formation of Zone 81 (Deerlake Ranch) in Chatsworth.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the action is categorically exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.

2. Designate the Director of Public Works or his designee as the Engineer for purposes of implementing this procedure.

3. Adopt a resolution to initiate proceedings ordering the Director of Public Works or his designee to prepare and file Engineer's Reports to annex territory into Landscaping and Lighting Act District 1 for the formation of Zone 2A (Skyline Ranch) and into District 4 for the formation of Zone 81 (Deerlake Ranch) pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15

of the Streets and Highways Code of California, Section 22500 et. seq., and as provided by Article XIIID of the California Constitution.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of these recommendations is to initiate proceedings to annex territory into Landscaping and Lighting Act (LLA) District 1 and form a new Zone 2A (Skyline Ranch) and annex territory into LLA District 4 and form a new Zone 81 (Deerlake Ranch).

Board adoption of the resolution initiating proceedings starts the process for annexation and the establishment of new assessments, but does not establish any assessment rates.

On July 12, 1979; August 10, 1995; and July 22, 1997; the Board approved the formation of LLA Districts 1, 2, and 4 and zones therein, respectively, pursuant to provisions of LLA, Part 2 of Division 15 of the Streets and Highways Code of California, Section 22500 et. seq. in order to collect assessments to pay for the cost of maintaining landscaping benefiting the subject properties.

Pardee Homes, the developer of the unincorporated community to be known as Skyline Ranch (TR60922) has requested the annexation of approximately 150,650 square feet of landscaping along public roads into LLA District 1, to be known as Zone 2A (Skyline Ranch).

Foremost Companies, the developer of the unincorporated community known as Deerlake Ranch (TR53138) has requested the annexation of approximately 809,500 square feet of landscaped slope areas along public roads and trails into LLA District 4 to be known as Zone 81 (Deerlake Ranch).

Public Works will return to the Board with recommendations to adopt the resolutions of intention and set a public hearing for these annexations, as well as the mailing of notices and ballots as required for new and increased assessments pursuant to Government Code Section 53753 and Proposition 218 of the California Constitution.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provision of Strategy III.3, Pursue Operation Effectiveness, Fiscal Responsibility, and Accountability. The recommended actions ensure the continuation of services to maintain the landscaped areas and appurtenant improvements that benefit those who live within the LLA districts and zones.

FISCAL IMPACT/FINANCING

These actions will result in no impact to the County General Fund.

During a future public hearing, the Board may execute a resolution ordering the annexation of territory, formation of the zone, and establishment of the assessment rate if the majority of the ballots received are in favor rather than against.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

These actions require compliance with the LLA, as well as with Government Code Section 53753.

For the annexation of territory to an LLA district, Section 22585 of the California Streets and Highways Code requires the Board to adopt a resolution initiating proceedings and ordering the preparation of Engineer's Reports. Section 22587 of the California Streets and Highways Code provides that after approval of the Engineer's Report the Board adopts a resolution of intention declaring its intent to annex the territory in question to an existing District and to conduct a public hearing. Public Works will return to the Board with recommendations to adopt the resolutions of intention and set a public hearing for these annexations, as well as the mailing of notices and ballots as required for new assessments pursuant to Government Code Section 53753 and Proposition 218 of the California Constitution.

County Counsel has reviewed and approved the enclosed resolutions as to form.

ENVIRONMENTAL DOCUMENTATION

These projects are categorically exempt from the California Environmental Quality Act. Because the projects involve maintenance of existing landscaping they are within certain classes of projects that have been determined not to have a significant effect on the environment in that they meet the criteria set forth in Sections 15301(h) of the State California Environmental Quality Act Guidelines and Classes 1(x)(j) of the Environmental Document Reporting Procedures and Guidelines, Appendix G.

The proposed projects include no expansion of an existing use and will not involve the removal of healthy, mature trees. Additionally, the proposed projects will not cause a substantial adverse change in the significance of a historic resource; are not in a sensitive environment; and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the proposed project records.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of this action will cause no impact on current services or programs.

CONCLUSION

Please return one adopted copy of this letter and one signed original resolution to the Department of Public Works, Road Maintenance Division. Also, please forward one adopted copy of the letter and signed resolutions to the Assessor, Ownership Services Section (Attention Sonia Carter Baltazar), and to the Auditor-Controller, Tax Division (Attention Susan J. Linschoten).

Respectfully submitted,



MARK PESTRELLA
Director

MP:DBM:bp

Enclosures

c: Chief Executive Office (Chia-Ann Yen)
County Counsel (Julia Weissman)
Executive Office

COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS
RESOLUTION INITIATING PROCEEDINGS
FOR THE ANNEXATION OF TERRITORY INTO LANDSCAPING AND LIGHTING ACT DISTRICT 1, ZONE 2A (SKYLINE RANCH) AND INTO DISTRICT 4, ZONE 81 (DEERLAKE RANCH) AND ORDERING THE FILING OF THE ENGINEER'S REPORTS IN CONNECTION THEREWITH

WHEREAS, on July 1979; August 10, 1995; and July 22, 1997; the Board of Supervisors of the County of Los Angeles approved the formation of Landscaping and Lighting Act (LLA) Districts 1, 2, and 4, respectively, for the purpose of providing funds for the operation of the LLA districts and zones therein within the County of Los Angeles pursuant to provisions of the Landscaping and Lighting Act of 1972 (the Act), Section 22500 et. seq. of the California Streets and Highways Code; and

WHEREAS, within the LLA District 1 there are three (3) established, separate zones, within the LLA District 2 there are seventeen (17) established, separate zones, and within LLA District 4 there are ten (10) established, separate zones; and each zone consists of territory that receives substantially similar and proportional special benefits from the improvements provided in the zone; and

WHEREAS, each of the three (3), seventeen (17), and ten (10) zones within LLA Districts 1, 2, and 4, respectively, retain separate budgets, trust accounts, and unit numbers established by the County of Los Angeles Auditor-Controller; and

WHEREAS, the Board of Supervisors previously approved the formation of LLA districts and zones therein for the purpose of providing funds for landscape maintenance services located therein pursuant to the Act; and

WHEREAS, the Board of Supervisors hereby proposes to annex territory into LLA District 1 and the formation of LLA District 1 Zone 2A (Skyline Ranch), and annexation of territory into LLA District 4 and formation of LLA District 4 Zone 81 (Deerlake Ranch), and to levy and collect new assessments against the lots and parcels of land therein to pay the cost and expenses of the landscape improvements for the fiscal year commencing July 1, 2019, and ending June 30, 2020, pursuant to the Act; and

WHEREAS, the general location and boundaries of LLA District 1, Zone 2A (Skyline Ranch) and LLA District 4, Zone 81 (Deerlake Ranch) are shown on maps on file in the office of the Los Angeles County Department of Public Works and are incorporated herein by reference and open to public inspection; and

WHEREAS, provisions of the Act require the Board of Supervisors to adopt a Resolution Initiating Proceedings, to generally describe any proposed improvements or substantial changes in existing improvements, and to order the Engineer to prepare and file reports in accordance with Sections 22565 and 22605 of the Act and Article XIIID of the California Constitution.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles, State of California:

SECTION 1. That the Board of Supervisors proposes to annex territory into LLA District 1, form Zone 2A (Skyline Ranch), and establish assessments for landscape maintenance purposes including maintenance, repair, replacement, upgrades to landscaped, hardscaped, irrigated parkway landscaping, and automated irrigation system components for Fiscal Year 2019-20 pursuant to provisions of the Act.

SECTION 2. That the Board of Supervisors proposes to annex territory into LLA District 4, form Zone 81 (Deerlake Ranch), and establish assessments for landscape maintenance purposes including maintenance, repair, replacement, upgrades to landscaped, hardscaped, irrigated slopes, and automated irrigation system components for Fiscal Year 2019-20 pursuant to provisions of the Act.

SECTION 3. That the Director of the Department of Public Works is hereby ordered to file the Engineer's Reports for LLA District 1, Zone 2A (Skyline Ranch), and LLA District 4, Zone 81 (Deerlake Ranch) in accordance with Sections 22565 and 22605 of the Act.

The foregoing resolution was adopted on the 18th day of SEPTEMBER 2018, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

CELIA ZAVALA
Acting Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
Deputy