



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

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ADOPTED

IN REPLY PLEASE
REFER TO FILE

December 17, 2024

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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

46 December 17, 2024

Dear Supervisors:

EDWARD YEN
EXECUTIVE OFFICER

**MUNICIPAL SERVICES CORE SERVICE AREA
COUNTY LANDSCAPE MAINTENANCE DISTRICTS
LANDSCAPING AND LIGHTING ACT DISTRICTS 1, 2, AND 4
INITIATE ANNUAL ASSESSMENT PROCEDURE – FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICTS 1, 3, AND 5)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to adopt a Resolution Initiating Proceedings to levy the annual assessments for landscape maintenance purposes in Landscaping and Lighting Act Districts 1, 2, and 4, and zones therein, pursuant to the California Streets and Highways Code.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Designate the Director of Public Works, or his designee, as the County Engineer, for the purpose of implementing this procedure.
3. Adopt the Resolution instructing the Director of Public Works, or his designee, to prepare and file the Engineer's Report for the annual levy of assessments for Fiscal Year 2025-26, pursuant to the Landscaping and Lighting Act of 1972, Section 22500 et seq., of the California Streets and Highways Code.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is exempt from the California Environmental Quality Act (CEQA) and to adopt the enclosed Resolution Initiating Proceedings directing the Director of Public Works to prepare the annual Engineer's Report for the levying of annual assessments for landscape maintenance purposes for all zones within the Landscaping and Lighting Act (LLA) of 1972, Districts 1, 2, and 4. This will ensure the continuation of services to maintain the landscaped areas and appurtenant improvements that benefit those who live in the LLA districts and zones.

On July 12, 1979; August 10, 1995; and July 22, 1997, the Board of Supervisors approved the formation of LLA Districts 1, 2, and 4, respectively, pursuant to Section 22500 et seq., of the California Streets and Highways Code, to collect assessments to pay for the maintenance costs of landscaping that will benefit the subject properties.

The proposed project initiates the annual process for levying assessments and does not establish any assessment rates. In accordance with Proposition 13, assessments cannot be based on property values. Each LLA district and zone therein is obligated to establish a benefit formula by which assessments are set according to the benefit received from the service or improvement as set forth in the Engineer's Report.

As the governing body, the Board is responsible for approving the levying of annual assessments for landscaping purposes. Board adoption of the Resolution Initiating Proceedings initiates the annual assessment process for the renewal of existing annual assessments and the establishment of new assessments for Fiscal Year (FY) 2025-26.

Once the Engineer's Report is complete, Public Works will return to the Board for approval of a Resolution of Intention in accordance with Section 22624 of the California Streets and Highways Code, to set the public hearing date to establish the assessments for FY 2025-26 in accordance with the LLA.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal A, Public Health, Strategy i, Population Based Health, by ensuring the continuation of services to maintain the landscaped areas and appurtenant improvements that benefit those who live within the LLA districts and zones therein.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

All services administered by Public Works and provided in the LLA districts and zones therein are funded by the assessments established by the Board. The forecasted assessments based on the existing rates will generate approximately \$6.89 million in total revenue in LLA Districts 1, 2, and 4, and zones therein for FY 2025-26.

Funding for the preparation of the annual Engineer's Report is included in the FY 2024-25 LLA District funds budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The LLA sets forth procedures that must be followed for any fiscal year during which assessments

levied in a prior fiscal year for landscape maintenance purposes are to be continued. Section 22622 of the California Streets and Highways Code requires the Board to adopt an initial resolution (Resolution Initiating Proceedings) that generally describes proposed improvements and substantial changes in existing improvements, and to order the County Engineer to prepare and file an Engineer's Report in accordance with Sections 22565 and 22622 of the California Streets and Highways Code.

Public Works will return to the Board with a recommendation to file and approve the Engineer's Report and to approve a Resolution of Intent, in accordance with Section 22624 of the California Streets and Highways Code. The Board's approval of the Engineer's Report and Resolution of Intent will set the public hearing date to establish the assessments for FY 2025-26. Any new or increased assessments must also comply with Proposition 218, set forth in Article XIII D of the California Constitution and Section 53753 of the California Government Code, which requires notices and ballots to be mailed to the affected property owners regarding any proposed new assessment or assessment increase greater than allotted for in the zone-specific Engineer's Report, and a public hearing to receive ballots in support of or against the proposed new or increased assessment for tabulation.

The Resolution Initiating Proceedings has been approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from the CEQA. The project, which includes initiation of proceedings for the levying of annual assessments for landscape maintenance purposes, is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301, subsection (h), and Section 15306 of the CEQA guidelines and Classes 1, subsections (x)(27), and 6 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for information collection for the LLA districts and zones, as well as maintenance of existing landscaping, and will not involve any expansion of an existing use or the removal of healthy, mature, or scenic trees. In addition, based on the proposed project records, it will comply with all applicable regulations; it is not in a sensitive environment; and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or programs as a result of approving these actions.

CONCLUSION

Please return one adopted copy of this Board letter and a copy of the signed Resolution to Public Works, Land Development Division. Also, please forward one adopted copy of the Board letter and a copy of the signed Resolution to the Assessor, Ownership Services Section, and one to the Auditor-Controller, Tax Division.

The Honorable Board of Supervisors

12/17/2024

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA, PE

Director

MP:CB:la

Enclosures

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

**BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
RESOLUTION INITIATING PROCEEDINGS
FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR
COUNTY LANDSCAPING AND LIGHTING ACT DISTRICTS 1, 2, AND 4
AND ZONES THEREIN FOR THE 2025-26 FISCAL YEAR;
AND ORDERING THE PREPARATION OF THE ANNUAL ENGINEER'S REPORT**

WHEREAS, on July 12, 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 and maintenance of the LLA districts and zones therein within Los Angeles County 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 two (2) established separate zones, within the LLA District 2 there are fifteen (15) 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 two (2), fifteen (15), and ten (10) zones within LLA Districts 1, 2, and 4, respectively, retain separate budgets, trust accounts, and unit numbers established by Los Angeles County Auditor-Controller; and

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

WHEREAS, the Board hereby proposes to levy annual assessments for existing LLA Districts 1, 2, and 4 and zones therein and to levy and collect assessments against the lots and parcels of land within such LLA districts and zones therein to pay for the costs and expenses of landscape maintenance and improvements for the fiscal year commencing July 1, 2025, and ending June 30, 2026, pursuant to the Act; and

WHEREAS, the general location and boundaries of the LLA Districts 1, 2, and 4 and zones therein are shown on maps on file in the office of Los Angeles County Public Works and are incorporated herein by reference and open to public inspection; and

WHEREAS, provisions of the Act require the Board to adopt a Resolution Initiating Proceedings to generally describe any proposed improvements or substantial changes in existing improvements and to order the Director of Public Works or his designee to prepare and file an Engineer's Report in accordance with sections 22565 and 22622 of the Act.

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

Section 1. The Board proposes to establish assessments for landscape maintenance purposes for Fiscal Year 2025-26 pursuant to the provisions of the Act, to be used for the maintenance, repair, replacement, and upgrades to planted and irrigated slopes, turf areas, parkway panels, medians, automated irrigation system components, and related appurtenances within LLA Districts 1, 2, and 4 and zones therein, in compliance with the requirements set forth by the Act.

Section 2. The Director of Public Works or his designee is hereby ordered to prepare and file the Engineer's Report in accordance with sections 22565 and 22605 of the Act.

The foregoing Resolution was adopted on the 17th day of December 2024, by the Board of Supervisors of the County of Los Angeles and ex-officio of the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.



EDWARD YEN
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By 
HEIDI LIU

Deputy County Counsel

Public Works Division

HL