



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE:

Department Statement in Lieu of Live Testimony

July 22, 2025, Agenda, Item 1
**Public Hearing for the Landscaping and Lighting Act District 2,
Zone 55 (Castaic North Bluff)**
Assessment Fee Increase for Fiscal Year 2025-26

My name is Mark Pestrella, and I am the Director of Los Angeles County Public Works.

This item is requesting approval to increase the existing landscape maintenance assessment for Landscaping and Lighting Act (LLA) District 2, Zone 55 (Castaic North Bluff) for Fiscal Year 2025-26.

LLA District 2, Zone 55 (Castaic North Bluff) was created on July 10, 1990, to finance the ongoing operation and maintenance of landscaping and related improvements within the Castaic North Bluff community. The zone consists of 290 parcels located in the unincorporated community of Castaic in Supervisorial District 5. The properties within LLA District 2, Zone 55 (Castaic North Bluff) are subject to an annual assessment. Financial analysis of this zone revealed the need for an increase in the assessment rate to cover the increasing costs of utilities, labor, and materials used to provide landscape maintenance services to the zone. There is no current supplemental revenue for the zone.

To increase an existing benefit assessment, the Landscaping and Lighting Act of 1972, Government Code Section 53753, and the California Constitution (Proposition 218) require that a public hearing be set and that a ballot and public hearing notice be sent to all affected property owners at least 45 days before the public hearing. If the ballots submitted in opposition to the increased assessment do not exceed those in favor, the Board may approve the increased assessment rate. The proposed assessment rate must be supported by an Engineer's Report that details the improvements or services funded by the assessment, the method of apportionment, the total cost of the improvements or services, and the proposed new assessment rates for each property.

I am familiar with the proceedings for the proposed increase of the existing assessment for LLA District 2, Zone 55 (Castaic North Bluff) for Fiscal Year 2025-26. I have concluded that the properties within the zone will continue to benefit from the services to be provided, and the increased assessment will be imposed in proportion to the special benefits provided to each affected property.

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The proposed assessment increase is subject to the notice and ballot requirements of Proposition 218.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on July 7, 2025.

A handwritten signature in black ink, appearing to read 'M. Pestrella', is written over a horizontal line.

MARK PESTRELLA, PE
Director of Public Works