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

September 22, 2026, Agenda Item 2
Public Hearing for the Annexation and Levying of Assessments for
County Lighting Districts Negotiated Exchange of Property Tax Revenues
Tract 82400, Rowland Heights

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

Public Works is seeking Board approval and authorization to (1) annex approved tentative subdivision territory known as Tract 82400 to County Lighting Maintenance District 1687 and County Lighting District Landscaping and Lighting Act-1, Unincorporated Zone; (2) order the levying of assessments for street lighting purposes; and (3) approve the negotiated exchange of property tax revenues among those nonexempt taxing agencies whose service areas are subject to the jurisdictional changes.

The County Code requires the installation of a street lighting system by a developer as a condition of subdivision development. The subdivision development must comply with the terms of these ordinances and provide street lighting as a condition of development. The proposed annexation, levy of assessments, and exchange of property tax revenues are required to provide the necessary funding for the operation and maintenance of streetlights.

County Lighting Maintenance District 1687 and County Lighting District Landscaping and Lighting Act-1, Unincorporated Zone, serve the unincorporated County communities.

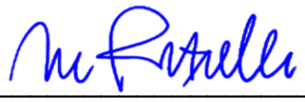
On Tuesday, July 21, 2026, the Board adopted a resolution of intention to annex approved tentative subdivision territory to the County Lighting Districts, order the levying of assessments for Fiscal Year 2027-28, and set a date for the public hearing. The annexation of territory to the County Lighting Districts will result in a new annual base-rate assessment of $5 for a single-family residence for the Unincorporated Zone with proportionately higher assessments for other land uses. Today's action is the second and final step in this process.

Assessment ballots and notices of a public hearing were mailed to the property owners at least 45 days in advance of the public hearing date; no posting and publication or filing of an Engineer's Report is required by Section 22608.2 of the California Streets and Highways Code for subdivision annexation projects. Assessment ballots are to be tabulated at the conclusion of the public hearing. If there is no majority protest, the Board may adopt the resolution ordering annexation of territory to the County Lighting Districts and levying of annual assessments in Fiscal Year 2027-28.

I am familiar with the proceeding for the annexation of territory to the County Lighting Districts, and I have concluded that this subdivision territory will benefit from the annexation and the service to be provided, and the proposed assessments have been spread in proportion to benefit.

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

Executed on September 2, 2026.



MARK PESTRELLA, PE
Director of Public Works