Landscape Maintenance Districts

LLAD NO. 2, ZONE 37 – HILLCREST
Introduction

WHAT IS AN LMD?
A Landscape Maintenance District (LMD) is a benefit assessment district created to fund the maintenance of landscape improvements, infrastructure, and appurtenant facilities.

WHY DO WE HAVE LMDS?
To provide property owners the opportunity to pay for enhanced landscaping and improvements, maintenance, and services beyond those generally provided by the County.
Districts Overview

- Districts 1, 2, 4
  - 30 Zones
    - Administration (2 positions)
      - Office Manager
        - Office Staff
        - 6 Contract Monitors
  - District No. 2
    - Zone No. 37
      - Administration (4%)
      - Contract Monitor (17%)
Zone 37 - Hillcrest
Annexed Non-Assessed Parcels

- Parcels were annexed into Zone 37 in 1997
- Parcels have never been assessed but will be added for the next Fiscal Year
- 64 parcels to be added to Assessments
- Existing landscaping (green) currently being maintained
- Parcels and property owners will be included in the upcoming vote
History

- Zone 37 was formed in 1990
  - Annual assessment of $240 per parcel
  - Assessment are not tied to the Consumer Price Index or any inflation rate.
  - 897 parcels contribute assessments to the Zone
  - 64 additional parcels will be added for the next Fiscal Year

- In mid 2000s, LMD staff determined that Zone 37 would need to increase assessments to keep up with rising costs
  - 2007: Vote to increase assessments from $240 to $450 (REJECTED)
  - 2014: Vote to increase assessments from $240 to $582 (REJECTED)
  - March 2017: Proposal to maintain assessments at $240, include CPI, and detach areas other than Hillcrest Parkway and The Old Road (OPPOSED BY MAJORITY OF MEETING ATTENDEES)
United States Consumer Price Index

Initial Assessment Levels adjusted for Inflation

Consumer Price Index – 1990 to 2017

http://www.tradingeconomics.com/united-states/consumer-price-index-cpi
Zone 37 LMD Infrastructure

- 37.38 Acres of Landscaped Area
- 4.62 Acres of Brushed Area
- 28 Irrigation controllers
- 26 Backflow devices
- 500 Control valves
- 4,000 Irrigation heads
Current Maintenance Levels

- Irrigation controller valves, irrigation heads and backflow replacement as-needed.
- Tree trimming (Eliminated).
- New plant material (Eliminated).
- Annual color (Eliminated).
- Annual brush clearance for fire protection (As-Needed)
- Current annual maintenance contract: $35,328 + $30,000 (Extra Work)
Current Status

- Assessments have remained the same for 27 years
- Maintenance levels have been reduced in order to provide basic services to remain within budget
- While this resulted in initial savings, it led to increased clean-up and repair costs
- Costs have continued to rise making even minimum maintenance less affordable
- Consequently, LMD staff has been working on a plan to restructure Zone 37 to find a sustainable solution
Current Status (cont’d.)

- Maintenance Contract went out for bid and all bids have been submitted
- Scope has been revised to provide full maintenance
- Contract to tentatively become effective January 2018 (limited scope)
- Full scope of services to take effect July 2018

- California Conservation Corps has provided a cost proposal to perform a one-time, comprehensive cleanup for the zone
  - Project will be completed in phases
  - Focus on deferred maintenance and overgrowth
  - Once completed, existing maintenance contractor will follow and complete a review and repair of the existing irrigation systems
Current LMD Maintenance Area
Cleanup Project

- Zone will be broken up into 5 major areas
- California Conservation Corps work will be done in phases
  1. Brush and growth clearance adjacent to homes
  2. Clearing of V-Ditches
  3. Removal of any dead plants or trees
  4. All other maintenance that can be completed with available funds
- Existing contractor, Rich Meier’s Landscaping, will follow CCC
  - Review irrigation lines and equipment
  - Repair broken lines and sprinkler heads and other pertinent equipment
Maintenance Contract

Proposed Scope

TURF CARE
- Mowing and Edging (26 times)

IRRIGATION
- System Maintenance (26 times)

SHRUB AND GROUND COVER
- General Pruning and Trimming (6 times)

FERTILIZATION
- Tree, Shrub and Groundcover (4 times)

BRUSH CLEARANCE
- Annually by May 30

TREE CARE
- Pruning (3-year cycle)
- Removal and Replacement (up to 50)

LITTER CONTROL
- General Trash Pick up (up to 6 times)

NATURAL AREAS
- Debris and Dead Growth Removal (up to 6 times)

DRAINAGE SYSTEMS
- Maintenance and Repair (12 times)
Maintenance Contract

Proposed Scope

- If approved, new contract will be effective January 1, 2018.

- However, maintenance Levels will NOT be increased until July 1, 2018 when increased funding will be available.
Proposal and Impacts

**Revised Proposal**

- Annual assessments are raised from $240 to $585
- Add annual CPI adjustments to assessments
- Continued maintenance of all existing landscaped and maintained areas
- Include 64 non-assessed parcels in upcoming Fiscal Year
- Return maintenance to full scope
- LMD staff will implement a comprehensive cleanup project for all LMD maintained areas
## Assessment Breakdown

<table>
<thead>
<tr>
<th>Budget Items</th>
<th>Total Budget</th>
<th>% of Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Landscape Maintenance Contract (ESTIMATED)</td>
<td>$300,000.00</td>
<td>51.9%</td>
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<tr>
<td>Landscape Utilities (Water &amp; Electricity)</td>
<td>$120,000.00</td>
<td>20.8%</td>
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<tr>
<td>Specialized Costs (BOS, County Counsel, etc)</td>
<td>$2,500.00</td>
<td>0.4%</td>
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<tr>
<td>Administrative Costs (Contract monitors, Admin)</td>
<td>$105,000.00</td>
<td>18.2%</td>
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<tr>
<td>Capital Improvements</td>
<td>$50,000.00</td>
<td>8.7%</td>
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### Total Annual Maintenance Expenses

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Total Annual Maintenance Expenses</td>
<td>$577,500.00</td>
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<tr>
<td>Total Parcels (Current)</td>
<td>898</td>
</tr>
<tr>
<td>Total Parcels (Future)</td>
<td>962</td>
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<tr>
<td>Total Equivalent Benefit Units</td>
<td>986</td>
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<tr>
<td>Proposed Assessment</td>
<td>$585.84</td>
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Next Steps – Prop 218 Vote

- LMD staff prepares an Engineer’s Report (defining maintenance areas and proposed annual assessments)
- Written notice of the proposed changes is sent to all affected property owners
- A Public Hearing is scheduled to conduct the Prop 218 Vote
  - Ballots are mailed to all affected property owners
  - Ballots are submitted by mail or at the Hall of Administration on the day of the Public Hearing
  - Ballots are tabulated to determine the outcome
  - If no majority protest (“No” votes) is recorded, the Board may adopt the proposed assessments
- Changes to assessments will be effective the following Fiscal Year (July 2018)
Vote Impact

Vote Result: **NO**
- Cleanup project will be completed as planned
- LMD staff will begin procedure to detach and dissolve Zone 37
- All irrigation lines will be capped, controllers and water meters will be removed
- Homeowners will assume maintenance responsibility for all vacated LMD areas

Vote Result: **YES**
- Cleanup project will be completed as planned
- LMD staff will award the maintenance contract and move forward with procedure to increase assessments from $240 to $585 (effective July 2018)
- LMD will retain maintenance responsibility for all LMD maintained areas
Vote Impact – Detachment

- Each property owner responsible for maintenance of landscaped areas within their property lines.

- Public Works will:
  - Remove Irrigation Controllers and Water Meters, and cap all existing irrigation lines

- Property owners will need to:
  - Set up irrigation for landscaped areas
  - Perform brush clearance in accordance with Fire Department regulations
  - Maintain and clear V-Ditches and other runoff channelization

- If adjacent property owners fail to complete required maintenance that affect public safety:
  - Brush Clearance - Contact the Fire Department
  - V-Ditch/Flood Control – Contact the Public Works Building and Safety Office
## Contact Information

<table>
<thead>
<tr>
<th>Key Contacts</th>
<th>Public Works – LMD</th>
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<tbody>
<tr>
<td><strong>Building and Safety</strong></td>
<td>Julian Garcia (Alhambra)</td>
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<td>Santa Clarita Valley Office</td>
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<td>Lucy Aivazian</td>
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<td><strong>LA County Fire Department</strong></td>
<td>Michelle De La Torre-Ferguson (Santa Clarita)</td>
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<td>Santa Clarita</td>
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<td><a href="https://dpw.lacounty.gov/rmd/lmd/">https://dpw.lacounty.gov/rmd/lmd/</a></td>
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