

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 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.

Zone 37 - Hillcrest



History

- Zone 37 was formed in 1990 with an Annual Assessment of \$240 per parcel. This Assessment is not tied to the Consumer Price Index or any inflation rate.
- 897 parcels contribute to the Zone
- In mid 2000s, it was determined that Zone 37 would need to increase assessments to keep up with rising costs of maintenance.
 - 2007: Request to increase Assessment Rates from \$240 to \$450 per parcel
 - Voters **rejected** the increase
 - 2014: Request to increase Assessment Rates from \$240 to \$582 per parcel
 - Voters **rejected** the increase

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

5

Current LMD Maintenance Area



Current Status of Zone 37

- As a result of the unsuccessful efforts to raise Assessments, the maintenance scope for Zone 37 was reduced to bring it in line with available funds.
- While this resulted in initial savings, it led to increased clean-up and repair costs.
- Meanwhile, 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 improve the level of service provided with the assessments currently collected.

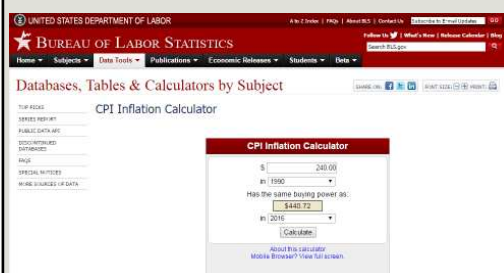
Current Maintenance Levels

- Irrigation controller valves, irrigation heads and backflow replacement as-needed.
- Tree trimming (Eliminated).
- New plant material (Eliminated).
- Annual color (Eliminated).
- Brush clearance for fire protection (As-Needed)

Partial Detach – LMD Maintained



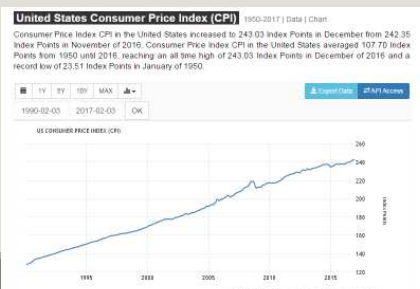
United States Consumer Price Index (1990 to 2017)



Initial Assessment Level
adjusted for Inflation

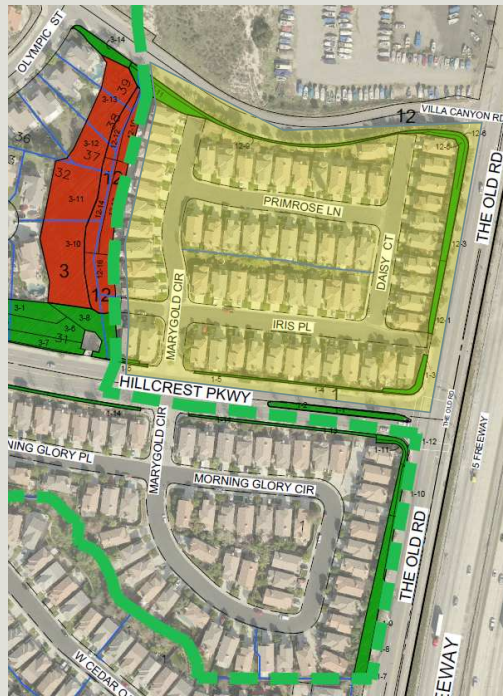
Consumer Price Index –
1990 to 2017

<http://www.tradingeconomics.com/united-states/consumer-price-index-cpi>



Non-Contributing Parcels

- 64 parcels to be added to Zone 37
- Existing landscaping (green) being maintained
- Property owners will be included in the upcoming vote
- If the vote passes, new parcels will be added to the Zone and will begin to pay assessments



Proposal and Impacts

Partial Detachment + Addition of CPI + New Parcels

- Detach all LMD maintained areas back to individual homeowners EXCEPT for public right-of-way and frontage areas on Hillcrest Parkway and The Old Road
- Maintain current Annual Assessments, ADD annual CPI adjustments, and annex the 64 non-contributing parcels into the District/Zone.
- LMD provides maintenance for common areas on Hillcrest Parkway & The Old Road at original formation levels
- LMD staff will implement a comprehensive cleanup project for all LMD maintained areas to be turned over to homeowners

Next Steps

- LMD Staff will organize a Proposition 218 vote.
- LMD Staff will undertake a cleanup of all currently maintained areas, including:
 - Brush and growth clearance adjacent to V-Ditches
 - Clearing of V-Ditches
 - Removal of any dead plants or trees
 - All other maintenance that can be completed with funds available
- Cleanup will be done in stages
 - Zone 37 will be divided into four areas and work will begin in June 2017



Next Steps – Prop 218 Vote

- LMD staff prepares an Engineer's Report defining the new maintenance areas and proposed annual assessments
- Written notice of the proposed changes is sent to all affected property owners
- Public Meetings are held to discuss the changes and inform the community
- 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 year

Next Steps - Detachment

Vote Result: **NO (Detachment)**

- Once the cleanup has been completed, staff will initiate proceedings to vacate LMD areas and dissolve Zone 37
- All irrigation lines will be capped, irrigation controllers and water meters will be removed
- Homeowners will be responsible for maintenance for all vacated LMD areas

Vote Result: **YES (Restructure)**

- Once the cleanup has been completed, LMD staff will initiate proceedings to vacate LMD areas
- Irrigation lines will be capped, irrigation controllers and water meters will be removed from vacated areas
- LMD will continue maintenance along Hillcrest Parkway and The Old Road
Homeowners will be responsible for maintenance for all vacated LMD areas

Affected Property Owners



- Each property owner responsible for maintenance of landscaped areas within their property lines.
- Public Works will:
 - Remove Irrigation Controllers
 - Remove Water Meters
 - Cap all existing irrigation lines
- Property owners will need to:
 - Set up irrigation for landscaped areas that they maintain
 - 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

KEY CONTACTS

Building and Safety

Santa Clarita Valley Office

Lucy Aivazian

661-222-2940

LA County Fire Department

Santa Clarita

Maria Grycan

661-298-5280

PUBLIC WORKS – LMD

Julian Garcia (Alhambra)

(626) 458 – 4183

[jugarcia@dpw.lacounty.gov](mailto:jgarcia@dpw.lacounty.gov)

Anish Saraiya (Alhambra)

(626) 458 – 3983

asaraiya@dpw.lacounty.gov

Michelle De La Torre-Ferguson (Santa Clarita)

(661) 294 – 3524

mdelatorre@dpw.lacounty.gov

Website:

<https://dpw.lacounty.gov/rmd/lmd/>

Questions & Answers