



COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

433 South Vermont Avenue - Los Angeles, California 90020-1975 - (213) 738-2961

Rodney E. Cooper . . . Director

November 29, 1989

COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS

Pete Schabarum
First District

Kenneth Hahn
Second District

Edmund Edelman
Third District

Deane Dana
Fourth District

Mike Antonovich
Fifth District

EXECUTIVE SUMMARY

FORMATION OF COUNTY HILLCREST ESTATES

LLA DISTRICT NO. 37

(Fifth Supervisorial District -Three Vote Matter)

PARK AND RECREATION COMMISSION

James Bishop

Arturo Chayra

Gloria Heer

George Ray

Douglas Washington

FISH AND GAME COMMISSION

J. Bradford Crow

Bradley Nuremberg

Richard Knerr

George Kobayashi

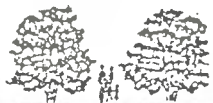
David Lippey

REQUEST: To form the County Hillcrest Estates LLA District No. 37 to provide landscape maintenance services for the parcel owners of this new subdivision.

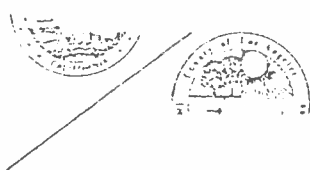
FISCAL IMPACT: None on the General Fund. The cost to provide these services is funded by the direct assessment established by the Board of Supervisors.

ISSUES: The recommended annual per parcel assessment of \$240 will provide the needed funding to provide the required landscape maintenance district services for Fiscal Year 1990-91.

All of the parcel owners located within the boundaries of this district are assessed this assessment, as the services provided benefit only these parcel owners.



PARKS ARE FOR
PEOPLE



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

433 South Vermont Avenue - Los Angeles, California 90020-1975 - (213) 738-2961

Rodney E. Cooper . . . Director

COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS

November 29, 1989

MAILED
NOV 30 1989
SUPERVISORS

85 DEC 12 1989

Pete Schabarum
First District

Kenneth Hahn
Second District

Edmund Edelman
Third District

Deane Dana
Fourth District

Mike Antonovich
Fifth District

Honorable Board of Supervisors
County of Los Angeles
383 Hall of Administration
Los Angeles, CA 90012

LARRY J. MUTH-TEILH
EXECUTIVE OFFICER

Dear Honorable Board:

COUNTY HILLCREST ESTATES LLA DISTRICT NO. 37
IMPLEMENTATION OF THE LANDSCAPING AND LIGHTING ACT OF 1972
(Fifth Supervisorial District - Three Vote Matter)

IT IS RECOMMENDED THAT YOUR HONORABLE BOARD:

PARK AND RECREATION
COMMISSION

James Bishop
Arturo Chayra
Gloria Heer
George Ray
Douglas Washington

FISH AND GAME
COMMISSION

J. Bradford Crow
Bradley Nuremberg
Richard Knerr
George Kobayashi
David Lippey

1. Adopt the attached Resolution to initiate proceedings for the Formation of an assessment district for landscape maintenance purposes pursuant to provisions of the Landscaping and Lighting Act of 1972 of Part 2 of Division 15 of the Streets and Highways Code of the State of California.
2. Designate the Director of the Department of Parks and Recreation as the "Engineer" for the purposes of implementing this proposal.
3. Order the Director of the Department of Parks and Recreation to prepare and file an Engineer's Report in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code of the State of California.
4. Adopt the enclosed Resolution of Intention, approved as to form by County Counsel; declaring the Board's intent to order the formation of an assessment district and to levy and collect assessments pursuant to the provisions of the Landscaping and Lighting Act of 1972.



Honorable
November

5. Find that the proposed assessment is for the purpose of (1) meeting operating expenses, including employee wage rates and fringe benefits (2) purchasing and leasing supplies, equipment or materials (3) meeting financial reserve needs and requirements, and (4) that said proposed assessment is exempt from the California Environmental Quality Act pursuant to Section 21080 (b) of the Public Resources Code.
6. Approve and file the enclosed Engineer's Report or modify the Report and approve as modified pursuant to Section 22568 of the Streets and Highways Code.
7. Approve the attached Resolution ordering the formation of a landscape maintenance district, confirming a diagram and assessment, and ordering the maintenance and operation work to be done.
8. Authorize the Director of the Department of Parks and Recreation to accept in behalf of the County Hillcrest Estates LLA District No. 37 grants of easement to designated open space and landscaped areas pursuant to the tract conditions approved for this subdivision.

Background

Larwin, Inc. developers of the unincorporated area known as the County Hillcrest Estates development, has requested the formation of the proposed Landscaping and Lighting Act District. The owners of all the parcels (12) located within the boundaries of the proposed district have given written consent (Exhibit E) to the formation of the proposed district. Pursuant to the provisions of Section 22608.1 of the Streets and Highways Code, the proposed district may be formed without notice and hearing provided all of the owners of property within the territory proposed to be formed into an assessment district have given written consent to the proposed formation. Therefore, the Department of Parks and Recreation recommends the formation of the proposed district in accordance with this provision of the Streets and Highways Code.

The formation of the proposed district will provide the method by which funds may be raised for the maintenance of the landscaped areas and appurtenant improvements to be installed by the developer. These landscaped improvements consist of shrubs, turf, plants, trees, automatic irrigation systems and other appurtenant improvements. The proposed annual benefit assessment will provide the funds needed for administrative services only (no maintenance services) during Fiscal Year 1990-91. There will be a total of 834 residential parcels when

the Hillcrest Estates development is completed. The administration of this special district will be provided by the County Department of Parks and Recreation. The proposed district will have the authority to provide for the installation and/or maintenance of landscape improvements.

As is the practice in all the existing County Landscape Maintenance Districts, the required maintenance services will be provided by a private contractor pursuant to the terms of a maintenance contract entered into with the County of Los Angeles. The contractor's cost to provide the required maintenance services at the time maintenance services are needed has been estimated. The actual cost will be determined following the completion of the required competitive bidding process. In the event the lowest responsible bid exceeds the amount of available budgeted funds at the time maintenance services are needed, the developer has agreed to continue its maintenance of these landscape improvements until such time as the approved budgeted funding will permit the district to accept the maintenance of these improvements. The budget for the following fiscal year will be based upon the actual costs provided for in the award of contract for maintenance services.

The subdividers are required to install the landscape improvements as approved by the subject district and to grant to the district maintenance easements to designated areas pursuant to the approved tract conditions. As the required landscape improvements are completed the district will accept the designated landscaped areas for maintenance following receipt of the executed grants of easement pursuant to the approved tract conditions.

Formation of a Per Parcel Assessment District

The Board of Supervisors could levy a benefit assessment against the properties benefited to provide the total funding needed for the formation of the district which shall maintain the proposed landscape improvements to be installed within the County Hillcrest Estates development as shown on the attached Exhibit "A". The Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code, provide a method of funding a landscape maintenance district upon this basis with assessments being collected via the consolidated tax bill.

Resolution to Initiate Formation Proceedings Recommended

Section 22585 of the Streets and Highways Code requires that proceedings for the formation of a landscape maintenance district under the Landscaping and Lighting Act of 1972 shall be initiated by Resolution. Therefore, it is recommended that the Board of

Honorable Board of Supervisors
November 29, 1989
Page 4

Supervisors proceed to form a landscape maintenance district containing all of the parcels included within the unincorporated area identified as the County Hillcrest Estates development. The designation of the new landscape maintenance district would be County Hillcrest Estates LLA District No. 37.

Engineer's Report

The enclosed Engineer's Report includes by reference landscape maintenance district maps and plans and specifications, which are on file with the Department of Parks and Recreation, and which show a diagram of the new assessment district, indicating the general nature, location and extent of improvements and the exterior boundaries of this district. All parcels of real property affected are more particularly described in maps prepared in accordance with Section 327 of the Revenue and Taxation Code which are on file in the office of the County Assessor in the Hall of Administration and which are also included in the Report by reference. In addition, Exhibit "A", attached to the Engineer's Report, identifies the boundaries of the new assessment district and indicates the general location and extent of the landscaped improvements to be maintained. The attached Exhibit A-1 contains the legal description of the boundary of the new district.

The Landscaping and Lighting Act of 1972 provides for the assessment of landscape maintenance costs among all assessable lots or parcels in proportion to the estimated benefits to be received by each from the improvements. A method of distributing the landscape maintenance costs on the basis of land use and/or land benefit has been developed utilizing land use data that has been compiled by the County Assessor. This method and the proposed assessments on the various lots or parcels are also shown in detail in the Engineer's Report.

It is recommended that a finding be made that the proposed assessment is for the purpose of (1) meeting operating expenses, including employee wage rates and fringe benefits, or (2) purchasing or leasing supplies, equipment or materials, or (3) meeting financial reserve needs and requirements and that said proposed assessment is therefore exempt from the California Environmental Quality Act pursuant to Section 21080 (b) 8 of the Public Resources Code.

The Streets and Highways Code provides that your Honorable Board may approve the Report as filed, or modify the Report in any particular and approve it as modified. It is recommended that your Honorable Board approve the Report as filed.

Honorable Board of Supervisors
November 29, 1989
Page 5

The boundaries of the proposed formation have been reviewed and approved by the County Engineer and the County Assessor in accordance with the requirements of Section 58850 et seq. of the Government Code.

Please forward three approved copies of this letter to the Auditor-Controller and return two approved copies of this letter to the Department of Parks and Recreation.

spectfully,

James

Rodney E. Cooper
Director

(for)

REC:cj

Enclosures

cc: Executive Officers (30)

COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS

RESOLUTION INITIATING PROCEEDINGS FOR FORMATION OF AN ASSESSMENT DISTRICT FOR LANDSCAPE MAINTENANCE PURPOSES PURSUANT TO PROVISIONS OF LANDSCAPING AND LIGHTING ACT OF 1972 (PART 2 OF DIVISION 15, STREETS AND HIGHWAYS CODE, STATE OF CALIFORNIA)

WHEREAS, the County of Los Angeles currently administers Landscape Maintenance Districts which provide maintenance of landscape improvements located within medians, parkway panels, cul-de-sacs, paseos, slopes, and other open space areas; and

WHEREAS, Larwin, Inc., developer, will install landscape improvements located within the County Hillcrest Estates development within the unincorporated area known as Castaic and consisting of tentative Tract No. 43750; and

WHEREAS, the maintenance of these landscape improvements must be provided for in perpetuity; and

WHEREAS, the revenues required for the provision of these maintenance services are to be collected from the properties benefited and not the general taxpayer; and

WHEREAS, the Landscaping and Lighting Act of 1972 makes provisions for the County to form a new landscape maintenance district for the purpose of funding the maintenance of these landscape improvements on the basis of benefits received.

NOW, THEREFORE, BE IT RESOLVED, that this Board proposes to form an assessment district in accordance with the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code, said district to have included within its boundaries the area and landscape improvements contained within the County Hillcrest Estates development located in the unincorporated area known as Castaic.

BE IT FURTHER RESOLVED that the name of the new district shall be County Hillcrest Estates LLA District No. 37; and

BE IT FURTHER RESOLVED that the Director of Parks and Recreation is hereby ordered to prepare and file a report in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code of the State of California.

STATE OF CALIFORNIA)

)SS.

COUNTY OF LOS ANGELES)

I, LARRY J. MONTEILH, Executive Officer-Clerk of the Board of Supervisors of the County of Los Angeles, do hereby certify that the foregoing is a full, true and correct copy of the original Minute Entry of an action taken December 12th, 1989, by the Board of Supervisors of the County of Los Angeles, by the following votes:

Ayes: Supervisors Hahn, Edelman, Dana, Antonovich, and
Schabarum

Noes: None

Absent: None

IN WITNESS WHEREOF, I have
hereunto set my hand and
affixed the seal of the
County of Los Angeles this
12th day of Dec. 1989.

LARRY J. MONTEILH, Executive
Officer-Clerk of the Board of
Supervisors of the County of
Los Angeles

APPROVED AS TO FORM:

DEWITT W. CLINTON
County Counsel

By

Senior Deputy

By Lurma C. Walton Deputy



COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS

RESOLUTION OF INTENTION TO ORDER THE FORMATION OF
A LANDSCAPE MAINTENANCE DISTRICT PURSUANT TO
PROVISIONS OF LANDSCAPING AND LIGHTING ACT OF 1972
(DIVISION 1 PART 2, STREETS AND HIGHWAYS CODE, STATE OF CALIFORNIA)

WHEREAS, the Board of Supervisors, on DEC 12 1989
adopted a Resolution Initiating Proceedings for the Formation of an
Assessment District for Landscape Maintenance Purposes pursuant to the
provisions of the Landscaping and Lighting Act of 1972; and

WHEREAS, the Board has approved and filed the Engineer's Report as
required by law.

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

Section 1. That the public interest and convenience require, and
that it is the intention of said Board of Supervisors of the County of
Los Angeles, State of California, to order the formation of a new
landscape maintenance district pursuant to the Landscaping and
Lighting Act of 1972 in order to provide funds to maintain proposed
and future landscape improvements developed within within the
boundaries of the proposed new district. The new landscape
maintenance district, to be known as the County Hillcrest Estates LLA
District No. 37, shall have boundaries established so as to include
all of the parcels contained within the unincorporated area known as
the County Hillcrest Estates development.

Section 2. That the public interest and convenience require, and
that it is the intention of said Board of Supervisors to order, that
the expense necessary for the installation, maintenance, repairs,
replacement, utilities, care, supervision and all other items
necessary for proper maintenance and operation of the new maintenance
district shall be assessed upon each lot or parcel of land lying
within the district in proportion to the estimated benefits received
from the landscape improvements, and which should be assessed to pay
the expense of the maintenance and operation of said improvements.
The Engineer's Report on file with the Executive Officer-Clerk of the
Board of Supervisors describes the boundaries of the proposed
district, the locations and improvements in the proposed district, and
proposed assessments on each lot or parcel of land included therein.

Section 3. That the amounts to be assessed for the expense of
such installation and/or maintenance and operation of the work or
improvement above described shall be levied and collected in the same
manner and by the same officers as taxes for County purposes are
levied and collected and shall be disbursed and expended for
installation and/or maintenance, operation and service of this
district, all as described in the Engineer's Report and Section 2 of
this Resolution

Section 4. That the proceedings for the formation of the aforesaid district shall be taken under and in accordance with an act of the Legislature of the State of California, known and designated as the Landscaping and Lighting Act of 1972 (Division 15, Part 2 of the Streets and Highways Code).

Section 5. That the proposed district shall be formed pursuant to the provisions of Section 22608.1 of the Streets and Highways Code which provides that said district may be formed without notice and hearing provided all of the owners of property within the territory proposed to be formed into an assessment district have given written consent to the proposed formation.

Section 6. That by letter on file with the County, the owners of all of the property contained within the boundaries of the proposed Landscaping and Lighting Act District have consented to the formation of the proposed district.

DEC 12 1989

The foregoing resolution was on _____ passed by the Board of Supervisors of the County of Los Angeles, State of California.

LARRY J. MONTEILH,
Executive Officer-Clerk of the
Board of Supervisors

By Lurma C. Walton
Deputy

APPROVED AS TO FORM:

DEWITT W. CLINTON
County Counsel

By Helen Parker
Senior Deputy



COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS

RESOLUTION ORDERING FORMATION OF A LANDSCAPE MAINTENANCE DISTRICT
AND MAINTENANCE AND OPERATION WORK AND CONFIRMING A
DIAGRAM AND ASSESSMENT

DEC 12 1989

WHEREAS, the Board of Supervisors, on _____, adopted a Resolution of Intention to Order the Formation of a Landscape Maintenance District pursuant to provisions of the Landscaping and Lighting Act of 1972 to be known as County Hillcrest Estates LLA District No. 37 (hereinafter referred to as "District"); and

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

Section 1. That the Board of Supervisors of the County of Los Angeles hereby finds that the public interest and convenience require the maintenance of the proposed and future landscape improvements located within the boundaries of the proposed new district.

Section 2. That this Board hereby determines that the formation of a per parcel assessment district is required to provide the total funding needed to finance the installation and/or maintenance of the existing and future landscape improvements.

Section 3. That this Board hereby orders the formation of a landscape maintenance district, pursuant to the provisions of the Landscaping and Lighting Act of 1972, to be known as County Hillcrest Estates LLA District 37 and to have the boundaries as set forth in the Engineer's Report and Resolution of Intention adopted on _____ and hereby orders the maintenance and operation work to be done as set forth and described in said Report and said Resolution of Intention.

Section 4. That the maintenance district diagrams and assessments as set forth in said Report, or as modified, are hereby approved, confirmed and adopted by this Board.

Section 5. That the Adoption of this Resolution constitutes the levy of an assessment for the fiscal year commencing July 1, 1990 and ending June 30, 1991.

Section 6. That the amounts to be assessed for the expenses of the maintenance, operation and services as described in said Report and Resolution shall be levied and collected in the same manner and by the same officers as taxes for County purposes are levied and collected and shall be disbursed and expended for maintenance, operation, and service of the said district, all as described in the Engineer's Report and in Section 2 of the Resolution of Intention.

Section 7. That the Clerk of the Board is hereby ordered and directed to file a certified copy of the landscape maintenance diagrams and assessments, together with a certified copy of this Resolution upon its adoption, with the County Auditor.

DEC 12 1989

The foregoing Resolution was on _____ passed by the Board of Supervisors of the County of Los Angeles, State of California.

LARRY J. MONTEILH,
Executive Officer-Clerk of the
Board of Supervisors

APPROVED AS TO FORM:

DEWITT W. CLINTON
County Counsel

By

Helen S. Rios, Jr.
Senior Deputy

