

LOS ANGELES HARBOR AREA CEMETERY DISTRICT  
Meeting of the Board of Trustees  
Saturday, June 21, 2025, at 12:30 p.m.



Join at  
**WILMINGTON CEMETERY**  
605 E. O STREET WILMINGTON, CA. 90744

[Download the Google Meet app](#)  
Video instruction <https://youtu.be/nhTulZPsL0A?si=anr9kNN-3qLzadJp>

**GOOGLE MEET JOINING INFO**  
Video call link: <https://meet.google.com/wsy-iyag-gps>

Or join by phone: (US) +1 617-675-4444 PIN: 619 211 387 3294#

**Historic Wilmington Cemetery**  
**Board of Trustees**

Loraine F. Geluz, President  
Tony Fernandez, Vice President, Secretary  
Carol Maldonado, Trustee  
Theresa M. Morales, Trustee  
Jesse Enriquez, Trustee

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**AGENDA**

This agenda has been [prepared and posted](#) at least 72 hours prior to the Regular Meeting of the Board of Trustees in accordance with the [Ralph M. Brown Act](#). [Brown Act Updates](#).

The public may be heard on an item before or during the consideration of any agenda item to be considered by the Board of Trustees, subject to reasonable time limitations for each speaker.

The Board of Trustees CANNOT act on any unscheduled items unless it is declared by a vote of at least two thirds (2/3) of the Board that there is an urgent need to take immediate action, and the need for action came to the attention of the district after the agenda was posted. Agenda items are numbered for identification purposes only and will not necessarily be considered in the indicated order.

All items on this agenda, whether expressly listed for action, may be deliberated and may be subject to action by the Board of Trustees. Details and supporting materials concerning agenda items are available for public reference during normal working hours at the District Office.

**1) CALL TO ORDER, ROLL CALL AND ESTABLISHMENT OF QUORUM**

**2) CERTIFICATION OF AGENDA POSTING**

**3) FLAG SALUTE**

**ACTION ITEMS, DISCUSSION, \* PUBLIC COMMENT & POSSIBLE ACTION TO APPROVE**

**4) \* PUBLIC COMMENT ON NON-AGENDA ITEMS** The public may provide comments to the Board on non-agenda items within the Historic Wilmington Cemetery Trustees subject matter jurisdiction. Limited to (2) minutes per speaker. We request that you please raise your hand.

**ACTION ITEMS:**

- a) **\* PUBLIC COMMENT 2025 2026 Wilmington Cemetery Assessment** Any and all persons having any objections to the levying and collecting of annual assessments for the Landscape Maintenance District for the maintenance, operation, and servicing of said improvements, the installation and planting of landscaping therein, and the installation and construction of any facilities

necessary or convenient thereto may appear before the Trustees and show cause why the expenses of maintenance, operating and servicing the said improvements, the installation and planting of landscape therein, and the installation and construction of any facilities necessary or convenient thereto, should not be levied and confirmed against the above-described district.

[Prem final resolution of intention to levy and collect annual assessments for Wilmington Cemetery LLA District 1](#)

2025 2026 Wilmington Cemetery Assessment Paperwork

- *Attached Letters 1 & 2 approval by board.*
- *Attached Annual Assessment Letter after board approval President's signature is sign off.*

*b) Vote to bring in an additional on call employee to fill the void of one leaving to pursue other endeavors.*

**POSSIBLE ACTION:**

**DISCUSSION:**

**NEW BUSINESS:**

**ADJOURN**

**\* PUBLIC INPUT AT HISTORIC WILMINGTON CEMETERY TRUSTEE MEETINGS** — The public can address the Board on any agenda item before the Board takes an action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting.

**\* STATE OF CALIFORNIA PENAL CODE SECTION 403** (Amended by Stats. 1994, Ch. 923, Sec. 159. Effective January 1, 1995.) — Every person who, without authority of law, willfully disturbs or breaks up any assembly or meeting that is lawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.

**NEXT REGULAR MEETING FOR 6:30 PM  
WEDNESDAY SEPTEMBER 3, 2025  
WILMINGTON SENIOR CENTER 1371 EUBANK AVENUE WILMINGTON, CA. 90744  
(UNLESS SPECIAL MEETING IS CALLED WITH NOTICE OF 24 HOURS)**

**THE TRUSTEES OF THE  
WILMINGTON CEMETERY DISTRICT**

**FINAL RESOLUTION OF INTENTION TO LEVY AND COLLECT  
ANNUAL ASSESSMENTS FOR WILMINGTON CEMETERY LLA  
DISTRICT 1 PURSUANT TO PROVISIONS OF LANDSCAPE  
AND LIGHTING ACT OF 1972 (DIVISION 15, PART 2, STREETS  
AND HIGHWAYS CODE, STATE OF CALIFORNIA)**

WHEREAS, the Trustees of the Wilmington Cemetery District on May 21, 2025, adopted the resolution initiating proceedings for the levying and collecting assessments for landscaping maintenance purposes to the provisions of the Landscaping and Lighting Act of 1972 for the fiscal year 2024-2025, and

WHEREAS, the Trustees approved and filed the Engineer's Report containing a full detailed description of the improvements, the boundaries of the assessment district, and the proposed assessments upon assessable lots and parcels of land within the district.

NOW, THEREFORE, BE IT RESOLVED, by the Trustees of Wilmington Cemetery, District 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 the Trustees of the Wilmington Cemetery District of the County of Los Angeles, State of California, to levy and collect annual assessments for the landscape maintenance district created pursuant to the Landscaping and Lighting Act of 1972 to provide funds to maintain and service the existing and future landscape improvements developed within the Wilmington Cemetery Facility which is included within the boundaries of the district to install and plant any necessary landscaping therein and to install and construct any facilities necessary or convenient thereto. The landscape maintenance district, known as Wilmington Cemetery LLA District No. 1, has boundaries established so as to include all of the parcels contained within the existing Wilmington Cemetery District.

SECTION 2. That the amounts to be assessed for the expenses of such maintenance, operation, service, installation, and construction of the work or improvements 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 maintenance, operation and service of the district, and any necessary installation and planting of landscape therein and any necessary installation and construction of any facilities necessary or convenient thereto, all as described in the Engineer's Report.

SECTION 3. That on June 21, 2025, at the hour of 12:30 p.m. of said day at 605 East "O" Street, Wilmington, California, is the place fixed by said Trustees when and where any and all persons having any objections to the levying and collecting of annual assessments for the Landscape Maintenance District for the maintenance, operation, and servicing of said improvements, the installation and planting of landscaping therein, and the installation and construction of any facilities necessary or convenient thereto may appear before the Trustees and show cause why the expenses of maintenance, operating and servicing the said improvements, the installation and planting of landscape therein, and the installation and construction of any facilities necessary or convenient thereto, should not be levied and confirmed against the above-described district.

SECTION 4. The district shall cause Notice of Hearing, in the form and manner specified in section 6061 of the Government Code, to be published in the Daily Breeze, Harbor Area. Publication of the notice of hearing shall be for one time and shall be completed at least 10 days prior to the date of the hearing.

SECTION 5. The Trustees find that the proposed assessment to be levied and confirmed is for the purpose of (1) meeting operating expenses, including maintenance contracts (2) purchasing or leasing supplies, equipment, or materials (3) meeting financial reserve needs and requirements (4) partially reimbursing the Los Angeles County district to meet current expenses and cost of forming the assessment district and (5) said proposed assessment is therefore exempt from the California Environmental Quality Act pursuant to Section 21080(b)8 of the Public Resources Code.

The foregoing resolution was passed on May 21, 2025, by the Trustees of the Wilmington Cemetery District of the County of Los Angeles, State of California.



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Lorie Geluz - President, Board of Trustees

5/21/2025  
Date Signed

Wilmington Cemetery District  
Board of Commissioners  
P.O. Box 385  
Wilmington, California 90748

Essam Amarragy PE, Division Manager  
GIS & Mapping Division  
Bureau of Engineering  
Department of Public Works  
City of Los Angeles  
201 N. Figueroa St., 11<sup>th</sup> Floor  
Los Angeles, California 90012

Attention: Essam Amarragy

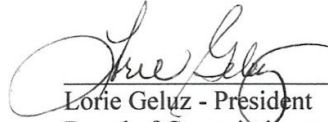
RE: WILMINGTON CEMETERY LLA DISTRICT NO. 1  
(ANNUAL ASSESSMENT FOR 2024-2025 FISCAL YEAR)

Dear Mr. Amarragy:

In order to levy and collect the annual assessments for the 2024-2025 Fiscal Year, and based on your recommendation, we, the Board of Commissioners of the Wilmington Cemetery District, have performed the following:

1. Adopted the enclosed Resolution to initiate annual assessment proceedings for the 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. Authorized the District's Consultant to prepare and file an Engineer's Report.

Transmitted herewith is a copy of the signed Resolution to initiate annual assessment proceedings.

  
\_\_\_\_\_  
Lorie Geluz - President  
Board of Commissioners  
Wilmington Cemetery District

05/21/2025  
Date

**Title: FINAL RESOLUTION OF INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR WILMINGTON CEMETERY LLA DISTRICT 1**

**Who is involved:**

- **The Trustees of the Wilmington Cemetery District** — This is the governing body overseeing operations and finances of the Wilmington Cemetery.
- **LLA District 1** — Refers to a specific area covered by a **Landscape and Lighting Assessment District (LLA)**.

**What it's about:**

This **Final Resolution of Intention** is an official statement saying that the trustees **intend to levy (charge) and collect annual fees (assessments)** from property owners within the district. These funds are used for:

- Maintaining **landscaping** (trees, grass, bushes)
- Paying for **lighting** (streetlamps, pathway lighting)
- General **beautification and upkeep** of the cemetery grounds

**Legal Authority:**

- It's done **pursuant to the Landscape and Lighting Act of 1972**, which is part of California law (Streets and Highways Code). This law allows local districts to raise money for public improvements like landscaping and lighting by assessing nearby properties that benefit from these improvements.

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**Why it matters:**

- This resolution is the **final step before the fees are actually levied**.
- Property owners may have been notified earlier through a preliminary resolution or public meeting.
- It usually includes details like the **amount to be charged**, the **method of calculation**, and **how the funds will be used**.

The **May 2025 Final Resolution of Intention** itself does **not specify a dollar amount** for the assessments. Instead, it refers to the **Engineer's Report** for a detailed breakdown of costs and the per-property charges

[lalafco.org+5wilmingtoncemetery.com+5wilmingtoncemetery.com+5](#).

I wasn't able to locate a publicly released Engineer's Report for **fiscal year 2024–2025** yet. However, here's the most recent data available:

- The **Engineer's Report for FY 2022–2023** estimated:
  - **Total landscape-maintenance expenses:** approximately **\$107,871**
  - **Per-parcel assessment:** calculated by dividing that total by the number of taxable parcels in the district  
[file.lacounty.gov+5wilmingtoncemetery.com+5wilmingtoncemetery.com+5](#)

If the district followed the same overall budget in 2024–2025 and assessed the same number of parcels, the per-parcel assessment would be roughly:

$\$107,871 \div [\text{number of parcels}]$

Potentially in the **low hundreds of dollars**, depending on the exact parcel count.

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### What You Can Do Next

1. **Obtain the Engineer's Report** for fiscal year 2024–2025 — this will list:
  - The total maintenance budget
  - The number of parcels assessed
  - The resulting per-parcel rate
2. **Contact the District Office** or check their website/public records portal:
  - These reports are typically prepared annually, included with—or referenced by—the Final Resolution document.

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### Summary

<b>Fiscal Year</b>	<b>Total Budget</b>	<b>Per-parcel Assessment</b>
2022–2023	\$107,871	~\$[Varies per parcel count]

<b>Fiscal Year</b>	<b>Total Budget</b>	<b>Per-parcel Assessment</b>
2023–2024	<i>Not found</i>	—
2024–2025 (pending)	<i>Refer to 2024 Report</i>	—

**Assessment Summary for FY 2024–2025**

**Wilmington Cemetery District – Landscape and Lighting Assessment (LLA) District 1**

In accordance with the Landscape and Lighting Act of 1972 (California Streets and Highways Code), the Trustees of the Wilmington Cemetery District have adopted the Final Resolution of Intention to levy and collect annual assessments for fiscal year 2024–2025.

**Estimated Assessment Overview:**

- **Total Annual Budget (Estimated):** \$107,871
- **Estimated Number of Parcels in District:** 425
- **Estimated Assessment per Parcel: \$253.70 annually**

This funding supports the continued maintenance and operation of:

- Landscape care (trees, lawns, grounds)
- Lighting and safety infrastructure
- General beautification and upkeep of cemetery grounds

The assessment amount is calculated based on an equal-share methodology, where each parcel within the benefit zone contributes the same amount toward the district's total annual budget.