



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
First District
YVONNE BRATHWAITE BURKE
Second District
ZEV YAROSLAVSKY
Third District
DON KNABE
Fourth District
MICHAEL D. ANTONOVICH
Fifth District

May 11, 2004

Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**JOINT RESOLUTION BETWEEN THE COUNTY OF LOS ANGELES AND THE
LAS VIRGENES MUNICIPAL WATER DISTRICT APPROVING AND ACCEPTING
THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE AS A RESULT OF
THE PROPOSED DETACHMENT OF TERRITORY FROM THE DISTRICT
(WEST HILLS DETACHMENT 2002-07)
(SUPERVISORIAL DISTRICT 3) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

Approve the attached Joint Tax Transfer Resolution between your Board and the Las Virgenes Municipal Water District (District) based on the negotiated exchange of property tax revenue, as a result of the proposed detachment of approximately 110 acres from the District.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On March 23, 2004, the District adopted the attached Joint Resolution based on the negotiated exchange of property tax revenue resulting from the proposed detachment of territory from the District. In order for the Local Agency Formation Commission (LAFCO) for the County of Los Angeles to proceed with the required hearings on the proposed detachment, your Board, as the governing body of the County, must also adopt the attached Joint Resolution, pursuant to Section 99 of the Revenue and Taxation Code.

The Honorable Board of Supervisors
May 11, 2004
Page 2

FISCAL IMPACT/FINANCING

The Resolution will transfer the District's annual property tax increment in the affected territory to the County of Los Angeles. The District currently receives approximately 3 percent of the ad valorem property taxes in the affected territory.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The areas proposed for detachment from the District are located in the West Hills and Woodland Hills areas in the City of Los Angeles. Water and sewer services are provided by the City of Los Angeles. Thus, the detachment of the territory from the District will not create any service issues for residents and property owners.

Pursuant to Part 3, Division 3, Title 5 of the California Government Code, commencing with Section 56000, the District adopted a resolution and filed its application with LAFCO on March 14, 2002 to initiate proceedings for detachment of territory from the District's jurisdiction.

Section 99 of the Revenue and Taxation Code requires that prior to the effective date of any jurisdictional change, the governing bodies of all agencies whose service area or service responsibilities will be altered by such change must negotiate a reallocation of property tax revenue between the affected agencies, and approve and accept such reallocation by resolution. The District adopted the negotiated Joint Tax Transfer Resolution on March 23, 2004.

Adoption of the Resolution by your Board will allow LAFCO to schedule the required public hearing to consider testimony on the proposed detachment. LAFCO will subsequently take action to approve, approve with changes, or disapprove the proposal. If approved, LAFCO will then hold the required protest proceeding to adopt a resolution ordering the detachment from the District.

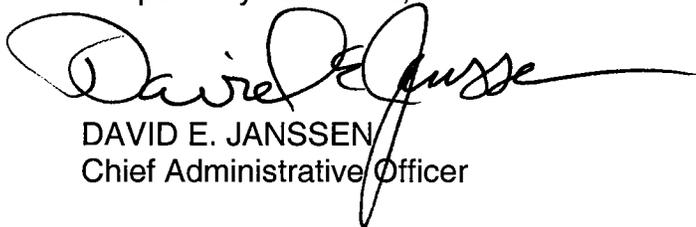
The Joint Tax Transfer Resolution has been approved as to form by County Counsel.

The Honorable Board of Supervisors
May 11, 2004
Page 3

CONCLUSION

At such time as the recommendation is approved by your Board, please return one copy of the approved letter and three originals of the Resolution to LAFCO, one approved copy of this letter and one signed original Resolution to the Chief Administrative Office, Office of Unincorporated Area Services and Special Projects, and one copy of the approved letter and Resolution to the Auditor-Controller, Tax Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David E. Janssen", with a long horizontal flourish extending to the right.

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:LS
DD:MJS:os

Attachment

c: Auditor-Controller
County Counsel

**JOINT RESOLUTION OF
THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
AND THE LAS VIRGENES MUNICIPAL WATER DISTRICT APPROVING AND
ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE
RESULTING FROM DETACHMENT OF THE LAS VIRGENES MUNICIPAL WATER
DISTRICT FROM THE WEST HILLS AND WOODLAND HILLS AREAS**

WHEREAS, pursuant to Section 99 of the Revenue and Taxation Code, for specified jurisdictional changes, the governing bodies of affected local agencies shall negotiate and determine the amount of property tax revenue to be exchanged between the affected agencies; and

WHEREAS, the areas proposed for detachment from the Las Virgenes Municipal Water District (District) are presently receiving water and sewer services from the City of Los Angeles.

WHEREAS, the areas proposed for detachment are located in the West Hills and Woodland Hills areas of the City of Los Angeles, westerly of Valley Circle Boulevard adjacent to the Los Angeles County-Ventura County boundary.

WHEREAS, the Board of Supervisors of the County of Los Angeles, as the governing body of the County of Los Angeles and the Board of Directors as the governing body of the District, Las Virgenes Municipal Water Improvement District U-3, and the Las Virgenes Municipal Water Improvement District 13, have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the proposed detachment of the Las Virgenes Municipal Water District from the West Hills and Woodland Hills areas in the City of Los Angeles is as set forth below.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The negotiated exchange of property tax revenues between the District and the County of Los Angeles resulting from the detachments of the West Hills and Woodland Hills areas from the District is approved and accepted.

2. For fiscal years commencing on or after July 1, 2004 or the July 1 after the effective date of this jurisdictional change, whichever is later, four thousand five hundred nineteen dollars (\$4,519) in property tax revenue from the detached area shall be transferred from the Las Virgenes Municipal Water District to the County of Los Angeles.

3. For fiscal years commencing on or after July 1, 2004, or the July 1 after the effective date of this jurisdictional change, whichever is later, the Las Virgenes Municipal Water District's, Las Virgenes Municipal Water Improvement District U-3's and the Las Virgenes Municipal Water Improvement District 13's respective shares of

Joint Resolution
Detachment of Las Virgenes Municipal Water District
Page 2

the annual property tax growth in the detached areas shall be reduced to zero and the County's share shall be increased accordingly.

4. No additional transfer of property tax revenue shall be made to or from any other taxing entities as a result of this detachment.

PASSED, APPROVED AND ADOPTED this 23rd day of March, 2004
by the following vote:

AYES: Dorgelo, Caspary ABSENT: None
Bowman, Padgett & Peterson

NOES: None ABSTAIN: None



Chairman, Board of Directors
Las Virgenes Municipal Water District

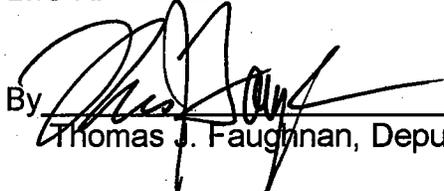
The foregoing resolution was on the _____ day of _____, 2004, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

VIOLET VARONA-LUKENS, Executive Officer
Clerk of the Board of Supervisors
Of the County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM
BY COUNTY COUNSEL

LLOYD W. PELLMAN

By 

Thomas J. Faughnan, Deputy