COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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ALHAMBRA, CALIFORNIA 91803-1331
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 15, 2005

IN REPLY PLEASE
REFER TO FILE: W-9

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

Dear Supervisors:

ANNEXATION TO THE CONSOLIDATED SEWER MAINTENANCE DISTRICT AND TO THE LAKE HUGHES ZONE AND LEVYING OF SEWER SERVICE CHARGES OF PARCEL 37-04 WITHIN THE UNINCORPORATED TERRITORY
SUPERVISORIAL DISTRICT 5
3 VOTES

IT IS RECOMMENDED THAT YOUR BOARD:

1. Adopt the enclosed Resolution of Intention to annex Parcel 37-04 described in the Resolution to the Consolidated Sewer Maintenance District (District) and to the Lake Hughes Zone (Zone) and to order the levying of sewer service charges within the annexed parcel.

2. Set the matter for hearing and instruct the Executive Officer of the Board to publish the enclosed notice in both English and Spanish newspapers.

3. Adopt the enclosed Resolution approving and accepting negotiations that there will be no exchange of property tax revenues from annexation of the parcel.

4. Instruct the Director of Public Works to notify property owners of all identified parcels of real property within the annexation parcel by United States mail of the amount of the District's and Zone's sewer service charges to be imposed upon each property; the basis for calculating the sewer service charges; the reason for the sewer service charges, as well as date, time, and location of the above hearing not less than 45 days prior to the date set for public hearing.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that Parcel 37-04 proposed to be annexed will be benefited by the annexation and authorize the boundaries of the District and Zone to be altered to include such benefited parcel and order levying of sewer service charges within the annexed parcel to be effective in Fiscal Year 2007-08.

2. Determine that said action is exempt from the California Environmental Quality Act pursuant to Section 21080 (b)(8).

3. Find that the annexation and assessments are to meet operational expenses to maintain service within the proposed annexation area.

4. Instruct the Director of Public Works to file the necessary statement of boundary change with the State Board of Equalization and the County Assessor.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

These recommended actions are required to annex a parcel benefiting from sewers to the District and Zone. The area to be included is located within unincorporated territory. There will be no exchange of property tax revenue as a result of these annexations.

Approval by your Board of the proposed annexation will allow the District to continue to provide local sanitary sewer services and maintenance of the Lake Hughes Community Wastewater Treatment Facility. Sewer service charges will be imposed on the annexed parcel to provide funding for the District to maintain the sewer facilities. Additional zone sewer service charges will be imposed on the proposed annexed parcel to provide funding for the Zone to help bear the additional cost of treatment plant operations.

Implementation of Strategic Plan Goals

This action is consistent with the County Strategic Plan Goal of Service Excellence since maintaining the sewer system protects public health and the environment which improves the quality of life in the County. It is also consistent with the goal of Fiscal Responsibility as the sewer service and zone sewer service charges provide sufficient funds to continue maintaining the sewer system and wastewater treatment plant in a safe, effective, and environmentally sound manner.

FISCAL IMPACT/FINANCING

This action will have no impact to the County's General Fund. This action would generate an estimated additional $1,500 in yearly revenue in the Consolidated Sewer Maintenance District and an estimated additional $25,000 in yearly revenue in the Lake Hughes Zone starting in Fiscal Year 2007-08 to provide continuing support for ongoing sewer maintenance and wastewater treatment plant operations, respectively.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with Section 58850 et. seq. of the Government Code, this proposal was reviewed by the Director of Public Works and the County Assessor. The boundaries were approved as to definiteness and certainty and are shown on the enclosed legal description.

Section 4896 et. seq. of the Health and Safety Code requires that the Board may, by resolution, fix a time and place of hearing of the proposed annexation. Public Works shall post the required notices of public hearings.

As required by Section 4899 of the Health and Safety Code, the Board shall direct its Executive Officer to publish a notice of the hearing in a newspaper of general circulation once a week for two successive weeks.

The California Constitution, Article XIIID, Section 6(a), requires that owners of parcels subject to increased or new sewer service charges be notified by mail no later than 45 days before the public hearing of the amount of charge and method of determination, date, time, and location of the hearing. In the event a weighted majority of property owners protest an increased charge within any district, such charge may not be imposed.

The Director of Public Works shall file the necessary statement of boundary change with the State Board of Equalization and the County Assessor as required by Section 54900 of the Government Code and Section 99 of the Revenue and Taxation Code.

Pursuant to Section 99 of the Revenue and Taxation Code, there will be no exchange of property tax revenues as a result of this action.

The Resolution of Intention, Property Tax Resolution, and Notice of Hearing have been approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The proposed annexation and levy of sewer service charges is to fund operating expenses to maintain services in existing service areas and is exempt from the California Environmental Quality Act pursuant to the Public Resources Code, Section 21080 (b)(8).

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Please return two adopted copies of this letter to Public Works, Waterworks and Sewer Maintenance Division.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

JH:sr
BDL635

Enc.

cc: Chief Administrative Office
County Assessor
County Counsel

IN THE MATTER OF ANNEXATION OF
PARCEL 37-04
WITHIN THE UNINCORPORATED AREA
TO THE CONSOLIDATED SEWER MAINTENANCE DISTRICT AND
TO THE LAKE HUGHES ZONE

RESOLUTION OF INTENTION

BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, State of California, as follows:

SECTION 1. It is hereby found and determined that lateral and/or collecting sanitary sewers have been installed within the hereinafter described territory in said County of Los Angeles; that no provision has been otherwise made for the maintenance and repair of such sewers; that no part of said area is now included within a sewer maintenance district; and that said area is in need of sewer maintenance and should be annexed to the Consolidated Sewer Maintenance District of said County, formed June 3, 1929; and that said area is in need of sewage treatment and should be included in the Lake Hughes Zone to help bear the additional cost of treatment plant operations.

SECTION 2. That the public interest and convenience require, and it is the intention of said Board of Supervisors to order, that the hereinafter described territory in the County of Los Angeles be annexed to, included within, and known as the Consolidated Sewer Maintenance District and the Lake Hughes Zone, in accordance with Chapter 4, Part 3, Division 5 of the Health and Safety Code, as amended, of the State of California. Said territory shall consist of that portion of said County included within the following exterior boundary lines:

ANNEXATION TO
CONSOLIDATED SEWER MAINTENANCE DISTRICT
(In the Vicinity of Lake Hughes)

Parcel 37-04

Beginning at the intersection of the east line of the southwest quarter of the southeast quarter of Section 23, Township 7 North, Range 15 West, S.B.M., and the center line of Elizabeth Lake–Pine Canyon Road (now known as Elizabeth Lake Road), 100 feet wide, as shown on County Surveyor's Map No. B-2313, on file in the office of the Director of Public Works of the County of Los Angeles, said intersection having California State Plane Coordinates, NAD 83 of N 2068024, E 6430892, said intersection also being a point in the boundary of Consolidated Sewer Maintenance District, as same existed on December 7, 2004; thence along said center line the following courses: North 87°55'20" East 245.73 feet to the beginning of a tangent curve concave to the south and having a radius of 1000.00 feet, easterly along said curve through a central angle of 22°52'45" an arc length of 399.32 feet, South 69°11'55" East 543.12 feet to the beginning of a tangent curve concave to the southwest and having a radius of 2000.00 feet, southeasterly along said last mentioned curve through a central angle of 09°22'40" an arc length of 327.35 feet, South 59°49'15" East 1165.26 feet to the beginning of a tangent curve concave to the northeast and having a radius of 1500.00 feet, southeasterly along said last mentioned curve through a central angle of 08°43'08" an arc length of 228.26 feet to the east line of the west half of the northwest quarter of Section 25, said township and range; thence along said east line, South 00°14'08" East 1679.58 feet to the south line of the northwest quarter of said section; thence along said south line, North 89°49'18" West 1326.63 feet to the west line of said last mentioned

section; thence along the south line of the northeast quarter of Section 26, said township and range, South 89°24'50" West 1322.36 feet to the west line of southeast quarter of the northeast quarter of said Section 26; thence along said west line, North 00°19'18" West 1324.26 feet to the south line of the northwest quarter of the northeast quarter of said Section 26; thence along said south line, South 89°31'59" West 1321.62 feet to the west line of said northwest quarter of the northeast quarter of said Section 26; thence along said west line, North 00°17'24" West 1327.01 feet to the south line of said Section 23; thence along said boundary of Consolidated Sewer Maintenance District the following courses: North 00°17'24" West 235.02 feet, South 65°22'20" East 332.70 feet to the beginning of a tangent curve concave to the north and having a radius of 225.00 feet, easterly along said last mentioned curve through a central angle of 23°41'00" an arc length of 93.00 feet, South 89°03'20" East 276.71 feet, North 87°29'10" East 636.22 feet, and North 00°19'18" West 32.84 feet to the point of beginning.

Containing: 187.45 ± Acres

Description Approved
Donald L. Wolfe

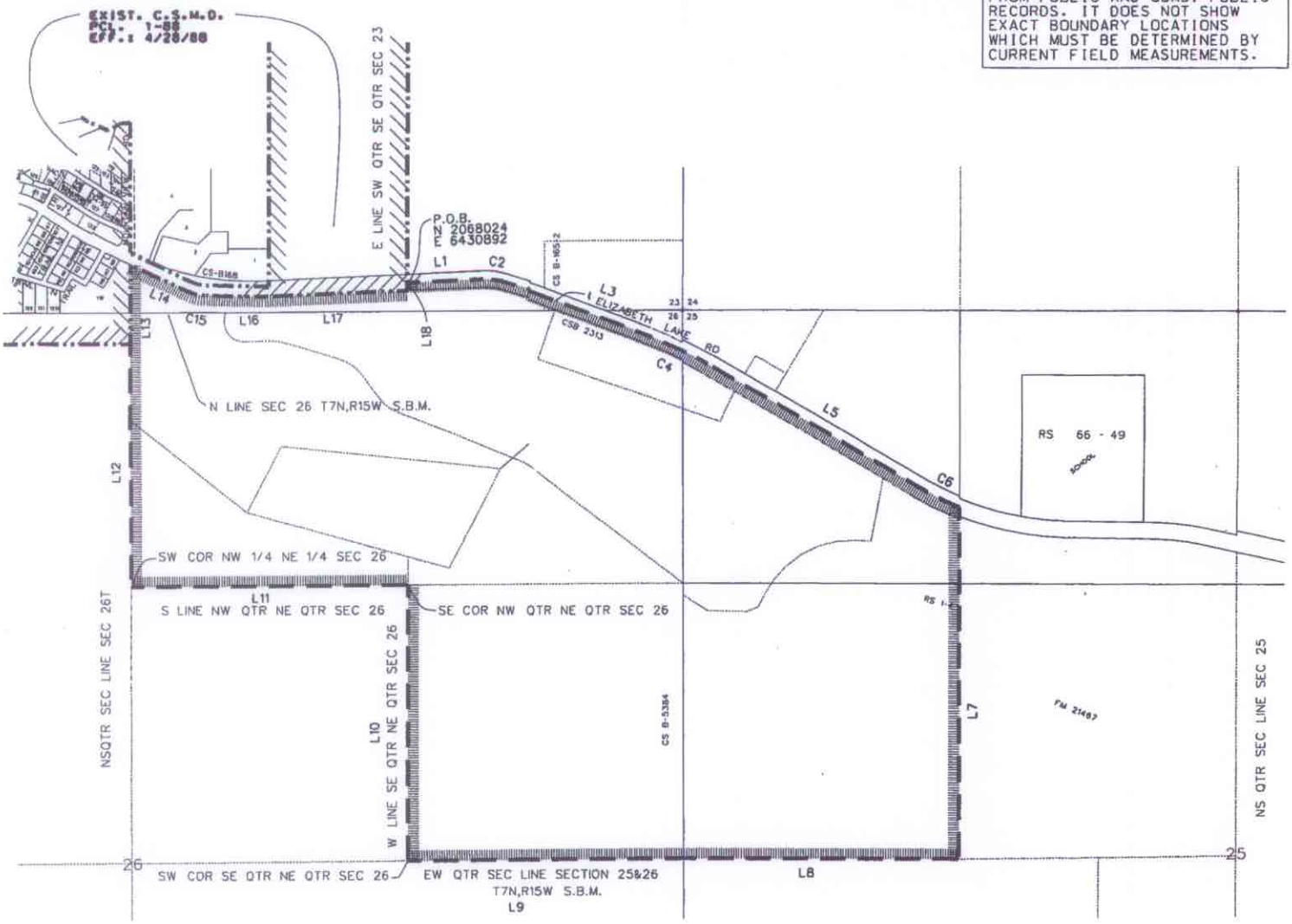
Acting Director of Public Works

By D. W. Farrell
Licensed Land Surveyor

VN\parcel 37-04.doc

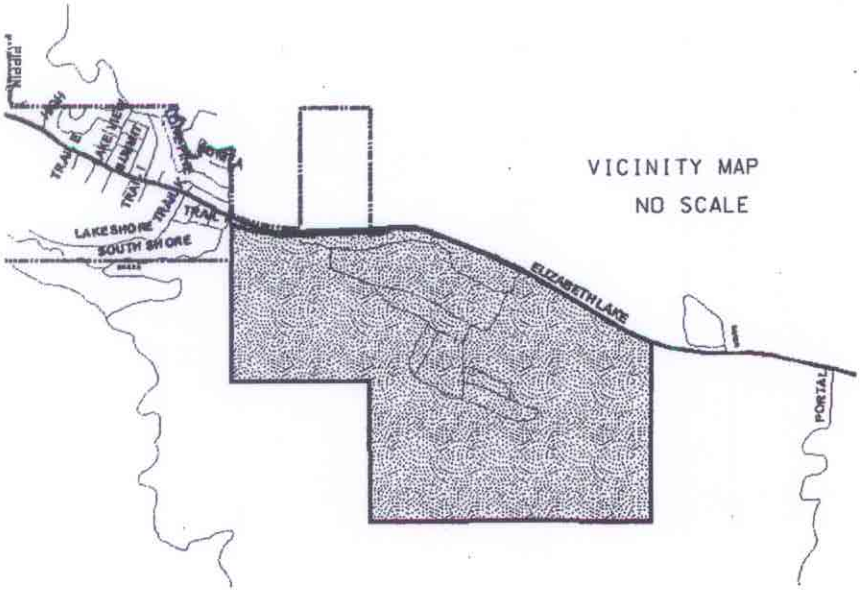
JAN 3 1 2005

DISCLAIMER: THIS MAP IS BASED UPON INFORMATION OBTAINED FROM PUBLIC AND QUASI-PUBLIC RECORDS. IT DOES NOT SHOW EXACT BOUNDARY LOCATIONS WHICH MUST BE DETERMINED BY CURRENT FIELD MEASUREMENTS.



CSMD Annexation Parcel 37-04
COURSE TABLE:

L1: N87°55'20"E 245.73
C2: R=1000.00 D=22°52'45" L=399.32
L3: S69°11'55"E 543.12
C4: R=2000.00 D=09°22'40" L=327.35
L5: S59°49'15"E 1165.26
C6: R=1500.00 D=08°43'08" L=228.26
L7: S00°14'08"E 1679.58
L8: N89°49'18"W 1326.63
L9: S89°24'50"W 1322.36
L10: N00°19'18"W 1324.26
L11: S89°31'59"W 1321.62
L12: N00°17'24"W 1327.01
L13: N00°17'24"W 235.02
L14: S65°22'20"E 332.70
C15: R=225.00 D=23°41'00" L=93.00
L16: S89°03'20"E 276.71
L17: N87°29'10"E 636.22
L18: N00°19'18"W 32.84



0 400 800 1200
GRAPHIC SCALE

EXISTING BOUNDARY OF SPECIAL DISTRICT

BOUNDARY OF SPECIAL DISTRICT ANNEXATION

AREA IN ACRES	DS	SMD MAP	TBM	AMB
187.45	354-137	N-1404	4102-H5	3242

NO. OF PARCELS	NO. OF CONDO UNITS	NO. OF APT. UNITS	PREPARED BY
13			JH

PRIVATE CONTRACT NUMBERS:
PC 11644

CADDS PART NAME:	DATE	REV.	SHEET
san.annexn.2004.37	10-06-03	01-12-05	1 OF 1

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
WATERWORKS AND SEWER MAINTENANCE DIVISION

ANNEXATION TO THE
CONSOLIDATED SEWER MAINTENANCE DISTRICT
AND TO THE
LAKE HUGHES ZONE

PARCEL 37-04

IN THE VICINITY OF LAKE HUGHES

SECTION 3. The proposed assessment of sewer service and zone sewer service charges are subject to majority approval of the property owners. In the event there is a majority written protest at hearing, the parcel will not be annexed and the proposed assessment will not be imposed.

SECTION 4. The amounts to be assessed for the expense of such operation and maintenance of the sewer facilities described above shall be levied and collected in the same manner and by the same officers as taxes for County purposes are levied and collected. The assessment shall be effective in Fiscal Year 2007-08.

SECTION 5. Proceedings for the levying of assessments shall be taken under and in accordance with Title 20, divisions 2 and 3 of the Los Angeles County Code.

SECTION 6. That the public hearing upon the proposed action will be held at _____ on Tuesday, the ____ day of _____ 2006, which date is not less than 45 days from the adoption of this Resolution, in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012, when the proposal and all objections will be heard and passed on by the Board of Supervisors, pursuant to Section 4985 et seq. of the Health and Safety Code and Section 99 of the Revenue and Taxation Code.

The foregoing Resolution was adopted by the Board of Supervisors of the County of Los Angeles on the _____ day of _____ 2005.

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

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy

JH:sr
703a.doc

INSTRUCTION SHEET FOR PUBLISHING AND POSTING

LEGAL ADVERTISEMENTS

From Public Works Department Waterworks and Sewer Maintenance Division

Notice of Hearing with regard to the Proposed Annexation to the Consolidated Sewer Maintenance District and to the Lake Hughes Zone of Parcel 37-04.

Territory within the Fifth Supervisorial District (Annexation under Health and Safety Code, 1927 Act).

PUBLISHING

Advertise as instructed below. In accordance with Section 4899 of the Health and Safety Code.

Publish in both English and Spanish, in newspaper of general circulation in the local areas once a week for two successive weeks, as designated in the Resolution.

Time limitation - second publication to be at least 7 days prior to date of hearing. The date of hearing shall be not less than 45 days after the date of adoption of the Resolution setting the hearing.

We require two copies of the reprint (proofs) of this ad.

Other Instructions:

POSTING

Posting is required in accordance with Sections 4898 and 4899 of the Health and Safety Code. Public Works will prepare and post all notices and will return Affidavit of Posting to the Board of Supervisors approximately one week in advance of date set for hearing.

Other Instructions:

Two copies of certified Board of Supervisors action are required for Waterworks and Sewer Maintenance Division, Department of Public Works, 900 South Fremont Avenue, Alhambra, California 91803.

NOTICE OF HEARING
NOTICE OF THE PROPOSED ANNEXATION OF
PARCEL 37-04
WITHIN THE UNINCORPORATED AREA
TO THE CONSOLIDATED SEWER MAINTENANCE DISTRICT
AND TO THE LAKE HUGHES ZONE

Notice is hereby given that the Board of Supervisors of the County of Los Angeles, State of California, on the _____ day of _____ 2006, adopted a Resolution of Intention wherein it found and determined that lateral and/or collecting sanitary sewers have been installed within the hereinafter described territory in the County of Los Angeles; that no other provision has been made for the maintenance and repair of such sewers; that no part of the area is now included within a sewer maintenance district; that the area is in need of sewer maintenance and should be included in a sewer maintenance district; that the area is in need of sewage treatment and should be included in the Lake Hughes Zone to help bear the additional cost of treatment plant operations; and, declared its intention to order, in accordance with Chapter 4, Part 3, Division 5 of the Health and Safety Code, as amended, of the State of California, that the hereinafter described territory in the County of Los Angeles be annexed to, included within, and known as the Consolidated Sewer Maintenance District and Lake Hughes Zone of said County, formed June 3, 1929, and that no tax reallocation will be required.

Said territory shall consist of that portion of said County included within the boundaries contained in the legal descriptions and maps on file with the Executive Officer of the Board of Supervisors.

A public hearing upon the proposed action will be held at _____on Tuesday, the _____ day of _____ 2006, in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012, when the proposal and all objections will be heard and passed upon the Board of Supervisors, pursuant to Section 4895 et. seq., of the Health and Safety Code, and Section 99 of the Revenue and Taxation Code.

The foregoing notice is given pursuant to said Resolution of Intention and by order of the Board of Supervisors for the County of Los Angeles, State of California.

For further information, please call (626) 300-3388.

NOTICIA DE AUDIENCIA
NOTICIA SOBRE LA PROPUESTA ANEXION DE
PARCELA 37-04
DENTRO DE AREAS NO INCORPORADAS
AL DISTRITO CONSOLIDADO DE MANTENIMIENTO DE DRENAJES
Y A LA ZONA DE LAKE HUGHES

Por medio de esta se da noticia que la Junta de Supervisores del Condado de Los Angeles, Estado de California, en el _____ día de _____ 2006, adoptó una Resolución de Intención en donde se encontró y determinó que la lateral y/o servicio colectivo de drenajes fueron instalados dentro de mas adelante descrito territorio en el Condado de Los Angeles; que ninguna otra provisión ha sido hecha para el mantenimiento y reparación de tales drenajes; que ninguna parte del área esta ahora incluída dentro de un distrito de mantenimiento; que el área esta en necesidad de mantenimiento de drenajes y debería de ser incluída en un distrito de mantenimiento de drenajes; que el área necesita un tratamiento para los drenajes y debería de ser incluída en la Zona de Lake Hughes para que asi ayude con el costo adicional del funcionamiento de la planta de tratamiento; y, en orden declarada la intención, en acuerdo con el Capítulo 4, Parte 3, División 5 del Código de Salud Y Seguridad, como enmendada, del Estado de California, después de que el territorio descrito en el Condado de Los Angeles séa anexado a, incluído dentro, y conocido como el Distrito Consolidado de Mantenimiento de Drenajes y la Zona de Lake Hughes de dicho Condado, formado el 3 de Junio de 1929, y que no se necesitará una reasignación de impuestos.

Dicho territorio deberá consistir de tal porción de dicho Condado incluído dentro de los límites contenidos en las descripciones legales y mapas en archivo con el Ejecutivo oficial de la Junta de Supervisores.

Una audiencia pública sobre la propuesta acción se celebrará a las _____ el Martes de _____ 2006, en la Cámara de Auditorias (Hearing Room) de la Junta de Supervisores, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012, cuando la propuesta y oposiciones serán escuchadas y decretadas por la Junta de Supervisores, conforme a la Sección 4895, et. seq., del Código de Salud y Seguridad (Health and Safety Code), y Sección 99 del Código de Ingresos e Impuestos (Revenue and Taxation Code).

La consiguiente noticia se da de acuerdo a dicho Intento de Resolución y por orden de la Junta de Supervisores para el Condado de Los Angeles, Estado de California.

Para más información, favor de llamar al teléfono (626) 300-3308.

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, CALIFORNIA,
APPROVING AND ACCEPTING NEGOTIATIONS
THAT THERE WILL BE NO EXCHANGE OF PROPERTY TAX REVENUES
FROM THE ANNEXATION OF PARCEL 37-04
TO THE CONSOLIDATED SEWER MAINTENANCE DISTRICT AND
TO THE LAKE HUGHES ZONE
ANNEXATION NO. 37-04

WHEREAS, pursuant to Section 99 of the Revenue and Taxation Code, prior to the effective date of and jurisdictional change, the governing bodies of all agencies whose service areas or service responsibilities would be altered by such change must determine the amount of property tax revenues to be exchanged between the affected agencies and approve and accept the negotiated exchange of property tax revenue by resolution; and

WHEREAS, the Board of Supervisors of the County of Los Angeles is required to negotiate any exchange of property tax revenues on behalf of special districts and zones located within the County; and

WHEREAS, the Board of Supervisors, acting on behalf of the County of Los Angeles and the Consolidated Sewer Maintenance District, has determined the amount of property tax revenues to be exchanged as a result of the annexation of Parcel 37-04 to the Consolidated Sewer Maintenance District and to the Lake Hughes Zone, entitled Annexation No. 37-04.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The negotiated exchange of property tax revenues resulting from the annexation of Parcel 37-04 to the Consolidated Sewer Maintenance District and to the Lake Hughes Zone, entitled Annexation No. 37-04 is approved and accepted.

2. For fiscal years commencing on and after July 1, 2006, no transfer of property tax revenues shall be made as a result of this action.

The foregoing Resolution was adopted by the Board of Supervisors of the County of Los Angeles on the _____ day of _____ 2005.

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

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy

JH:sr
703a.doc