



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE

September 10, 2024

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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

3 October 29, 2024

A handwritten signature in cursive script, reading "Edward Yen".

EDWARD YEN
EXECUTIVE OFFICER

Dear Supervisors:

**ENVIRONMENTAL SERVICES CORE SERVICE AREA
ANNEXATION AND LEVYING OF SEWER SERVICE CHARGES TO THE
CONSOLIDATED SEWER MAINTENANCE DISTRICT OF PARCEL NO. 200-23
WITHIN THE CITY OF MAYWOOD
(SUPERVISORIAL DISTRICT 4)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the annexation of the City of Maywood into the Los Angeles County Consolidated Sewer Maintenance District and levying of sewer service charges on properties within the City.

IT IS RECOMMENDED THAT THE BOARD:

1. Adopt the Resolution of Intention to set a public hearing regarding the proposed annexation of territory within the City of Maywood to the Consolidated Sewer Maintenance District and the levying of sewer service charges within the annexed parcel.
2. In accordance with Health and Safety Code, Sections 4897 through 4899, instruct the Director of Public Works or his designee to post notices of the hearing in at least three conspicuous places in the territory proposed to be annexed and in at least three conspicuous places in the Consolidated Sewer Maintenance District. The notices shall contain a description of the territory proposed to be annexed; the date, time, and location of the hearing; and shall be posted not less than 3 weeks prior to the date set for the hearing.
3. In accordance with Health and Safety Code Section 4899, instruct the Executive Officer of the

Board to publish the notices once a week for two consecutive weeks in both English and Spanish newspapers.

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

1. Determine whether a majority written protest exists against the proposed imposition of sewer service charges on the properties to be annexed.
2. If a majority written protest does not exist:
 - a. Find that the annexation and levying of sewer service charges are to meet operational expenses to maintain service within the proposed annexation areas and are statutorily exempt from the California Environmental Quality Act.
 - b. Find that the parcel proposed to be annexed will benefit from the sewers maintained by Public Works and commencing in Fiscal Year 2025-26, authorize the boundaries of the Consolidated Sewer Maintenance District be altered to include such benefited parcel, and order levying of sewer service charges within the annexed parcel.
 - c. Adopt the Property Tax Transfer Resolution approving and accepting negotiations that there will be no exchange of property tax revenues from the annexation of the parcel.
 - d. Instruct the Director of Public Works or his designee to file the statement of boundary change with the State Board of Equalization and the County of Los Angeles Assessor.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to annex the City of Maywood to the Consolidated Sewer Maintenance District and to levy sewer service charges on properties within the City.

On August 23, 2023, the City Council adopted City Resolution No. 6316, requesting annexation of all City territory currently being served by the City's local sanitary sewer system into the District for improved operation, maintenance, and management of the City's sewers. The City currently maintains its sewers and funds the operations through the collection of sewer service charges on property owners' annual tax bills. The City's sewer service charge rate is currently the same as the District's. Proposition 218 process for any proposed increase to the District's rate will also include the City.

Approval of the proposed annexation will allow the District to maintain the local sanitary sewers within the City. The sewer service charge to be levied on the annexed parcel is to provide funding for the District to maintain the sewer facilities in compliance with the State Water Resources Control Board regulatory requirements and Public Health standards.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy i, Maximize Revenue. The recommended actions allow the annexation of new territories already receiving sewer services into the District and levying of sewer service charges to the affected parcels to ensure that sufficient funds are raised for the continued maintenance of the sewer system in a cost-effective, safe, and environmentally sound manner and to protect the water resources of our communities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

Upon approval by the Board, this action will generate an estimated \$390,000 in additional annual revenue to Public Works effective July 1, 2025, to provide for ongoing sewer maintenance operations. The additional revenue will be included in the Consolidated Sewer Maintenance District (GA9, Revenue Source 9570) Fiscal Year 2025-26 Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

These recommended actions are required to annex parcels that will benefit from sewer operations and maintenance by the District.

The areas to be included are located within the City. The procedures to annex territory into the District are set forth in California Health and Safety Code Section 4895 et seq. In order to annex territory located within a city, these procedures require consent of the governing body of such city. The City has adopted the enclosed resolution granting consent and jurisdiction to the County for the inclusion of sewer areas within the City into the District (Enclosure A).

In order to effectuate an annexation, Section 4896 of the Health and Safety Code requires the Board, by resolution, to set a time and place for a public hearing regarding the proposed annexation. Consistent with this requirement, the enclosed Resolution of Intention (Enclosure B) identifies the areas proposed to be annexed. Sewer service charges shall be determined in accordance with Title 20, Divisions 2 and 3 of the Los Angeles County Code.

In accordance with Health and Safety Code, Sections 4897 through 4899, Public Works shall post the required notices of the public hearing in at least three conspicuous places in the territory proposed to be annexed and in at least three conspicuous places in the District at least 3 weeks prior to the date of the hearing.

Because the District will be performing the same services that are currently being performed by the City and the same fee will be imposed upon each property within the annexed territory that is currently being charged, this annexation will not result in a new or increased fee that would be subject to the requirements of Proposition 218 (California Constitution, Article XIID, Section 6). The City will be included in the Proposition 218 process for any future fee increases in the District.

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

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

This proposal was reviewed by the Director of Public Works or his designee, acting as the County

The Honorable Board of Supervisors

9/10/2024

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Surveyor, and the County of Los Angeles Assessor. The boundaries were approved as to definiteness and certainty and are shown on the legal descriptions on Enclosure B.

The Resolution of Intention (Enclosure B) and Property Tax Resolution (Enclosure C) 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 existing sewers and is exempt from the California Environmental Quality Act (CEQA) pursuant to the Public Resources Code Section 21080 (b)(8) and Section 15273 (a) of the CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will result in the annexation of an additional 23 miles of sewer lines to the District. The revenue to be generated will be sufficient to fund the increased cost of maintaining the sewers within the new service area. The recommended action will have no impact on current County services or projects.

CONCLUSION

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

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:AN:nv

Enclosures

c: Assessor
Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office
Public Health

ENCLOSURE A

RESOLUTION NO. 6316

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAYWOOD, CALIFORNIA, GRANTING CONTINUOUS CONSENT AND JURISDICTION TO THE COUNTY OF LOS ANGELES FOR THE INCLUSION OF THE ENTIRETY OF THE CITY OF MAYWOOD WITHIN A COUNTY SEWER MAINTENANCE DISTRICT

WHEREAS, currently, the City does not have the resources, staff, or the equipment necessary to maintain sanitary sewers; and

WHEREAS, it appears in the public interest and convenience that all areas served by sanitary sewers in the City of Maywood be included in a County sewer maintenance district.

NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF MAYWOOD DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the public interest and convenience require all territory served by sanitary sewers within the boundaries of the City of Maywood to be included in a County sewer maintenance district formed for the purpose of maintaining local sanitary sewers pursuant to Chapter 4, Part 3, Division 5 of the Health and Safety Code, as amended, or Chapter 26, Part 3 Division 7 of the Streets and Highways Code, as amended, of the State of California.

Section 2. That pursuant to the authority vested in it by Section 4895 of said Health and Safety Code, or Section 5837 of said Streets and Highways Code, the City Council, being the legislative body of the City of Maywood, hereby consents, subject to Section 3 below, to the inclusion of City territory designated in Exhibit "A", attached hereto and incorporated herein by reference, within a County sewer maintenance district, and to the exercise of exclusive jurisdiction by the Board of Supervisors of said County of Los Angeles over all proceedings necessary thereto for the purpose of consummating the same pursuant to applicable laws.

Section 3. That said consent and jurisdiction granted to the Board of Supervisors as set forth in Section 2 of this Resolution shall not be construed to request, require, or permit the immediate inclusion of all territory within the City of Maywood in a County sewer maintenance district, but only to request or permit the immediate inclusion of areas that are now served by sewers, or that are assured of having sewer service in the near future. Additional served areas may be included in a sewer maintenance district by annexation proceedings from time to time without securing further consent and grant of jurisdiction from this Council.

Section 4. That the City Clerk shall certify to the adoption of this Resolution and shall deliver three certified copies thereof to the Clerk of the Board of Supervisors of the County of Los Angeles.

Section 5. This Resolution shall become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Maywood at the regular meeting of this 23rd day of August, 2023.



Frank Garcia, Mayor

ATTEST:



Daisy Guerrero, Deputy City Clerk

APPROVED AS TO FORM:



Roxanne Diaz, City Attorney

I, Daisy Guerrero, Deputy City Clerk of the City of Maywood, do hereby certify that the foregoing Resolution 6316 was adopted at a regular meeting of the City Council of the City of Maywood held on the 23rd day of August, 2023 by the following vote:

AYES: DE LA RIVA, MARQUEZ, TORRES, AGUILUZ, GARCIA

NOES:

ABSTAIN:

ABSENT:



Daisy Guerrero, Deputy City Clerk

City of Maywood Sanitary Sewer System



Exhibit "A"

ENCLOSURE B

**IN THE MATTER OF ANNEXATION OF
PARCEL NO. 200-23 WITHIN THE CITY OF MAYWOOD**

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 part of said area is now included within a sewer maintenance district; and that said area is in need of sewer maintenance and at the request of the City, should be annexed to the Consolidated Sewer Maintenance District of said County, formed June 3, 1929; and that any city having territory included within the proposed annexation has granted consent and jurisdiction for such annexations.

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, 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.

SECTION 3. The amounts to be levied for the expense of such operation and maintenance of the sewer facilities described shall be levied and collected in the same manner and by the same officers as taxes for County purposes are levied and collected. The sewer service charge shall be effective in Fiscal Year 2025-26.

SECTION 4. Sewer service charges shall be determined in accordance with Title 20, Divisions 2 and 3 of the Los Angeles County Code.

SECTION 5. That the public hearing upon the proposed action will be held at 9:30 a.m. on Tuesday, the 29th day of October 2024, which date is not less than three weeks 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 4900 of the Health and Safety Code and Section 99 of the Revenue and Taxation Code.

SECTION 6. That at the public hearing, the Board of Supervisors will hear testimony, consider any objections that may be filed, and determine whether the area proposed for annexation will be benefited by annexation.

[illegible]

The foregoing resolution was adopted on the 10 day of September, 2024,
by the Board of Supervisors of the County of Los Angeles.



EDWARD YEN
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By *Kzometa*
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By *Miguel A. Dager*
Deputy

JT:vr
H:\Maywood Annexation Resolution.doc

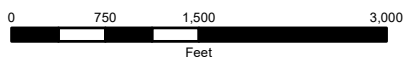
Annexation Map - Maywood - PCL 200-23



Existing Boundary of Special District



Boundary of Special District Annexation



SEWER MAINTENANCE DIVISION

RECORD SEWER PLANS:
Various

ACREAGE: 753.9

TBM:

DS:

DATE:
7/24/2023

BY:

SMD MAP: C-1807,62

AMB:6311-18

OLD DS:

REV.:

SHEET
1 of 1

ANNEXATION TO THE
CONSOLIDATED SEWER MAINTENANCE DISTRICT
PARCEL 200-23
In the City of Maywood
BEING A PORTION OF
SAN ANTONIO (LUGO)

**ANNEXATION TO
CONSOLIDATED SEWER MAINTENANCE DISTRICT
(In the City of Maywood)**

Parcel 200-23

All that certain real property, situated in portions of Rancho San Antonio, lying within the City of Maywood in the County of Los Angeles, State of California, as said city existed on July 20, 2023.

Excepting therefrom, that portion lying within Consolidated Sewer Maintenance District as same existed on July 20, 2023.

Containing: xxxx± acres

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

ENCLOSURE C

**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 NO. 200-23
TO THE CONSOLIDATED SEWER MAINTENANCE DISTRICT
ANNEXATION NO. 200-23**

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 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 No. 200-23.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The negotiated exchange of property tax revenues resulting from the annexation of Parcel No. 200-23 to the Consolidated Sewer Maintenance District, entitled Annexation Parcel No. 200-23 is approved and accepted.
2. For fiscal years commencing on and after July 1, 2025, no transfer of property tax revenues shall be made as a result of this action.

The foregoing resolution was adopted on the 29th day of October, 2024,
by the Board of Supervisors of the County of Los Angeles.



EDWARD YEN
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By La Chelle Smithman
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By Miguel A. Dager
Deputy

JT:vr

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