

0220-05787-0000

**T R A N S M I T T A L**

TO The Boundary Adjustment Board	DATE 05-12-21	COUNCIL FILE NO.
FROM The City Administrative Officer	COUNCIL DISTRICT 15	

Proposed detachment of 1.17 acres of City territory along east of the intersection of Chandeleur Drive and Rue Le Charlene to the City of Rancho Palos Verdes.



Richard H. Llewellyn, Jr.  
City Administrative Officer

REPORT FROM

## OFFICE OF THE CITY ADMINISTRATIVE OFFICER

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Date: May 12, 2021

CAO File No. 0220-05787-0000

Council File No.

Council District: 15

To: The Boundary Adjustment Board

From: Richard H. Llewellyn, Jr., City Administrative Officer

Reference: Local Agency Formation Commission transmittal dated June 17, 2019; Los Angeles County Tax Transfer Resolution Document transmitted September 2, 2020; Received by the City Administrative Officer on September 3, 2020.

Subject: **PROPOSED DETACHMENT OF 1.17 ACRES OF CITY-OWNED TERRITORY TO THE CITY OF RANCHO PALOS VERDES**

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### RECOMMENDATIONS

1. Approve the proposed detachment of 1.17 acres of City territory along east of the intersection of Chandeleur Drive and Rue Le Charlene to the City of Rancho Palos Verdes;
2. Adopt the proposed Joint Tax Transfer Resolution approving and accepting the negotiated exchange of property tax revenues resulting from the annexation of territory known as City of Los Angeles Reorganization No. 2019-01; and
3. Instruct and authorize the City Administrative Officer, with the assistance of any other City departments deemed necessary, to submit the Joint Tax Transfer Resolution to the Local Agency Formation Commission (LAFCO) for the detachment of 1.17 acres of territory along Rue Le Charlene.

### SUMMARY

On June 17, 2019, the Local Agency Formation Commission (LAFCO) notified this Office of the City of Rancho Palos Verdes' intent to annex approximately 1.17 acres of existing City territory along Rue Le Charlene starting east of the intersection of Chandeleur Drive and Rue Le Charlene (Attachment B). On September 2, 2020, the County submitted the Joint Tax Transfer Resolution (Attachment A) to this Office, which indicated that approximately \$6,974 in property tax revenue is attributable to the requested annexation known as Los Angeles Reorganization No. 2019-01. As part of this process, the Boundary Adjustment Board (Board) must review the financial and operational impacts of the proposed land detachment and make recommendations to City Council regarding any potential boundary changes to the City in accordance with the Los Angeles Administrative Code Section 22.178. The City Administrative Officer is Chair of the Board, which is also comprised of the Chief Legislative Analyst, Director of Planning, and the Councilmember

whose district would be impacted by the proposed boundary change. Upon receiving a request for a boundary adjustment, the Chair convenes a meeting of the Board to assist in preparation of the report and make a recommendation to the Mayor and Council. The Board advises the Council regarding the fiscal and economic impacts of a proposed boundary change rather than providing commentary on the merit of the territory reorganization.

This proposed detachment was initiated by residents of the incorporated area of Rue Le Charlene advocating for the annexation by the City of Rancho Palos Verdes to address concerns about a lack of continuity in services provided by the City of Los Angeles. This Office surveyed all City departments on the potential operational and fiscal impacts of the proposed detachment. The Department of Water and Power stated that the residences will need to request water service from the City of Rancho Palos Verdes; however, the residents of the affected territory have stated that the City of Rancho Palos Verdes already provides their properties with water services. The Department of City Planning reports that some General Plan maps may need to be amended. The Department of Public Works, Bureaus of Engineering and Sanitation noted that there is a County owned 8-inch sewer line located in the 10-foot sewer easement within the proposed area. Other departments responded that there are no fiscal or operational impacts.

### Background

The City territory proposed to be detached (shown in Attachment B) is located along the border of the City and the City of Rancho Palos Verdes along Rue Le Charlene. The territory is comprised of three [3] parcels located on a block where all other parcels are within the boundary of the City of Rancho Palos Verdes. The proposed detachment was initiated by residents who expressed a desire to have equitable and fair access to resources as their surrounding neighbors. The residents report sporadic and confusing services of the two different cities as there are no immediate library services, unreliable sanitation support from 2015 through 2017, and no animal support services to address concerns related to a pack of coyotes residing near the properties. The territory is landlocked, as there are no direct City owned access points to reach the area. City services staff have to cross existing boundaries with the City of Rancho Palos Verdes to reach the territory. The City currently provides power, fire, police, library, animal support, and solid waste sanitation services to residents of the territory.

### Operational/Financial Impact of Proposed Detachment on City Functions

This Office requested all City departments, including proprietary departments, to identify and quantify any potential operational or financial impacts to the departments respective to its functions resulting from this proposed detachment. The following departments did not submit a response: City Attorney, City Clerk, Cultural Affairs, Employee Relations Board, Office of Finance, and Library. Of the departments that submitted a response, all of them indicated that there are limited or no impact to departmental operations or finances.

The Department of City Planning noted that some General Plan and Community Plan maps may need to be amended to reflect the new boundaries; however, such changes would be minimal as private properties typically do not appear on General Plan level maps. The Department of Water

and Power noted that water and power services would need to transfer to the City of Rancho Palos Verdes, and the current residents have expressed that they already receive water services from the California Water Service Company. The Department of Public Works, Bureaus of Engineering and Sanitation both noted that there is an 8-inch sewer line located in a 10-foot sewer easement within the proposed area. However, as the County of Los Angeles is the owner of both the 8-inch sewer line and 10-foot sewer easement, there will be no fiscal impact or operational impact to the City.

### Council, Mayoral, and LAFCO Review Process

The Boundary Adjustment Board must submit its recommendation to the Mayor and Council for review and approval of the proposed detachment. Upon approval and execution by the Mayor, this Office will submit the Joint Tax Transfer Resolution (Attachment A) to LAFCO for finalization of the detachment, including the transfer of water and fire services to the County.

The LAFCO will then process the Joint Tax Transfer Resolution and review the form for completeness of all required documentation. LAFCO will send the Joint Tax Transfer Resolution to the City of Rancho Palos Verdes, as the agency that initiated the detachment, which will then be the last entity to sign the form. Approximately six months after submission, this Office will receive a notice informing the City of the City of Rancho Palos Verdes' official annexation of approximately 1.17 acres along Rue Le Charlene. Any boundary change will be effective the date LAFCO sends the notice to the County and the City.

### Joint Tax Transfer Resolution

Council approval and execution by the Mayor of the Joint Tax Transfer Resolution is required to finalize this land detachment. The Joint Tax Transfer Resolution details how any property taxes generated from a property will be shared between the two (or more) government entities in addition to any change in jurisdictions and related spheres of influence. In the proposed boundary change, this document states that \$6,974 in property tax revenue will be transferred from the City of Los Angeles to the County of Los Angeles, \$1,710 in property taxes will be transferred from the County to the City of Rancho Palos Verdes, \$4,632 will be transferred from the County to the Consolidated Fire Protection District, and \$483 will be transferred from the County to the Palos Verdes Library District. It should be noted that a representative from the County's Chief Executive Office has confirmed that the County will increase the County's appropriations attributed to this boundary change by \$149.

The Joint Tax Transfer Resolution for this land detachment comes from the County of Los Angeles as the initiating agency and uses information collected from the County to quantify the tax amount generated. For this detachment, \$6,974 in property tax revenue will be transferred from the City of Los Angeles to the County of Los Angeles. This Office conducted its own review of any property taxes generated for the territory and concurred with LAFCO's determination.

The LAFCO requires City action on the Joint Tax Transfer Resolution to move forward with the finalization of the land detachment to the City of Rancho Palos Verdes. Upon Mayor and Council

approval, this Office would be authorized to complete all steps necessary to allow LAFCO to proceed and process the boundary adjustment with the City and County. The Joint Tax Transfer Resolution will be submitted to the County Chief Executive Officer, who will arrange for the County Board of Supervisors to approve the detachment. Once the Board of Supervisors receive the Joint Tax Transfer Resolution from both the City and the City of Rancho Palos Verdes, the Board of Supervisors will approve the detachment and transmit all documents to LAFCO for its review and LAFCO Board approval. Once the LAFCO Board approves of the detachment, the Executive Officer of LAFCO will file a Certificate of Completion with the County, at which upon confirmation of receipt the new borders will become effective.

## **METHODOLOGY**

### Revenue/Fiscal Impact Assumptions

This Office evaluated the revenue impact to determine whether the residential properties generated any taxes from the 1.17 acres of Rue Le Charlene. The County of Los Angeles Auditor-Controller acts as the primary entity that lists tax rate areas (TRAs) in Los Angeles County, and according to County records, this TRA does generate property taxes for the City. The loss in property tax revenue is \$6,974.

## **FISCAL IMPACT STATEMENT**

As the proposed detachment will only affect three residential properties, there will be a limited amount of savings from the operational cost to provide services that will be provided by the City of Rancho Palos Verdes. The loss in tax revenue will be minimal, resulting in a \$6,974 loss in property taxes.

## **FINANCIAL POLICIES STATEMENT**

The recommendations of this report comply with the City's Financial Policies in that the recommended actions would result in a net positive impact to the General Fund.

*RHL:SEV:02210066D*

Attachment A: Joint Tax Transfer Resolution  
Attachment B: Reorganization 2019-01 Notification  
Attachment C: Department Responses Summary

**JOINT RESOLUTION OF THE BOARD OF SUPERVISORS, AS THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AND THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY, AND THE CITY COUNCIL OF RANCHO PALOS VERDES, THE CITY COUNCIL OF LOS ANGELES, THE BOARD OF DIRECTORS OF THE PALOS VERDES LIBRARY DISTRICT, THE LOS ANGELES COUNTY WEST VECTOR CONTROL DISTRICT, AND THE GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT, APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM THE ANNEXATION OF TERRITORY KNOWN AS REORGANIZATION 2019-01 TO THE CITY OF RANCHO PALOS VERDES**

**WHEREAS**, the landowners initiated proceedings with the Local Agency Formation Commission for Los Angeles County (LAFCO) for the reorganization of territory identified as Reorganization 2019-01 involving the detachment of territory from the City of Los Angeles and the Greater Los Angeles County Vector Control District, and annexation to the City of Rancho Palos Verdes, the Consolidated Fire Protection District of Los Angeles County, the Palos Verdes Library District, the Los Angeles County West Vector Control District, and the West Basin Municipal Water District; and

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

**WHEREAS**, the area proposed for annexation is identified as Reorganization 2019-01 and consists of approximately 1.17± acres of territory to the City of Rancho Palos Verdes; and the affected territory is generally located along Rue Le Charlene, east of the intersection of Chandeleur Dr. and Rue Le Charlene, in the City of Los Angeles; and

**WHEREAS**, the Board of Supervisors of the County of Los Angeles, as governing body of the County and the Consolidated Fire Protection District; the City Council of Rancho Palos Verdes; the City Council of Los Angeles; and the governing bodies of Palos Verdes Library District, the Los Angeles County West Vector Control District, and the Greater Los Angeles County Vector Control District, have determined the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation of the territory identified as Reorganization 2019-01, detachment from the City of Los Angeles, is as set forth below:

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

A. Detachment of territory from the City of Los Angeles

1. The negotiated exchange of property tax revenue between the County of Los Angeles, the City of Rancho Palos Verdes and the City of Los Angeles, resulting from Reorganization 2019-01 is approved and accepted for the detachment of territory from the City of Los Angeles in Tax Rate Area 13811.

2. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2019-01 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, a base of Six Thousand, Nine Hundred Seventy-Four Dollars (\$6,974) in property tax revenue attributable to Reorganization 2019-01, and 0.259873486 of the annual property tax increment attributable to Reorganization 2019-01 shall be transferred from the City of Los Angeles to the County of Los Angeles, and the City of Los Angeles' share in the area to be detached shall be reduced to zero.

B. Annexation of territory to the City of Rancho Palos Verdes

1. The negotiated exchange of property tax revenue between the County of Los Angeles, the City of Rancho Palos Verdes and the City of Los Angeles, resulting from Reorganization 2019-01 is approved and accepted for the annexation of territory to the City of Rancho Palos Verdes in Tax Rate Area 13811.

2. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2019-01 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, a base of One Thousand Seven Hundred, and Ten Dollars (\$1,710) in property tax revenue attributable to Reorganization 2019-01, and 0.063728279 of the annual property tax increment attributable to Reorganization 2019-01 shall be transferred from the County of Los Angeles to the City of Rancho Palos Verdes, and the County of Los Angeles' share in the annexation area shall be adjusted accordingly.

3. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2019-01 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, a base of Four Thousand Six Hundred, and Thirty-two Dollars (\$4,632) in property tax revenue attributable to Reorganization 2019-01, and 0.172590901 of the annual property tax increment attributable to Reorganization 2019-01 shall be transferred from the County of Los Angeles to the Consolidated Fire Protection District, and the County of Los Angeles' share in the annexation area shall be adjusted accordingly.

4. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2019-01 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, a base of Four Hundred, and Eighty-three Dollars (\$483) in property tax revenue attributable to Reorganization 2019-01, and 0.018010489 of the annual property tax increment attributable to Reorganization 2019-01 shall be transferred from the County of Los Angeles to the Palos Verdes Library District, and the County of Los Angeles' share in the annexation area shall be adjusted accordingly.

5. For the fiscal year commencing after the filing of the statement of boundary change for Reorganization 2019-01 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, 0.000289837 of annual property tax growth shall be transferred from the Los Angeles

County West Vector Control District to the Greater Los Angeles County Vector Control District ("District") as a result of Reorganization 2019-01 to the District. The Los Angeles County West Vector Control District's share of property tax growth in the Tax Rate Area shall be reduced to zero to reflect transfer to the District.

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2019 JUN 20 PM 1:39  
CITY ADMINISTRATIVE OFFICER

June 17, 2019

Commission  
Jerry Gladbach  
Chair

Donald Dear  
1st Vice-Chair

Gerard McCallum  
2nd Vice-Chair

Kathryn Barger  
Richard Close  
Margaret Finlay  
Janice Hahn  
John Mirisch  
Greig Smith

Alternate Members  
Lori Brogin-Falley  
Sheila Kuehl  
Judith Mitchell  
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David Ryu  
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(Public Member)

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[www.lalafco.org](http://www.lalafco.org)

Richard Llewellyn  
Interim Chief Administrative Officer  
City of Los Angeles  
City Hall East, 200 N. Main St., Rm 1500  
Los Angeles, CA 90012

**RE: Reorganization No. 2019-01 to the City of Rancho Palos Verdes (Amendments to the City of Los Angeles, the City of Rancho Palos Verdes, the Greater Los Angeles County Vector Control District, the Consolidated Fire Protection District for Los Angeles County, the Palos Verdes Library District, the Los Angeles County West Vector & Vector-Borne Disease Control District, and the West Basin Municipal Water District Spheres of Influence; Detachment from the City of Los Angeles and the Greater Los Angeles County Vector Control District; and Annexation to the City of Rancho Palos Verdes, the Consolidated Fire Protection District of Los Angeles County, The Palos Verdes Library District, the Los Angeles County West Vector & Vector-Borne Disease Control District, and the West Basin Manipal Water District)**

Dear Mr. Llewellyn:

On June 12, 2019 the Local Agency Formation Commission discussed as "Informational Items", the attached reorganization proposals to the City of Los Angeles.

Pursuant to Government Code Section 56751 the City has until August 19, 2019, in which to adopt and file with LAFCO a resolution requesting termination of the proceedings.

Should you have any questions, I or my staff can be reached at (626)204-6500.

Sincerely,  
Paul A. Novak, AICP  
Executive Officer

By: Doug Dorado  
Government Analyst



## Exhibit A

### LAFCO Designation No.2019-001

Point of Beginning (P.O.B.) is the centerline intersection of Chandeleur Drive and Rue Le Charlene located in Lot 3 of Subdivision of Lot "M" of the Rancho Los Palos Verdes in the City of Rancho Palos Verdes as per Tract No. 27927, filed in Book 774, Pages 32 through 35 inclusive of Maps in the Office of the Recorder of Los Angeles County, thence,

Course 1 (L1). S 82° 33' 31" E; 76.32' along the centerline of Rue Le Charlene to a point of curvature, thence,

Course 2 (C1). Continuing along the centerline of Rue Le Charlene on a curve concaving northwesterly having a radius of 400.00' with a delta angle of 17° 49' 10", a chord length of 123.90' and an arc length of 124.40' to a point of tangency, thence,

Course 3 (L2). N 79° 37' 19" E; 161.07' along the centerline of Rue Le Charlene to a point of curvature, thence,

Course 4 (C2). Continuing along the centerline of Rue Le Charlene on a curve concaving southwesterly having a radius of 230.00' with a delta angle of 76° 07' 34", a chord length of 283.60' and an arc length of 305.59' to a point of tangency, thence,

Course 5 (L3). S 24° 15' 07" E; 40.02' along the centerline of Rue Le Charlene to a point of curvature, thence,

Course 6 (C3). Continuing along the centerline of Rue Le Charlene on a curve concaving northeasterly having a radius of 200.00' with a central angle of 16° 02' 13", chord length of 55.80' and an arc length of 55.98 feet to a point of non-tangency having a radial bearing of N49° 42' 40"E, said point being the southerly terminus of Rue Le Charlene Right-of-Way at the southerly line of Tract No. 27927, filed in Book 774, Pages 32 Through 35 inclusive of Maps in the Office of the Los Angeles County Recorder, thence,

Course 7 (L4). N 89° 39' 08" E; 213.91' along the said southerly line of Tract No. 27927, said point being at the jurisdictional boundary between City of Rancho Palos Verdes and The City of Los Angeles, said point also being the True Point of Beginning (T.P.O.B.) of the "Project Area", thence,

Course 8 (L5). N 0° 16' 23" E; 169.00' along the said jurisdictional boundary between the City of Rancho Palos Verdes and City of Los Angeles to the northwesterly corner of property described in Instrument Number 20170537966, filed in the office of the recorder of said county on May 16, 2017, thence,

Course 9 (L6). N 69°52'11" E; 188.74' along the northwesterly line of property described in said Instrument Number 20170537966, in addition to property described in Instrument Number 20130352513, filed on March 8, 2013 in the office of the recorder of said county and property described in Instrument Number 19991981289, filed on October 21, 1999 in the office of the recorder of said county, thence,

Course 10 (L7). S 35°09'44" E; 183.64' along the northeasterly line of said property described in Instrument Number 19991981289, thence,

Course 11(L8). S 15°16'30" W; 85.25' along the southeasterly line of said property described in Instrument Number 19991981289 to the said southerly line of Tract No. 27927, thence,

Course 12 (L9). S 89°39'08" W; 261.32' along the said southerly line of Tract No. 27927 to the Point of Beginning (POB) of the "Project Area".

Total computed Acreage containing 1.18 acres more or less



Local Agency Formation Commission for the County of Los Angeles  
80 South Lake Avenue, Suite 870, Pasadena, CA 91101  
Telephone: (626) 204-6500 Fax: (626) 204-6507

**APPLICATION TO INITIATE PROCEEDING FOR CHANGE OF ORGANIZATION/REORGANIZATION**

(Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000,  
Division 3, Title 5, Commencing with Section 56000, of the Government Code)

1. **LAFCO PROPOSAL DESIGNATION NO.:** Reorganization 2019-01 to the City of Rancho Palos Verdes

2. **PROPOSAL INITIATED BY:**

Identify the party initiating this proposal (please check one).

Public Agency

Name of Public Agency:

Name and title:

Resolution Date:

Landowner / Registered Voter Petition

Name of Chief Petitioner: Rajendra Makan

Name of Chief Petitioner: Cecil Richardson

Name of Chief Petitioner: Vincent T. Taylor

This party or parties shall be referred to herein as "the Applicant".

3. **DESIGNATED CONTACT PERSON:**

Name: Rajendra Makan

Title: Home Owner

Address: 1908 Rue Le Charlene

City: Rancho Palos Verdes

State: California

Zip Code: 90275

Telephone: (310)809-8896

E-Mail: rajumakan@hotmail.com

*The Applicant is requested to notify LAFCO immediately of any changes in the designated contact person.*

4. **RELATED JURISDICTIONAL CHANGES "Affected Local Agencies" (Cities and/or Special Districts):**

a. Rancho Palos Verdes

Annexation

Detachment

SOI amendment

b. Los Angeles

Annexation

Detachment

SOI amendment

Attach additional sheets if necessary.



- e. Is the affected territory (any territory for which a change of organization, reorganization, or Sphere of Influence change is proposed) within the Sphere of Influence (SOI) of the city or special district into which it is proposed to be annexed?  Yes  No

Note: If the answer is "No," the Applicant must request an SOI amendment (4a-4d, above).

**5. LANDOWNERS:**

- a. Number of landowners within the affected territory:

- b. If less than 6 landowners, list:

Name: Rajendra Makan		Assessor Parcel Number: 7560 026 044
Name: Cecile Richardson	+	Assessor Parcel Number: 756 026 043
Name: Vincent Taylor	+	Assessor Parcel Number: 7560 026 030
Name:		Assessor Parcel Number:
Name:		Assessor Parcel Number:

- c. Do the boundaries of the proposal conform to existing lines of assessment?

Yes  No

If "No," explain:

- d. Does the proposal create any islands or corridors of unincorporated territory?

Yes  No

If "Yes," explain:

- e. Total Assessed Land Value:

\$ 2,758,276

Tax Roll Year: 2018

Date: November 2018

**6. REGISTERED VOTERS:**

Number of registered voters: 5

As of: November 2018

*Note: State Law defines a proposed change of organization or reorganization as either "Uninhabited," in which case there are fewer than 12 registered voters in the affected territory, or "Inhabited" in which case there are 12 or more registered voters.*



**7. GENERAL INFORMATION:**

**a. Location of affected territory:**

The City of Los Angeles

or

Unincorporated Territory known as

**b. Unified School District(s) name:**

Los Angeles Unified School District

**address:**

333 S. Beaudry Ave.  
Los Angeles, CA 90017

**c. Elementary School District(s) name:**

South Shore Elementary School

**address:**

2060 W. 35th St.  
San Pedro, CA 90732

**d. High School District(s) name:**

San Pedro High School

**address:**

1001 W. 15th St.  
San Pedro, CA 90731

**e. Describe the location of the affected territory, including major thoroughfares (freeways, highways, streets, alleys) that border or traverse the territory, natural features (water bodies, mountain ranges, etc.), man-made features (existing development, utility corridors, flood/drainage channels or basins, railroad lines, etc.), and any other characteristics that help identify the affected territory.**

The three properties are located adjacent to friendship park. There are no major thoroughfares and no natural or man-made features near the properties. The backyards of all three properties slope down to a ravine. (see attachment #2).

**f. Size of affected territory: 1.174 ± acres**

**g. Provide a detailed description of the affected territory and existing land-uses, including, but not limited to: commercial, industrial, multi-family or single-family residential, institutional, active recreational, and/or passive open space.**

There are three existing single-family residences, owner occupied. The properties will continue to be used as owner occupied single-family residences.

- h. Provide a detailed description of the land uses surrounding the affected territory.

The Deane Dana Friendship Park sits directly to the south of the three properties. Rue Le Charlene ends at the third property (1908 Rue Le Charlene). There is a ravine directly to the north of all three properties. There are other single-family residences to the west of the three properties. (see attachment #2).

- i. Provide a detailed description of the topography (flat, sloping, mountainous, etc.) of the affected territory.

The three properties are located on flat terrain. All three properties have sloping terrain in the rear of properties.

- j. Provide a detailed description of any natural boundaries (rivers, lakes, streambeds, mountain ranges, etc.) within or adjacent to the affected territory.

Friendship Park directly to the south of affected territory is a natural boundary and the ravine directly to the north is a natural boundary.

- k. Provide a detailed description of any proposed change of use to the affected territory, including any planned development and/or on-going construction.

There are no proposed changes to the affected territory.

- l. Provide a detailed description of any flood control facilities (dams, reservoirs, flood control channels, debris basins, catch basins, etc.) within or adjacent to the affected territory.

There are no flood control facilities near the affected territory. There is a debris basin located at the N.E. corner of the rear of 1908 Rue Le Charlene.

- m. Explain why the proposal is necessary:

To provide fair and equitable city services and protections from and by the authorities for which our properties are located. Our land has a Rancho Palos Verdes address, zip code, water services and yet we are landlocked having only 5 houses with a Los Angeles jurisdiction surrounded by the city of Palos Verdes.





- e. List any assessments, fees, or other charges to be levied as part of this proposal and/or that may be levied in the near future:

There are no new assessments, fees, or other changes to be levied as part of this proposal.

- f. List any Joint Powers Authorities (JPAs) or (equivalent) which may be providing services to the affected territory and/or surrounding territory:

There are no joint powers authorities or equivalent services providing services to the affected territory.

**10. EFFECTS OF THE PROPOSED ACTION:**

- a. What will be the effect of the proposed action on adjacent areas?

The three residences will continue to be landlocked with sporadic and confusing services of two different cities. No immediate (proximity) library services, unreliable sanitation support, and to date, no animal support services for the pack of coyotes living behind our homes.

- b. What will be the effect of the proposed action on mutual social and economic interests?

There is no method to determine how 5 people living in 3 single-family homes will effect the social or economic interests. However, none of the three residents will change living or social/economic trends or habits. Therefore, we do not see any effect materializing on the proposed action.

- c. What will be the effect of the proposed action on the local governmental structure of the County of Los Angeles?

There will not be any effect on the local government structure of the county of Los Angeles. The three properties will remain a part of Los Angeles count and continue to pay associated taxes.

- d. What will be the effect of the alternative action on adjacent areas, on mutual social and economic interests, and the local governmental structure of the County of Los Angeles?

No effect at all

e. What will be the effect or impact if the proposed action is denied by LAFCO?

The three residences will continue to be landlocked with sporadic and confusing services of two different cities. No immediate (proximity) library services, unreliable sanitation support, and to date, no animal support services for the pack of coyotes living behind our homes.

**11. OPEN SPACE LAND CONVERSION:**

a. Will the proposal result in the conversion of any open-space lands to other uses?

Yes  No

**12. AGRICULTURAL LANDS:**

a. Will the proposal have any effect on maintaining the physical and economic integrity of agricultural lands?

Yes  No

b. Is there any Prime Agricultural Land within the affected territory?

Yes  No

c. Is any of the land within the affected territory currently utilized for commercial agricultural purposes?

Yes  No

d. Was any of the land within the affected territory utilized for commercial agricultural purposes within the last ten years?

Yes  No

**13. GENERAL PLAN AND ZONING:**

a. Existing General Plan land use designation(s):

Low 11 residential

b. Is the proposal consistent with the existing General Plan land use designation?

Yes  No

c. Existing Zoning designation(s):

Residential zoning / R-1-1XL

d. Is the proposal consistent with the existing zoning designation?

Yes  No

e. Is the proposal within a Specific Plan?

Yes  No

f. Existing Specific Plan Designation(s):

g. Is the proposal consistent with the existing Specific Plan designation?

Yes  No

h. If annexation to a city is proposed, what is the City's General Plan designation of the affected territory?

Residential 1-2 DU/Acre

i. If annexation to a city is proposed, are the existing land-uses consistent with the City's General Plan designation(s)?

Yes  No

j. If annexation to a city is proposed, what is the City's Pre-Zoning designation of the affected territory?

R-T Single Family Residential R5-2

k. If annexation to a city is proposed, is the existing zoning consistent with the City's Pre-Zoning designation(s)?

Yes  No

l. Is the proposal consistent with the most recent Regional Transportation Plan adopted by Southern California Association of Governments?

Yes  No

**14. PLAN TO PROVIDE SERVICES:**

a. Describe services to be extended to the affected territory:

Water and power, sanitation, police and fire response, animal control, library and public transportation. The properties currently receive services from the city of Los Angeles, however, services to be provided by the city of Rancho Palos Verdes.

b. Describe the level and range of those services to be provided:

The three residents will require no more or no less range of services than any other Rancho Palos Verdes resident.



- c. Describe any improvements or upgrades of structures, roads, sewer, water facilities, or other public facilities associated with this change of organization/reorganization:

There are no planned or anticipated improvements or upgrades associated with this change.

- d. How will services be financed?

Each of the residents will pay for their respective cost for services.

**15. TIMELY AVAILABILITY OF WATER SUPPLIES:**

- a. How will the proposal impact the timely availability of water supplies adequate for projected needs?

The city of Rancho Palos Verdes provides water supplies to over 40,000 residents. This number already includes the 5 residents annexing into the city.

- b. For projects involving a proposed change in land use and/or new development – Please provide a recent will-serve letter, water supply analysis, or equivalent, from the water provider(s) (wholesaler, retailer, private water company, etc.) concerning the current adequacy of water supply for the project:

No proposed changes in land use.

**16. REGIONAL HOUSING NEEDS (only for city proposals):**

- a. Identify how the proposal will affect a city or cities and the County of Los Angeles in achieving their respective fair shares of the regional housing needs, as determined by the Southern California Association of Governments (SCAG):

- b. Date of most recent approval by the State Department of Housing and Community Development (HCD) of the City's Housing Element:

**17. ENVIRONMENTAL JUSTICE:**

Government Code Section 56668(p) defines environmental justice as “the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provisions of public services.”



a. Identify how the proposal will promote environmental justice:

Rancho Palos Verdes will be promoting environmental justice by accepting two African Americans, a Hispanic female, a White male, and an Indian American couple who all support environmental justice.

**18. DISADVANTAGED UNINCORPORATED COMMUNITIES (DUCs):**

LAFCO maintains maps of all DUC's within Los Angeles County on the "Disadvantaged Unincorporated Communities" section of LAFCO's website. Please consult these maps to determine if there are DUCs within or adjacent to the affected territory that is the subject of your proposal.

a. Is the affected territory within a DUC?

NO       YES

Give general location of DUC:

b. Is the affected territory adjacent to a DUC?

NO       YES

Give general location of DUC:

**19. BONDED INDEBTNESS:**

a. Do the agencies whose boundaries are being changed have any existing bonded debt?

YES       NO

b. Will the proposal area be liable for payment of its fair share of this existing debt?

YES       NO

c. In the case of detachment requests, does the detaching agency propose that the subject territory continue to be liable for existing bonded debt?

YES       NO



**20. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) Compliance:**

a. Check one:

- Categorical Exemption / Statutory Exemption  
CEQA Guideline Section:
- Negative Declaration (ND)
- Mitigated Negative Declaration (MND)
- Environmental Impact Report (EIR)

- b. Identify the Lead Agency which adopted a CEQA clearance for the proposal: City of Rancho Palos Verdes
- c. Date Lead Agency adopted the CEQA clearance for the proposal: See attachment #3. This proposal is exempt
- d. Submit complete copies of CEQA compliance documents.
- e. Submit complete copies of any Notice of Exemption (NOE) or Notice of Determination (NOD).

**21. CITY PLAN FOR MUNICIPAL SERVICES (only for city proposals):**

Municipal Service	Current Service Provider	Proposed Service Provider
Animal Control		
Fire & Emergency Medical		
Flood Control		
Library		
Mosquito and Vector Control		
Park and Recreation		
Planning		
Police		
Road Maintenance		
Solid Waste		
Street Lighting		
Water		
Wastewater		



**Animal Control**

Describe services to be extended to the affected territory:

Same services normally provided to all Rancho Palos Verdes residents.

Describe the level and range of those services to be provided:

Same level and range of services provided to all Rancho Palos Verdes residents.

Describe any improvements or upgrades or transfers of facilities:

No improvements or upgrades.

How will services be financed?

Each resident will pay their respective cost for services.

**Fire and Emergency Services**

Describe services to be extended to the affected territory:

Same services normally provided to all Rancho Palos Verdes residents. Los Angeles county will provided sheriff and fire department services.

Describe the level and range of those services to be provided:

Same level and range of services provided to all Rancho Palos Verdes residents.

Describe any improvements or upgrades or transfers of facilities:

No anticipated improvements or upgrades.

How will services be financed?

Each resident will pay their respective cost for services.

**Flood Control**

Describe services to be extended to the affected territory:

N/A

Describe the level and range of those services to be provided:

N/A

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

N/A



**Library**

Describe services to be extended to the affected territory:

Same services extended to all other Rancho Palos Verdes residents.

Describe the level and range of those services to be provided:

Same level and range of services to all other Rancho Palos Verdes residents.

Describe any improvements or upgrades or transfers of facilities:

No planned improvements or upgrades.

How will services be financed?

Each resident will pay their own respective cost for services.

**Mosquito & Vector Control**

Describe services to be extended to the affected territory:

Same services extended to all other Rancho Palos Verdes residents.

Describe the level and range of those services to be provided:

Same level and range of services provided to all other Rancho Palos Verdes residents.

Describe any improvements or upgrades or transfers of facilities:

None planned.

How will services be financed?

Each home owner pays their own cost for services.

**Parks and Recreation**

Describe services to be extended to the affected territory:

Same services extended to other Rancho Palos Verdes residents.

Describe the level and range of those services to be provided:

Same level and range provided to other residents.

Describe any improvements or upgrades or transfers of facilities:

None planned.

How will services be financed?

Property taxes.



**Planning**

Describe services to be extended to the affected territory:

Same services extended to other Rancho Palos Verdes residents.

Describe the level and range of those services to be provided:

Same level and range provided to other residents.

Describe any improvements or upgrades or transfers of facilities:

None planned.

How will services be financed?

Property taxes.

**Police**

Describe services to be extended to the affected territory:

Same services extended to other Rancho Palos Verdes residents.

Describe the level and range of those services to be provided:

Same level and range provided to other residents.

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

Property taxes.

**Road Maintenance**

Describe services to be extended to the affected territory:

No road maintenance required. This is private property.

Describe the level and range of those services to be provided:

N/A

Describe any improvements or upgrades or transfers of facilities:

None planned

How will services be financed?

All services financed by home owners.



**Solid Waste Disposal**

Describe services to be extended to the affected territory:

Same solid waste services provided to other Rancho Palos Verdes residents.

Describe the level and range of those services to be provided:

Same range and level of services provided to all other Rancho Palos Verdes residents.

Describe any improvements or upgrades or transfers of facilities:

None planned.

How will services be financed?

Each resident will pay for their respective cost for services.

**Street Lighting**

Describe services to be extended to the affected territory:

Same lighting services provided to all other Rancho Palos Verdes residents.

Describe the level and range of those services to be provided:

Same level and range of services provided to all other Rancho Palos Verdes residents.

Describe any improvements or upgrades or transfers of facilities:

No improvements or upgrades planned.

How will services be financed?

Each home owner pays their own cost.

**Water**

Describe services to be extended to the affected territory:

Same services extended to all other Rancho Palos Verdes residents.

Describe the level and range of those services to be provided:

Same level and range of services provided to all other Rancho Palos Verdes residents.

Describe any improvements or upgrades or transfers of facilities:

No planned improvements or upgrades.

How will services be financed?

Each owner pays for their own services.



**Wastewater**

Describe services to be extended to the affected territory:

Same services extended to all other Rancho Palos Verdes residents.

Describe the level and range of those services to be provided:

Same level and range of services provided to all other Rancho Palos Verdes residents.

Describe any improvements or upgrades or transfers of facilities:

There are no planned improvements or upgrades.

How will services be financed?

Each resident will pay their own respective cost for services.

**INDEMNIFICATION / LEGAL DEFENSE**

As a condition to the Local Agency Formation Commission for the County of Los Angeles' (LAFCO's) evaluation of the Applicant's proposal, the Applicant and, if different, the Real Party In Interest (i.e., the landowner) \_\_\_\_\_ hereby warrant, represent, and agree to defend, indemnify, hold harmless LAFCO and its agents, officers, commissioners, and employees from any claim, action, or proceeding against LAFCO or its agents, officers, commissioners, and employees, relating to or arising out of LAFCO's evaluation or processing of the proposal, including, but not limited to, any action to attack, set aside, void, annul, enjoin, or compel LAFCO's approval, disapproval, evaluation, or processing of the proposal, which indemnification obligation includes, but is not limited to, Applicant/Real Party In Interest being required to pay for any costs and reasonable attorneys' fees incurred or anticipated to be incurred by LAFCO in connection with any such action. This indemnification obligation shall not include intentional or willful misconduct on the part of LAFCO, but shall include passive and/or concurrent active negligence by LAFCO. Applicant/Real Party In Interest agree that LAFCO has the right to appoint its own counsel for its defense and conduct its own defense in the manner it deems in its best interest, and that such actions will not relieve or limit Applicant's/Real Party In Interest's obligations to indemnify and reimburse defense costs. At the discretion of the Executive Officer, a deposit or deposits of funds by the Applicant may be required in an amount or amounts sufficient to cover any anticipated or incurred litigation costs.



**PROPOSAL CERTIFICATION**

By my signature below, I hereby certify my understanding that:

- I/We are authorized to make these certifications and file this Proposal with LAFCO on behalf our city, special district, corporation, landowner, and/or other party filing said Proposal, and I/we will provide written evidence of same to LAFCO upon request.
- It is the responsibility of the Applicant to substantiate this Proposal.
- There is no guarantee, expressed or implied, that any Proposal will be approved by LAFCO.
- Each matter must be carefully evaluated by LAFCO staff.
- LAFCO staff's recommendation may change during the course of the review based on the information presented.
- A public hearing may be required, the proposal may be subject to a "protest" process, and the proposal may be subject to an election.
- The environmental review (pursuant to the California Environmental Quality Act) associated with the submittal of this application is preliminary, and, after further evaluation, additional information, reports, studies, applications, and/or fees may be required.
- The required map and geographic description must conform to the "Instructions of Completing Maps and Geographic Descriptions," to the satisfaction of the Executive Officer.
- If my proposal is denied, I am/We are not entitled to any refund of fees paid.
- Submitting inaccurate or incomplete information may result in delays or denial of my Proposal.
- The information I have provided in this Proposal, including all attachments and supplemental information provided, is accurate and correct to the best of my knowledge, subject to penalty of perjury.
- This proposal will not be scheduled for consideration by the Commission (LAFCO) until all required documents are provided, to the satisfaction of the Executive Officer.
- I/We have reviewed and agree to the Indemnification/Legal Defense terms, above.

I have read and understand the foregoing, and agree to the submittal of this Proposal.

APPLICANT

REAL PARTY IN INTEREST

RBMel 5/13/19  
Signature/Date

\_\_\_\_\_  
Signature/Date

Rajendra Mah  
Name of Applicant

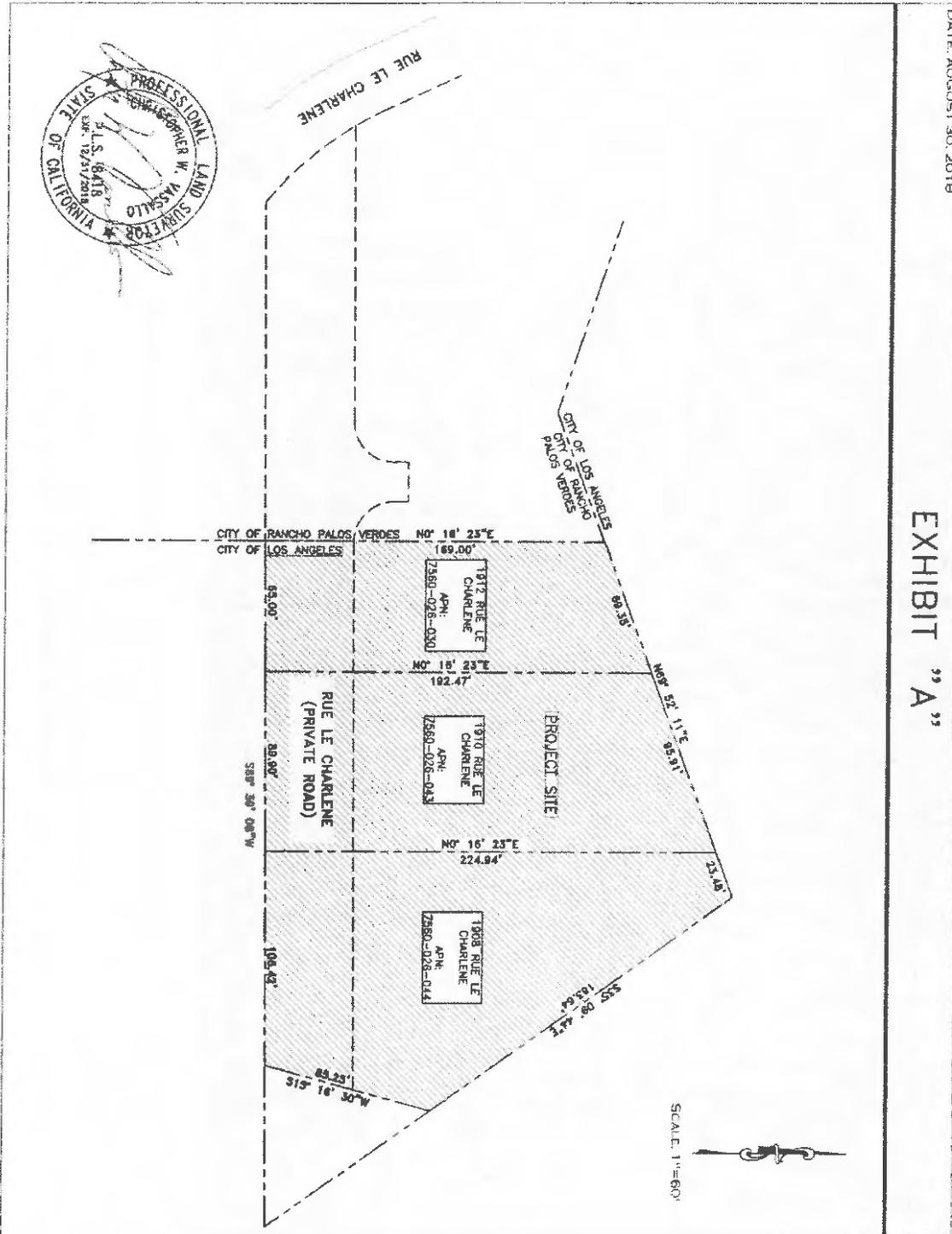
\_\_\_\_\_  
Name of Real Party In Interest

Rajendra Mah Home owner  
Name & Position of Person Signing  
(if different from Applicant)

\_\_\_\_\_  
Name & Position of Person Signing  
(if different from Real Party In Interest)

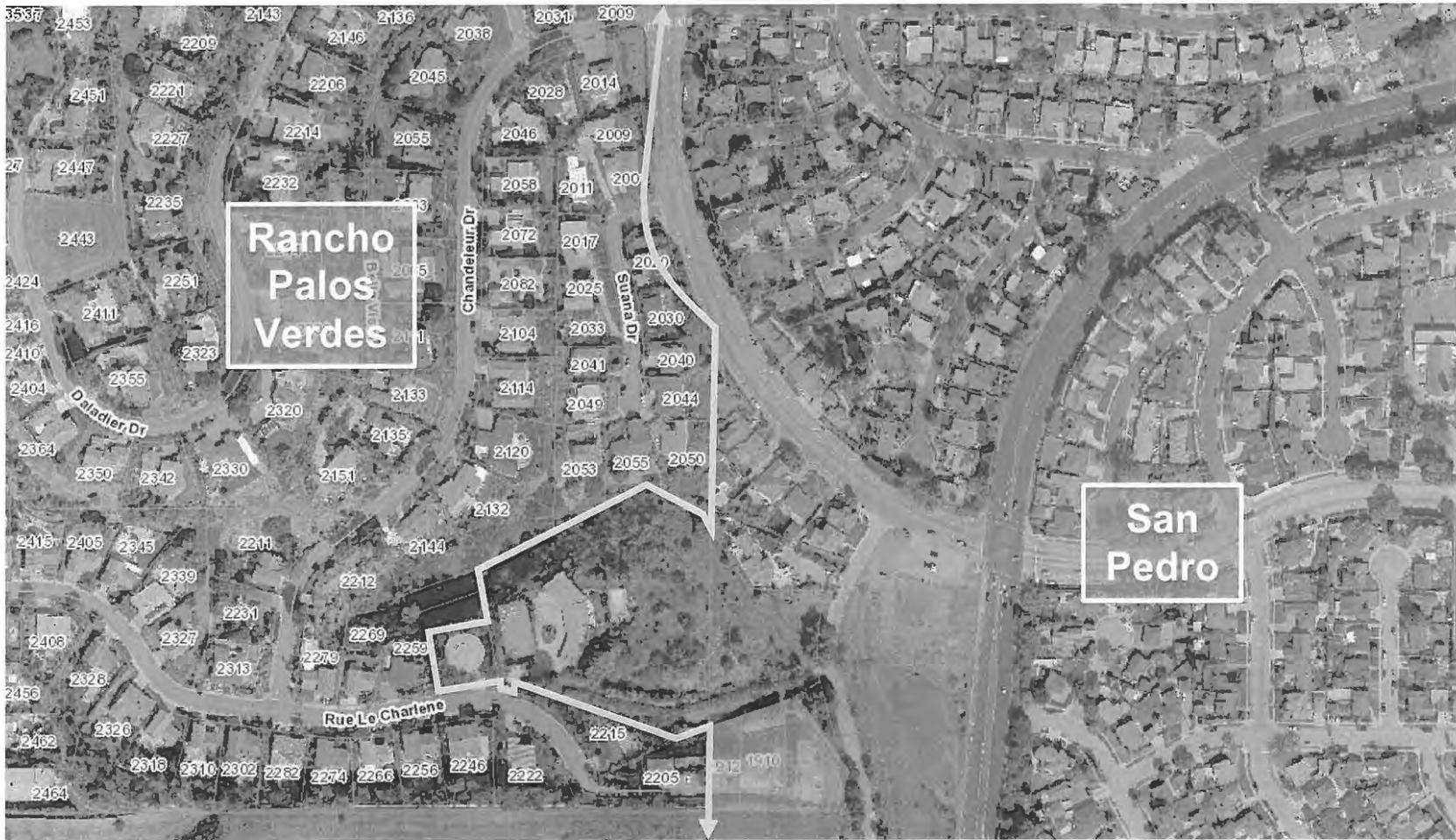


EXHIBIT A  
PROJECT SITE



DATE: AUGUST 30, 2018

EXHIBIT "A"



**Rue Le Charlene Properties in San Pedro**

**City Boundary:**   
**Subject Properties:** 

Department Responses - Financial and/or Operational  
Impact?

	Yes	No
Aging		X
Airports		X
Animal Services		X
City Attorney		N/A
Building and Safety		X
City Administrative Officer		X
Clerk		N/A
Bureau of Contract Administration		X
Cannabis		X
Controller		X
Convention Center		X
Cultural Affairs		N/A
Disability		X
Economic and Workforce Development		X
El Pueblo		X
Emergency Management		X
Employee Relations Board		N/A
Bureau of Engineering		X
Ethics		X
Finance		N/A
Fire		X
General Services		X
Housing and Community Investment		X
Information Technology Agency		X
Library		N/A
Neighborhood Empowerment		X
Pensions		X
Personnel		X
Planning	X	
Police		X
Port of Los Angeles		X
Public Works		X
Recreation and Parks		X
City Employees' Retirement System		X
Bureau of Sanitation		X
Bureau of Street Lighting		X
Bureau of Street Services		X
Transportation		X
Department of Water and Power	X	
Zoo		X