



Local Agency Formation Commission
for the County of Los Angeles

NOTICE OF FILING

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Consolidated Fire Protection District
Los Angeles County West Vector & Vector-Borne Control District
Las Virgenes Unified School District
Los Angeles County Office of Education
Las Virgenes Municipal Water District
Resource Conservation District of the Santa Monica Mountains

LAFCO File: Reorganization No. 2014-03 to the City of Calabasas

Pursuant to Government Code Section 56658, notice is hereby given that an application for the proposed reorganization listed above has been received by the Local Agency Formation Commission (LAFCO). The application proposes to annex approximately 164.00± acres of uninhabited territory to the City of Calabasas and annex approximately 12.00± of uninhabited territory to the City of Hidden Hills. The affected territory is located north of intersection of Highway 101 Ventura Freeway and Parkway Calabasas, in Los Angeles County unincorporated territory adjacent to the City of Calabasas and Hidden Hills.

The proposal application, map, and legal description are attached for your review. Please submit comments, if any, to the LAFCO office by February 9, 2015.

If you have any questions about this proposal, please contact this office at (626)204-6500.

Date: January 8, 2015

Doug Dorado
Government Analyst

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Enc.

RECEIVED
BY o nicholas
DATE 1/12/15

APPLICATION TO INITIATE PROCEEDING FOR CHANGE OF ORGANIZATION/REORGANIZATION/SPECIAL 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)

LAFCO PROPOSAL DESIGNATION NO: Reorganization No. 2014-03

AFFECTED AGENCIES
(Cities and/or Special Districts)

1. City of Calabasas
2. City of Hidden Hills
3. County of Los Angeles
- 4.

RELATED JURISDICTIONAL CHANGES
(Annexation, Detachment, Sphere of Influence Amendment, etc.)

1. Sphere of Influence Amendment and Annexation
2. Sphere of Influence Amendment and Annexation
3. Detachment
- 4.

PROPOSAL INITIATED BY:



RESOLUTION



LANDOWNER/REGISTERED VOTER PETITION

APPLICANT:

City of Calabasas

TITLE:

CITY/DISTRICT/CHIEF PETITIONER:

ADDRESS:

100 Civic Center Way

CITY:

Calabasas

STATE:

CA

ZIP CODE:

91301

DESIGNATED CONTACT PERSON:

Tom Bartlett

TELEPHONE:

818-224-1703

E-MAIL ADDRESS:

tbartlett@cityofcalabasas.com

LOCAL AGENCY FORMATION COMMISSION FOR LOS ANGELES COUNTY
80 S. LAKE AVENUE, SUITE 870 PASADENA, CA 91101
TELEPHONE: (626) 204-6500 FAX: (626) 204-6507

LAFCO LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES

By submitting this Application to Initiate Proceedings, the applicant acknowledges receipt of the "Instruction for Filing Application for Change of Organization/Reorganization/Special Reorganization" and agrees to be bound by same, including, but not limited to the provisions contained therein regarding filing and processing fees, and defense and indemnification of the Commission.

INDEMNIFICATION / LEGAL DEFENSE

As a condition of any LAFCO approval, the applicant shall defend, indemnify, and hold harmless LAFCO and its agents, officers, and employees from any claim, action, or proceeding against LAFCO or its agents, officers, and employees to attack, set aside, void, or annul the approval of LAFCO concerning the processing of the proposal or any action relating to, or arising out of, such approval. At the discretion of the Executive Officer, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.

SIGNATURE:



DATE:

12/10/14

DESCRIPTION OF PROPOSAL LOCATION:

Describe the location of the proposal area including major street and highways that border the project area.

Approximately 176 acres of territory located between the incorporated cities of Hidden Hills and Calabasas, and immediately north of, and adjacent to, the Ventura Freeway (Highway 101). The northern and western limits of the territory are delineated by property boundaries largely coinciding with the ridge tops of steep hills -- there are no roadways to mark these boundaries.

TOTAL ACREAGE OR SQUARE MILES OF TERRITORY:

176 acres

Is the proposal area inhabited (having 12 or more registered voters residing within the territory)?

Yes

No

GENERAL PROJECT INFORMATION

1. **PROPOSAL AREA:** Give a detailed description of the proposal area and what it consists of (e.g. Existing commercial corridors, residential communities, existing redevelopment area, public utility right-of-way, relevant structures, etc.)

The proposed annexation areas (164 acres to be annexed to the City of Calabasas, and 12 acres to be annexed to the City of Hidden Hills) are almost entirely developed, with only a handful of undeveloped properties. Existing land uses include 25 single-family homes, approximately 40 commercial buildings (mostly office and warehouse/light industrial uses, and a few retail uses), a pet cemetery, a potable water system reservoir (tank), and an equestrian care and riding facility. The public roadways providing access to this area include Parkway Calabasas (part), Ventura Boulevard, and Craftsman Road (part). Privately owned and maintained roadways also serve the area, including Old Scandia Lane, Craftsman Road (part), Douglas Fir Road, and Parkway Calabasas (part). Approximately 17 acres of CalTrans right-of-way associated with Highway 101 also comprises a portion of the proposed annexation area.

2. **TOPOGRAPHY:** Describe the topography, physical features, (rivers, drainage basins, etc.) and natural boundaries of the subject territory.

The area is hilly with the developed land uses concentrated mostly along the freeway and in the lower areas, and steeper hillsides with sparse or no development encompassing the outer perimeters to the east, north, and west. Storm drainage naturally flows from the northwest to the southeast through the area, and is collected and conveyed through a series of storm drains maintained by the Los Angeles County Flood Control District.

POPULATION AND HOUSING

1. What is the current population of the subject territory?
2. If the proposal includes development, what is the estimated population of the proposed area?
3. Number of registered voters within the proposed territory.
4. Number of landowners within the proposed territory.
5. What is the proximity of the subject territory to other populated areas?

The subject area abuts the City of Calabasas to the south (population 23,802), and the City of Hidden Hills to the north (population 1,887). The City of Los Angeles is located immediately to the east, within 1/4 mile (population 3,863,839).

6. What is the likelihood of significant growth in the area; and in adjacent incorporated and unincorporated areas within the next ten years?

No likelihood of significant short-term growth (e.g., within the next ten years) because the area is generally built-out, and there are no pending projects in the territory. Periodic redevelopment of some properties can be expected over time, however.

7. Number and type of existing dwelling units:

Twenty-five single-family homes are located within the territory. Twenty-two of the homes are on properties located within the area to be annexed to the City of Calabasas, and three of the homes are located on properties within the area to be annexed to the City of Hidden Hills.

8. Give a summary of regional housing needs and to what extent will the proposal assist in achieving its fair share of regional housing needs as determined by SCAG?

The County of Los Angeles has not relied on this area for future housing production, and no properties within the area have been identified as a future housing site for purposes of meeting RHNA. Nonetheless, the City of Calabasas is prepared to negotiate with Los Angeles County regarding future RHNA as it may relate to this area.

9. To what extent will this proposal promote "environmental justice" (fair treatment of people of all races, cultures and income) with respect to the location of public facilities and provision of public services?

Any future projects in the proposed annexation territory which would be processed by the City of Calabasas and/or the City of Hidden Hills will promote fair treatment of people of all races, cultures, and income.

LAND USE AND ZONING

1. What is the assessed land valuation of the subject territory (give source and date of information)?

Per L. A. Co. Assessor, approx. \$159,000,000 would annex to Calabasas; \$5,000,000 to Hidden Hills. (2014)

2. What is the current land use and zoning designation within the subject area?

Commercial office uses, limited warehouse and light manufacturing uses, some commercial retail, public utility (a water storage tank), a pet cemetery, single-family residential (25 S-F homes), and equestrian facilities (animal boarding and exercising).

3. What is the proposed planned land use of the subject area?

The area is nearly entirely developed, and the existing land uses will remain as-is for the foreseeable future. Long-term, per the Calabasas 2030 General Plan, redevelopment of properties within the Calabasas area will eventually include mixed-use commercial and residential.

4. Describe any proposed change in land use and zoning as a result of this proposal (including, if applicable, pre-zoning by an affected city).

The 12 acres proposed to annex into Hidden Hills will be pre-zoned "R-A-S", a large lot single-family residential zoning that is consistent with surrounding zoning. For properties anticipated to annex to Calabasas, "Residential Single-Family" zoning is anticipated for the existing single-family properties in the Hidden Hills West community, and "Commercial Mixed-Use" for most of the existing commercial properties; except for: "Commercial-Office" zoning for the Valley Crest headquarters property and other office properties nearby, "Commercial Limited" for the existing pet cemetery, and "Public Facility" for the existing water tank site. The planned pre-zonings are consistent with existing and surrounding land uses and applicable adopted General Plans.

5. What is the land use in the surrounding area? Be specific.

North: single-family residential. East: single-family residential. South: Freeway (Highway 101), with commercial office and retail uses south of the freeway. West: undeveloped hillsides and equestrian.

6. If annexation to a city is involved as a part of this proposal, what is the city's general plan designation for the area?

Commercial Mixed-Use, Rural Residential, Open Space, and Business - Business Park.

7. Is the proposal consistent with city or county general plans, specific plans, and or other adopted land use policies?

Yes.

8. Will this proposal result in development of property now or in the near future? Describe the type of development proposed (type of business or industry, single-family or multi-family residential, etc., and number of units or facilities).

Nearly all of the proposed annexation area is developed, and only a couple of propoerties remain undeveloped. Potential new development (or redevelopment) would occur consistent with the General Plan designations on a project-by-project basis as individual property owners would determine and/or pursue. No specific projects are currently planned.

9. What effect would denial of this proposal have on the proposed development, if any?

Current zoning does not accommodate mixed-use projects, and does not anticipate future residential development; thus, no residential development would occur if the larger portion of the territory would not be annexed to Calabasas. For the 12 acres anticipated to annex to Hidden Hills, there would be no effect.

10. Is the subject territory currently within a redevelopment area or proposed to be included within a redevelopment project area upon completion of this proposal?

No part of the proposed annexation territory is within a redevelopment area, and no redevelopment area is proposed for any portion of the territory.

11. Are there any agricultural or open-space lands within the proposal area? What is the effect of this proposal on agricultural or open-space lands?

No. There are no agricultural or open space lands within the territory.

GENERAL INFORMATION

1. Explain in detail the reasons for this proposal and why it is necessary.

While this area already participates in the economic functions of the City by virtue of its proximity and connectivity (via Parkway Calabasas), it is effectively an isolated island wedged between Hidden Hills and Calabasas. The annexation will complete the northern end of the city where it abuts the neighboring City of Hidden Hills, consistent with the City's General Plan. Annexation will allow the area property owners and tenant businesses and the employees of those businesses to more fully participate in government affairs of the City and associated activities. Furthermore, the City will be able to more effectively and consistently manage land uses and development in this quadrant of the City through the application of uniform regulatory guidelines and standards, to include ridge line protections, hillside grading prohibitions and standards, scenic corridor protections, oak tree and oak woodlands protections, and night sky protections.

2. What will be the effect of the proposal and of alternative actions on the following: (Include the names of other local agencies having the authority to provide the same or similar services as those proposed.)

- a. Adjacent areas:

Adjacent areas include the City of Los Angeles (east) and Highway 101 and unincorporated territory to the west. Highway 101 will be unaffected, and the County of Los Angeles will be similarly unaffected. The alternative action, which would be to not approve the proposed annexation, would likewise have no effect on adjacent areas.

- b. Mutual social and economic interests:

The proposed annexation will not alter land uses nor the public facilities in the territory, and will therefore have no effect on social and economic interests of the area. The alternative action (non-annexation) will likewise have no effect.

c. The local government structure of the County:

The government structure of Los Angeles County will not be affected by this proposal. The areas to be annexed to Calabasas and to Hidden Hills totals approximately 157 acres, a minute fraction of territory among the more than 1.65 million acres of unincorporated territory under Los Angeles County jurisdiction.

GOVERNMENT SERVICES

"Government services" refers to governmental services and whether or not those services would be provided by the local agencies subject to the proposal. It includes public facilities necessary to provide those services.

1. Estimate the present cost and describe the adequacy of government services and controls in the area.

The area currently receives a range of municipal services, which will be continued and enhanced as a result of the annexation. Enhanced service levels will be funded by general City revenues. Inclusion in the City will increase opportunities for participation in local municipal activities by property owners. Costs & services associated with police and fire protection will be maintained similar to services currently provided under L. A. County oversight, but instead via City of Calabasas contracts with the L.A. County Sheriff and L.A. County Fire Departments. Public library and park services are already provided by Calabasas and will continue accordingly.

2. Estimate the probable future need for government services (including public facilities) or controls in the area.

As future additional development may occur for this area (no projects are currently planned), government service increases as may be necessary will be considered and evaluated in association with project development proposals. Land use regulation and control would be administered by the City of Calabasas for the 145 acre portion of the reorganized territory, while the City of Hidden Hills will do likewise for the four parcels (12 acres) which are proposed to annex to Hidden Hills.

3. If the proposal includes incorporation, formation, or annexation, what will be the effect of this proposal or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the proposed area and adjacent areas?

Public safety services (police & fire) are provided via contract by the Los Angeles County Sheriff and the Los Angeles County Fire Departments, respectively, in both Hidden Hills and Calabasas, so there will be no change in service adequacy. Similarly, drainage systems will remain with Los Angeles County Flood Control, For most of the territory the operation and maintenance of public streets and roads will shift to City of Calabasas, as will solid waste and recycling services. The lone exception being the 12 acres slated to annex to Hidden Hills, for which any public streets & roads will transfer to the City of Hidden Hills. Service adequacy will be maintained without disruption throughout the transition period.

4. If, as a result of this proposal, increased service demand exceeds the existing capacity, describe what will be done by the service provider to increase capacity of services.

The annexation will not cause any increase in service demands, and consequently no need to increase service delivery capacities.

5. 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.

None, except that the utility users tax (UUT) will increase to 5.0% from the current rate of 4.5%

SPHERE OF INFLUENCE

Provide the following information if the proposal requires a sphere of influence amendment.

1. Is the proposed area within the existing sphere of influence of the annexing agency?

Yes Name of Agency "yes" for City of Hidden Hills; "no" for Calabasas No

2. List any communities of social or economic interest within the proposed area or immediately adjacent. To what extent will any of those communities of interest be affected by the proposal?

Other than the two annexing jurisdictions (Calabasas and Hidden Hills), the only other neighboring local government is the City of Los Angeles to the east. The proposed reorganization will not affect the City of Los Angeles in any way.

3. If the proposal includes a request for a city sphere of influence update, provide a written statement on whether an agreement on the sphere change between the city and the county was achieved. Please provide a copy of the written agreement pursuant to Government Code Section 56425(b).

The proposed reorganization includes the request to modify the spheres of influence for both the City of Hidden Hills and the City of Calabasas. The SOI amendment request is being carried forward coincident to and associated with the proposed reorganization. Both cities are in agreement regarding the proposed SOI amendment (see letter of support from City of Hidden Hills.) As of the time this application is being filed no agreement has been reached with L. A County; however, the written agreement will be accomplished as part of other negotiations with County officials.

BONDED INDEBTNESS

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

No. Neither the City of Hidden Hills nor the City of Calabasas have any existing bonded debt.

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

No.

3. To what extent will landowners within the proposal area be liable or remain liable for any existing indebtedness of the city or district?

None.

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

No detachment is included as part of this request.

NOTIFICATION

1. List the name and address of any person(s), organization, community group, or agency known to you who may wish notification, or who may be opposed to this proposal.

Name	Address	Telephone
(none)		

2. Provide the names and addresses of up to three persons who are to receive notice of hearing, staff report, and minutes.

Name	Address	Telephone
Anthony Coroalles	100 Civic Center Way, Calabasas, CA 91302	818-224-1606
Tom Bartlett	100 Civic Center Way, Calabasas, CA 91302	818-224-1703
Cherie Paglia	6165 Spring Valley Rd., Hidden Hills, CA 91302	818-888-9281

APPLICATION FOR CHANGE OF ORGANIZATION— ATTACHMENT “A”

Plan for Municipal Services

Pursuant to Government Code 56653, any local agency submitting an application for a change in organization must also submit a plan for providing services to the subject territory. Please provide information for provision of services.

(*Special districts need only submit those pages of this application that apply.)

1. Describe how his proposal will result in the provision of new services and changes in existing services, including location from which such services are or will be provided, service level or capacity (i.e., sewer line capacity, average response time for emergency vehicles, etc.) and how services will be financed.

Fire and emergency services, flood control services, police services, and street lighting services are provided by the County of Los Angeles and these will not change. Solid waste services, public library services, parks & recreation services and road maintenance services are presently provided by the County of Los Angeles and these will transfer to the City of Calabasas (although for all intents & purposes library and park services to this territory already are provided by Calabasas). Water (potable and recycled) and wastewater services are provided by the Las Virgenes Municipal Water District, and these services will not be affected and will not change.

Fire and Emergency Services

1. Which fire protection agency currently provides fire protection and emergency medical service in the subject territory? Give a brief description of how this service is provided and to what extent.

The Los Angeles County Consolidated Fire Protection District currently provides fire protection and emergency medical services to the territory. The territory lies approximately 0.2 miles NORTH of L. A. County Fire Station No. 68 (located on Calabasas Road),.

2. Is annexation to a County Fire Protection District part of this request? Yes No
3. What agency will be providing services to the subject territory as a result of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

The Los Angeles County Consolidated Fire Protection District will continue to provide fire protection and emergency medical services to the territory because both the City of Calabasas and the City of Hidden Hills contract with Los Angeles County Fire Department for these services. No changes in fire protection services or emergency medical services are planned or anticipated because the area will be maintained generally as-is with limited changes to the land uses or intensities of use.

4. What is the approximate date in which those services will be made available? **Area is already served.**
5. Provide information on how those services will be financed (i.e. assessment district, general property tax, developer fees, etc.).

Not applicable; no change is services.

6. Will there be any upgrading or transfer of facilities as a result of this request? Yes No

If yes, please give details.

(N/A)

Flood Control Services

1. Give a brief description of how flood control service is currently provided and by which agency.

The flood control services are provided currently by the Los Angeles County Flood Control District. Services provided to the area include and are limited to local storm water collection and conveyance via standard storm drains, catch basins, and culverts. There are no regional flood control facilities in the area.

2. What agency will be providing flood control services to the subject territory upon approval of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

No change to the service provider or the level of services.

3. What is the approximate date in which those services will be made available?

No change to the service provider or the level of services.

4. Provide information on how those services will be financed (i.e. assessment district, general property tax, developer fees, etc.).

No change to the service provider or the level of services.

Library Services

1. Give a brief description of how this service is currently provided and by which agency.

The annexation territory is served by the Calabasas Public Library (approx. one-half mile to the south). The Calabasas Library provides a full range of services to persons working or residing in or near the annexation area. The Calabasas library is a local library..

2. What agency will be providing library services to the subject territory upon approval of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

Library services will continue to be provided as-is using the existing library facility, with no change in service.

3. What is the approximate date in which those services will be made available?

Services are already provided. (No change in service)

4. Provide information on how those services will be financed (i.e. assessment district, general property tax developer fees, etc.).

Library services are funded by general City revenues, including applicable charges for services provided.

5. Will there be any upgrading or transfer of facilities as a result of this request?

Yes

No

If yes, please give details.

(N/A)

Park and Recreational Services

1. Give a brief description of how park and recreational service is currently provided and by which agency.

The territory falls into the jurisdiction of the Los Angeles County Department of Parks and Recreation. No full-service county parks (local or regional) are located within ten miles of the annexation area; although the Zev Yaroslavsky Park (an open space preserve) is located three mile to the west. The nearest state park is Malibu Creek State Park (approx. five miles to the southwest). City of Calabasas and Hidden Hills park facilities serve area residents currently.

2. What agency will be providing park and recreational services to the subject territory upon approval of this request? Provide a description of the level and range of services that to be provided. Indicate any changes in service level.

The City of Calabasas provides a full range of public recreation through its Community Services Department. Residents located within the annexation area already benefit from City maintained and operated parks, facilities, and programs, and these park & recreational services and benefits will be continued. The same can be said for Hidden Hills recreational facilities for the properties anticipated to annex to Hidden Hills.

3. What is the approximate date in which those services will be made available?

Immediately upon annexation.

4. Provide information on how those services will be financed (i.e. assessment district, general property tax, developer fees, etc.).

General City revenues.

5. Will there be any upgrading or transfer of facilities as a result of this request?

Yes

No

If yes, please give details.

(N/A)

Police Services

1. Which police protection agency currently provides service to the subject territory? Provide a brief description of how this service is provided and to what extent.

The Los Angeles County Sheriff provides a full range of police protection services to the territory, including emergency response, crime prevention, patrols, and crime investigation and reporting services.

2. What agency will be providing law enforcement services to the subject territory upon approval of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

The Los Angeles County Sheriff will continue to provide the same level and range of police protection services through contracts with the City of Calabasas and the City of Hidden Hills. No change to the service provider or the level of services.

3. What is the approximate date in which those services will be made available?

Immediately upon annexation.

4. Provide information on how those services will be financed (i.e. assessment district, general property tax developer fees, etc.).

General City revenues.

5. Will there be any upgrading or transfer of facilities as a result of this request?

Yes

No

If yes, please give details.

(N/A)

Road Maintenance Services

1. Give a brief description of how road maintenance service is currently provided and by which agency.

The affected roadways include Parkway Calabasas, Ventura Blvd., Craftsman Rd., Douglas Fir Rd., and Old Scandia Rd.. Roughly half of these roadways (totalling less than one mile) are public rights-of-way maintained by Los Angeles County. Most of these roads do not have sidewalks. Within the proposed Hidden Hills annexation area Oldfield Road is a continuation of a roadway already within Hidden Hills, and it is maintained by the Hidden Hills HOA.

2. What agency will be providing services to the subject territory upon approval of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

The City of Calabasas Public Works Department will provide roadway maintenance service for the affected segments of Parkway Calabasas, Ventura Blvd., and Craftsman Road upon annexation. There will be no changes to the service level; all existing street improvements and facilities will be maintained.

3. What is the approximate date in which those services will be made available?

Immediately upon annexation.

4. Provide information on how those services will be financed (i.e. assessment district, general property tax developer fees, etc.)

City of Calabasas Road Fund.

5. Provide information on any roads, facilities or capital improvements that will be transferred, as a result of this request.

The segment of Parkway Calabasas extending from the existing City of Calabasas boundary northward to the Hidden Hills West subdivision entrance (gate) inclusive of the street right-of-way, consisting of two vehicle travel lanes (one northbound and one southbound); curb and sidewalks. Also all public ROW segments of Ventura Blvd., and Craftsman Road, inclusive of curb & gutter, and sidewalks where provided.

Solid Waste Services

1. Give a brief description of how solid waste service is currently provided and by which agency.

Solid waste collection services in the affected territory are currently provided by the Los Angeles County Department of Public Works, through a franchise agreement with Waste Management/G. I. Industries (a private hauler), where the property owners contract with the private haulers.

2. What agency will be providing services to the subject territory upon approval of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

Both the cities of Hidden Hills and Calabasas (via respective Public Works Departments) offer waste collection services through contracted private haulers. Waste Management / G. I. Industries is currently on contract to provide services in both municipalities; consequently, there will be no change in service providers or service levels.

3. What is the approximate date in which those services will be made available?

Immediately upon annexation.

4. Provide information on how those services will be financed (i.e. assessment district, general property tax developer fees, etc.).

Property owners pay the waste hauler(s) directly for the cost of service. (This is no change to the approach currently employed via L. A. County.)

Special Assessment District Services

1. Provide information on any special assessment districts within the subject territory. Give a description of services provided.

The annexation area does not include any Special Assessment Districts.

2. Will the subject territory be included in an assessment district and be subject to any new assessments upon approval of this request?

No new assessment districts will be created as part of this annexation proposal.

3. Provide information on any special charges, fees or taxes that will be levied as a result of approval of this request.

No special charges, fees, or taxes will be levied as a result of an approval of this annexation request.

Street Lighting Services

1. Give a brief description of how street lighting service is currently provided and by which agency.

Street lighting exists along Ventura Blvd. west of the Parkway Calabasas intersection; operation and maintenance services for the street lighting is provided through L. A. County street lighting district No. 1687.

2. What agency will be providing services to the subject territory upon approval of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

The street lighting district will remain in place and will be annexed to the Calabasas Landscape & Lighting District. There will be no changes in service levels.

3. Provide information on how those services will be financed (i.e. assessment district, general property tax developer fees, etc.).

Services are presently funded by assessments against each parcel in the district; no change is planned.

Water Services

1. Is annexation of water service part of this request? Yes No

If yes, provide details.

The Las Virgenes Municipal Water District provides water services (potable and recycled) to the annexation area and to the City of Calabasas; there will be no effect whatsoever to water service levels or administration as a result of this annexation.

2. Will this request result in an increase in water usage upon approval of this request or in future development of the proposal area? What are the projected needs and availability of water supplies?

Water service demand and levels of water use will not increase upon approval of this request. Long-term future development will take place on a case-by-case basis consistent with the Calabasas 2030 General Plan which was reviewed by the Water District and determined to be consistent with the District's water service plans and capacities..

3. What agencies will be providing water service to the affected territory upon approval of this request? Provide a description of the capacity level and range of services to be provided and the approximate date in which those services will be made available.

The water services provider (The Las Virgenes Municipal Water District) will not change, and the capacity and range of services provided by the Water District will likewise carry forward unchanged.

4. Provide information on how those services will be financed (i.e. assessment district, general property tax developer fees, etc.).

No changes in service provider, level of services, or method of financing, which are primarily service charges.

Wastewater Services

1. Give a brief description of how wastewater service is currently provided and by which agency.

The Las Virgenes Municipal Water District provides wastewater services to the annexation area and to the City of Calabasas; there will be no effect whatsoever to wastewater service levels or administration as a result of this annexation.

2. What agency will be providing services to the subject territory upon approval of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

No change to the service provider or the level of services.

3. What is the approximate date in which those services will be made available?

No change to the service provider or the level of services.

4. Is annexation to a County Sanitation District part of this request or a future request?

Yes

No

If yes, provide details.

(N/A)

5. Provide information on how those services will be financed (i.e. assessment district, general property tax developer fees, etc.)

No changes in service provider, level of services, or method of financing, which are primarily service charges.

6. Will there be any upgrading or transfer of facilities as a result of this request?

Yes

No

If yes, provide details.

(N/A)

ANNEXATION TO THE CITY OF CALABASAS

Beginning at the intersection of the centerline of Parkway Calabasas and the centerline of the Ventura Freeway (U S Highway 101) as shown on State of California Right of Way Map F2214 on file in the District Office of Caltrans, said point being on the northerly boundary of City of Calabasas Annexation;

Course 1 Thence, along said centerline of the Ventura Freeway, South $62^{\circ}27'22''$ West, 30.91 feet to the beginning of a tangent curve concave northwesterly and having a radius of 5000.00 feet;

Course 2 Thence Southwesterly along said curve an arc length of 759.12 feet through a central angle of $8^{\circ}41'56''$

Course 3 Thence South $71^{\circ}09'18''$ West, 1326.77 feet to the of westerly line of Section 22, Township 1 North, Range 17 West, S.B.M.;

Course 4 Thence leaving said centerline and along said westerly line, North $00^{\circ}21'26''$ East, 593.91 feet to the most southerly corner of the land conveyed to the Las Virgenes Municipal Water District per document recorded April 1, 1963 as Instrument No. 1206 of Official Records of said County;

Course 5 thence leaving said westerly line and along the southwesterly line of last said land, North $49^{\circ}38'02''$ West, 192.50 feet to an angle point;

Course 6 Thence along the westerly line of last said land, North $17^{\circ}21'58''$ East, 178.00 feet; to an angle point;

Course 7 Thence along the northerly line of last said land, North $59^{\circ}21'58''$ East, 108.00 feet to said westerly line of Section 22;

Course 8 Thence along said westerly line, North $00^{\circ}38'02''$ West, 296.33 feet to the W $\frac{1}{4}$ corner of said Section 22, being an angle point in the generally southerly boundary line of the City of Hidden Hills, said point being shown on Tract No. 31719, Book 876, Pages 35 through 37 of Maps, Records of said County;

Course 9 Thence along said boundary line and along the westerly line of said Section 22 as shown on last said map, North $00^{\circ}01'42''$ West, 1344.85 feet to the northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 22;

Course 10 Thence continuing along said boundary line and along the northerly line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, South $89^{\circ}54'18''$ East, 990.09 feet to the southeast corner of Tract No. 30263, Book 1371, Pages 72 through 78 of Maps, Records of said county;

Course 11 Thence leaving said boundary line, South $89^{\circ}53'44''$ East, 329.78 feet to an angle point in said boundary line, said angle point being the southwesterly corner of Tract No. 054063, Map Book 1371, Pages 72 to 78, Records of said County and being an angle point in said boundary line;

Course 12 Thence along said boundary line and along the southerly line of last said tract, North $89^{\circ}53'44''$ West, 990.18 feet to an angle point in said southerly line and said boundary line;

Course 13 Thence from said angle point, South $00^{\circ}01'02''$ East, 166.00 feet to an angle point in said southerly line and boundary line;

Course 14 Thence along said southerly line and boundary line, North $89^{\circ}56'44''$ East, 329.96 feet to the southeasterly corner of said tract and an angle point in said boundary line;

Course 15 Thence along the easterly line of said tract and said boundary line, North $00^{\circ}01'08''$ West, 478.20 feet to the northwesterly corner of Lot 45 of Record of Survey filed in Book 65, Page 28 of Records of Survey of said county;

Thence along the northerly and northeasterly lines of said Lot 45 the following courses:

Course 16 North $89^{\circ}58'52''$ East, 190.00 feet;

Course 17 South $63^{\circ}05'05''$ East, 609.39 feet;

Course 18 South $27^{\circ}51'16''$ East, 528.91 feet to the most southerly and westerly corner of that certain parcel labeled as "Not a Part of this Division" on Parcel Map No. 2229, Book 33, Pages 69 and 70 of Parcel Maps, Records of said county;

Course 19 Thence along the southeasterly line of last said parcel, North $62^{\circ}08'54''$ East, 249.53 feet to an angle point;

Course 20 Thence continuing along the southwesterly line of said parcel and its southeasterly prolongation and city boundary line, South $27^{\circ}51'06''$ East, 370.01 feet to said northerly right of way line of the Ventura Freeway;

Course 21 Thence along said northerly freeway line and continuing along said boundary line, North $62^{\circ}27'22''$ East, 658.24 feet;

Course 22 Thence continuing along said northerly freeway line and city boundary line, North $61^{\circ}55'24''$ East, 405.24 feet;

Course 23 Thence continuing along said northerly freeway line and city boundary line, North $64^{\circ}34'57$ East, 350.02 feet to the northwesterly boundary line of the City of Los Angeles;

Course 24 Thence along said boundary line of the City of Los Angeles, South $0^{\circ}05'10$ " East, 115.64 feet to said centerline of the Ventura Freeway

Course 25 Thence along said centerline, South $65^{\circ}42'44$ " West, 28.52 feet to the beginning of a curve concave southeasterly and having a radius of 10000.00 feet;

Course 26 Thence southwesterly along said curve and centerline an arc length of 674.33 feet through a central angle of $3^{\circ}51'49$ ";

Course 27 Thence continuing along said centerline South $61^{\circ}50'44$ " West, 1328.14 feet;

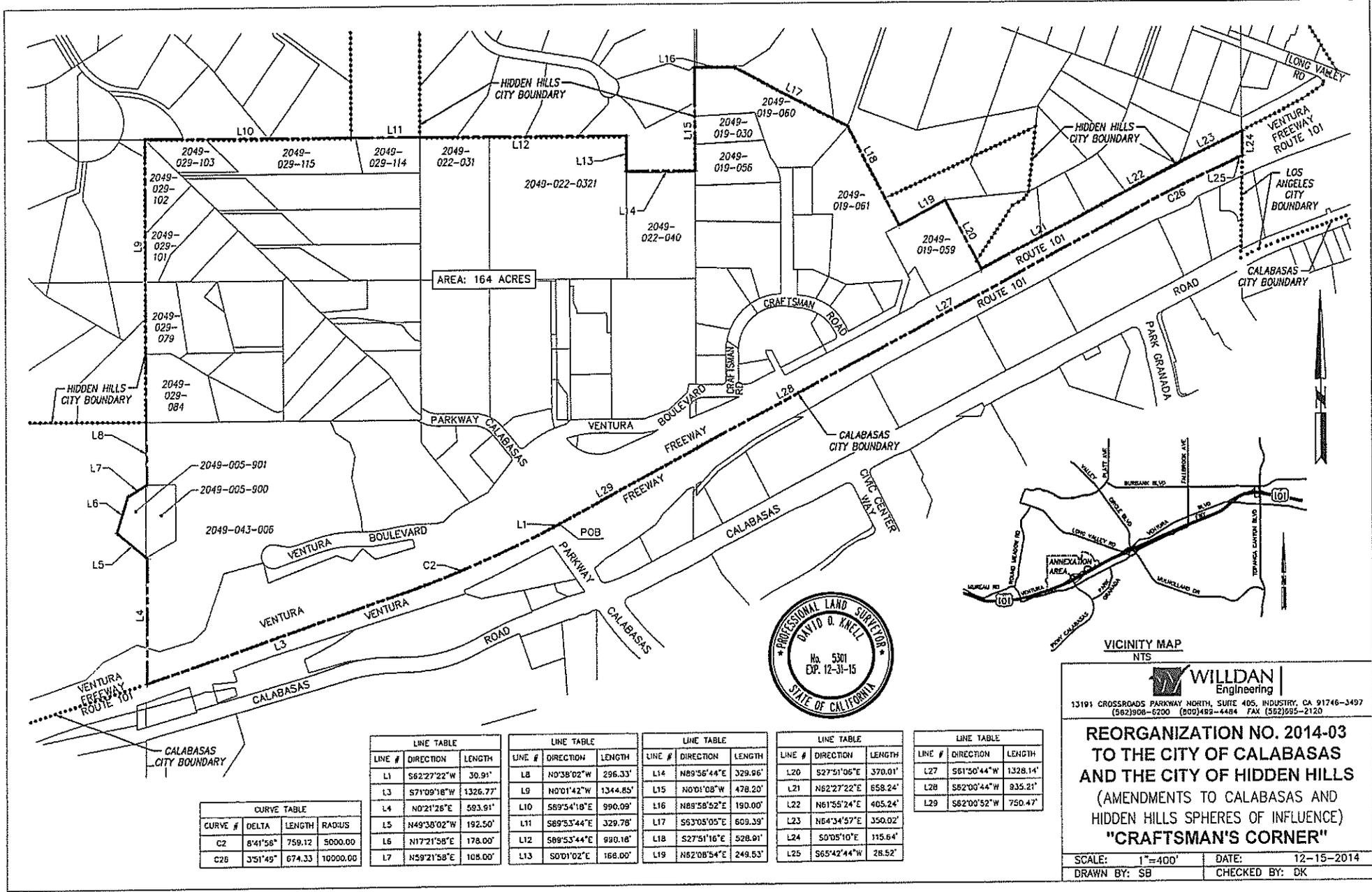
Course 28 Thence continuing along said centerline, South $62^{\circ}00'44$ " West, 935.21 feet;

Course 29 Thence continuing along said centerline, South $62^{\circ}00'52$ " West, 750.47 feet to the Point of Beginning.

Contains 164 Acres, more or less.

Prepared under my supervision:

David O. Knell PLS 5301 Date



CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C2	8°41'58"	759.12	5000.00
C26	3°51'49"	674.33	10000.00

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S62°27'22"W	30.91'
L3	S71°09'18"W	1326.77'
L4	N0°21'28"E	593.91'
L5	N49°30'02"W	192.50'
L6	N17°21'58"E	178.00'
L7	N59°21'58"E	108.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L8	N0°38'02"W	296.33'
L9	N0°01'42"W	1344.85'
L10	S89°54'18"E	990.09'
L11	S89°53'44"E	329.78'
L12	S08°53'44"E	898.18'
L13	S0°01'02"E	168.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	N89°56'44"E	329.96'
L15	N0°01'08"W	478.20'
L16	N88°58'52"E	190.00'
L17	S63°05'05"E	609.39'
L18	S27°51'16"E	528.91'
L19	N82°08'54"E	249.53'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L20	S27°51'06"E	370.01'
L21	N62°27'22"E	658.24'
L22	N61°55'24"E	405.24'
L23	N64°34'57"E	350.02'
L24	S0°05'10"E	115.64'
L25	S65°42'44"W	28.52'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L27	S61°50'44"W	1328.14'
L28	S82°00'44"W	835.21'
L29	S62°00'52"W	750.47'

WILDAN Engineering
 13191 CROSSROADS PARKWAY NORTH, SUITE 405, INDUSTRY, CA 91746-3497
 (562)908-6200 (800)489-4484 FAX (562)695-2120

**REORGANIZATION NO. 2014-03
 TO THE CITY OF CALABASAS
 AND THE CITY OF HIDDEN HILLS
 (AMENDMENTS TO CALABASAS AND
 HIDDEN HILLS SPHERES OF INFLUENCE)
 "CRAFTSMAN'S CORNER"**

SCALE: 1"=400' DATE: 12-15-2014
 DRAWN BY: SB CHECKED BY: DK

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ANNEXATION TO THE CITY OF HIDDEN HILLS

AREA 1

Beginning at the southwesterly corner of the East ½ of the East ½ of the Northwest ¼ of the Northwest ¼ of Section 22, Township 1 North, Range 17 West, S.B.M.. as shown on Tract No. 31719, Book 876, Pages 35 through 37 of Maps, Records of said County, said point being an angle point in the existing City Boundary of the City of Hidden Hills; thence along the westerly line of said land and said existing City Boundary:

L1: North 0°01'47" West, 1117.85 feet to a point distant 225.40 feet southerly of the northwesterly corner of said land;

L2: Thence continuing along said existing City Boundary, South 67°39'22" East, 356.89 feet to the westerly boundary of said land;

L3: Thence continuing along said existing City Boundary, South 0°01'49" East, 982.72 feet to the southeasterly corner of said land;

L4: Thence continuing along said existing City Boundary, North 89°54'18" West, 330.03 feet to the Point of Beginning.

Contains 8 Acres, more or less

AREA 2

Beginning at the most southerly corner of Parcel 3 of Parcel Map No. 2229, Book 33, Pages 68 and 69 of Parcel Maps, Records of said County, said point being an angle point in the existing City Boundary of the City of Hidden Hills; said corner also being the most westerly corner of that certain parcel shown as "Not a Part of this division" on said Parcel Map; thence along the various courses of last said parcel and along the existing City Boundary the following courses:

L5: North 65°20'50" East, 799.94 feet;

L6: South 06°29'18" West, 307.93 feet;

L7: South 33°10'04" West, 40.42 feet;

L8: South 62°08'54" West, 61.93 feet;

L9: South 33°10'04" West, 317.98 feet

L10 Thence leaving said City Boundary and continuing along the various courses of said "Not a Part of this Division" parcel, North 27°51'06" West, 323.65 feet;

L11 Thence South 62°08'54" West, 249.53 feet;

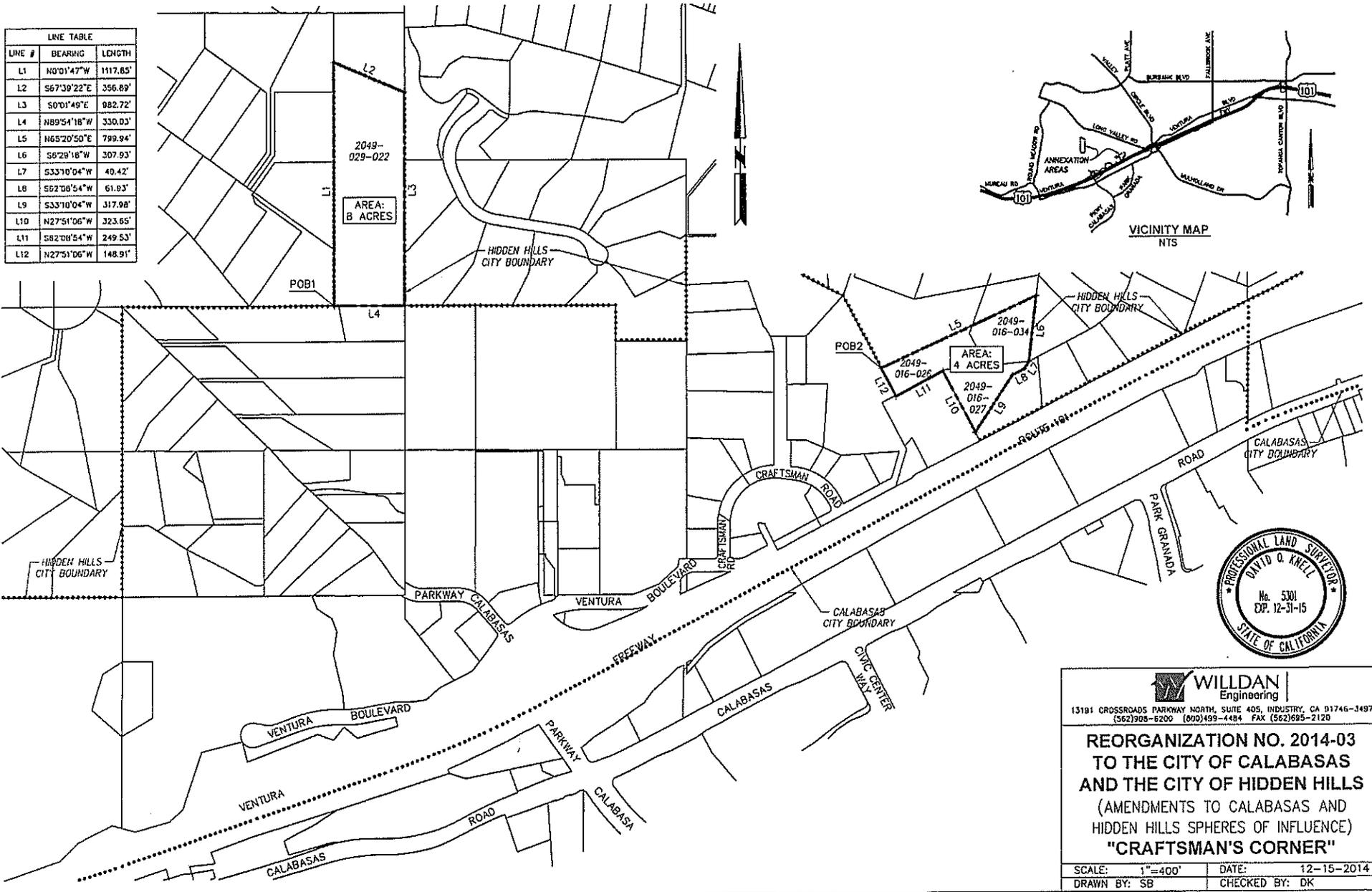
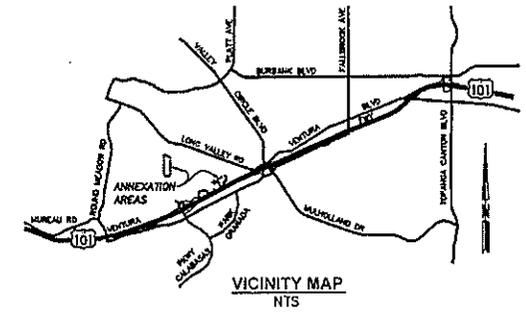
L12: Thence North 27°51'06" West, 148.91 feet to the Point of Beginning.

Contains 4 Acres, more or less

Prepared under my supervision:

David O. Knell PLS 5301 Date

LINE #	BEARING	LENGTH
L1	N0°01'47"W	1117.65'
L2	S67°39'22"E	356.89'
L3	S0°01'49"E	982.72'
L4	N89°54'18"W	330.03'
L5	N65°20'50"E	799.94'
L6	S8°29'18"W	307.93'
L7	S33°10'04"W	40.42'
L8	S62°08'54"W	61.83'
L9	S33°10'04"W	317.98'
L10	N27°51'06"W	323.65'
L11	S82°08'54"W	249.53'
L12	N27°51'06"W	148.91'



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DRAWN BY: SB	CHECKED BY: DK

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