

**Issues expressed at City Council meeting on Annexation
May 1, 2017**

- ***What is the full cost to the resident upon annexation? The cost to reside in La Habra is higher than remaining in the County***

A table should be created that list typical fees assessed to residential properties. It is expected most of the cost are for services provided as further discussed below.

- ***You must now have a permit to park in the street when none is required now. Are there exceptions?***

Parking permits are required for vehicles located on public streets after 2:00 am to 6:00 am. Parking permits are issued in those situations when the property owner operators more vehicles than can be provided within the two-car garage (a minimum of one vehicle should be able to park in the garage) and driveway. The cost of a parking permit is \$32.00 and must be renewed on an annual basis.

- ***Residents should be permitted to vote on the matter***

This is a LAFCO matter. The State Legislature has determined that for county islands less than 150 acres in size, vote of the island is waived.

- ***Obtaining permits from the County is simple***

The City of La Habra remains closer to residents versus Santa Ana.

- ***The City will rezone properties to allow for multi-family development in the area***

The properties are developed for residential use with the exception of two parcels. In all cases, the general plan designations in the County and the City are consistent with each other. No multi-family development is permitted with the exception of second units that are permitted by right by the State subject to certain conditions. The State requirements apply to the County and the City.

- ***What is the expected time frame for the annexation process?***

The entire process is expected to take between 3 to 6 months to complete once the City Council authorizes staff to submit an annexation request to the Local Agency Formation Commission.

- ***If we currently have an active building permit, will we be able to complete the work with the County?***

Yes. The agreement that transfers the property from the County to the City will make the County responsible for completing all active projects in the County Islands.

- ***What is the true cost to connect to the City's sewer system?***

In order to provide the best available data, I would suggest Public Works have three informal cost estimates be submitted from firms that install and remove septic tanks in addition to connecting homes to sewer lines. The estimate should include the cost install a new septic tank (this would include the disposal of the existing system and installation of the new system); the annual cost to maintain the system; cost to connect to the sewer line (this would include the disposal of the existing system and connection to the City line) and any annual sewer fee. All permit costs and sewer connection fees for these options should be included along with any annual assessments the property owner has to pay.

- ***Existing property improvements should be grandfathered in***

All improvements for which permits were obtained from the County will be grandfathered in should they not meet City development standards.

- ***Addresses should not be changed. There is a substantial cost to do so***

Fire, Police and Community Development strongly recommended the property addresses be changed for consistency with the City street numbering sequence. The Council can leave the current address scheme in place.

- ***Who does the City contact when addresses are changes***

The agencies that are notified of the address change area: The United State Post Office, the State Department of Transportation, the La Habra Water Authority,

CR&R, Southern California Edison, Southern California Gas, Verizon Telephone; AT&T Telephone Company, Time Warner, the Los Angeles County Fire Department, the State Department of Finance, the State Board of Equalization, the Orange County Voter Register's Office, and all City Departments including Police.

- ***Who is going to put a sewer line on private streets?***

The City would be willing to place a main sewer line on private streets should all the owners of the easement request and permit the City to do so subject to available funding. The direct connection of homes to the sewer line is the responsibility of the individual property owner. Given the concerns expressed by the residents of the County Islands that they are satisfied with the use of their septic tanks, it is not expected that the City will be parcels not directly located along a public street. No home is required to connect to a sewer as a direct result of the annexation. Connection to an available sewer line within 200 feet of a property is only required at the time the septic system fails or substantial improvement is made to the property (expand floor area by over 50%).

- ***Randall-Macy served by Suburban Water so why should we be required to annex?***

The County of Orange and the Local Agency Formation Commission is requiring the City to annex all existing County Islands at this time as a result of the City's request to purchase the water service areas of Cal Domestic located within the Sphere of Influence of the City of La Habra.

- ***How is vehicle enforcement handled on private roads?***
- ***Parking pad on private property off a private street, can it remain?***
- ***Can we continue to park on private streets?***

Parking on private streets is permitted so long as the required emergency vehicle travel lane is maintained. This requirement applies whether the property is located in the County or City.

- ***If no sewer is placed on Private Street, there is no benefit for resident that about the private street.***

The placement of a main sewer line on a private street is subject to the desires of the owners of that easement as to whether they would permit the City to place this infrastructure on their neighborhood subject to available funding. Based on the testimony present to the City Council it appears the desires of residents on private streets is to retain the septic tanks. The annexation of an Island at least provides the future opportunity to connect to the City's sewer system.

- ***Emergency response vehicles are able to find homes now, why change addresses?***

It is assumed every responding emergency provider is familiar with the City's current addressing system and utilizes a GPS mobile device for assistance. It is strongly recommended by Fire, Police, and Community Development that addresses be assigned to homes annexed into La Habra that allow the addressing sequence utilized throughout the City so as to minimize possible delay when a call for service is received and ideal conditions do not exist. It would be horrendous for the family requesting service to lose a loved one because of difficulties finding the home because of the address.

- ***Don't need sidewalks, street lights, or sewers. We are doing just fine***

The City will not place sidewalks or street lights on private streets. No sewer lines will be placed within a private street unless requested and permission is given by all owners of the access easement for the City to do so. Where neighborhoods exist that have no sidewalks or street lights on public streets, the area can be designated as "Rural" thereby assuring no sidewalks or street lights are placed in the area by the City or conditioned on the property owner to do so. The placement of sewers in the same areas can be deferred as part of the "Rural" designation. Given the testimony provided to the City Council, staff is recommending that the portion of the Macy/Russell Island located east of Valley Home, north of Whittier Boulevard, west of Macy Street, and south of Russell Street be designated as "Rural" with no future sidewalk, street light, and sewer improvements be made to this area.

- ***No financial benefit to a resident to be a part of the City.***

This is a big picture issue as to whether the County Islands should be served by a governmental body that surrounds these County Islands i.e. City of La Habra or a governmental agency located in Santa Ana. A resident of the County Island would no longer be required to commute to Santa Ana for services but instead come to City Hall. Property Tax remains the same.

- ***What is the cost for sewers versus septic tank?***

This data is provided above in response to a similar question raised.

- ***Who is responsible for maintenance of private streets?***

The owners of the street easement are responsible for maintenance of the private street. Should the owners request and the City agree to place a sewer line within the private street, the City would be responsible for repairing the portion of the roadway distributed by the placement of the line.

- ***Who is going to make the judgement call as to when connection to the sewer system will be required?***

The Chief Building Official will make the determination if a property owner is required to connect to a sewer line located within 200 feet of the property should the existing septic tank fail or substantial improvement be made to the property. The Chief Building Official may waive the requirement to connect to a sewer line if extreme financial hardship is documented by the property owner to do so as a result of topography conditions.

- ***Annexation will mean I pay a higher tax rate***

Property tax rate remains the same whether in the County or the City.

- ***The City has said we won't have unwanted sidewalks/street lights forced upon us, but no written guarantee that won't happen***

Upon annexation, staff will return to the City Council designating the area within the Macy/Randall Island east of Valley Home, north of Whittier Boulevard, west of Macy Street, and south of Russell Street be designated as "Rural" with no future sidewalk, street light, and sewer improvements be made to this area. The City will not make any street, sidewalk, or street light improvements on private roads. Sewers will not be extended onto private roads unless a request is made

by all property owners who own interest in the access road and sufficient funds exists for the requested improvement.

- ***Annexation agreement should be redrafted to “grandfather them in”***

The City will grandfather all improvements to properties for which permits were obtain from the County of Orange even if such permitted improvements do not conform to City requirements. City will ask LAFCO to make this a condition of the annexation.

- ***The City’s annexation effort should have more public outreach***

Staff will continue to notify all property owners and occupants of properties within the County Islands of all hearing. In addition, all materials presented to the City Council will be made available to the public at the public counter and the City’s web site at least 72 hours in advance of any hearing.

- ***Any work done requiring a permit (including connection to sewer system) increases their property taxes***

The County Tax Assessor’s Office has indicated the elimination of a septic tank and connection to a sewer line will not trigger a reassessment of the property.