

FREQUENTLY ASKED QUESTIONS (FAQs)



CITY OF CARSON, CA "RANCHO DOMINGUEZ" ANNEXATION

Q: What is Annexation?

A: Annexation sounds like a complicated term, but its meaning is really quite simple. Annexation is the process by which a city adds land to its jurisdiction, in order to extend its services, laws, voting privileges and better meet the needs of those residents living in the annexed area.

Q: Who decides whether the annexation is approved or not?

A: The Los Angeles Local Agency Formation Commission (LAFCO) has the authority to approve or deny annexation proposals within Los Angeles County. Upon approval of the City Council, the City will submit a detailed application to LAFCO. LAFCO will consider the application and issue a Notice of Filing when it is ready for a public hearing. LAFCO will then conduct its first public hearing to approve, deny or modify the proposal. A second public hearing will be the "Protest Hearing." Please visit the LAFCO website for more information: www.lalafco.org

Q: Will my property taxes increase if my property is annexed to the City of Carson?

A: Under the California Constitution, your property cannot be assessed at more than 1% of its value. However, special property assessments may apply in both City and County territory. Extra assessments for school districts, community college, flood control, and the Metropolitan Water District will continue.

Q: Will annexation change where children go to school?

A: No. School boundaries are unaffected by annexation.

Q: Will my service providers change if my property is annexed?

A: All of the service providers will remain the same, with the exception of solid waste collection. Trash service will be provided by Waste Management or EDCO, the solid waste service providers for the City of Carson. Per the City's franchise agreement, Waste Management and EDCO are the only service providers in that area and commercial and industrial property owners will no longer be able to choose their service provider.

Q: How will the zoning change if the annexation is approved?

A: The City is in the process of pre-zoning the annexation area, consistent with the City of Carson General Plan. The City of Carson Planning Commission will hold a public hearing on October 10, 2006 to consider the proposed pre-zoning.

Q: Will business owners incur any costs as a result of annexation?

A: The City and County have different business licensing requirements and fees.

For Los Angeles County business licensing ordinances, go to:

<http://ordlink.com/codes/lacounty/index.htm>. Title 7 addresses business licenses, including fees.

For City of Carson requirements, go to:

http://ci.carson.ca.us/content/department/admin_service/generalinfo.asp.

Q: How do the County and the City enforce land use, health, and fire codes to maintain the safety and value of property?

A: Both the City and the County operate "code compliance" programs to help property owners comply with local ordinances dealing with such issues as dilapidated structures, weeds, animals, noise, home-operated businesses, and other inappropriate property use or neglect. The City and County

