

**LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING AGENDA**

Wednesday, August 13, 2003
9:00 a.m.

Board of Supervisors Hearing Room, Room 381B
Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles 90012

A person with a disability may contact the LAFCO office at (818) 254-2454 at least 72-hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN PELLISSIER.**
3. **HEARING**
 - a. City of El Segundo Reorganization No. 2003-01, reorganization of approximately 50 acres of territory between the Cities of El Segundo and Hawthorne.
4. **CONSENT ITEM**
 - a. Approve Minutes of the meeting held July 23, 2003.
5. **SPECIAL ITEMS**
 - a. Municipal Service Reviews and Spheres of Influence Update.
 - b. Status report on the allocation of interest earned from Special Reorganization Account.

6. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation

7. **FUTURE MEETINGS**

August 27, 2003

The following County Sanitation District annexations were improperly noticed for this meeting. Therefore, the annexations have been rescheduled and properly noticed for the **September 10, 2003** commission meeting.

District No. 14, Annexation Nos. 277, 280 and 281

District No. 18, Annexation No. 47

District No. 20, Annexation No. 69

District No. 21, Annexation No. 696

District No. 26, Annexation Nos. 295 and 332

8. **NEW BUSINESS**

This is the opportunity for commissioners to discuss matters not on the Posted Agenda (to be discussed and upon Commission approval placed on the Agenda for action at a future meeting).

9. **ADJOURNMENT MOTION**

STAFF REPORT

AUGUST 13, 2003

CITY OF EL SEGUNDO REORGANIZATION NO. 2003-01 (Los Angeles Air Force Base)

AGENDA ITEM NO. 3A.

Agenda Item No. 3a is a proposal requesting reorganization of approximately 50 ± acres of uninhabited territory. The applicant of record is the City of El Segundo, the proposal being initiated by City of El Segundo Resolution of Application No. 4315. The application was submitted to LAFCO on January 30, 2003.

Background

On December 3, 2002, representatives of the City El Segundo and the City of Hawthorne met with staff concerning a proposal for the reorganization of territory between the Cities of El Segundo and Hawthorne. The project essentially involves two locations: Area A, the subject of this request, and Area B, which are further outlined in the attached map marked "Exhibit A." The subject territory, currently in the City of El Segundo, is primarily United States Air Force (USAF) property but also includes a segment of Caltrans and Union Pacific Railroad right-of-ways.

The principal purpose of the request is to retain the Los Angeles Air Force Base (LAAFB) in Southern California and prevent loss of jobs critical to the economy of the South Bay area.

LAAFB may potentially be placed on the Base Realignment and Closure (BRAC) list. One of the criteria for determining whether a military facility should be closed is the condition of existing buildings.

The current base facilities are deteriorating and in a substandard condition that does not meet building and safety requirements. In order to accomplish the goal of preventing base closure, both cities have agreed to an exchange of territory, Area B involves the development of seismically stable replacement military facilities in El Segundo in exchange for the redevelopment of Area A current base property with proposed residential uses, subject to annexation to the City of Hawthorne.

Development of Area A includes the construction of approximately 750 residential units including a combination of single-family detached, townhouse and condominium units.

On June 11, 2003, at the request of both cities, the Commission adopted a motion to waive the notification and public hearing requirements, pursuant to Government Code Sections 56662 and 56663.

Related Jurisdictional Changes

The request for change of organization includes the following jurisdictional changes: detachment of territory from the City of El Segundo and annexation of the same said territory to the City of

Hawthorne, and the Consolidated Fire Protection District of Los Angeles County. The proposal also includes sphere of influence amendments for the Cities of El Segundo and Hawthorne.

Purpose of Request

Historically, the City of El Segundo has a policy of not allowing residential uses east of Sepulveda Boulevard. Adjacent residents in the City of Hawthorne opposed commercial development of Area A and sought residential development that was seen as a compatible land use by the City of Hawthorne. In order to facilitate the retention of LAAFB, the City of El Segundo agreed to detachment of the subject territory and Hawthorne has agreed to annex said territory.

Location

The subject territory is generally located west of Interstate 405, north of the Union Pacific Railroad right-of-way, east of Aviation Boulevard and south of El Segundo Boulevard.

Population/Topography

The subject territory is presently vacant, uninhabited territory with a future population estimate of approximately 2,925 residents. The topography of the area is predominately flat terrain.

Pre-zoning

On July 16, 2003 the City of Hawthorne adopted a series of General Plan Amendments and rezoning for the proposal area.

Present Land Uses

LAAFB occupies approximately 39.24 acres within the subject area (Area A). A Union Pacific Railroad right-of-way occupies 4.82 acres, which contains railroad tracts and a wireless communications facility. An on-ramp to the San Diego Freeway (I-405) occupies 2.84 acres and the remaining 3.2 acres are comprised of street right-of-ways along Aviation and El Segundo Boulevards.

Surrounding Land Uses

A single-family residential neighborhood (Hollyglen), within the City of Hawthorne, is south of the subject area and includes, a library, schools and parks. West of the subject territory are industrial uses and low-rise office developments located within the City of El Segundo. North of the site includes commercial and residential uses located in the unincorporated county area known as the community of Del Aire. East of the subject territory are residential and commercial uses located within the City of Hawthorne.

CEQA

Acting in its capacity as lead agency, the City of El Segundo has approved an Environmental Impact Statement/Environmental Impact Report (“EIS/EIR”) and Statement of Overriding Considerations for the project.

Request for Waiver of Protest Proceedings

LAFCO has received a written consent from all of the property owners (USAF, Caltrans, Union Pacific Railroad and El Segundo) within the subject area requesting waiver of the conducting authority proceedings.

Tax Transfer

All affected agencies have adopted the appropriate tax transfer resolution.

Correspondence

Staff has received three letters of correspondence in opposition to the proposal, copies of which are included in this report.

Resolutions of Application

The City of El Segundo adopted its resolution of application on August 5, 2003. Staff anticipates that Hawthorne will also have adopted a resolution prior to the Commission meeting. Prior defects in earlier versions of the cities’ resolutions have been corrected.

RECOMMENDATION

- 1) Acting in its role as a responsible agency with respect to City of El Segundo Reorganization No. 2003-01, pursuant to State CEQA Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the environmental documents certified by the City of El Segundo, as lead agency, namely EIS/EIR Sch. No. 200207116 and City of El Segundo Resolution No. 4314, approving and certifying the Final EIS/EIR and Statement of Overriding Considerations, and has determined that the documents adequately address the environmental impacts of the proposed project. LAFCO finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the City of El Segundo in connection with its certification of that report for the proposed project.
- 2) Find that the county and all subject agencies agree to the proposed transfer.

- 3) Approve the requested amendments to the spheres of influence for the City of El Segundo and the City of Hawthorne and make the following determinations, in accordance with Government Code Section 56425:
- a. *Present and planned land uses in the area, including agricultural and open-spaced lands:*
The project site is currently owned by the USAF and is not subject to local land use and zoning controls. Existing El Segundo General Plan and zoning designations reflect use of the site as Federal Facilities. Future development of the project site will be governed by the provisions of land use entitlements processed in Hawthorne that establish uses, density and development standards applicable to the site. These entitlements permit development of up to 750 residential units. The proposed development is in conformance with the City of Hawthorne General Plan. Agricultural and open-spaced lands will not be affected by this proposal.
 - b. *Present and probable need for public facilities and services:*
The subject territory is currently undeveloped and uninhabited. Upon development and habitation, public facilities and services will be required to meet the needs of the community and will be provided as set forth in (c), below.
 - c. *The present capacity of public facilities and the adequacy of public services that the agency provides or is authorized to provide:*
Adequate public service facilities will be available to service the site upon future development.

Fire Protection

The City of El Segundo Fire Department currently provides fire protection services to the subject territory. Fire protection services are provided to the City of Hawthorne by the Los Angeles County Consolidated Fire Protection District (CFPD) on a contractual fee-for-service basis. Services will be extended to include the project area and it is anticipated that the CFPD will be providing services at a greater level once development is completed and has indicated that it can absorb the additional demand for services.

Library

Public Library Services will be provided by the Los Angeles County Public Library (LACPL). LACPL has indicated that the size of Wiseburn Library, the closest facility may not be adequate to serve the need of additional residents; however, no developer fees are currently required for impacts to LACPL services in the City of Hawthorne. Statements of Overriding Considerations were adopted by Hawthorne and El Segundo that set forth the reasons why this impact is outweighed by the benefits of the project.

Parks/Recreation

Public parks are provided in the area of the proposed residential development to meet park and recreation service needs. However, the City of Hawthorne has indicated that existing parks are overcrowded and cannot adequately serve additional population growth in the area.

Payment of fees to provide additional park facilities is not feasible in the case of the Project. Statements of Overriding Considerations were adopted by Hawthorne and El Segundo that set forth the reasons why this impact is outweighed by the benefits of the project.

Police Services

The proposal area currently receives police protection services from the City of El Segundo Police Department. Security is also provided by the United States Air Force, 61st Security Forces Squadron. Upon annexation the area will be serviced by the City of Hawthorne Police Department. The proposed development would not result in the need for new police stations; however, the impact of additional residents would require three to four additional police officers and equipment. The additional expenditure for added personnel will be absorbed by the City of Hawthorne through their annual budget process. Funding of additional equipment is not available but poses a less than significant impact.

Sewer/Wastewater Services

The area is within the jurisdictional boundaries of Los Angeles County Sanitation District No. 5. The developer will be required to pay the required sewer connection fees.

Solid Waste

Solid Wastes generated by the residential development will be less than the amount currently generated by the existing commercial uses. Waste hauling will be provided by a private hauler or through any hauler that contracts for services with the City of Hawthorne.

Street Lighting

Upon annexation to the City of Hawthorne, street lighting services will be provided through assessment district fees billed by the County of Los Angeles as part of the resident's annual property tax bill.

Water

Water service to the subject area is provided by the Southern California Water Company, a private purveyor, and will continue to be served by them upon annexation. A sufficient supply of water is available to meet the anticipated increase in demand.

d. *The existence of any social or economic communities of interest:*

There are currently no social or economic communities of interest within the subject territory; however, the City of Hawthorne has approved the inclusion of Area A to the City's Redevelopment Project Plan (Project No. 2).

- 4) Find that the affected agencies have consented to the waiver of conducting authority proceedings, pursuant to Government Code Section 56663(c), and waive the conducting authority proceedings in its entirety.
- 5) Adopt a resolution making determinations approving and ordering the detachment of the subject territory from the City of El Segundo and annexation of the same said territory to the City of Hawthorne and the Los Angeles County Consolidated Fire Protection District, pursuant to Government Code Section 56375, and amending their respective spheres of influence.

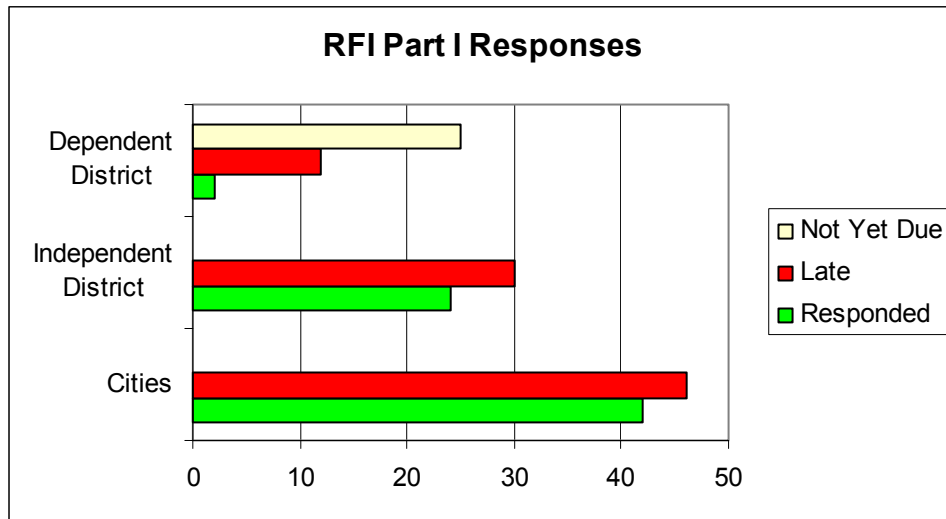
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STAFF REPORT
August 13, 2003

AGENDA ITEM 5 a.
Municipal Service Review Progress
As of August 6, 2003

Basic Agency Questionnaire

LAFCO prepared and mailed a total of 181 basic agency questionnaires (RFI Part I) accompanied by maps for agency review. These mailings were sent to 88 cities, 54 independent special districts, and 39 dependent special districts. The agencies were given four weeks to respond. As of August 6, 2003, slightly under half of the agencies were late in responding. The responses to Part I are indicated by agency type in the following table:



LAFCO has checked all 68 responses received as to whether the agencies attached the requested documents (e.g. budgets).

LAFCO has designed a database, and begun entering the RFI Part I responses into the database. The task of entering the RFI Part I responses into the database involves entering 13,486 pieces of data into the computer. If all agencies' responses were to be received in a timely fashion, the task of data entry is expected to take two weeks of staff time.

Given that many agencies are tardy in responding, LAFCO expects that encouraging the agencies to respond and inputting the data into the MSR database may take four weeks.

RFI PART I: RESPONSES OUTSTANDING

CITIES

| | |
|----------------------|-----------------------|
| Agoura Hills | Manhattan Beach |
| Azusa | Montebello |
| Bell | Norwalk |
| Beverly Hills | Palos Verdes Estates |
| Bradbury | Pasadena |
| Burbank | Pico Rivera |
| Calabasas | Redondo Beach |
| Carson | Rolling Hills Estates |
| Compton | Rosemead |
| Cudahy | San Dimas |
| Culver City | San Fernando |
| El Monte | San Marino |
| El Segundo | Santa Fe Springs |
| Gardena | Santa Monica |
| Glendale | Signal Hill |
| Glendora | South El Monte |
| Hawaiian Gardens | South Gate |
| Hawthorne | Temple |
| Hidden Hills | Torrance |
| La Canada Flintridge | Vernon |
| La Puente | Walnut |
| Lomita | West Hollywood |
| Long Beach | Whittier |

INDEPENDENT DISTRICTS

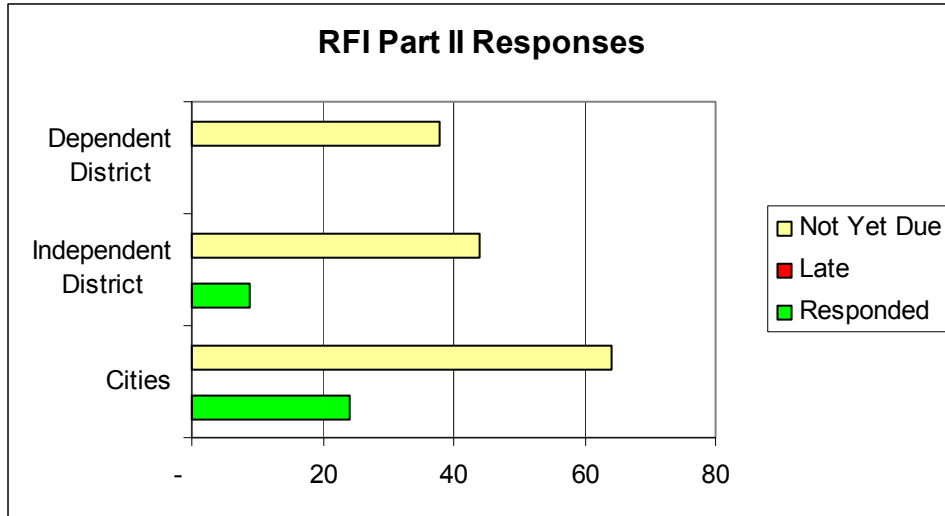
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|--|---|
| Antelope Valley Health Health Care/Hospital District | South Montebello Irrigation District |
| Antelope Valley Mosquito and Vector Control District | Three Valleys Municipal Water District |
| Antelope Valley-East Kern Water Agency | Upper San Gabriel Valley Municipal Water District |
| Artesia Cemetery District | Valley County Water District |
| Bradbury Estates Community Services District | West Basin Municipal Water District |
| Castaic Lake Water Agency | West Valley County Water District |
| Central Basin Municipal Water District | Westfield Recreation & Park District |
| Golden Valley Municipal Water District | Wilmington Cemetery District |
| Green Valley County Water District | |
| Huntington Municipal Water District | |

DEPENDENT DISTRICTS

| | |
|---|---|
| Kinneloa Irrigation District | Athens-Woodcrest-Olivita Sanitary District |
| Little Lake Cemetery District | Belvedere Sanitary District |
| Los Angeles County West Vector Control District | Firestone Sanitary District |
| Miraleste Recreation & Park District | Lennox Sanitary District |
| Newhall County Water District | Mesa Heights Sanitary District |
| Palm Ranch Irrigation District | County Waterworks District No. 21 – Kagel Canyon |
| Palos Verdes Library District | County Waterworks District No. 29 – Malibu |
| Pasadena Glen Community Services District | County Waterworks District No. 36 – Val Verde |
| Pico County Water District | County Waterworks District No. 37 – Acton |
| Quartz Hill County Water District | County Waterworks District No. 40 – Antelope Valley |
| Ridgecrest Ranchos Recreation & Park District | County Service Area No. 2 (Malibu Rd. Well Pumping) |
| Satava County Water District | Walnut Park Sanitary District |

General Services Questionnaire

LAFCO prepared and mailed general service questionnaires (RFI Part II) to the 181 agencies. The agencies were given four weeks to respond. As of August 6, 2003, 33 agencies had responded. None of the outstanding responses are tardy yet.



Research in Progress

LAFCO’s project team is researching population growth projections and service demand projections data sources, as well as the mapping techniques required to estimate population and other demographic information in the districts.

In addition, the MSR project team has classified all districts into watershed areas for purposes of separating agencies into geographic study areas. Further, the project team is conducting research on data available from regional agencies such as SC