

**LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING AGENDA**

Wednesday, May 26, 2004
9:00 a.m.

Board of Supervisors Hearing Room, Room 381A
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. South Montebello Irrigation District, Annexation No. 2003-06 – 1.95 acres generally located at 437 South Bluff Road, in the city of Montebello.
4. **SPECIAL ITEMS**
 - a. Reappointment of Commissioner Burke, by the Los Angeles County Board of Supervisors, for a four-year term of office expiring the first Monday in May 2008.
 - b. Approve minutes of the meeting held May 12, 2004.
 - c. Municipal Service Reviews and Spheres of Influence Update.
 - d. Report on pending applications.

5. **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.

6. **FUTURE MEETINGS**

June 9, 2004

June 23, 2004

7. **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).

8. **ADJOURNMENT MOTION**

Staff Report

May 26, 2004

South Montebello Irrigation District No. 2003-06

Agenda Item No. 3A

Agenda Item No. 3a is an uninhabited annexation proposal initiated by the South Montebello Irrigation District, and related sphere of influence amendment.

Proposal: The proposal involves 1.95 acres of territory owned by the South Montebello Irrigation District in fee simple. The District's public works yard is currently located on the property.

Location: The territory is generally located at 437 S. Bluff Road, near Roosevelt Avenue, west of Walnut, 3rd Street and Bluff Road, in the City of Montebello.

Surrounding and Present Land Uses: The surrounding land use consists of R3 (multi-family residential) to the West; RA (residential and agricultural) to the East; R1 (developed with single-family residences to the North); and R1 (developed with single family residences and City park) to the South.

Population and Housing: The subject territory is partially developed exclusively as a public use facility with no residential structures or uses.

Sphere of Influence: The area proposed for annexation is outside the district's boundary, therefore, it will be necessary to amend the District's sphere of influence to include said territory.

Proposed Development: The District anticipates developing the property as an emergency response center for service uses by the District, as well as certain administrative uses, such as a meeting location for the district's governing board.

Provision of Services: The proposed territory is within a developed area of the City of Montebello and should not result in changes in, or impact existing services. The District will provide water service to the proposed area and will obtain other utility services from existing providers.

CEQA: The annexation is exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines, section 15319 (annexations of existing facilities and lots for exempt facilities).

Tax Transfer: All affected agencies have adopted the appropriate tax transfer resolution.

Correspondence: Staff has not received any correspondence in opposition to or in support of this annexation.

Recommended Action

1. Find that this annexation is categorically exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines section 15319 (Class 19) (annexations of existing facilities and lots for exempt facilities).

2. Find that all owners of land have given their written consent to the change of organization and all affected agencies have consented in writing to the waiver of protest proceedings, and pursuant to Government Code Section 56663, waive the requirement for protest proceedings in its entirety.
3. Adopt the resolution making determinations, amending the sphere of influence for the South Montebello Irrigation District and approving and ordering Annexation 2003-06 to the South Montebello Irrigation District.

RESOLUTION NO. 2004-

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
ANNEXATION NO. 2003-06
AND AMENDING THE SPHERE OF INFLUENCE FOR
SOUTH MONTEBELLO IRRIGATION DISTRICT**

WHEREAS, the South Montebello Irrigation District adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the South Montebello Irrigation District; and

WHEREAS, the principal reason for this annexation is to place district-owned property within the municipal boundaries of the district; and

WHEREAS, a description of the boundaries and map of the proposal is set forth in Exhibits "A" and "B," attached hereto and by this reference incorporated herein; and

WHEREAS, the subject territory is uninhabited and consists of 1.95± acres; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 2003-06 to the South Montebello Irrigation District;" and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a report, including his recommendation thereon; and

WHEREAS, on May 26, 2004, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

4. The Commission finds this annexation is categorically exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines section 15319 (Class 19) (annexations of existing facilities and lots for exempt facilities).
2. The Commission hereby amends the spheres of influence of the South Montebello Irrigation District, and makes the following determinations in accordance with Government Code Section 56425:
 - a. *Present and planned land uses:*

The territory is partially developed with a public works yard and two small buildings. The territory is proposed for future development as an emergency response center, as well as certain administrative uses such as a meeting location for the District governing board.
 - b. *The present and probable need for public facilities and services in the area:*

The proposed area is within the City of Montebello and will remain in the city. All public facilities and services in the proposed area are already established. The proposed annexation will have no impact on these facilities.
 - c. *Present capacity of public facilities:*

The proposed annexation will not result in any new services or any change in existing services. The District has the present capacity to provide water service to the subject territory.
 - d. *Communities of interest:*

Annexation of the subject territory will allow the District to conduct Board meetings within its territorial boundaries, in compliance with the Brown Act.

3. Annexation No. 2003-06 to the South Montebello Irrigation District is hereby approved,

subject to the following terms and conditions:

- a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the South Montebello Irrigation District may legally impose.
- b. The regular County assessment roll shall be utilized.
- c. The subject territory will not be taxed for existing bonded indebtedness of the South Montebello Irrigation District.

4. Pursuant to Government Code Section 56663, the Commission hereby finds and determines

that:

- a. The territory to be annexed is uninhabited;
- b. The South Montebello Irrigation District, as the sole landowner within the affected territory has given written consent to the change of organization; and
- c. All affected local agencies that will gain or lose territory as a result of this change of organization have consented in writing to a waiver of Commission protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the District.

6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code section 57200, et seq.

PASSED AND ADOPTED this 26th day of May 2004.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer