

**LOCAL AGENCY FORMATION COMMISSION  
REGULAR MEETING AGENDA**

Wednesday, June 9, 2004  
9:00 a.m.

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

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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.

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1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN PELLISSIER.**
3. **HEARING**
  - a. Hearing on Annexation No. 2002-03 to the City of West Covina.
4. **SPECIAL ITEMS**
  - a. Approve minutes of the meeting held May 26, 2004.
  - b. Municipal Service Reviews and Spheres of Influence Update.
  - c. Approve May 2004 Operating Account Register.
  - d. Report on pending applications.
  - e. 2004 CALAFCo Annual Conference, September 8-10, 2004.

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 23, 2004

July 14, 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

JUNE 9, 2004

### CITY OF WEST COVINA ANNEXATION NO. 2002-03

(Uninhabited territory)

#### AGENDA ITEM NO. 3A

Agenda item No. 3A is a proposal requesting annexation of approximately 1.16 acres, of uninhabited county territory, to the City of West Covina. The applicant of record is Hank Jong, EGL (Environmental Geotechnology Laboratory), acting on behalf of the property owner. The proposal is initiated by land-owner petition. The application was submitted to LAFCO on February 6, 2002.

#### Related Jurisdictional Changes

The request for change of organization includes the following jurisdictional changes: annexation of territory to the City of West Covina and detachment of the same said territory from the Los Angeles County Consolidated Fire Protection District and Los Angeles County Road District No. 5. The proposal also requires amendment to the City of West Covina sphere of influence.

#### Purpose of Request

The subject territory consists of one parcel, which the owner, Billary & Development Incorporated, wishes to subdivide and construct a single-family dwelling. Los Angeles County lot size requirements prohibit the owner from subdividing the lot. City of West Covina lot size requirements are less stringent and would allow the owner to subdivide; therefore, the owner requests annexation to West Covina. A single-family home exists on the property.

#### Location

The subject territory is located at 2465 South Grand Avenue, in the unincorporated Hacienda Heights area. Major cross streets are South Grand Avenue and East Cameron Avenue.

#### Project Information

1. *Population:*  
The subject territory is uninhabited. The Los Angeles County Registrar Recorder/County Clerk confirms that there are no registered voters residing within the proposal area.
2. *Topography, Natural Boundaries and Drainage Basins:*  
The site consists of two hills with generally flat terrain.
3. *Present and Future Land Use:*  
The current and future land use is low-density residential.

4. *Surrounding Land Use:*

Surrounding land uses to the north south and west are low-density residential. Grand Avenue to the east is a major street.

5. *Pre-zoning:*

The subject property has been pre-zoned from the Los Angeles County R-1 40,000 (Single Family Residential) to West Covina R-1 (Single Family Residential), Area District IV. The proposed zone change conforms to the City's General Plan.

6. *Agricultural and Open-Spaced Lands:*

There will be no impact on agricultural or open-spaced lands.

7. *CEQA:*

Acting as lead agency, the City of West Covina filed a Notice of Exemption for the project on February 29, 2002.

8. *Governmental Services and Controls:*

The County of Los Angeles currently provides services to the area. Services will continue to be provided to the subject territory at the same level or greater level by the City of West Covina. No other future services will be required as a result of approval of this annexation request. Utility services exist at the subject site.

9. *Boundaries and Lines of Assessment:*

The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated county territory.

10. *Sphere of Influence:*

The subject territory is not consistent with the City of West Covina sphere of influence. An amendment to the City's sphere of influence will be required in conjunction with this request.

11. *Assessed Value, Tax Transfer:*

The proposal is within tax rate area 03106. The net assessed value of the subject territory is \$200,930. All agencies have adopted a tax transfer resolution.

12. *Correspondence:*

No correspondence has been received regarding this annexation request.

Request for Waiver for Protest Hearing:

LAFCO has received a written consent from the property owner, Billary Development, Inc., the City of West Covina and the Los Angeles County Board of Supervisors, for the waiver of conducting authority proceedings.

Conclusion

Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of West Covina boundary.

Recommendation:

- 1) Find that Annexation No. 2002-03 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319; Class 19 (annexations of existing facilities and lots for exempt facilities).
- 2) Approve the requested amendment to the City of West Covina sphere of influence.
- 3) Find that the county and all subject agencies have agreed to the proposed tax transfer.
- 4) Adopt the resolution making determinations approving annexation of the subject territory to the City of West Covina and detachment of the same said territory from Los Angeles County Consolidated Fire Protection District and Los Angeles County Road District No. 5.
- 5) Find that all owners of land and all subject 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.

**RESOLUTION \_\_\_\_\_ RMD**

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS AND APPROVING FOR APPROVAL OF  
CITY OF WEST COVINA ANNEXATION NO. 2002-03  
AND AMENDMENT OF THE SPHERE OF INFLUENCE FOR  
THE CITY OF WEST COVINA**

WHEREAS, the applicant, Billary Development Incorporated, a petition 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 City of West Covina, including the detachment of the territory herein described from the Los Angeles County Consolidated Fire Protection District and County Road District No. 5; and

WHEREAS, the principal reason for this annexation to allow the property owner to subdivide and construct an additional single-family dwelling; 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 1.16 ± acres; and

WHEREAS, the short-form designation given this proposal is "City of West Covina Annexation No. 2002-03;" and

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

WHEREAS, on June 9, 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:

1. The Commission finds that acting in its role as a responsible agency, with respect to Annexation No. 2002-03 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to 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 City of West Covina, and makes the following determinations in accordance with Government Code Section 56425:
  - a. Present and planned land uses in the area:  
The construction of a single-family dwelling is proposed for the subject property. The proposal will not have an impact on any agricultural or open-space lands.
  - b. Present and probable need for public facilities and services:  
There is no need for public facilities and services in the area, as services already exist on the subject site.
  - c. The present capacity of public facilities:  
Public facilities and services are adequate and are currently provided to the site by the County of Los Angeles. Services to the site are already in existence. Services will be provided by the City of West Covina at the same or greater level of service than is currently being provided. West Covina does not contract with the County of Los Angeles for fire prevention and emergency medical services or law enforcement services. Police and Fire prevention services will be provided by the City of West Covina.
  - d. The existence of any social or economic communities of interest:  
There are no communities of social or economic interest, as the area is mainly rural.
3. A description of the boundaries and map of the proposal, as approved by this Commission, is set forth in Exhibits A and B, attached hereto and by this reference incorporated herein.

4. The subject territory consists of 1.16 ± acres, is uninhabited, and is assigned the following distinctive short form designation:

"City of West Covina Annexation No.2002-03"

5. Annexation No. 2002-03 is hereby approved subject to the following terms and conditions:
- a. Annexation of the subject territory to the City of West Covina.
  - b. Detachment of the subject territory from Los Angeles County Consolidated Fire Protection District.
  - c. Detachment of the subject territory from Los Angeles County Road District No. 5.
  - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as levied by the City of West Covina.
  - e. The regular County assessment roll shall be utilized by the City of West Covina.
6. The Commission shall initiate and conduct protest proceedings pursuant to Government Code Section 57000, *et seq.*
7. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner and as provided in Government Code Section 56882.

PASSED AND ADOPTED this 9<sup>th</sup> day of June 2004.

Ayes:

Noes:

Absent:

Abstain:

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LARRY J. CALEMINE, Executive Officer

