

**LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING AGENDA**

Wednesday, July 28, 2004
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.**
3. **HEARINGS**
 - a. Las Virgenes Municipal Water District, West Hills Detachment No. 2002-07.
 - b. City of Azusa, Annexation No. 2003-05 (Monrovia Nursery).
4. **SPECIAL ITEMS**
 - a. Reappointment of Henri F. Pellissier, for a four-year term of office expiring the first Monday in May 2007.
 - b. Approve minutes of the meeting held July 14, 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**

August 11, 2004

August 25, 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

July 28, 2004

Las Virgenes Municipal Water District West Hills Detachment No. 2002-07

Agenda Item No. 3A

Purpose: The purpose of this request is to detach inhabited territory located in the City of Los Angeles from the Las Virgenes Municipal Water District (LVMWD). There is an estimated 711 registered voters residing within the boundaries of the territory.

Project location: The subject territory consists of residential lots located in the City of Los Angeles. The territory is bounded by El Escorpion Park on the south, Bell Canyon Park on the west and north and Valley Circle Boulevard on the east and residential lots adjacent to the Ventura County border on the west, the City of Hidden Hills on the south adjacent to Paseo la Vista and County Oak Road.

Project Description: In 1970 and 1981 the commission processed two proposals to expand the City of Los Angeles' boundary to include the residential lots. Due to an oversight, the territory was not detached from the municipal boundary of LVMWD.

The residents of the affected territory have since received sewer and water services from the City of Los Angeles. LVMWD does not currently provide any services or benefits to the properties nor does it plan to provide services in the future.

Detachment of the territory will also involve the simultaneous detachment of the territory from LVMWD Sewer Improvement District U-3 and Improvement District No. 13.

Sphere of Influence: The subject territory is positioned within the spheres of influence of both LVMWD and the City of Los Angeles. Since LVMWD has no future plans to service the area the logical course of action would be to amend LVMWD's sphere of influence to exclude the detaching territory.

CEQA: In February 2002, the Las Virgenes Municipal Water District, as lead agency, certified the negative declaration for the project and made a determination that the project will not have a significant effect on the environment.

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

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

Recommended Action

1. Acting in its role as a responsible agency with respect to West Hills Detachment No. 2002-07, 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 negative declaration adopted by the Las Virgenes Municipal Water District, as lead agency, and has determined that the document adequately addresses 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 negative declaration previously prepared by the lead agency, in connection with its approval of the project.
2. Amend the Sphere of Influence for the Las Virgenes Municipal Water District to exclude the subject territory.
3. Adopt Resolution Making Determinations Approving West Hills Detachment No. 2002-07 from Las Virgenes Municipal Water District.
4. Pursuant to Government Code Section 57002 set September 22, 2004 as the date for commission protest proceedings.

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
RESOLUTION NO. 2004-00RD**

**MAKING DETERMINATIONS AND APPROVING WEST HILLS DETACHMENT NO. 2002-07
FROM LAS VIRGENES MUNICIPAL WATER DISTRICT**

WHEREAS, the Las Virgenes Municipal Water District has 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 detachment of territory located in the City of Los Angeles.

WHEREAS, the principal reason for the proposed detachment is to exclude territory currently being serviced by the City of Los Angeles.

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

WHEREAS, the boundary of the proposed detachment is inhabited and consists of 109.88 acres; and

WHEREAS, the short-form designation given this proposal is "West Hills Detachment No. 2007-02 from the Las Virgenes Municipal Water District;"

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

WHEREAS, on July 28, 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. Acting in its role as a responsible agency with respect to West Hills Detachment No. 2002-07, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Negative Declaration, adopted by the Las Virgenes Municipal Water District, as lead agency, and has determined that the document adequately address the environmental impacts of the proposed project. The Commission 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 negative declaration previously prepared by the District, in connection with its approval of the project.
2. The Commission hereby amends the sphere of influence for Las Virgenes Municipal Water District to exclude the subject parcels.
3. West Hills Detachment No. 2002-07 from Las Virgenes Municipal Water District is hereby approved.
4. Pursuant to Government Code Section 57002, the Commission sets September 22, 2004 at 9:00 a.m., for Commission protest proceedings.

PASSED AND ADOPTED this 28th day of July 2004.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer

Staff Report

July 28, 2004

City of Azusa Annexation No. 2003-05

(Monrovia Nursery)

Agenda Item No. 3B

Agenda item No. 3B is a proposal requesting annexation of approximately 411± acres of uninhabited county territory to the City of Azusa. The applicant of record is the Monrovia Nursery Company, landowner of the subject property, the proposal being initiated by City of Azusa Resolution of Application No. 03-C10. The application was submitted to LAFCO on June 26, 2003.

Background

The subject territory is currently owned by the Monrovia Nursery Company. There are plans to develop a master planned community on the property site. Residents recently voted to approve a specific plan for development of the project site. The Monrovia Nursery Specific Plan was the subject of a Special Election in the City of Azusa on May 4, 2004. Registered voters were asked to approve or reject the Plan. It was approved with a 75% majority.

The proposed project includes the development of 1,250 dwelling units, 50,000 square feet of commercial uses, parks and open space, a school, and transit center, on 489 acres, of which 411 acres are within county unincorporated territory. The project site is within the City of Azusa sphere of influence. On September 5, 2003, LAFCO contracted with Citygate Associates, LLC for the purpose of preparing a Municipal Service Review (MSR) of the City of Azusa including the Monrovia Nursery proposal. On February 11, 2004, the Commission approved the determinations and recommendations proposed in the Azusa MSR report and concurrently approved the determinations made regarding the City of Azusa Sphere of Influence Update. The report recommended that the affected territory be concurrently annexed to the San Gabriel Valley Municipal Water District (SGVMWD) and detached from Three Valleys Municipal Water District (TVMWD). The City of Azusa is a member agency of SGVWD, a state water project contractor. Retail water is provided to Azusa residents through its municipal utility - Azusa Light and Power. LAFCO is not empowered to initiate annexations or detachments. The jurisdictional changes recommended in the MSR report, regarding detachment from TVMWD and annexation to SGVMWD, were not requested by the applicant and therefore, are not part of this proposal.

Related Jurisdictional Changes

The request for change of organization includes the following jurisdictional changes: annexation of the subject territory to the City of Azusa and detachment of the same said territory from Los Angeles County Road Districts No. 1 and No.5.

Purpose of the Request

The owner of property, Monrovia Nursery Company owns several growing fields throughout the nation. The Nursery decided to close a large portion of its Azusa operations and sell the property for development. The prospective buyer of the property is proposing a master-planned community. The Monrovia Nursery Specific Plan and Project will allow for the orderly and integrated development of property that might otherwise be fragmented if the property were to be sold and divided.

Location

The subject property is generally located in county territory northeast of the City of Azusa limits, to the east and northeast of San Gabriel Canyon Road, west of the City of Glendora limits, and north of Foothill Boulevard.

Project Information

Topography, Natural Boundaries and Drainage Basins:

The site is located in the foothills of the San Gabriel Mountains. The northern portion contains mountainous terrain characterized by narrow canyons and steep, heavily vegetated slopes. The central portion of the site consists of upland terraces with varying slope gradients from 5:1 to 2:1. The area surrounds Beatty Canyon Wash and contains the Beatty Detention Basin which is owned and operated by the County of Los Angeles. The southern portion of the site is characterized as having relatively flat terrain.

Population:

The subject site is currently uninhabited, with one registered voter residing on site. The projected population is estimated to be 4,375 residents.

Present and Future Land Uses:

A wholesale nursery operation occupies the entire site. The Monrovia Nursery Company spans approximately 489 acres, within the City of Azusa, unincorporated county territory, and the City of Glendora. The portion that is within Glendora is not included in the proposal. Future land uses include single-family and multiple-unit dwellings, an elementary and middle school, a 5.5 acre joint-use park, various parks and trails, 50,000 square feet of commercial uses, and a transit center.

The project site is currently zoned R-10 (single-family residential 10,000 sq. ft. lot minimum) and RA (residential agriculture). The City of Azusa adopted a pre-zoning ordinance that designates the new zoning as SP-6 (Specific Plan).

Surrounding Land Uses:

Single-family dwellings and a cemetery surround the nursery's operations within the City of Glendora. Northeast of the project site is developed with single-family homes. To the north and northwest are undeveloped foothill lands. A single-family residential development exists west of the site, and to the south is a railroad right-of-way that is owned and operated by the Los Angeles-Pasadena Blue Line Construction Authority, multiple-family dwellings, and Azusa Pacific University.

Prezoning:

On February 18, 2003, the City of Azusa adopted a prezoning ordinance for the subject site designating it as SP-6 (Specific Plan) and subsequently adopted the Monrovia Nursery Specific Plan and Project. The proposal is consistent with the City's General Plan.

Agricultural and Open-Spaced Lands:

The California Department of Conservation, 2002 Important Farmland Map of Los Angeles County indicates that the subject site does not contain and is not located adjacent to any agricultural lands. There are natural open-space lands north of the Nursery operation and will remain as such as the project site is developed.

CEQA:

Acting in its capacity as lead agency, the City of Azusa approved and adopted (City of Azusa Resolution No. 03-C7) an Environmental Impact Report, a Statement of Overriding Considerations, and a Mitigation Monitoring Program for the project on February 3, 2004.

Governmental Services and Controls:

Los Angeles County currently provides services to the area. Public services and facilities will be provided to the subject territory by the City of Azusa upon annexation. The City of Azusa is a full-service city that has the ability to provide services to the area at the same level or greater level as that being currently provide.

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.

Sphere of Influence:

The proposal is consistent with the current City of Azusa sphere of influence.

Assessed Value, Tax Transfer:

The total assessed value of the subject territory is 8,991,393. All affected local agencies have adopted the appropriate tax transfer resolution.

Request for a Waiver of Protest Proceedings

LAFCO has received written requests and consent to waive the conducting authority proceedings from all property owners and subject agencies pursuant to Government Code Section 56663.

Correspondence

Staff has received no correspondence regarding this proposal either in support or in opposition of the request.

Conclusion

Staff recommends approval of the annexation request. The annexation is a logical, orderly, and reasonable extension of the City of Azusa boundary.

RECOMMENDATION

- 1) Acting in its role as a responsible agency with respect to City of Azusa Annexation No. 2003-05, 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 Azusa, as lead agency, namely Monrovia Nursery Specific Plan and Project EIR, Sch. No. 2002071046, and City of Azusa Resolution No. 03-C7, approving and certifying the Final EIR, Statement of Overriding Considerations, and Mitigation Monitoring Program; 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 Azusa 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) Adopt the attached resolution making determinations approving and ordering annexation of the subject territory to the City of Azusa and detachment of the same said territory from Los Angeles County Road Districts No. 1 and No. 5, pursuant to Government Code Section 56375.
- 4) 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 their entirety.

RESOLUTION 2004-0_ RMD

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
CITY OF AZUSA ANNEXATION NO. 2003-05**

WHEREAS, the City of Azusa (the "City") 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, (commencing with Section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), on behalf of the applicant, the Monrovia Nursery Company, for the annexation of unincorporated county territory to the City of Azusa, including the detachment of the territory herein described from Los Angeles County Road Districts No. 1 and No. 5; and

WHEREAS, the principal reason for this annexation is to allow the property owner to develop a master-planned community that will allow for the orderly and integrated development of the property that might otherwise be fragmented if it were sold and divided; 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 411 ± acres; and

WHEREAS, the short-form designation given this proposal is "City of Azusa Annexation No. 2003-05;" and

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

WHEREAS, on July 28, 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. Acting in its role as a responsible agency with respect to City of Azusa Annexation No. 2003-05, 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 Azusa, as lead agency, namely Monrovia Nursery Specific Plan and Project EIR, Sch. No. 2002071046, and City of Azusa Resolution No. 03-C7, approving and certifying the Final EIR, Statement of Overriding Considerations, and Mitigation Monitoring Program; 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 Azusa in connection with its certification of that report for the proposed project
2. 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.
3. The subject territory consists of 411± acres, is uninhabited, and is assigned the following distinctive short form designation:

"City of Azusa Annexation No. 2003-05"

4. Annexation No. 2003-05 is hereby approved, subject to the following terms and conditions:

- a. Annexation of the subject territory to the City of Azusa.
- b. Detachment of the subject territory from Los Angeles County Road Districts No 1 and No.5.
- c. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City of Azusa.
- d. The regular County assessment roll shall be utilized by the City of Azusa.

5. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines

that:

- a. The territory to be annexed is uninhabited;
- b. All owners of land within the affected territory have given their 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.

6. Based upon the above, the Commission hereby orders the uninhabited territory described in Exhibits A and B annexed to the City of Azusa.

7. The Executive Officer is directed to transmit a certified copy of this resolution to the City Clerk of the City of Azusa upon the City'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 28th day of July 2004.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer