

**LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING AGENDA**

Wednesday, December 8, 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 WILL BE LED BY CHAIRMAN PELLISSIER.**
3. **HEARINGS**
 - a. City of Culver City - Annexation 99-R092 (West Los Angeles College).
 - b. Santa Clara - Municipal Service Reviews and Sphere of Influence Updates
(To be continued to the January 26, 2005 Commission Meeting)
 1. Regional MSR and City of Santa Clarita SOI Update
 2. Water Providers MSR and SOI Update of Affected Agencies
 - c. West San Gabriel - Municipal Services Review and Sphere of Influence Updates
 1. Regional MSR and SOI Update of 12 Affected Cities
 2. Water Providers MSR and SOI Update of 25 Affected Agencies
4. **PROTEST HEARING**
 - a. Los Angeles County Sanitation District No. 22, Annexation No. 366.

5. **SPECIAL ITEMS**

- a. Wastewater Municipal Service Review (MSR), Los Angeles County Sanitation Districts Consultant Recommendation
- b. Approve minutes of the meeting held November 10, 2004.
- c. Report on pending applications.
- d. 2005 Schedule of Meetings.

6. **INFORMATIONAL ITEMS**

None.

7. **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.

8. **FUTURE MEETINGS**

January 12, 2005
January 26, 2005

9. **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).

10. **ADJOURNMENT MOTION**

Staff Report

December 8, 2004

City of Culver City Annexation 99-R092 (West Los Angeles College)

Agenda Item No. 3a

Agenda item No. 3a is a request by staff to terminate proceedings for City of Culver City Annexation No. 99-R92.

Background:

On June 13, 2000, LAFCO received an application requesting annexation of the West Los Angeles College property, located in adjacent unincorporated county territory, into the City of Culver City. The subject territory is approximately 85 acres. The applicant of record is the City of Culver City, the proposal being initiated by Resolution No. 99-R92.

The application had been inactive for sometime. Attempts by staff to contact the City were not responded to. A letter was sent on May 22, 2003 to Mr. Mike Thompson, Chief Administrative Officer, informing the City that LAFCO was initiating termination proceedings for the annexation request because the application was deemed abandoned pursuant to Government Code Section 57001.

Staff was then contacted by the City and a subsequent meeting was held. Culver City officials stated that they wanted to proceed with the annexation and that all subject agencies were in agreement. A revised application was submitted a year later, on August 4, 2004.

LAFCO sent a "Notice to Interested Agencies" advising that a revised application had been filed. In response, we received a letter dated September 20, 2004, by Mr. Martine Magaña, Associate General Counsel Los Angeles Community College District, stating that the college had never been informed of the request and that it opposed the annexation. The college is the majority property owner and owns over 80 percent of the proposed territory. Any action by the commission to approve this annexation would be set aside by Los Angeles Community College District in its filing of a written protest during the protest hearing stage of the process.

We also received a letter of correspondence, dated October 29, 2004, from the County of Los Angeles Chief Administrative Office, stating that the County would not support the request based on opposition from the property

Comments Received

Attached is a copy of a letter we received from the City of Culver City dated November 23, 2004. The letter does not request a formal withdrawal of the application but states that the City will take no

further action.

Staff Report – December 8, 2004

Culver City, Annexation 99-R092

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Recommendation:

Staff recommends that the Commission deny the request for annexation and terminate proceedings for Culver City Annexation 99-R92 due to opposition from the property owner, the Los Angeles Community College District and the County of Los Angeles.

Draft Staff Report

December 8, 2004

Santa Clara Municipal Service Review (MSR) And City Of Santa Clarita Sphere Of Influence (SOI) Update

Agenda Item No. 3 b.1.

Agenda Item No. 3 b.1. is consideration and approval of the Municipal Service Review (MSR) for the Santa Clara region and the corresponding sphere of influence (SOI) update for the City of Santa Clarita.

Background

Since 1971 LAFCOs have been required to develop and adopt a sphere of influence of each city and special district. A sphere is defined by Government Code section 56076 as “a plan for the probable physical boundaries and service area of a local agency, as determined by the commission.”

Developing spheres is central to the Commission’s purpose. Government Code section 56425 states “In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities, the commission shall develop and adopt a sphere of influence for each local governmental agency within the county”

Enacted in 2001, Assembly Bill 2838 requires LAFCOs, for the first time, “. . . shall review and update the sphere not less than once every five years.”

In addition, AB 2838 creates an entirely new LAFCO obligation, as provided in Government Code section 56430:

In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission. . . . The commission . . . shall prepare a written statement of its determinations with respect to each of the following:

1. Infrastructure needs or deficiencies.
2. Growth and population projections for the affected area.
3. Financing constraints and opportunities.
4. Cost avoidance opportunities.
5. Opportunities for rate restructuring.
6. Opportunities for shared facilities.
7. Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers.

8. Evaluation of management efficiencies.
9. Local accountability and governance.

The Commission has great latitude in how to gather information and perform these studies, including the ability to decide what portion of the County is appropriate for an analysis of specific types of services. Service reviews must be conducted before, or in conjunction with, an action to update a sphere of influence.

The State Office of Planning and Research has issued advisory guidelines to assist LAFCOs as they endeavor to comply with this requirement.

Santa Clara MSR and SOI Update for the City of Santa Clarita

To assist in undertaking a service review for the City of Santa Clarita, LAFCO staff has conducted research and analysis and prepared the enclosed MSR report for the Commission's review and adoption.

Related Jurisdictional Changes

There are no related boundary changes proposed as a part of this approval.

Compliance with CEQA

MSRs are only feasibility and planning studies for possible future actions that have not been approved, adopted or funded, and therefore, conducting an MSR is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15262.

Approval of the recommended SOI Update is also not subject to CEQA because, as set forth in State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that the SOI Update will have a significant effect on the environment, as no changes to the SOI are recommended at this time.

Other Local Agencies

This report does not provide a complete review of the Antelope Valley Healthcare and Hospital District, the Antelope Valley Resource Conservation District, or the Greater Los Angeles Vector Control District, as these Districts were included in the Municipal Service Review for Miscellaneous Governmental Services that was adopted by the Commission on June 23, 2004. The Consolidated Fire Protection District of Los Angeles County and County Sanitation Districts No.s.26 and 32 will be subject to a municipal service review study sometime in the near future.

All water agencies within the Santa Clara Valley area are addressed in a separate report - the *Municipal Service review of Water Service Providers for the Santa Clara Region* prepared by Dudek and Associates. The Commission will take separate action on the Water MSR and the SOI updates for those providers.

Recommendation:

While it is evident that the unincorporated county territory and in particular, the City of Santa Clarita, are well run agencies, as indicated by the published “draft” Municipal Service Review, staff finds that it must, at this time recommend that this item be continued to the Commission Hearing of January 26, 2004.

It is believed that it would be unwise to make any final determinations on the Santa Clara Region as a whole without total consideration and approval of water district MSR and SOI determinations.

Staff Report

December 8, 2004

Municipal Service Review (MSR) / Sphere Of Influence (SOI)

Water Service Providers-Santa Clara Region

Agenda Item No. 3 b.2.

This Agenda Item contains background and data for consideration and recommendation concerning the subject MSR's and SOIs of the following Water Districts:

1. Castaic Lake Water Agency (CLWA)
2. Golden Valley Municipal Water District
3. Green Valley County Water District
4. Newhall County Water District (NCWD)
5. Waterworks District #36 – Val Verde

MSR/SOI Background

Since 1971 LAFCOs have been required to develop and adopt a sphere of influence of each city and special district. A sphere is defined by Government Code section 56076 as “a plan for the probable physical boundaries and service area of a local agency, as determined by the commission.”

Developing spheres is central to the Commission's purpose. Government Code section 56425 states “In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities, the commission shall develop and adopt a sphere of influence for each local governmental agency within the county”

Enacted in 2001, Assembly Bill 2838 requires LAFCOs, for the first time, “. . . shall review and update the sphere not less than once every five years.”

In addition, AB 2838 creates an entirely new LAFCO obligation, as provided in Government Code section 56430:

In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission. . . . The commission . . . shall prepare a written statement of its determinations with respect to each of the following:

1. Infrastructure needs or deficiencies.
2. Growth and population projections for the affected area.
3. Financing constraints and opportunities.
4. Cost avoidance opportunities.
5. Opportunities for rate restructuring.
6. Opportunities for shared facilities.
7. Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers.
8. Evaluation of management efficiencies.
9. Local accountability and governance.

The Commission has great latitude in how to gather information and perform these studies, including the ability to decide what portion of the County is appropriate for an analysis of specific types of services. Service reviews must be conducted before, or in conjunction with, an action to update a sphere of influence.

The State Office of Planning and Research has issued advisory guidelines to assist LAFCOs as they endeavor to comply with this requirement.

Regional Background

The Local Agency Formation Commission (LAFCO) for the County of Los Angeles issued two (2) draft Municipal Service Reviews (MSR) concerning the Santa Clara Regional Area.

The first was the Water Service report prepared and published on October 20, 2004 by Dudek and Associates, Inc. The report addressed each of the nine MSR determinations specified above both by individual water district and their combined effect on the entire Regional Area.

The second is a draft report prepared by LAFCO and published on October 29, 2004. This report covers the entire Regional area by city, sub-community areas and further commentary which encompasses data on all appropriate special districts.

After a complete detailed review of the Dudek report and other significant data it was found that, in some specific areas of the region, there were water districts that had possible:

1. varying water rates
2. duplication of services
3. redundancy of infrastructure or overlapping district boundaries

4. out of area/unauthorized servicing beyond boundaries
5. and, concerning one district, reluctance, in some cases, to provide services.

Staff Report – December 8, 2004

MSR Water Service Providers – Santa Clara

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Furthermore, in some cases, there was hesitancy on the part of the local agencies in providing LAFCO with information required by LAFCO to reach an appropriate conclusion.

Based on the preceding, LAFCO staff decided to publish its finding with the data at hand. The Regional report went so far as to include recommendations for “zero Sphere Of Influence” boundary for some agencies along with a recommendation to dissolve some districts.

Both the Regional and Water draft MSR were distributed to the agencies and general public on October 29, 2004 for critique and/or commentary. Immediately following the issuance of the reports LAFCO started to receive many telephone calls, e-mails and letters that expressed both support and concern regarding its recommendations contained in the reports.

Through a series of meetings, discussions, exchange of letters and others offers of possible cooperation by all parties concerned, staff has determined that there is room to revise its recommendations contained in the draft report if the water agencies agree to go forward in a cooperative manner towards resolving the issues at hand.

Of note: there is now an apparent willingness among the water districts who are most affected by the potential issues listed above, to resolve these issues.

Recommendation

Upon conclusion of its review of all data that has been submitted to date, both oral and written, and the belief that the various water agencies are now willing to cooperate with one another in resolving the issues noted as well as the issue of overlapping service areas and, furthermore, since the issuance of the draft reports have produced additional noteworthy data, staff believes that it would be prudent to continue the study of the Water District MSR and SOI in accordance with the terms of the attached recommended process contained in Exhibit A.

Staff recommends the commission hold this item over to the commission meeting of January 26, 2004.

EXHIBITS

- A. Letter, Comprehensive Water Distribution Study for the Santa Clarita Service Area, dated November 24, 2004
- B. Letter, Newhall Water County Water District, Commentary to the LAFCO draft MSR, dated 11, 24, 2004
- C. Letter, Castaic Lake Water Agency, Commentary to the LAFCO draft MSR, dated 11, 23, 2004
- D. Information, Assembly Bill No. 134
- E. Santa Clarita Water District (SCWD) map
- F. "REVIEW DRAFT" for the Newhall Water County Water District, prepared by the Stetson Engineers Inc., dated October 12, 2004

STAFF REPORT

DECEMBER 8, 2004

WEST SAN GABRIEL VALLEY MUNICIPAL SERVICE REVIEW (MSR) AND SPHERE OF INFLUENCE (SOI) UPDATE FOR THE FOLLOWING CITIES:

CITY OF ALHAMBRA	CITY OF MONTEREY PARK
CITY OF ARCADIA	CITY OF PASADENA
CITY OF BRADBURY	CITY OF ROSEMEAD
CITY OF DUARTE	CITY OF SAN GABRIEL
CITY OF EL MONTE	CITY OF SAN MARINO
CITY OF IRWINDALE	CITY OF SIERRA MADRE
CITY OF LA CAÑADA FLINTRIDGE	CITY OF SOUTH EL MONTE
CITY OF MONROVIA	CITY OF SOUTH PASADENA
CITY OF MONTEBELLO	CITY OF TEMPLE CITY

AGENDA ITEM NO. 3 c.1.

Agenda item 3 c.1. is consideration and approval of the Municipal Service Review (MSR) for the West San Gabriel Valley region and the corresponding sphere of influence (SOI) updates for the cities in the West San Gabriel Valley MSR area.

Background

Since 1971, LAFCOs have been required to develop and adopt a sphere of influence for each city and special district. A sphere is defined by Government Code section 56076 as “a plan for the probable physical boundaries and service area of a local agency, as determined by the commission.” Developing spheres is central to the Commission’s purpose. Government Code section 56425 states, “In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities, the commission shall develop and adopt a sphere of influence for each local governmental agency within the county”. Enacted in 2001, Assembly Bill 2838 requires LAFCOs, for the first time, “. . .shall review and update the sphere not less than once every five years.”

In addition, AB 2838 creates an entirely new LAFCO obligation, as provided in Government Code section 56430:

In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission.... The commission...shall prepare a written statement of its determinations with respect to each of the following:

1. Infrastructure needs or deficiencies;
2. Growth and population projections for the affected area;
3. Financing constraints and opportunities;

4. Cost avoidance opportunities;
5. Opportunities for rate restructuring;
6. Opportunities for shared facilities;

7. Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers;
8. Evaluation of management efficiencies; and
9. Local accountability and governance.

The Commission has great latitude in how to gather information and perform these studies, including the ability to decide what portion of the County is appropriate for an analysis of specific types of services. Service reviews must be conducted before, or in conjunction with, an action to update a sphere of influence.

The State Office of Planning and Research has issued advisory guidelines to assist LAFCOs as they endeavor to comply with this requirement.

West San Gabriel MSR and SOI Update for Cities within the West San Gabriel MSR area

To assist in undertaking a service review for the cities in the West San Gabriel Valley MSR area, Burr Consulting has conducted research and analysis and prepared the enclosed MSR report for the Commission's review and adoption. It is recommended that the Commission retain the existing sphere of influence boundaries for the following cities within the West San Gabriel Valley MSR area:

- | | |
|-----------------------------|-----------------------|
| Alhambra | South Pasadena |
| Bradbury | Temple City |
| Duarte | |
| El Monte | |
| Irwindale | |
| La Cañada Flintridge | |
| Monrovia | |
| Monterey Park | |
| Pasadena | |
| Rosemead | |
| San Gabriel | |
| Sierra Madre | |

It is recommended that the Commission amend the sphere of influence boundaries for the following cities within the West San Gabriel Valley MSR area:

Arcadia

It is recommended that LAFCO reduce the City of Arcadia SOI to exclude the joint SOI area shared with the City of Pasadena at this time. Since the joint SOI area was adopted by LAFCO in 1973, there has been no attempt by the City of Arcadia to annex the territory, nor the adjoining SOI area that extends from the Arcadia city limits at Michillinda Ave. to Rosemead Blvd. The majority of Arcadia's western SOI boundary runs along Rosemead Blvd. except where it extends west into the joint SOI area along East California Blvd. and Huntington Drive. The joint SOI area is surrounded on three sides by unincorporated areas that belong to the SOIs of the cities of Arcadia, Pasadena, and Temple City. The joint SOI area is bordered to the west by the City of Pasadena and by an unincorporated area that does not belong to any city's SOI. This joint SOI area is primarily residential, but includes a neighborhood retail center. The City does not anticipate annexing the territory that lies between the western city boundary and the affected area. The affected area is primarily residential, and is contiguous to the Pasadena city limits.

Montebello

It is recommended that LAFCO reduce the existing SOI for the City of Montebello to be coterminous to its bounds due to the City's financial predicament, local accountability deficiencies, and failure to cooperate with the municipal service review.

San Marino

It is recommended that LAFCO reduce the SOI for the City of San Marino to exclude the overlapping SOI area shared with Temple City. The affected area is east of Eaton Wash and, if annexed, would be a difficult area for the City to serve and access. The affected area lies on the same side of Eaton Wash as Temple City. Placing the affected area solely in the Temple City SOI would promote logical boundaries.

South El Monte

It is recommended that LAFCO expand the existing SOI for the City of South El Monte to include the South El Monte U.S. Army Reserve Base site located at the corner of Potrero Avenue and Lerma Road. The City of South El Monte has designated this territory to be low-density residential and wishes to pursue annexation of the area should the army base be decommissioned. The base is located within the Whittier Narrows Recreation Area, which is operated and maintained by the County. Police services within the recreation area are currently provided by the Los Angeles County Office of Public Safety, Parks Services Division, under the direct management of the Department of Parks and Recreation. Fire services are currently provided by CFPD.

Related Jurisdictional Changes

Based on recommendations made by Burr Consulting, there are no related boundary changes proposed as a part of this approval.

Compliance with CEQA

MSRs are only feasibility and planning studies for possible future actions that have not been approved, adopted or funded, and therefore, conducting an MSR is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15262.

Approval of the recommended SOI Update is also not subject to CEQA because, as set forth in State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that the SOI Update will have a significant effect on the environment.

Comments Received

The following comments were received from the affected agencies regarding the West San Gabriel Valley MSR and the report was modified to reflect those changes:

Montebello Police Department
City of San Gabriel
Consolidated Fire Protection District
City of San Marino Fire Department
Los Angeles County Department of Public Works

Other Local Agencies

This report does not provide a complete review of the Altadena Library District, the Bradbury Estates Community Services District, the Greater Los Angeles County Vector Control District, the Pasadena Glen Community Services District, and the San Gabriel Valley Mosquito Abatement District as these Districts were included in the Municipal Service Review for Miscellaneous Governmental Services that was adopted by the Commission on June 23, 2004. The Consolidated Fire Protection District of Los Angeles County and County Sanitation Districts No. 2, 15, 16, 17, 22, 28, and 34 will be subject to a municipal service review study sometime in the near future. All water agencies within the West San Gabriel Valley area are addressed in a separate report—the Municipal Service Review of Water Service Providers for the West San Gabriel Valley Region.

Recommendation:

In consideration of information gathered and evaluated during the MSR for the West San Gabriel Valley Region, the following recommendations are provided for consideration by the Commission:

- 1) Open the public hearing and receive testimony on the Municipal Service Review.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the Municipal Service Review report for the West San Gabriel Valley Region and the determinations contained in the report, as required by Government Code section 56430.
- 4) Find that the approval of this Sphere of Influence Updates are not subject to the California Environmental Quality Act (CEQA) because, as set forth in the State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that the Sphere of Influence Updates will not have a significant effect on the environment, as it will not alter land use, permit greater development than is already allowed or alter jurisdictional control over the affected areas.
- 5) Approve the update of the City of Alhambra's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

The City of Alhambra is primarily a residential community with 69 percent of land use for residential purposes. According to the 1987 General Plan, 12 percent of land use is for commercial use and there are 53 acres of vacant land, of which 41 acres are zoned for residential use. Present land uses in the City of Alhambra mostly include residential, commercial, and open space. Planned land uses in the area include residential and commercial developments.

Present and Probable Need for Public Facilities and Services in the Area

Due to the renaissance of downtown Alhambra and redevelopment activities, the pace of job creation is projected to be much faster in Alhambra than in the MSR area as a whole. The City anticipates that residential growth will primarily involve infill. The need for public facilities and services will grow as the daytime population increases. Similarly, the need for fire, police, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow as the City's population is expected to increase.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive public safety, water, public works, and community services from the City, wastewater disposal services from the County Sanitation Districts, and refuse collection and transit from private companies. For the most part, the municipal services provided in this area are adequate. With regard to public services provided to the existing sphere area, the present capacity of public facilities is limited for wastewater service due to trunk lines being at capacity.

Existence of Any Social or Economic Communities of Interest

The City of Alhambra is a dense urban community, with a long and rich history and a high degree of community identity. Communities of interest include historic neighborhoods where the City has set up policies in order for property owners to preserve and reuse historic structures. Economic communities of interest include the City's Central Business District.

6) Approve the update of the City of Arcadia's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

Arcadia is primarily a residential community and is known as the "Community of Homes." Over two-thirds of the land in the city (69 percent) is zoned for residential development. Present land uses in the City of Arcadia mostly include residential, commercial, which occupies seven percent of land use, and public facilities, which occupy 13 percent of land use. Planned land uses in the area include residential and commercial developments.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. The municipal services provided in this area are adequate. With regard to public services provided to the existing sphere area, the present capacity of public facilities is limited for stormwater in the growing downtown redevelopment area. The City does not currently provide services to the affected joint SOI area.

Existence of Any Social or Economic Communities of Interest

The City of Arcadia has a long and rich history, with a high degree of community identity. A community of interest includes the joint SOI area with the City of Pasadena, which includes mostly residential development. The joint SOI area consists of low-density housing. The lots are relatively large, with homes for mostly higher income residents. There is a small amount of commercial development at the corner of Rosemead Blvd. and Huntington Drive. Due to the residential nature of Arcadia's western SOI area, there is little incentive for the City to annex the territory. It is unlikely that the City would propose to annex the affected area. Neither residents nor community groups have proposed annexation of the territory. The residents in the joint SOI area are more likely to identify themselves as Pasadena residents because 1) housing values are comparable to those in the Pasadena and San Marino communities, 2) all of the residents have Pasadena postal addresses, and 3) the territory is within the Pasadena Unified School District.

Economic communities within the City include the Santa Anita Race Track and the Santa Anita Fashion Mall, which attract several visitors to the City and offers horse racing events, shopping, and restaurants, other visitor attractions include the Los Angeles County Arboretum and the Arcadia County Regional Park and Golf Course.

7) Approve the update of the City of Bradbury's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

The City of Bradbury is a residential community. Present land uses in the City of Bradbury mostly include residential and open space, with no commercial use. Planned land uses in the area include residential developments as well as retention of open space.

Present and Probable Need for Public Facilities and Services in the Area

The City is expected to experience modest growth. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow modestly in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. The municipal services provided in this area are adequate. With regard to public services provided to the existing sphere area, the present capacity of public facilities is limited for wastewater. About half of the community currently lacks central wastewater treatment services, and relies instead on septic systems.

Existence of Any Social or Economic Communities of Interest

The City of Bradbury has a long and rich history, with a high degree of community identity. The City is a small residential community with no commercial or industrial development. A community of interest is the Royal Oaks Manor senior housing development located in the City's SOI.

8) Approve the update of the City of Duarte's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

The City of Duarte is a residential community, with commercial development located along Huntington Drive. Present land uses in the City of Duarte mostly include residential, commercial, and public facilities. Planned land uses in the area include residential and commercial developments.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. With regard to public services provided to the existing sphere area, the present capacity of public facilities

is limited for wastewater due to trunk line capacity issues and septic system usage in the northern edge of the City. The City did not maintain any contingency reserves in the most recent fiscal year, and the City did not submit a capital improvement plan. Hence, the capacity and adequacy of public facilities is unknown. Based on the information submitted, wastewater and solid waste recycling services provided in this area are not adequate. Further, the City does not appear to have financing available to extend municipal services to unincorporated territory.

Existence of Any Social or Economic Communities of Interest

The City of Duarte has a long and rich history, with a high degree of community identity. Economic and social communities of interest include the Duarte Performing Arts Center and Civic Center area, where a large portion of commercial development in the City is located.

9) Approve the update of the City of El Monte’s Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

The City of El Monte is a primarily residential community. Present land uses in the City of El Monte mostly include residential and commercial development. Planned land uses in the area include commercial, residential and mixed-use development projects.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, particularly along the San Bernardino Freeway. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

With regard to public services provided to the existing sphere area, the present capacity of public facilities is unknown because the City did not provide adequate information to make that determination. The properties within the City receive services from a variety of local agencies. The City did not respond to several LAFCo questionnaires for the MSR and SOI update process. Little information was available on the City’s website. With regard to public services provided to the existing sphere area, the present capacity of public facilities may be limited. It is unknown whether the municipal services provided in this area are adequate.

Existence of Any Social or Economic Communities of Interest

The City of El Monte has a long and rich history, with a high degree of community identity. Communities of interest include the recent developments, such as the Singing Wood Senior Housing Project and the Pacific Towers Senior Apartments and Adult Day Healthcare. El Monte is the home of several business centers including a row of auto dealerships, the Von's Distribution Warehouse, Wells Fargo Operations Center, and St. Gobain Glass Containers. Its main business center of retail, restaurants, and auto dealerships is located on Peck Road north of Valley Blvd. Several new commercial developments are planned along Valley Blvd., including a retail/office and sports complex and the expansion of auto dealer lots.

10) Approve the update of the City of Irwindale's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

In Irwindale, most of the developed land in the City is zoned for non-residential uses, primarily industrial. Less than one percent of land in the City is zoned for residential use. Present land uses in the City of Irwindale mostly include rock quarries, industrial, and open space. Planned land uses in the area include residential and commercial developments as well as retention of open space.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. The City did not submit a capital improvement plan. Hence, the capacity and adequacy of public facilities is unknown. With regard to public services provided to the existing sphere area, the present capacity of public facilities appears adequate. The municipal services provided in this area are adequate.

Existence of Any Social or Economic Communities of Interest

The City of Irwindale has a long and rich history with the overall community consisting of mainly industrial and flood control areas. Communities of interest include the Town Center, the Civic Center, and the Park Del Norte areas where the greatest concentration of homes are

located. Several acquired gravel mining pit sites offer potential for more residential neighborhoods and commercial centers in various locations throughout the City. Economic communities within the City include the Irwindale Speedway and the City's Town Center area. Commercial development is interspersed throughout the City.

11) Approve the update of the City of La Cañada Flintridge's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

The City "prides itself on being a semi-rural community with tree-lined streets, abundant streams and waterways, and undeveloped hillside properties dedicated as permanent open space." Almost 90 percent of the City's developed parcels are single-family residential uses on large lots. Most of the City's commercial land use is located along Foothill Boulevard. Present land uses in the City of La Cañada Flintridge mostly include residential, commercial, and open space. Planned land uses in the area include commercial developments and retention of open space.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future. Regulatory considerations affecting water quality increase the need for wastewater collection systems.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. With regard to public services provided to the existing sphere area, the present capacity of public facilities is limited for wastewater but otherwise adequate. The municipal services provided in this area are adequate, except that the agency is not in compliance with the housing element update requirement.

Existence of Any Social or Economic Communities of Interest

The City of La Cañada Flintridge has a long and rich history, with a high degree of community identity. The City has a natural and semi-rural environment. Communities include the hillside areas where several development management policies are in place in order to protect the natural terrain and minimize negative impacts.

Economic communities within the City are the commercial districts along Foothill and Verdugo Boulevards, Old Town, Downtown, West Gateway, The Link, and Michigan Hill,

and the NASA Jet Propulsion Laboratory, the City's largest employer, located in the eastern portion of the City.

12) Approve the update of the City of Monrovia's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

The City of Monrovia is primarily a residential community. Present land uses in the City of Monrovia mostly include residential, commercial, and open space. Planned land uses in the area include residential, commercial, industrial, and mixed-use developments.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future. Regulatory considerations affecting stormwater discharge raise questions as to the need for stormwater facility improvement.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. With regard to public services provided to the existing sphere area, the present capacity of public facilities is limited for stormwater. The capacity of other facilities is unclear as the City failed to provide a capital improvement plan. The agency did not submit sufficient information to determine whether the municipal services provided in this area are adequate.

Existence of Any Social or Economic Communities of Interest

The City of Monrovia has a long and rich history, with a high degree of community identity. The City has a small-town and historic environment, with several historic community neighborhoods.

Communities of interest include the central area of the City, between Monterey and Violet on the west, Shamrock Avenue on the east, Foothill Boulevard on the north and Huntington Drive on the south.

Economic communities within the City include Old Town with a 12-screen movie palace, the Santa Fe Depot area, the Huntington Oaks Shopping Center, the Huntington Crossing's restaurant row, and a high tech firm corridor along East Huntington Drive.

13) Approve the update of the City of Montebello's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

The City of Montebello is primarily zoned for residential use. About 90 percent was zoned for residential use, with the other 10 percent zoned for commercial and industrial use, according to the City's 1973 general plan. Planned land uses in the area include residential and commercial developments.

The two northern SOI areas recommended for removal are zoned for low-density residential use, with a City park—Potrero Heights Park—located between them. The Whittier Narrows SOI area recommended for removal is primarily open space and public infrastructure. The Rio Hondo and San Gabriel Rivers merge in the natural gap above the Whittier Narrows Dam. Operated by the U.S. Army Corps of Engineers, the Dam is the central element of the Los Angeles County Drainage Area flood control system.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. With regard to public services provided to the existing sphere area, the present capacity of public facilities is unknown because the City did not provide adequate information to make that determination. The City has not maintained any contingency reserves for the last several fiscal years, and has recently acknowledged its financial predicament. The City's general plan (1973) is outdated. The City's management practices and service deficiencies are largely unknown, because the City provided very little of the information requested by LAFCO. Although the adequacy of municipal services provided in this area is unknown, the adequacy of the management of city services is questionable. Further, the City does not appear to have financing available to extend municipal services to unincorporated territory.

Existence of Any Social or Economic Communities of Interest

The City of Montebello has a long and rich history, with a high degree of community identity. The City has an urban environment with communities of interest that include a town center in the northeast with shopping and housing, and commercial areas in the flatlands.

Economic communities within the City include the industrial uses, which are focused in the southwestern part of the City and the commercial areas along Whittier and Beverly Boulevards.

14) Approve the update of the City of Monterey Park's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

The City of Monterey Park is predominately a residential community with present land uses including 62 percent of land for residential use. Commercial development in the City included mainly local serving retail concentrated along Atlantic Boulevard, Garvey and Garfield Avenues. Other dominant land uses include public facilities and mixed use. Planned land uses in the area include residential, commercial, and mixed developments as well as acquisition of open space for recreation needs.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. The present capacity of public facilities is limited for police services. The City did not submit a capital improvement plan. Hence, the capacity and adequacy of other public facilities is unknown. With regard to public services provided to the existing sphere area, the municipal services provided in this area are adequate.

Existence of Any Social or Economic Communities of Interest

The City of Monterey Park has a long and rich history, with a high degree of community identity. The City has an urban environment with communities of interest that include a historic City center and mixed use high-density neighborhoods on East Garvey and Baltimore Avenues.

Economic communities within the City include Downtown and the North Atlantic areas where the City's core retail and commercial businesses are located. There is also the Garfield Medical Center and Saturn Park, the City's newest industrial development.

15) Approve the update of the City of Pasadena's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

In the City of Pasadena, present land uses are 58 percent for residential use and nine percent is allocated to commercial uses. A large amount of Pasadena land use (31 percent) is for open space/parks, institutional uses, or is vacant. Planned land uses in the area include residential, commercial, and mixed-use developments as well as retention of open space.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. With regard to public services provided to the existing sphere area, the present capacity of public facilities is adequate. The municipal services provided in this area are adequate.

Existence of Any Social or Economic Communities of Interest

The City of Pasadena has a long and rich history, with a high degree of community identity. The City has an urban and historic environment. Communities include several new residential urban villages along Arroyo Parkway and Del Mar Blvd. with easy walking distances to the new light rail line. Other historic communities include Old Pasadena, Fair Oaks, and Orange Grove.

Economic communities within the City include Old Town, which has several retail businesses and restaurants. The Central District where the City's primary business, financial, retail, and government center is located. Several urban villages in and around the City's Central District include high-density housing, offices, and shops. There is also the Santa Fe Transportation Center where new residential and commercial development is centered on the new light rail line. The City maintains several visitor attractions that include the Rose Bowl and host of the annual Rose Parade down Colorado Boulevard, which attracts several thousand visitors each year.

16) Approve the update of the City of Rosemead's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

In the City of Rosemead, present land uses include 65 percent zoned for residential purposes and 17 percent zoned for commercial and industrial use. Public facilities occupy 13 percent. Only two percent of territory (60 acres) is vacant. Planned land uses in the area include residential and commercial developments.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. With regard to public services provided to the existing sphere area, the present capacity of public facilities is unknown because the City did not submit any capital improvement plans to LAFCO. The municipal services provided in this area appear to be adequate, with the exception of solid waste recycling and waste reduction.

Existence of Any Social or Economic Communities of Interest

The City of Rosemead has a long and rich history, with a high degree of community identity. The City has a small-town environment with communities of interest that include the Valley Boulevard corridor where an 180,000-square foot office building was recently renovated and construction of two new office structures were completed. Additional economic communities of interest include the Rosemead Place Shopping Center as well as commercial centers along Valley Boulevard.

17) Approve the update of the City of San Gabriel's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

In the City of San Gabriel, present land uses include 52 percent of land zoned for residential use and 13 percent zoned for commercial use. Only 0.5 percent of land is vacant and 23 percent occupies streets, railways, and flood channels. Planned land uses in the area include residential and commercial developments.

Present and Probable Need for Public Facilities and Services in the Area

The City's population is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. With regard to public services provided to the existing sphere area, the present capacity of public facilities is limited for wastewater, solid waste, fire personnel, and police. For the most part, the municipal services provided in this area are adequate, except that police detectives are not solving serious crimes at the rates achieved by most other jurisdictions.

Existence of Any Social or Economic Communities of Interest

The City of San Gabriel has a long and rich history, with a high degree of community identity. The City has a suburban and historic environment. Communities of interest include the Village, Washington School area, and North San Gabriel, each with their own unique traits. Economic communities within the City include the City's historic Mission District, where the City's Civic Center is located, and the San Gabriel Valley Medical Center area. The Mission District also includes a Civic Auditorium and other cultural resources. Most retail and business activity in the City is along Valley and San Gabriel Blvds., and Las Tunas Drive. The Valley Boulevard commercial corridor is known locally for its ethnic cuisine.

18) Approve the update of the City of San Marino's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

The City of San Marino is primarily a residential community with no multi-family, industrial, or wilderness areas. Residential land use occupies 88 percent and commercial occupies only two percent. The other ten percent is zoned for historical/cultural areas and parkland. Planned land uses in the area include residential and commercial developments as well as retention of open space.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. San Marino consistently indicated that it lacks the public safety infrastructure needed to service any growth or areas outside its existing city limits.

Further, the City indicated that adjacent unincorporated territory is served by septic systems and would be difficult to annex. The overlapping SOI area is east of Eaton Wash and, if annexed, would be a difficult area for the City to serve and access.

Existence of Any Social or Economic Communities of Interest

The City of San Marino has a long and rich history, with a high degree of community identity. The City has a small-town and natural environment, with mostly large single family homes. Economic communities within the City include commercial centers along Huntington Drive where the City's Civic offices are also located. A visitor attraction in the City is the historic Huntington Library and Art Collection.

19) Approve the update of the City of Sierra Madre's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

The City of Sierra Madre is predominantly a residential community with 93 percent of land zoned for residential use. Most (85 percent) of the residential land use is zoned for low-density. The higher density housing is located near the City's commercial areas in the downtown area along Baldwin Avenue and Sierra Madre Boulevard. Planned land uses in the area include residential developments and retention of open space.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. With regard to public services provided to the existing sphere area, the present capacity of public facilities is limited

for solid waste reduction and wastewater. The municipal services provided in this area are adequate.

Existence of Any Social or Economic Communities of Interest

The City of Sierra Madre has a long and rich history, with a high degree of community identity. The City has a small-town environment with no large-scale commercial or industrial development. Communities include Sierra Madre Canyon and San Gabriel and Santa Anita Courts. Economic communities within the City include the Civic Center and Downtown District with “village” type small commercial storefronts and offices. Unique structures include the Sierra Madre Playhouse and Hotel. East Montecito Ave. is where the City has light manufacturing and industrial uses, such as craft related businesses.

20) Approve the update of the City of South El Monte’s Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

Present land uses in the City of South El Monte mostly include residential and industrial developments. Residential use occupies less than 50 percent of land in the City. Planned land uses in the area include residential, commercial, and industrial developments.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future. Regulatory considerations affecting water quality raise questions as to the need for solid waste reduction services.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. With regard to public services provided to the existing sphere area, the present capacity of public facilities is uncertain because the agency did not provide a capital improvement plan. With the exception of back-ups in the stormwater services, the municipal services provided in this area are adequate.

Existence of Any Social or Economic Communities of Interest

The City of South El Monte has a long and rich history, with a high degree of community identity. The City has an urbanized environment and does not contain expanses of open space separating different land uses and several residential neighborhoods are interspersed with industrial areas. Communities include the U.S. Army Reserve Base located south of the City, where the City is

planning to expand its residential community. Economic communities within the City include several economic development focus areas, along East Santa Anita,

the Civic Center, and the Rosemead Blvd. and Garvey Ave. Corridors, where the City is planning mixed use and commercial developments.

21) Approve the update of the City of South Pasadena's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

The City of South Pasadena is predominantly a residential community with 62 percent of land devoted to residential uses of varying densities; 21.4 percent of land is occupied by streets and highways. Present land uses in the City of South Pasadena mostly include residential and circulation. Planned land uses in the area include commercial developments.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. With regard to public services provided to the existing sphere area, the present capacity of public facilities is adequate. The municipal services provided in this area are adequate.

Existence of Any Social or Economic Communities of Interest

The City of South Pasadena has a long and rich history, with a high degree of community identity. The City has a small-town atmosphere and historical character. Communities of interest include the Altos de Monterey area, where there are zoning policies to allow only one unit per lot. Economic communities within the City include the downtown commercial district with retail and professional offices dominating the area and the Metro Rail Blue Line station on Mission Street, where new commercial projects are focused. The Mission Street plans include pedestrian-oriented projects, retail and walkways, for those using the new rail line.

22) Approve the update of the City of Temple City's Sphere of Influence, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

Present and Planned Land Uses in the Area

The City of Temple City is predominately a residential community with present land use as 85 percent for residential purposes. Commercial and industrial land use occupies 8 percent. Planned land uses in the area include residential and commercial developments.

Present and Probable Need for Public Facilities and Services in the Area

The City is growing, as is the unincorporated area in the vicinity of the City. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The properties within the City receive services from a variety of local agencies. With regard to public services provided to the existing sphere area, the present capacity of public facilities is limited for wastewater. The municipal services provided in this area are adequate.

Existence of Any Social or Economic Communities of Interest

The City of Temple City has a more recent history compared to its neighbors but still has a high degree of community identity. The City has a suburban environment consisting of mostly a residential community. Economic communities within the City include the Downtown Business District located along Las Tunas Drive, where the City's Civic Center is also located.

10) Adopt the attached Resolutions Making Determinations and Approving Updates to the Spheres of Influence for the cities in the West San Gabriel Valley Region.

Staff Report

December 8, 2004

Municipal Service Review Water Service Providers – West San Gabriel Valley Region And Sphere of Influence (SOI) Updates

Agenda Item No. 3 c.2.

Agenda item 3 c.2. is consideration and approval of the Municipal Service Review (MSR) for Water Service Providers in the West San Gabriel Valley region and the corresponding sphere of influence (SOI) updates for the following agencies:

1. Foothill Municipal Water District
2. Huntington Municipal Water District
3. Kinneloa Irrigation District
4. La & Daxada Irrigation District
5. San Gabriel County Water District
6. San Gabriel Valley Municipal Water District
7. South Montebello Irrigation District
8. Upper San Gabriel Municipal Water District.

Background

Since 1971, LAFCOs have been required to develop and adopt a sphere of influence of each city and special district. A sphere is defined by Government Code section 56076 as “a plan for the probable physical boundaries and service area of a local agency, as determined by the commission.”

Developing spheres is central to the Commission’s purpose. Government Code section 56425 states “In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities, the commission shall develop and adopt a sphere of influence for each local governmental agency within the county . . . ”.

Enacted in 2001, Assembly Bill 2838 requires LAFCOs, for the first time, “. . .shall review and update the sphere not less than once every five years.”

In addition, AB 2838 creates an entirely new LAFCO obligation, as provided in Government Code section 56430:

In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or

other appropriate area designated by the commission. . . . The commission . . . shall prepare a written statement of its determinations with respect to each of the following:

1. Infrastructure needs or deficiencies.
2. Growth and population projections for the affected area.
3. Financing constraints and opportunities.
4. Cost avoidance opportunities.
5. Opportunities for rate restructuring.
6. Opportunities for shared facilities.
7. Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers.
8. Evaluation of management efficiencies.
9. Local accountability and governance.

The Commission has great latitude in how to gather information and perform these studies, including the ability to decide what portion of the County is appropriate for an analysis of specific types of services. Service reviews must be conducted before, or in conjunction with, an action to update a sphere of influence.

The State Office of Planning and Research has issued advisory guidelines to assist LAFCOs as they endeavor to comply with this requirement.

MSR Water Service Providers - West San Gabriel Valley and SOI Updates

To assist in undertaking a service review of water providers in the West San Gabriel Valley region, Dudek and Associates has conducted research and analysis and prepared the enclosed MSR report for the Commission's review and adoption.

Staff recommends that the Commission retain the existing sphere of influence boundaries and approve the sphere of influence updates for the following water service providers within the MSR area: Foothill Municipal Water District, Kinneloa Irrigation District, La & Daxada Irrigation District, San Gabriel County Water District, San Gabriel Valley Municipal Water District, South Montebello Irrigation District, and the Upper San Gabriel Municipal Water District.

In the case of the Huntington Municipal Water District, staff recommends that the Commission adopt a zero sphere of influence for the District as suggested in Dudek's MSR report. The District receives water service from Pasadena Water and Power, which also owns and maintains all infrastructures. All revenues received are through property taxes. Huntington Municipal Water District is within a joint

Pasadena/Arcadia SOI, although its service area is contiguous to the City of Pasadena.

Population Growth Projections

Growth projections for the Water MSR were derived from two sources: data that was submitted by the agency and data generated based on SCAG Regional Transportation Plan (RTP) 2001 growth forecasts. To establish projections for districts, Census tract data was conducted by the County of Los Angeles Urban Research Division based on the 2000 Census, and SCAG growth forecasts were applied.

The Water MSR indicates the discrepancies between the two forecasts. Where available, population projections provided by the Districts were used, otherwise SCAG data was utilized for the purpose of making the determinations in this report.

Related Jurisdictional Changes

There are no related boundary changes proposed as a part of this approval.

Compliance with CEQA

MSRs are only feasibility and planning studies for possible future actions that have not been approved, adopted or funded, and therefore, conducting an MSR is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15262.

Approval of the recommended SOI Update is also not subject to CEQA because, as set forth in State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that the SOI Update will have a significant effect on the environment, as no changes to the SOI are recommended at this time.

Comments Received

The following agencies submitted comments regarding the Municipal Service Review of Water Service Providers for the West San Gabriel Valley region. All appropriate comments were incorporated in the report.

- San Gabriel Municipal Water District
- Pasadena Water and Power
- City of Arcadia Public Works Department
- City of Sierra Madre Public Works Department
- San Gabriel County Water District

- South Montebello Irrigation District

Recommendations:

In consideration of information gathered and evaluated during the MSR of Water Service for the West San Gabriel Valley region, the following recommendations are provided for consideration by the Commission:

- 1) Open the public hearing and receive testimony on the Municipal Service Review.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the Municipal Service Review report for the West San Gabriel Valley region and the determinations contained in the report, as required by Government Code Section 56430.
- 4) Find that the approval of this Sphere of Influence Update is not subject to the California Environmental Quality Act (CEQA) because, as set forth in the State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that the SOI Update will have a significant effect on the environment, as no changes to the SOI are recommended at this time.
- 5) Approve Foothill Municipal Water District's Sphere of Influence Update, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

a. Present and Planned Land Uses in the Area

Land use in the area is governed by the respective land use authorities - the City of La Cañada Flintridge and the County of Los Angeles. Almost 90 percent of the City's developed parcels are single-family residential uses on large lots. Most of the City's commercial land use is located along Foothill Boulevard. Present land uses in the City of La Cañada Flintridge mostly include residential, commercial, and open-space. Planned land uses in the area include commercial developments and retention of open- space.

b. Present and Probable Need for Public Facilities and Services in the Area

The population within the Foothill Municipal Water District's service area is

expected to grow from 83,600 residents in 2000 to 96,102 by the year 2020, based on Census and SCAG data.

The District indicates that it has adequate water supplies to meet future demand needs. The agency's service area is essentially built-out, with little growth expected due to infill development.

c. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The agency provides adequate services and is capable of accommodating increased services and demand needs.

d. Existence of Any Social or Economic Communities of Interest

Specific communities within the District's boundaries include the City of La Brea, Flintridge, and the communities of Altadena and La Crescenta.

Economic communities within the City of La Brea Flintridge are the commercial districts along Foothill and Verdugo Boulevards, Old Town, Downtown, West Gateway, The Link, and Michigan Hill, and the NASA Jet Propulsion Laboratory, the City's largest employer, located in the eastern portion of the City.

6) Approve and amend Huntington Municipal Water District's Sphere of Influence Update, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

a. Present and Planned Land Uses in the Area

Land use in the area is governed by the respective land use authority - the County of Los Angeles. It is predominately low-density residential with a small strip of open-space lands bordering the City of Pasadena limits.

b. Present and Probable Need for Public Facilities and Services in the Area

The population within the Huntington Municipal Water District's service area is 1,000 residents. The agency's service area is essentially built-out, with little growth to no growth expected.

c. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The agency relies on Pasadena Water and Power to provide all water serves to the area, including operations and maintenance.

d. Existence of Any Social or Economic Communities of Interest

The District's boundaries include the community of Chapman Woods.

7) Approve Kinneloa Irrigation District's Sphere of Influence Update, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

a. Present and Planned Land Uses in the Area

Land use in the area is governed by the respective land use authorities - the County of Los Angeles. The area is predominantly low-density residential and has significant areas of open-spaced and Non-Urban lands. A large portion of the District borders the Angeles National Forest

b. Present and Probable Need for Public Facilities and Services in the Area

The population within Kinneloa Irrigation District's service area is 1,500 residents. The agency's service area is built-out, with no significant growth expected. Service is provided outside of the District's boundaries to four connections on Eaton Canyon Road, within the City of Pasadena, because there is no other service provider in the area. In addition, the District has 27 residential sites within its SOI that it cannot provide service to.

c. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The agency provides adequate services and infrastructure.

d. Existence of Any Social or Economic Communities of Interest

There are no significant communities of social or economic interest.

8) Approve La &Dxada Irrigation District's Sphere of Influence Update, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

a. Present and Planned Land Uses in the Area

Land use in the area is governed by the respective land use authorities - the City of La &Dxada Flintridge and the County of Los Angeles. Almost 98 percent of the of the District's service area is residential. Planned and uses include residential, commercial, public schools, institutional and public facilities uses, and open-space.

b. Present and Probable Need for Public Facilities and Services in the Area

The population within the La &Dxada Irrigation District's service area is 8,500. The agency's service area is essentially built-out, with little growth expected as only forty parcels of undeveloped land are available.

c. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The agency provides adequate service and infrastructure.

d. Existence of Any Social or Economic Communities of Interest

There are no significant communities of social or economic interest.

9) Approve San Gabriel County Water District's Sphere of Influence Update, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

a. Present and Planned Land Uses in the Area

Land use in the area is governed by the respective land use authorities - the Cities of San Gabriel, Rosemead, Temple City and the County of Los Angeles. Most of the District's service includes the City of San Gabriel. In the City of San Gabriel, present land uses include 52 percent of land zoned for residential use and 13 percent zoned for commercial use. Only 0.5 percent of land is vacant and 23 percent occupies streets,

railways, and flood channels. Planned land uses in the area include residential and commercial developments.

b. Present and Probable Need for Public Facilities and Services in the Area

The population within the San Gabriel County Water District's service area is expected to grow from 45,000 residents in 2000 to 52,400 by the year 2020, based on Census and SCAG data. The agency's service area is essentially built-out, with little growth anticipated.

c. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The agency provides adequate service and infrastructure.

d. Existence of Any Social or Economic Communities of Interest

The City of San Gabriel has an old, rich history with a high degree of community identity.

10) Approve San Gabriel Valley Municipal Water District's Sphere of Influence Update, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

a. Present and Planned Land Uses in the Area

Land use in the area is governed by the respective land use authorities - the Cities of Alhambra, Azusa, Monterey Park, and Sierra Madre.

The City of Azusa's land uses are predominately residential and vacant lands. Planned land uses also include: commercial, community recreation, industrial, extraction, public facilities, and agricultural.

The City of Alhambra is a dense urban community, with a long and rich history and a high degree of community identity. Communities of interest include historic neighborhoods where the City has set up policies in order for property owners to preserve and reuse historic structures. Economic communities of interest include the City's Central Business District.

The City of Monterey Park is predominately a residential community with present land uses including 62 percent of land for residential use. Commercial development in the City included mainly local serving retail concentrated along Atlantic Boulevard, Garvey and Garfield Avenues. Other dominant land uses include public facilities and mixed use.

Planned land uses in the area include residential, commercial, and mixed developments as well as acquisition of open space for recreation needs.

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The City of Sierra Madre is predominantly a residential community with 93 percent of land zoned for residential use. Most (85 percent) of the residential land use is zoned for low- density. The higher density housing is located near the City's commercial areas in the downtown area along Baldwin Avenue and Sierra Madre Boulevard. Planned land uses in the area include residential developments and retention of open space.

b. Present and Probable Need for Public Facilities and Services in the Area

The population within the San Gabriel Valley Municipal Water District's service area is expected to grow from 210,482 residents in 2000 to 255,000 by the year 2020, based on Census and SCAG data. The agency's service area is essentially built-out, with little growth anticipated.

c. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The agency provides adequate service and infrastructure. The District has an out-of-agency agreement with Three Valleys Municipal Water District to provide water to Live Oak Basin.

d. Existence of Any Social or Economic Communities of Interest

The Cities of Alhambra, Azusa, Monterey Park, and Sierra Madre have a long and rich history, with a high degree of community identity.

11) Approve South Montebello Irrigation District's Sphere of Influence Update, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

a. Present and Planned Land Uses in the Area

Land use in the area is governed by the respective land use authority - the City of Montebello. The City of Montebello is primarily zoned for residential use. About 90 percent was zoned for residential use, with the other 10 percent zoned for commercial

and industrial use, according to the City's 1973 general plan. Planned land uses in the area include residential and commercial developments.

b. Present and Probable Need for Public Facilities and Services in the Area

The population within the South Montebello Irrigation District's service area is 7,880 residents. The agency's service area is essentially built-out, with little to no growth expected. The agency has not had any new service connections since 2002.

c. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The agency provides adequate service and infrastructure.

d. Existence of Any Social or Economic Communities of Interest

The City of Montebello has a long and rich history, with a high degree of community identity. The City has an urban environment with communities of interest that include a town center in the northeast with shopping and housing, and commercial areas in the flatlands. Economic communities within the City include the industrial uses, which are focused in the southwestern part of the City and the commercial areas along Whittier and Beverly Boulevards.

11) Approve Upper San Gabriel Valley Municipal Water District's Sphere of Influence Update, as recommended in the Municipal Service Review report, and make the following determinations, in accordance with Government Code section 56425:

a. Present and Planned Land Uses in the Area

Land use in the area is governed by the respective land use authorities - the Cities of Arcadia, Baldwin Park, Bradbury, Covina, Duarte, El Monte, Industry, Irwindale, La Puente, Monrovia, San Gabriel, South El Monte, Rosemead, Temple City, Whittier, and the County of Los Angeles.

b. Present and Probable Need for Public Facilities and Services in the Area

The population within the Upper San Gabriel Valley Municipal Water District's service area is expected to grow from 860,000 residents in 2000 to 998,000 by the year 2020, based on Census and SCAG data. The agency's service area is essentially built-out, with little growth anticipated.

c. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

The agency provides adequate service and infrastructure and is capable of meeting future demand needs.

d. Existence of Any Social or Economic Communities of Interest

The Cities of Arcadia, Baldwin Park, Bradbury, Covina, Duarte, El Monte, Industry, Irwindale, La Puente, Monrovia, San Gabriel, South El Monte, Rosemead, Temple City, and Whittier have a high degree of community identity that include many areas of social and economic interest.

- 12) Adopt the attached Resolutions Making Determinations and Approving Updates to the Spheres of Influence for the water service providers in the West San Gabriel Valley Region.

Staff Report

December 8, 2004

Protest Hearing

**Annexation No. 366 TO
County Sanitation District No. 22**

Agenda Item No. 4a

On October 27, 2004 your commission adopted Resolution No. 2004-29RD making determinations and approving the proposed annexation of territory to the County Sanitation District No. 22; and set December 8, 2004 as the date for commission protest proceedings.

The following is a recap of the annexation proposal:

Annexation No. 366 consists of 6.414 acres.

Location: Located on Azusa and San Gabriel Canyon Road approximately 2,300 feet north of Sierra Madre Avenue all within the City of Azusa

Present and Surrounding Land Uses: The present land use in the subject territory has 26 single-family homes. The surrounding land use consists of single-family homes to the north and south, multi-family to the west and hillside to the east.

Sphere of Influence: The proposed annexation is consistent with the adopted sphere of influence for of CSD 22.

Proposed Development: The subject territory has been developed as 26 single-family homes.

Provision of Services: The subject territory will be served by District No. 22's 12-inch diameter Base Line Trunk Sewer in Base Line Road at Dalton Avenue approximately 3 miles south of the subject territory. It is estimated that the subject territory will discharge an average flow of 0.0068 mgd (0.04 cfs peak flow) into a sewer with available capacity of 1.0 cfs (peak flow).

Based on the information provided by the property owner, the District's sewerage facilities have or, in accordance with current policy, will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated on the subject property. Actual sewer hook-up will not be allowed until payment of the connection fee and shall be subject to all circumstances then existent including the availability of capacity.

Financing: Services are financed through a connection fee and an annual user-charge system.

CEQA: The City of Azusa, as lead agency, approved a negative declaration for the development of 26 single-family homes and the project will not have a significant impact on the environment pursuant to Section 15070.

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.

RECOMMENDATION

1. Open the protest hearing and receive written protests.
2. Close protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either terminate the annexation proceedings if a majority protest exists, or adopt a resolution ordering Annexation No. 366 to County Sanitation District No. 22.

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

**MAKING DETERMINATIONS APPROVING ANNEXATION
OF CERTAIN INHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 366 ANNEXED TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 22**

WHEREAS, the County Sanitation District No. 22 of Los Angeles County 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 located in the unincorporated territory of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewerage disposal services for 26 single-family homes; and

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

WHEREAS, the territory consists of 6.414 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 366 to County Sanitation District No. 22;" and

WHEREAS, on October 27, 2004, the Commission approved Annexation No. 366 subject to certain terms and conditions; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set December 8, 2004 as the date for the protest hearing and has given notice thereof;

and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and any and all oral or written protests, objections and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of written protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters residing within the boundary of the territory is 37.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 366 and not withdrawn is , which, even if valid, represents less than 50 percent of the number of registered voters residing within the territory.
3. The Commission hereby orders that the territory described in Exhibit "A" hereto, which description is incorporated herein by this reference, be annexed into County Sanitation District No. 22, subject to the following term and condition:
 - a. The property so annexed shall be subjected to the payment of such service charges, assessments or taxes, if any, as the County Sanitation District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing bonded indebtedness of the District.
4. The regular County of Los Angeles assessment roll will be utilized by the district.
5. The property owners will not be taxed for existing bonded indebtedness of any other agency.
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 8th day of December 2004.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer