

**LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING AGENDA**

Wednesday, August 10, 2005
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. **PUBLIC HEARING**
 - a. City of Industry Sphere of Influence Update
4. **GOVERNMENT CODE § 56857 NOTICES**
(For Informational Purposes Only, Receive and File)

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation is proposed, Government Code Section 56857 requires LAFCO to place the proposal on its agenda for informational purposes only.

- a. Los Angeles County Waterworks District No. 40, Annexation No. 2005-23.

5. **OTHER ITEMS**

- a. Receive and file Municipal Service Reviews and Spheres of Influence Update.
- b. Receive and file Legislative Update.
- c. Approve minutes of the meeting held July 27, 2005.
- d. July 2005 Operating Account Register Report.
- e. Receive and file update on pending applications.

6. **PUBLIC COMMENT**

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

7. **FUTURE MEETINGS**

August 24, 2005
September 14, 2005

8. **FUTURE AGENDA ITEMS**

Items not on the posted agenda which, if requested, will be referred to staff or placed on a future agenda for discussion and action by the Commission, or matters requiring immediate action because of an emergency situation or where the need to take immediate action came to the attention of the Commission subsequent to the posting of the agenda.

9. **ADJOURNMENT MOTION**

Staff Report

August 10, 2005

**CONTINUATION OF SPHERE OF INFLUENCE (SOI) UPDATE FOR THE
CITY OF INDUSTRY**

Agenda Item No. 3A

Agenda Item No. 3A is a continuation from the July 13, 2005 meeting concerning the East San Gabriel Valley MSR and Sphere of Influence Update for the City of Industry.

The East San Gabriel Valley MSR recommended several changes to the City of Industry's SOI. At our last hearing, the Commission moved to continue the consideration of the City of Industry SOI Update at Legal Counsel's request. Counsel requested that the City of Industry's SOI update be held over pending further review by Counsel for compliance with the California Environmental Quality Act (CEQA). Upon further review staff and Legal Counsel recommend that Area 4-A be excluded at this time from the SOI Update as further environmental review would be required before your Commission considered approving its inclusion. Staff and Legal Counsel recommend keeping Area 4-B, which is now Area 3, in the SOI Update, as the City of Industry has determined that the proposed annexation of Area 3 (and therefore its inclusion in the SOI) is categorically exempt from CEQA.

A revised Resolution Making Determinations and Approving an Update to the Sphere of Influence of the City of Industry, showing the proposed changes, is attached:

Recommendation

1. Open the public hearing and receive testimony on the Sphere of Influence Update for the City of Industry.
2. There being no further testimony, close the public hearing.
3. Adopt the attached Resolution Making Determinations and Approving an Update to the Sphere of Influence for the City of Industry, as revised.

DRAFT RESOLUTION NO.

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS AND APPROVING AN UPDATE TO
THE SPHERE OF INFLUENCE OF THE CITY OF INDUSTRY**

WHEREAS, the Local Agency Formation Commission for Los Angeles County (the “Commission”), is required pursuant to Part 3, Division 3, Title 5, (commencing with Section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), to determine and update, as necessary, the Sphere of Influence of each local agency; and

WHEREAS, the Commission has undertaken the Municipal Service Review for the East San Gabriel Valley region and Sphere of Influence Update for the City of Industry, and

WHEREAS, the Executive Officer has submitted to the Commission a Municipal Service Review and Sphere of Influence Update report, including proposed determinations and recommendations; and

WHEREAS, said report recommends a change to the current Sphere of Influence of the City of Industry; and

WHEREAS, a map of the updated Sphere of Influence of the City of Industry is set forth in Exhibit "A", attached hereto and incorporated by reference herein; and

WHEREAS, on August 10th, 2005 after being duly and properly noticed, this matter came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this matter and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the inclusion of area 3 in the Sphere of Influence Update for the City of Industry is categorically exempt from the provisions of the California Environmental Quality Act pursuant to CEQA Guidelines section 15319, and the inclusion of areas 1,, 2-A, 2-B and 2-C in the Sphere of Influence Update is 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 inclusion of these areas in the Sphere of Influence Update will have a significant effect on the environment.

2. The Commission adopts the following written determinations and approves the Sphere of Influence Update for the City of Industry:

a. Present and Planned Land Uses in the Area

The City of Industry serves as a major industrial employment center for the San Gabriel Valley, supporting over 80 thousand jobs. Although most land is zoned for industrial use, commercial development is increasing. The Industry Urban-Development Agency has plans for the extension of an Auto Mall along Gale Avenue between Azusa Avenue and Fullerton Road, just east of the Puente Hills Mall. Also, street and utility improvements are currently occurring to the east near the intersection of the northern Union Pacific rail line and Grand Avenue. Additionally, to the City's western end around the intersection of Union Pacific rail line and the Pomona Freeway, 80 acres of land has been rezoned from industrial to commercial/industrial, permitting retail in the Crossroads Business Park area.

SOI Expansion Area 1: This area includes 86 acres of primarily industrial land located between the southern Union Pacific rail line and Workman Mill Road.

SOI Expansion Area 2: Areas 2-A and 2-B were part of the failed Hacienda Heights incorporation proposal. The land is zoned as industrial, consistent with the remainder of the City of Industry's land use. Five acres of this land is occupied by a solid waste facility. Area 2-C is a smaller piece of land (6.6 acres) southeast of the intersection of Valley Boulevard and 9th Avenue.

SOI Expansion Area 3: This area is zoned for industrial purposes. While most land is occupied by industrial activities, this area also includes storage facilities, an Islamic Center, and the Rowland Unified School District's Santana Continuation High School.

b. **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, and street maintenance is expected to grow in the future. Regulatory considerations affecting water quality increase the need for wastewater collection systems.

c. **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 and contract agencies. With regard to public services provided to the existing sphere area, the present capacity of public facilities is limited for wastewater collection but otherwise adequate. The municipal services provided in this area are adequate, except that the area is faced with temporarily reduced public safety response times as a result of major roadway construction for the Alameda Corridor East project.

d. **Existence of Any Social or Economic Communities of Interest**

The City of Industry has a long and rich history as one of Southern California's major industrial centers, with a high degree of community identity. Since the City is primarily industrial land and less than one thousand people live within the City's limits, the City contains mostly economic communities of interest. However, the City is home to an equestrian center and golf course in the central northern area bordering La Puente.

The City of Industry as a whole considers itself an economic community of interest for the entire San Gabriel Valley. Particular economic areas of interest within the City include its Foreign Trade Zone, the Puente Hills East Business Center, and the 110-acre Crossroads Business Park located near the intersection of the Pomona (I-60) and San Gabriel River (I-605) Freeways.

PASSED AND ADOPTED this 10th day of August 2005.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer

Staff Report

August 10, 2005

Agenda Item No. 4

GOVERNMENT CODE § 56857 NOTICES (For Informational Purposes Only, Receive and File)

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation of territory is proposed, Government Code section 56857 requires LAFCO to place the proposal on its agenda for informational purpose only. Within 60 days of the meeting date, the annexing district may adopt and submit to LAFCO a resolution requesting termination of the annexation proceedings. The law requires that the annexing district "present written findings supported by substantial evidence in the record that the termination request is justified by a financial or service related concern." Prior to the commission's determination of termination of proceedings the resolution is subject to judicial review.

Waiver of 60-Day Termination Period

Under section 56857, LAFCO may not hear and consider the proposed annexation until the 60-day termination period has expired. The Code provides, however, that the commission may waive the 60-day termination period if the annexing district adopts and submits to LAFCO a resolution supporting the change of organization or reorganization.

The following is a summary of the annexation proposal filed with LAFCO:

a) Project Description

On June 20, 2005 K Hovnanian Forecast Homes filed an application for annexation of 120 acres into Los Angeles County Waterworks District No. 40.
APN Nos. 3203-001-003, 3203-001-004, 3219-024-020.

Project Location

The project site is located southeast and northeast of Avenue I and 90th Street West, in the City of Lancaster.