

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, January 9, 2008
9:00 a.m.

Room 381B
Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles 90012

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A person with a disability may contact the LAFCO office at (818) 254-2454 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
3. **PUBLIC HEARING**
 - a. City of Azusa Annexation 2005-44 – Continuation of the October 10, 2007 public hearing.

4. **CONSENT ITEMS**

All matters are approved by one motion unless held by a Commissioner or member(s) of the public for discussion or separate action.

- a. Approve Minutes of December 12, 2007.
- b. Receive and file Municipal Service Review and Sphere of Influence Update.
- c. Receive and file update on pending applications.
- d. Approve Operating Account Check Register for the month of December 2007.

5. **PUBLIC COMMENT**

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

6. **FUTURE MEETINGS**

January 23, 2008
February 13, 2008
February 27, 2008
March 12, 2008

7. **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.

8. **ADJOURNMENT MOTION**

STAFF REPORT

January 9, 2008

CITY OF AZUSA ANNEXATION NO. 2005-44

AGENDA ITEM NO. 3A

Agenda Item No. 3a is a proposal requesting annexation of approximately 5.7 acres of uninhabited, unincorporated county territory to the City of Azusa. The applicant of record is the City of Azusa, the proposal having been initiated by City of Azusa Resolution No. 05-C71. The application was received on December 20, 2005.

History: On October 10, 2007, a public hearing was held. At that hearing Mr. John Fowler, a developer, stated that he represented the owners of two of the parcels being annexed (Lots 2 and 17), and that there were some concerns regarding a proposed development at the site. The annexation territory includes parcels 8621-024-001, 8621-024-002, and 8621-024-017, the largest parcel. The Commission continued the item until January 9, 2008, with the recommendation that the property owners and the developer address their concerns with the City of Azusa. Furthermore, Mr. Fowler was advised that if he was going to represent the property owners, he should provide evidence of his authority to do so.

Related Jurisdictional Changes: Jurisdictional boundary changes include annexation to the City of Azusa and detachment from the Los Angeles County Road District No. 1. The subject territory is within the City of Azusa sphere of influence.

Background: The proposed annexation territory consists of three parcels of land. One parcel is vacant, except for two billboards, and the other two parcels are developed with a discount furniture store, a stereo store, and two vacant commercial buildings.

Purpose of Request: The City of Azusa is proposing improvements to the main gateway entrance to the city. Jurisdiction over the subject territory would allow the City of Azusa to implement its goals of visually improving major corridors that serve as portals of entry into the city.

Location: The subject territory is located at the northeast corner of Arrow Highway and Azusa Avenue.

Factors of Consideration Pursuant to Government Code Section 56668:

1. *Population:* The estimated population of the annexation area is 0.

It is unlikely that there will be any significant population growth in the area within the next ten years. The applicant (City of Azusa) states that no major new residential uses are planned and the surrounding areas are built-out.

2. Registered Voters/Landowners: As of September 14, 2007, the County Registrar-Recorder-County Clerk certified that there were no registered voters residing within the proposed annexation area.
3. Topography, Natural Boundaries and Drainage Basins: There are no significant topographic features in the annexation area. The area is characterized as having relatively flat terrain and is bounded to the east by a flood control channel.
4. Zoning, Present and Future Land Use: The current Los Angeles County zoning designation is C-3 – BE (Unlimited Commercial, Billboard Exclusion). The City of Azusa zoning for the subject area is “South Azusa Corridor (CSA).” Present land uses within the proposal area include a discount furniture store, a vacant lot, a stereo store, two vacant buildings, and two billboards. While there is no formal development project proposed. The City of Azusa planned future land use for the subject area includes commercial, residential, or mixed use.
5. Surrounding Land Use: Land uses north of the subject area include developed medium density residential; to the east is a flood control channel, retail and low density residential; to the south, within the City of Covina limits, is a shopping center containing, retail, restaurants, and theaters; and to the west are developed low density to medium density residential uses.
6. Pre-zoning and Conformance with the General Plan: The City of Azusa adopted a General Plan Amendment and pre-zone ordinance for the area (Ordinance No. 2005-01) designating the zoning as “South Azusa Avenue Corridor (CSA)” (Mixed Use, 27 units per acre). The subject territory is within an established redevelopment area.
7. General Plan Consistency: The proposal is consistent with the County and City of Azusa General Plans.
8. Assessed Value, Tax Transfer: The total assessed value of land is (\$2,746,239). All agencies have adopted a tax transfer resolution.

9. Governmental Services and Control, Availability and Adequacy: The County of Los Angeles provides most services to the area. Services will be provided to the subject territory at the same level of service or a greater level by the City of Azusa upon approval of this annexation proposal.
 - a. Fire and Emergency Services: The area is within the Consolidated Fire Protection District of Los Angeles County. There will be no change in the current level or range of service.
 - b. Flood Control: Flood Control services will continue to be provided by the County Flood Control District.
 - c. Library: Upon annexation, the City of Azusa will provide library service.
 - d. Park & Recreational Services: Los Angeles County currently provides park and recreational services within the subject territory. Increase in service demand would be minimal because the project area is commercial in nature. Azusa will provide services at the same level that is being provided in the adjacent areas.
 - e. Police: Law enforcement services are currently provided by the Los Angeles County Sheriff's Department. In addition, the Azusa Police Department (AZPD) also provides service to the area. Upon approval of the annexation, the AZPD will provide services. The City anticipates that the level of service will be higher due to the proximity of the subject territory to currently regularly patrolled areas.
 - f. Solid Waste Services: Athens Services, a private waste hauler, will continue to provide service through contract with the City of Azusa.
 - g. Street and Road Maintenance: Highway maintenance is provided by the Los Angeles County Department of Public Works (DPW). Traffic signal maintenance is provided by Caltrans. Street lighting is currently provided by Southern California Edison (SCE). Street maintenance services will be provided by the City of Azusa Department of Public Works. Affected highways within the proposed annexation area will be included under the City's Pavement Management Plan. Traffic signal maintenance will be assumed by Azusa upon written transfer from Caltrans. Street lighting services will continue to be provided by SCE and also Azusa Light & Power.
 - h. Water: There will be no change in service. The subject territory is currently served by Azusa Light & Power. Annexation to the City will not result in an increase in demand. Water supply is adequate and available for projected needs.
 - i. Waster Water Service: There will be no change in service. The subject territory is within the jurisdictional boundaries of County Sanitation District No. 21.

10. Effects on Agricultural and Open-Space Lands: The proposal will not impact agricultural or open-space lands.
11. Boundaries and Lines of Assessment: The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated County territory.
12. Effects of the Proposal on Adjacent Areas and the County: The proposed annexation will have no effect on the surrounding areas or the County. The alternative governmental option would be to deny annexation of the subject territory, which would remain within County jurisdiction.
13. Conformity with Policies on Planned and Orderly Growth: Pursuant to Government Code Section 56377, the proposed annexation conforms to adopted Commission policies on providing planned, orderly, and efficient patterns of urban development. The subject territory is within an established redevelopment area with proposed infill development, the surrounding areas are built-out.
14. Sphere of Influence: The subject territory is within the City of Azusa sphere of influence.
15. Timely Availability of Water Supplies: Water is already provided to the area by Azusa Light & Power, a municipal utility. This request will not result in an increase in water usage upon annexation.
16. Regional Housing Needs: The City's Regional Housing Needs Assessment (RHNA) is 184 very low income units, 115 low income units, 124 moderate income units, and 323 above moderate income units. Annexation will not affect the City's RHNA obligation. Future development of the subject area is not likely to result in the construct of a significant number of new housing units.
17. Comments from Affected Agencies: The Los Angeles County DPW provided the following comments:
 - a. The City must assume compliance with the California State Waste Reduction Mandate.
 - b. DPW must be provided with the exact boundary of the annexation upon incorporation for underground storage tank permits and billing purposes.

- c. The City must assume ownership of the traffic signal at Azusa Avenue and Arrow Highway, and traffic signs, striping, and pavement markings throughout the proposed annexation area.
 - d. The City must decide whether to keep the proposed annexation area within the Consolidated Sewer Maintenance District (CSMD) or withdraw the area from the CSMD and enter into an agreement to pay sewer fees to discharge sewage from the annexed area into CSMD facilities.
18. *Correspondence*: Staff received a phone call from a developer stating that he was purchasing two of the three parcels and was in opposition to the annexation request. No written correspondence regarding this annexation proposal was received.

CEQA:

This annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319, Class 19, because it consists of an annexation to a city of areas containing existing public or private structures developed to the density allowed and individual small parcels of the minimum size for facilities exempted by CEQA Guidelines Section 15303.

Conclusion:

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

Recommendation:

- 1) Open the public hearing and receive testimony on the proposed annexation.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the Resolution Making Determinations and Approving City of Azusa Annexation No. 2005-44.
- 4) Pursuant to Government Code Section 57002, set February 13, 2008 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2008 - __ RD

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS AND APPROVING
"ANNEXATION NO. 2005-44"
TO THE CITY OF AZUSA**

WHEREAS, the City of Azusa (the "City") adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to, Part 3, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of Azusa, including the detachment of said territory from Los Angeles County Road District No. 1; and

WHEREAS, the proposed annexation consists of 5.7 ± acres of uninhabited, unincorporated County of Los Angeles territory and is assigned the following distinctive short form designation: "City of Azusa Annexation No.2005-44;" and

WHEREAS, the principal reason for this annexation is to implement the City of Azusa's General Plan goals of visually improving major corridors that serve as portals of entry into the city; thereby allowing the City to make improvements along the main gateway entrance into Azusa; and

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

WHEREAS, on October 10, 2007 and January 9, 2008, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard

and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the proposed annexation is categorically exempt pursuant to State of California Environmental Quality Act (CEQA) Guidelines Section 15319, Class 19.
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits A and B, attached hereto and by this reference incorporated herein.
3. The subject territory consists of 5.7 acres, is uninhabited, and is assigned the following short form designation:

“City of Azusa Annexation No. 2005-44”

3. Annexation No. 2005-44 to the City of Azusa is hereby approved, subject to the following terms and conditions:
 - a. Annexation of the subject territory to the City of Azusa.
 - b. Detachment of the subject territory from Los Angeles County Road District No. 1.
 - c. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the City of Azusa may legally impose.

- d. The regular County assessment roll shall be utilized by the City of Azusa.
 - e. The territory will not be taxed for existing bonded indebtedness of the City of Azusa.
4. The Commission hereby sets the protest hearing for February 13, 2008 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
5. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner provided for in Government Code Section 56882.

PASSED AND ADOPTED this 9th day of January 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

**STAFF REPORT
January 9, 2008**

**Agenda Item No. 4b
MUNICIPAL SERVICE REVIEWS AND SPHERES OF INFLUENCE UPDATE**

<u>Regional Area</u> Cities / Water Districts	MSR Draft Completion Status	Workshop Meeting Status	SOI Draft Completion Status	Commission Hearing Schedule Projection	Comments
<u>Los Angeles Area</u> Cities (8) Water Districts (2)	Complete	Complete	Complete	December 13, 2006	Approved 8 cities and 1 district on 12/13/06 – Crescenta Valley open

<u>Catalina</u> Cities (1)	Complete	Complete	Complete	Feb. 27, 2004	No Special Districts
<u>Misc. Gov't Services</u> Total Districts (29)	Complete	Complete	Complete	Jun. 23, 2004	
<u>Las Virgenes</u> Cities (5) Water Districts (2)	Complete Complete	Complete Complete	Complete Complete	Aug. 25, 2004	
<u>High Desert</u> Cities (2) Water Districts (8)	Complete Complete	Complete Complete	Complete Complete	Aug. 25, 2004	
<u>Santa Clara</u> Cities (1) Water Districts (5)	Complete Complete	Complete Complete	Complete Complete	Jan. 19, 2005	Approved 3 districts at LAFCO Hearing on Dec 14, 2005
<u>San Gabriel-West</u> Cities (18) Water Districts (8)	Complete Complete	Complete Complete	Complete Complete	Dec. 8, 2004	
<u>San Gabriel – East</u> Cities (13) Water Districts (5)	Complete Complete	Complete Complete	Complete Complete	July 13, 2005	
<u>San Districts</u> (25)	Complete	Complete	Complete	May 25, 2005	
<u>South Bay</u> Cities (14) Water Districts (1)	Complete Complete	Complete Complete	Complete Complete	Sept. 28, 2005	
<u>Gateway</u> Cities (26) Water Districts (6)	Complete Complete	Complete Complete	Complete Complete	Dec. 14, 2005	Approved 3 cities and 1 Water District on Feb. 22, 2006

Crescenta Valley Water District is still open

179 Total SOI's / MSR's completed to date -

88 Cities 29 Misc. Districts 36 Water Districts 25 San Districts