



AGENDA ITEM

MEETING DATE: September 25, 2012

TITLE: Consideration of a resolution of revised application requesting the Local Agency Formation Commission (LAFCO) of Los Angeles County to commence annexation proceedings for +/- 72 acres of vacant and inhabited territory in the vicinity of Sierra Madre Avenue south to the Metro railroad right of way and west of Barranca Avenue. (Case No. 2011-08a)

PRESENTED BY: Dianne Walter, Planning Manager

RECOMMENDATION: Open the Public Hearing, accept evidence and testimony presented, and in the absence of testimony to the contrary consider the following: 1) Adoption of a Revised Addendum to the previously adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act; and 2) Waive full reading, read by title only, and adopt a Resolution entitled: A RESOLUTION OF APPLICATION BY THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA REQUESTING THE LOCAL AGENCY FORMATION COMMISSION (LAFCO) TO COMMENCE ANNEXATION PROCEEDINGS FOR APPROXIMATELY 72.2 ACRES OF TERRITORY LOCATED WITHIN THE CITY'S SPHERE OF INFLUENCE, FOR UNINCORPORATED PROPERTIES IN THE VICINITY OF SIERRA MADRE BOULEVARD SOUTH TO THE METRO RAILROAD RIGHT OF WAY AND IN THE VICINITY OF BARRANCA AVENUE AND BALDY VISTA AVENUE AND YUCCA RIDGE ROAD, TO BE ANNEXED INTO THE CITY OF GLENDORA. (Case No. 2011-08a)

BACKGROUND:

The City Council, in December 2010, adopted the Monrovia Nursery Specific Plan, establishing development standards and guidelines for the future development of approximately 95 acres of former Monrovia Nursery property. The property was subsequently purchased by the developer City Ventures, who is currently working diligently to obtain approvals for construction of 121 large single family homes on 20,000 square foot lots consistent with the adopted Specific Plan. Part of the process includes annexation of approximately 28 acres of unincorporated territory within the vacant Monrovia Nursery property. An application was submitted to the Local Agency Formation Commission (LAFCO) in April 2011 to address the Monrovia Nursery unincorporated territory. Comments received from LAFCO required the City to amend the application to include all the unincorporated property south of Sierra Madre Avenue, for a total of approximately 68 acres. The application was amended and returned to LAFCO including the

requested 68 acres. However, subsequent comments received from Los Angeles County, who must also approve the application, have required the City to again revise the application to include seven lots or an additional 4.2 acres on the north side of Sierra Madre Avenue for a new total of 72.2 acres. Staff feels confident, based on verbal and written comments from LA County and LAFCO, that the third revision of the proposed annexation territory will be acceptable to both agencies.

DISCUSSION:

There are several reasons for the rather involved process the City has faced for the annexation. First, State Law provides for annexation of up to 150 acres of isolated county island territory without a vote of the affected property owners (Government Code Section 56375.3). However, LAFCO makes the interpretation of what constitutes an isolated island and their determination was that the City would need to include all unincorporated territory south of Sierra Madre Avenue and west of Barranca Avenue. Second, Los Angeles County also must approve the annexation of their territory into the City and their requirement was to include seven parcels on the north side of Sierra Madre Avenue. Unfortunately, these agency changes were not provided to the City concurrently, resulting in two separate revisions to the original application.

During the second application, the City held a public meeting for those residents south of Sierra Madre Avenue who would be affected by the annexation. The meeting was held on September 28, 2011 at Sandburg Middle School. The approximately 40 residents who attended expressed a number of concerns including their ability to keep horses and whether the City would require installation of sidewalks on their streets. Staff was able to respond to these concerns, assuring the residents that they could continue to keep horses on their properties as existing non-conforming uses and that the City does not have any plans to upgrade any streets in the neighborhood.

As part of the third application revision, staff is sending letters to all affected property owners, including the seven properties north of Sierra Madre Avenue, inviting them to attend this public hearing and explaining the proposed annexation, including a question and answer sheet outlining a number of the concerns expressed by residents in the past.

Several benefits of being part of the City include the fact that the City does not have a utility users tax, thereby saving new residents approximately 4.5 percent on their property tax bills. In addition, new residents will be served by the Glendora Police Department, which is located within a few minutes response time to the area as opposed to the nearest LA County Sherriff's station in San Dimas, over five miles away. Finally, annexation will allow the development of the Monrovia Nursery property for new single family residences including new utilities, sewers and storm drain systems to correct the periodic flooding that impacts the area.

The Council's action is to authorize the submittal of the revised application to LAFCO. The ultimate approval of the annexation rests with LAFCO, although Los Angeles County's approval is also necessary for LAFCO to approve the application. Pursuant to Section 56375.3 of the California Government Code, county islands of up to 150 acres can be annexed without a vote of property owners, although both the County and LAFCO will receive any comments as part of the annexation process. Residents are encouraged to send comments to LAFCO, Attention Paul Novak, 80 South Lake Avenue, Suite 870, Pasadena, CA 91101, and County of Los Angeles Chief Executive Office, Attention Dorothea Park, 500 West Temple Street, Room 713, Los

Angeles, CA 90012.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

As part of the second application submittal, the Council approved an Addendum to the previously adopted Mitigated Negative Declaration (MND) as provided by CEQA Guidelines Section 15164 and Section 15162. The addendum included the addition of approximately 38 acres of unincorporated territory not included in the original MND. The addendum indicated that the additional annexation would not create any additional significant impacts that were not already addressed in the MND. This revised addendum incorporates the additional seven lots on the north side of Sierra Madre Avenue. Findings are included for the revised annexation indicating that only one of the seven lots has the potential to be split into two lots that meet the E-7, 20,000 zone standards. Therefore, the revised addendum finds that the revised annexation could potentially result in an increase of one lot in the future, which is considered a less than significant impact. The revised addendum also discusses minor technical changes to the Monrovia Nursery Specific Plan and project to update the benchmark elevation datum reference point and some revisions to incorporate retaining walls and a detention basin that was anticipated as part of the original approvals.

FISCAL IMPACT:

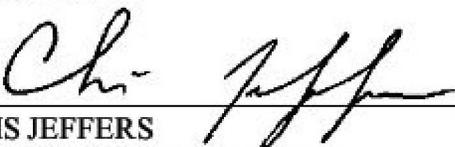
If the revised annexation application is approved by LAFCO, it would result in the requirement for City services, such as police protection to 74 additional homes (excluding the future development of the Monrovia Nursery project). The costs of providing services would be offset -- in part -- by property taxes transferred to the City from the County. The City is already the likely provider of services for parks, library and recreation since the City's facilities are the closest services to these residents. Fire protection would remain unchanged. No significant fiscal issues have been identified as a result of the annexation.

Respectfully submitted,

Dianne Walter,
Planning Manager

Fiscal
Review: 

JOSH BETTA
Finance Director

Manager
Approval: 

CHRIS JEFFERS
City Manager/Executive Officer

ATTACHMENTS:

Attachment A: Vicinity map of proposed annexation

Attachment B: Draft resolution of application
Attachment C: Draft LAFCO application
Attachment D: Draft LAFCO application Attachment A
Attachment E: CEQA Revised Addendum
Attachment F: LA County letter dated July 24, 2012
Attachment G: List of affected property owners
Attachment H: Letter mailed to affected property owners

