

**APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”  
Plan for Municipal Services – Annexation 2011-08a (Glendora)**

1. Describe how this proposal will result in the provision of new services and changes in existing services, including location from which such services are or will be provided, service level or capacity (i.e., sewer line capacity, average response time for emergency vehicles, etc.) and how services will be financed.

The proposal will result in the annexation of +/- 72.2 acres of territory into the City of Glendora for the purpose of facilitating the development of +/- 95 acres of land which is currently fallow which previously housed the Monrovia Nursery. In 2010 the City of Glendora approved a specific plan and two tentative subdivision maps over the 95 acres which included the Monrovia Nursery’s property in the City of Glendora including 28 acres of unincorporated territory in the County. Conditions of approval required the unincorporated territory of the Monrovia Nursery to be annexed into the City of Glendora. At the direction of LAFCO staff and LA County, the City is also proposing to annex an additional +/- 42.82 acres of unincorporated territory developed with 74 single-family homes including seven (7) lots north of Sierra Madre Avenue.

While the existing developed territory is substantially served by utilities, services and infrastructure already in place, it is also underserved by other infrastructure systems such as storm drain and flood control improvements. These “missing” infrastructure improvements will be installed as part of the development of the specific plan area. The unincorporated, undeveloped property within the specific plan is not served by the utilities necessary to serve the property which would be provided as part of development. The territory to be annexed is already within the City’s service area for water and is already served by the Los Angeles County Fire Department which also provides the City’s fire and medical emergency services. No sewer or storm drain services are provided to the undeveloped territory to be annexed due to its undeveloped condition but the necessary services and facilities will be provided by the Sanitation District and L.A. County Department of Public Works. The existing homes in the territory to be annexed are already served by sewer and some storm drain improvements. The City of Glendora already provides library, youth, senior, and park and recreation programs to the area since it is the closest service provider and will continue to do so after the property is developed.

Since the portion of the territory in the specific plan area to be annexed is presently undeveloped, sewer and storm drains for new development approved as a condition of subdivision will be built with the appropriate capacity to serve the project which the territory to be annexed is a part. In March of 2010, the Sanitation District notified the City that the project could be served by the District for wastewater, indicating that the sewer trunk line that would serve the project had a design capacity of 7.7 million gallons per day (mgd). The conveyed peak flow when last measured in 2005 was 6.2 mgd. For storm drain and flood control, new facilities will be built to accommodate new and existing storm water runoff and flood protection.

**APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”  
Plan for Municipal Services – Annexation 2011-08a (Glendora)**

For emergency services, the developed portion of the territory and the portion of the territory in the specific plan area to be annexed are already served by the Los Angeles County Fire Department which maintains a number of stations in Glendora, including a station within several hundred feet of the specific plan project site. For police protection, the territory to be annexed will transition from the Los Angeles County Sherriff’s Department to the Glendora Police Department. Emergency response provided by the Glendora Police Department is four minutes or less. The City’s police facility is located within two miles of the territory to be annexed. The nearest Sherriff’s Department facility is located in San Dimas which is approximately seven miles away. The addition of the 7 lots north of Sierra Madre Avenue will not change the above identified discussion of services to be provided and they will be served consistent with the identified City and County services.

New street, storm drain and flood control facilities and improvements that will serve the territory to be annexed will be constructed as part of the aforementioned specific plan. The costs of the improvements will be borne by the project developer of the specific plan, City Ventures. Once built, public facilities such as streets and water will be maintained by the City while sewer, storm drain and flood control facilities will be turned over to the County to be maintained (COSANLA District 22 for sewer and L.A. County DPW for flood control).

Services provided will be financed through the general property tax levy. The developed portion of the territory to be annexed will result in a slight transfer of property tax revenue from the County to the City of around \$28,000. New proposed development which the annexation will facilitate, is conservatively estimated to generate property valuations of around \$100,000,000 from the development of high end, for sale, single-family homes. Given the County’s share of property tax revenue the development would yield roughly \$300,000. Property tax revenue to the City is estimated at \$100,000. New development facilitated by the annexation would also provide additional fees and property tax revenues for other taxing entities. For example property tax revenue to the Fire Department is estimated at \$160,000.

**Fire and Emergency Services**

1. Which fire protection agency currently provides fire protection and emergency medical service in the subject territory? Give a brief description of how this service is provided and to what extent.

Los Angeles County Fire Department provides fire protection and emergency service to the City of Glendora. The City is in the service area of Battalion 2 serving Glendora, Claremont and San Dimas. There are three fire stations located within the City serve the City of Glendora: Fire Station 85 located at 650 East Gladstone, Fire Station 86 located at 520 South Amelia Avenue and Fire Station 151 located at 231 West Mountain View Avenue. Fire Station 97, which is part of Battalion 16 is also literally located across from Area A of the proposed annexation.

**APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”  
Plan for Municipal Services – Annexation 2011-08a (Glendora)**

**Medical**

The County of Los Angeles Fire Department provides Emergency Response Service (EMS). Although none of the stations located within Glendora have Emergency Response Service, it is accessible through other stations in the county. However, each station is staffed with qualified emergency medical training (EMT) firefighters. In addition, Station 85 has an Emergency Service Team, which serves similar functions compared to EMS, and Station 151 is equipped as a paramedic unit. This means that the nine Station 151 firefighters are also trained paramedics. The County comment letter dated March 7, 2012 indicated that the annexation area will remain in the LA Consolidated Fire Protection District (CFPD), will continue to receive its current revenues and that there will be no funding impact on fire protection and emergency services.

**Response Times**

According to the 2005 East San Gabriel Valley Final Municipal Service Review (MSR) response times for fire and medical emergencies is less than 5 minutes when measured in 2004 which is well below recommended response times identified by the National Fire Protection Association, the Commission on Fire Accreditation, and the California Emergency Medical Services (CalEMS).

2. Is annexation to a County Fire Protection District part of this request?

No. The area is already included within the boundaries of the Fire Protection District. The City of Glendora annexed to the Fire Protection District in the 1960s. No changes are required for the annexation including the additional 7 lots identified for the amended application.

3. What agency will be providing services to the subject territory as a result of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

See response to Question 1 for a description of services to be provided by the City of Glendora and other agencies. The undevelopment Monrovia Nursery property, including approximately 28 acres in the annexation area is proposed to be developed with 121 single family homes. It is assumed that the ad valorem property tax and existing special tax levy to fund fire protection and emergency medical services will automatically include these new homes as they receive final occupancy approval.

4. What is the approximate date in which those services will be made available?

Fire and Emergency Services are already available to the developed areas of the annexation area. Fire and Emergency Services will be provided to new homes as they are occupied as part of the

## **APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”**

### **Plan for Municipal Services – Annexation 2011-08a (Glendora)**

proposed development of the vacant Monrovia Nursery property. The approximate date for commencement of service is anticipated to begin in 2014-2015.

5. Provide information on how those services will be financed (i.e. assessment district, general property tax, developer fees, etc.).

The increased property taxes generated by the Monrovia Nursery Specific Plan development project including the undeveloped areas to be annexed will contribute additional property taxes to the Fire District needed to provide service to the area.

6. Will there be any upgrading or transfer of facilities as a result of this request?

The County of Los Angeles is responsible for the operations and maintenance of the fire services and facilities that serve the proposed annexation area. The City is not aware of any operational changes that will occur.

#### **Flood Control Services**

1. Give a brief description of how flood control service is currently provided and by which agency.

Los Angeles County Department of Public Works maintains a substantial system of flood control channels, debris basins, and storm drains within the City. As development occurs within the City and new flood control facilities are built, the City typically requires facilities to be constructed to County standards so that improvements can be turned over to DPW for maintenance.

2. What agency will be providing flood control services to the subject territory upon approval of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

DPW is expected to provide flood control services to the territory to be annexed as well as the incorporated areas that will be developed. The aforementioned specific plan will involve new construction of several thousand feet of new storm drains to serve a development of 121 homes over +/- 95 acres. In addition a new water detention basin will be constructed encompassing about 3.6 acres of the +/- 95 acre project area. A debris basins will be constructed in the northeast corner of the undeveloped property as part of the Monrovia Specific Plan development. The proposed debris basin is designed to accommodate approximately 16,000 cubic yards of debris that has the potential to inundate the project area. All flood control devices would be designed to meet LA County Flood Control requirements and receive approvals from LA County prior to construction. The construction of the project would increase the level of flood protection in an approximate 500-acre watershed area. The area is presently unprotected from a “bulked

**APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”**  
**Plan for Municipal Services – Annexation 2011-08a (Glendora)**

and burned” scenario where the foothills located north of the area to be annexed are burned, followed by heavy rains creating mudflows similar to what La Canada experienced in 2010 after the Station Fire. The planned flood control improvements would protect 150 existing homes in the area in addition to new homes planned. The improvements planned for the specific plan development will provide protection for existing homes in the area to be annexed on the south side of Sierra Madre Avenue. The debris basin planned for the Monrovia Nursery City Ventures development would be constructed at the northeast corner of the vacant land on the south side of Sierra Madre Avenue. The 7 additional lots included in the amended annexation application are located on the north side of Sierra Madre Avenue and will not benefit from the debris basin improvement. However, their situation would be no different after the annexation than it is today. The proposed debris basin is designed to address new development on the vacant property south of Sierra Madre Avenue. Water quality improvements required by the City’s NPDES/SUSMP permit will be installed by the developer for the proposed development area of the annexation as part of development approvals. The project NPDES/SUSMP improvements will be build to County standards and the County will maintain the water quality improvements. The CC&R’s for the new City Ventures development will include the requirement to provide funds to cover County maintenance costs for the NPDES/SUSMP water quality system. The City will also expand water quality NPDES programs for the annexation area including the implementation of Best Management Practices including street sweeping and other programs to control total Maximum Daily Load (TMDL) in compliance with NPDES.

3. What is the approximate date in which those services will be made available?

It is anticipated that construction of the water detention/water quality basin and debris basins will begin by December 2012. The exact timing and order of construction of accompanying storm drains is dependent upon project construction phasing. The storm drainage and debris/detention system would be turned over to DPW as soon as practicable. Project build out is anticipated by 2014-2015.

4. Provide information on how those services will be financed (i.e. assessment district, general property tax, developer fees, etc.).

Construction of the storm drain/flood control facilities will be borne by the developer. Maintenance will be supported by the increase in property taxes from development in the specific plan area. Currently the assessed valuation of the specific plan area is roughly \$700,000. Upon completion the anticipated value of property and improvements will be well in excess of \$100,000,000. The increase in property tax revenue for the storm drainage/flood control system will not take effect until the project is completed. In the interim period between construction and final occupancy for the project, the City will require the developer to maintain the flood control system as part of the development agreement between the City and the developer which is

## **APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”**

### **Plan for Municipal Services – Annexation 2011-08a (Glendora)**

approved by the City as part of approval for Final Tract Maps 66608 and 66609. The maps have not received final approval at this time. Maintenance of water quality improvements required by the City’s NPDES/SUSMP permit such as vegetated swales and percolation basins within the vacant land area proposed for development will be financed through the home owners association as required by conditions of approval by the City for Tracts 66608 and 66609.

#### **Library Services**

1. Give a brief description of how this service is currently provided and by which agency.

The City Glendora maintains its own library and is the closest library facility to the area to be annexed. The nearest county library is located in San Dimas approximately 7 miles away from the proposed annexation area. Information provided in the County letter dated March 7, 2012 indicates that library services are currently provided to the unincorporated area by the County’s Charter Oak Library. In addition to the County Library, current library use statistics show that there are over 14,000 patrons who use the Glendora Public Library who are not residents of Glendora which is likely to already include the residents of unincorporated areas in Glendora.

2. What agency will be providing library services to the subject territory upon approval of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

The Glendora Public library would be available to residents of the area to be annexed and as described above is geographically the closest library to the area to be annexed and is located within 2 miles of the territory. The closest county public library is in San Dimas which is 7 miles from the area to be annexed. The Glendora Public Library provides the community with a full range of effective information and reader services that support work, lifelong learning, personal growth, enjoyment and civic involvement.

The Glendora Public Library is a full service library, offering information services and programs to all ages from infants (story times) to children (book groups, craft programs, bookmark contest) to teens (Battle of the Books, SAT workshops) to adults and seniors (wellness programs, leisure programs, adult literacy). Assistance at the adult and children’s reference desks is available during all library open hours.

The Library’s collection of approximately 143,000 items includes books, downloadable electronic books (e-books), digital and CD audio books, music CDs, software programs, educational and classic movies on DVD and VHS, magazines, newspapers and pieces of microform. The collection includes large type and international language materials. Materials from other lending libraries are available through interlibrary loan. The Library also offers a variety of online resources, which are accessible 24/7 from any computer.

**APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”  
Plan for Municipal Services – Annexation 2011-08a (Glendora)**

The Glendora Public Library offers 14 public computer workstations, 2 laptops that are available for adult patrons to check out for in-library use, a copy center, study rooms and 2 larger meeting rooms. Other services offered include materials recycling (via the Friends Book Loft), homebound services and exam proctoring.

The Glendora Public Library is currently open 6 days a week, including night and weekend hours. The number of items circulated per registered borrower is 10.9.

3. What is the approximate date in which those services will be made available?

The Glendora Public Library is already serving the area to be annexed as well as other unincorporated parts of Los Angeles County.

4. Provide information on how those services will be financed (i.e. assessment district, general property tax developer fees, etc.).

The Glendora Public Library is funded primarily through General Fund expenditures from the City of Glendora.

5. Will there be any upgrading or transfer of facilities as a result of this request?

No. The City of Glendora already owns and operates the Glendora Public Library. No facility upgrades are required to accommodate the increase in patronage the annexation and ultimate development of the property would result in. Improvements are made to the Glendora Public Library as part of the City’s nominal facility maintenance and capital improvement program.

**Park and Recreational Services**

1. Give a brief description of how park and recreational service is currently provided and by which agency.

Open space and recreational uses available to the City and surrounding unincorporated areas include city-owned active and passive facilities and shared facilities with other public or private parties. Glendora has an inventory of a total of approximately 4,911.63 acres of land designated in various open space categories. Approximately 4,300 acres of land are designated as Conservation Open Space, which includes Angeles National Forest areas, Big Dalton Wilderness Park and South Hills Park. Big Dalton Wilderness Park and South Hills Park provide both recreational and open space opportunities within Glendora. The Glendora Country Club also provides private recreational facilities. The City also operates its own teen center and senior center. Within the past 4 years the City recently completed a \$12 million dollar renovation of one of its major park facilities.

**APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”  
Plan for Municipal Services – Annexation 2011-08a (Glendora)**

The Recreation Division of the Community Services Department provides seasonal programs for all age groups including youth and adults. Programs include sports leagues, educational classes, volunteer opportunities, leisure activities and trips, dance, fitness and exercise classes, after school, summer and holiday activities, and a year-round tennis program and summer swim program.

2. What agency will be providing park and recreational services to the subject territory upon approval of this request? Provide a description of the level and range of services that to be provided. Indicate any changes in service level.

The City of Glendora will continue to provide services. The territory to be annexed is part of a larger site which when built out will add approximately 500 residents to the City’s population. The City’s ability to serve these new residents will not be significantly impacted. The level and range of services available will be the same as described in Question 1 above. The seven additional lots included in the amended application will have the same park and recreation services described in this response section.

3. What is the approximate date in which those services will be made available?

These services are available now and will be available upon annexation.

4. Provide information on how those services will be financed (i.e. assessment district, general property tax, developer fees, etc.).

The city’s recreation programs and park maintenance activities are funded primarily through General Fund expenditures from the City of Glendora and revenue generated from activity and facility fees.

5. Will there be any upgrading or transfer of facilities as a result of this request?

The City will be receiving a dedication of parkland of approximately three acres which will be used for passive park and bike path purposes as part of the proposed development of the vacated Monrovia Nursery property including the vacant county jurisdictional areas identified in this application.

**Police Services**

1. Which police protection agency currently provides service to the subject territory? Provide a brief description of how this service is provided and to what extent.

The Los Angeles County Sherriff serves the territory to be annexed which includes over 67 homes and 28 acres of undeveloped land. The Sheriff’s department provides a broad range of law

## **APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”**

### **Plan for Municipal Services – Annexation 2011-08a (Glendora)**

enforcement. Activities such as patrol, incarceration, criminal investigation, community outreach, and miscellaneous administrative functions are likely to be the services most utilized by residents of the territory to be annexed.

2. What agency will be providing law enforcement services to the subject territory upon approval of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

Police protection will be provided by Glendora Police Department located at 150 South Glendora Avenue, within 2 miles of the territory to be annexed. The police department has 51 sworn officers and 33 civilian employees. Sworn officers include one chief, one captain, four lieutenants, four sergeants, four corporals and 24 officers. In addition to the full-time officers and civilian employees, Glendora has a reserve officer force. The reserve officer force provides additional, equally qualified officers on a flexible, part-time status that provide valuable aid to the department. These seven reserve members assist the department in fulfilling their mission and typically provided over 2,000 service hours.

The department provides a full range of activities and programs that promote the community's safety and security. Essential components of this mission include patrol and dispatch activities, investigations, traffic control, and crime prevention. The City also maintains its own temporary holding facilities. Services provided by the Sheriff's Department in support of the Police Department include search and rescue, crime lab, bomb squad, and academy training.

The reported emergency response time for the Glendora Police Department is four minutes or less.

3. What is the approximate date in which those services will be made available?

These services are available now and will be available upon annexation.

4. Provide information on how those services will be financed (i.e. assessment district, general property tax developer fees, etc.).

The City's police function is funded primarily through General Fund expenditures from the City of Glendora. General fund expenditures are derived from property and sales tax revenue to the City. As indicated previously, the development of the specific plan area will generate property tax valuation well in excess of \$100,000,000 of which the City will generally receive 0.1 (ten) percent to provide additional services to the area, in addition to property taxes from the existing developed property in the territory to be annexed, which are estimated to be \$24,888.

5. Will there be any upgrading or transfer of facilities as a result of this request? If yes, please give details.

**APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”  
Plan for Municipal Services – Annexation 2011-08a (Glendora)**

No. The City of Glendora maintains the appropriate police facilities to serve the community.

**Road Maintenance Services**

1. Give a brief description of how road maintenance service is currently provided and by which agency.

Road maintenance is presently provided by LA County. Some of the territory to be annexed is undeveloped and full street improvements are lacking in some areas. Certain existing roadways are not fully improved and do not maintain typical minimum widths for local residential streets. The amended application includes seven lots on the north side of Sierra Madre Avenue from Yucca Ridge Road to 1015 West Sierra Madre Avenue (3 lots west of Hicrest Road). Information provided in the County letter dated March 7, 2012 indicated that Operational Services Division has the following facilities in the proposed annexation area:

Facility	Quantity
Traffic Signs	40
Street Name Signs	15
Pavement Markings	870 square feet
Curbs	132 linear feet

The March 7 letter also identifies full right of way information within the proposed annexation area:

<b>Street</b>	<b>Limits</b>	<b>Length (Ft)</b>
Yucca Ridge Rd.	Leadora Ave./Sierra Madre Ave.	1,110
Leadora Ave.	0185 E. Baldy Vista Ave/0845 W. Barranca Ave.	550
Baldy Vista Ave.	0080 S. Milton Dr./0220 S. Leadora Ave.	350
Milton Dr.	Baldy Vista Ave/0150 E. Baldy Vista Ave.	150
Milton Dr.	0150 E. Baldy Vista Ave/0660 W. Oak Dr.	200
Milton Dr.	0660 W. Oak Dr. / Oak Dr.	660
Milton Dr.	Oak Dr. / 0317 W. Barranca Ave.	343
Danton Dr.	Oakbank Dr/ 0370 E. Oakbank Dr.	370
Oakbank Dr.	0180 S. Danton Dr./ Milton Dr.	660
Oak Dr.	Milton Dr. / 0320 S. Leadora Ave.	340
	Sub total	4,733

In discussions and letters from LA County (CEO letters dated July 18, 2012 and July 24, 2012) the annexation application would be amended to include seven lots north of Sierra Madre Avenue as indicated above. The full width of Sierra Madre Avenue adjacent to the 7 lots (from the west edge of Yucca Ridge Road to the west property line of 1015 West Sierra Madre Avenue) would be included in the annexation application, a length of approximately 1,207.5 feet.

**APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”  
Plan for Municipal Services – Annexation 2011-08a (Glendora)**

2. What agency will be providing services to the subject territory upon approval of this request?

Within the territory to be annexed, the City of Glendora will handle street maintenance. Information provided by the County indicates that the actual centerline road distance for the annexation is approximately 4,733 feet excluding the amended annexation of Sierra Madre Avenue. When the segment of Sierra Madre Avenue from the westerly edge of Yucca Ridge to the west property line of 1015 West Sierra Madre Avenue is added, the total is approximately 5,940.5 feet. The annexation will include the full width right of way of all identified streets.

3. Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

If the annexation is approved, the City of Glendora would maintain the right-of way in areas within the proposed annexation. This would include Sierra Madre Avenue from the west side of Yucca Ridge Road to the west property line of 1015 West Sierra Madre Avenue, and the following streets within the proposed annexation area: Leadora Avenue, Baldy Vista Avenue, Milton Drive, Danton Drive, Oakbank Drive and Oak Drive. No significant changes in level of service maintenance are anticipated for the existing roadways currently maintained by the County. (See question 1 for identified street lengths.) Maintenance of the annexed roadways would be folded into the City’s existing street maintenance schedule. Once the annexation is completed the City would begin to monitor the annexed right-of-way for maintenance.

4. What is the approximate date in which those services will be made available?

Maintenance of existing roadways within the proposed annexation area would be taken over by the City at the completion of the annexation process. Maintenance of future streets proposed by the development of approximately 95 acres would begin after completion of the development anticipated in 2014/15.

5. Provide information on how those services will be financed (i.e. assessment district, general property tax developer fees, etc.)

The City uses a variety of funding sources for its street maintenance function including expenditures from its General Fund (property and sales tax), Gas Tax funds, and Proposition C to name a few. There are no assessments for street maintenance.

6. Provide information on any roads, facilities or capital improvements that will be transferred, as a result of this request.

The County will transfer control of approximately 5940.5 feet of right-of-way to the City consisting mainly of local residential collector streets, and a segment of Sierra Madre Avenue between Yucca Ridge Road and 1015 West Sierra Madre Avenue.

**APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”  
Plan for Municipal Services – Annexation 2011-08a (Glendora)**

**Solid Waste Services**

1. Give a brief description of how solid waste service is currently provided and by which agency.

The County has placed the territory to be annexed in a franchise agreement area known as the “Citrus Franchise Area” to which Waste Management provides service. Services provided include twice annual unlimited bulky items curbside collection, an annual curbside clean-up event in unlimited amounts, four community clean-up projects, senior discounts and roll out services for qualifying residents, additional household hazardous waste round-up events (includes universal waste), and electronic waste collection events.

2. What agency will be providing services to the subject territory upon approval of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

The proposed annexation area would be included in the City’s exclusive franchise contract with Athens Services to provide all solid waste and greenwaste collection. The City’s Athens contract includes unlimited manual collection services and unlimited bulky item pick up. All solid waste collected is delivered to a material recovery facility (MRF) where all recyclable material is removed from the waste stream before transfer to a landfill. The area would continue to be served by the County Household Hazardous Waste (HHW) Roundup program where all toxic materials including universal waste prohibited from the landfill is collected. The City provides on-going information to the community on upcoming HHW Roundup events.

3. What is the approximate date in which those services will be made available?

Solid waste and greenwaste services provided by Athens Services would begin for existing residents when the Annexation process is completed. Future residents of the proposed development would be included at their final occupancy dates.

4. Provide information on how those services will be financed (i.e. assessment district, general property tax developer fees, etc.).

Waste services are provided on a user fee basis. The current, 2012, approved fee for trash collection services in Glendora is \$27.35 per month for single family residential properties.

**Special Assessment District Services**

1. Provide information on any special assessment districts within the subject territory. Give a description of services provided.

Existing assessment districts associated with the territory to be annexed include the LA County Community College District, Glendora Unified School District and Metropolitan Water District

## **APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”**

### **Plan for Municipal Services – Annexation 2011-08a (Glendora)**

as identified by information supplied by the County Assessor’s office. The territory to be annexed is already subject to a parcel tax for bonded indebtedness approved by voters in 2005 to make improvements to school facilities of the Glendora Unified School District and a parcel tax for bonded indebtedness in 2004 for improvements to Citrus Community College. The territory to be annexed is already included within the districts served by the referenced agencies.

2. Will the subject territory be included in an assessment district and be subject to any new assessments upon approval of this request?

The undeveloped property within the annexation area will be incorporated into the City’s Landscape Assessment District. The property owner has consented to be included in the assessment district as a condition of development. The entire annexation area will be incorporated into the City’s Street Light Assessment District.

3. Provide information on any special charges, fees or taxes that will be levied as a result of approval of this request.

For developed properties in the Street Light Assessment District benefiting from two existing street lights identified on Sierra Madre Avenue, an annual assessment of approximately \$40.00 will be charged on the applicable property tax bills. The property within the undeveloped part of the Annexation area will be incorporated into the Landscape Assessment District and the Street Lighting Assessment District and assessment fees will be charged to the individual parcels as part of the future development of the property.

#### **Street Lighting Services**

1. Give a brief description of how street lighting service is currently provided and by which agency.

LA County currently provides street lighting within the territory to be annexed on Sierra Madre Avenue according to GIS data obtained from the LA County DPW website. Two street lights are located on the north side of the Sierra Madre right-of-way within the amended annexation area.

2. What agency will be providing services to the subject territory upon approval of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

The two existing street lights on Sierra Madre Avenue within the annexation area will be maintained by Edison Company. Energy costs for the lights will be billed to the City and the City will add an assessment to the property taxes for those properties which are determined to receive a benefit from the existing street lights. Future street lighting proposed by the development of the vacant land area within the Annexation area will be maintained by Edison and energy costs paid directly by the City. The future tract development parcels would pay an assessment on their property taxes as previously indicated to cover the energy costs.

**APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”  
Plan for Municipal Services – Annexation 2011-08a (Glendora)**

3. Provide information on how those services will be financed (i.e. assessment district, general property tax developer fees, etc.).

The territory to be annexed will become part of the city-wide street light and landscape maintenance assessment districts. The operating costs of the districts are established annually based on anticipated expenses. Each parcel in the district is then assessed its fair share of operating costs based on benefit derived from the district. For FY 09/10 the rate was set at approximately \$40 for lighting and \$100 for landscaping per parcel.

**Water Services**

1. Is annexation of water service part of this request? If yes, provide details.

No. The City of Glendora already provides water service to the area.

2. Will this request result in an increase in water usage upon approval of this request or in future development of the proposal area? What are the projected needs and availability of water supplies?

The territory to be annexed represents approximately 30-acre portion of a 95-acre undeveloped project area and 42.2 acres of developed residential property. Within its service area, the City has prescriptive rights to pump groundwater as determined by the San Gabriel Basin Watermaster. The City can pump above its prescriptive right by purchasing replenishment water to return back to the basin, if available. “Total Production Right” from the Main San Gabriel Basin has been as follows: FY2004-2005: 7,395 AF/ FY2005-2006: 11,720 AF/ FY2006- 2007: 11,810 AF/ FY2007-2008: 10,015 AF/ FY2008-2009: 9,216 AF. To meet water demand within the service area, the City has had to make average water purchases of approximately 2,500 AF/YR of water during the same time period. The development of the vacant land area of the proposed annexation will create an additional demand for water that did not previously exist since water used in the operation of the nursery was not provided by the City of Glendora. The Monrovia Nursery provided its own water through rights it maintained. New demand to serve the development is projected to be 194 AF/Year which the developer of the project is required to provide to the City as a condition of development approval. In the short term the availability of water is projected to be adequate due to the above average rain fall from recent rainy seasons. Longer term, the City tracks water use in a diligent, comprehensive way and continues to implement mandatory reduction in water use by consumers as needed to ensure water supply availability.

3. What agencies will be providing water service to the affected territory upon approval of this request? Provide a description of the capacity level and range of services to be provided and the approximate date in which those services will be made available.

**APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”**  
**Plan for Municipal Services – Annexation 2011-08a (Glendora)**

The City of Glendora will provide the water service needed to serve the area. The existing developed area of the proposed annexation is currently served by the City of Glendora Water Division. The vacant nursery property included in the annexation is proposed for development of single family residential homes. Water service to the future new homes will also be provided by the City of Glendora Water Division. The City of Glendora Water Division serves approximately 6,520 acres including 6,158 acres within the City’s corporate boundaries, 335 acres of incorporated Los Angeles County areas, 17 acres in San Dimas and 10 acres in Azusa. The system consists of 16 pressure zones that are consolidated to four zones for billing and ratemaking. Water facilities include three hydropneumatic systems and two zones served through pressure regulating systems; 12 wells (nine of which are currently active), 23 pumping stations with 50 booster pumps, 27 water reservoirs, 196 miles of pipeline and approximately 13,000 service meters. Service to the project area will come off of existing 8-inch and 6-inch lines. A hydraulic analysis is required to determine if the existing lines can adequately serve the planned new development, although preliminary analysis has shown that existing lines are adequate to serve the area.

As indicated in Question 2, the Glendora Water Division has capacity to serve all existing developed areas of the City including the developed portion of the annexation area. The developer of the undeveloped nursery property is required to provide at least 194 acre feet of new water rights as a condition of development.

4. Provide information on how those services will be financed (i.e. assessment district, general property tax developer fees, etc.).

The City bills existing homeowners on a bi-monthly basis to cover the costs of providing water service. The cost of new water line improvements for the development of the vacant land area will be borne by the developer as a cost of construction. After development is completed, the City will bill new homeowners in the same manner as existing property owners for water service.

**Wastewater Services**

1. Give a brief description of how wastewater service is currently provided and by which agency.

Sewer and wastewater service are provided by District No. 22 of the County Sanitation Districts of Los Angeles County (COSANLA), which is regulated by the Regional Water Quality Control Board. Wastewater from the project will be treated at the San Jose Creek Water Reclamation Plant adjacent to the City of Industry. According to COSANLA, the facility has a capacity of 100 million gallons per day. In 2006 District indicated the facility is operating well below the design capacity at +/- 88.7 million gallons per day.

**APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”**  
**Plan for Municipal Services – Annexation 2011-08a (Glendora)**

According to information provided by the County in their letter dated March 7, 2012, the developed areas of the proposed annexation south of Sierra Madre Avenue and are apparently currently connected to the existing sewer system. According to City records, the 7 lots on the north side of Sierra Madre Avenue are not currently served by the sewer system. Undeveloped vacant land area south of Sierra Madre Avenue is not currently connected to the public sewer system.

2. What agency will be providing services to the subject territory upon approval of this request? Provide a description of the level and range of services that are to be provided. Indicate if there are any changes in service level.

No change in waste water/sewer service is expected for the existing homes located in the proposed annexation area. The undeveloped 95 acres of the former Monrovia Nursery property, including approximately 28 undeveloped acres in the proposed annexation are proposed to be developed with 121 single family homes. Waste water generation for the proposed 121 home developed is expected to be approximately 32,242 gallons per day (0.03 ,mgd). In March of 2010, the COSANLA District notified the City that the development project could be served by the District, indicating that the sewer trunk line that would serve the project had a design capacity of 7.7 million gallons per day (mgd). The conveyed peak flow when last measured in 2005 was 6.2 mgd.

Upon completion of the development contemplated, which includes the territory to be annexed, the City’s policy is to turn maintenance responsibilities of public sewers over to the Consolidated Sewer Maintenance District of Los Angeles County but retain ownership of the lines. Information provided by the County March 7, 2012 letter indicates that the proposed annexation area includes approximately 1.1 miles (5,987 feet) of sanitary sewer main, 26 manholes, and 17,364 square feet of sanitary sewer easement. The City will assume ownership of these identified sewer facilities. The letter also indicates that “the City is within the Consolidated Sewer Maintenance District of Los Angeles County (District). Therefore, upon annexation, the sewer facilities in the annexed territory will continue to be maintained by the District.”

3. What is the approximate date in which those services will be made available?

Construction of the improvements for the undeveloped area of the annexation territory is anticipated between 2013 and 2014.

4. Is annexation to a County Sanitation District part of this request or a future request? If yes, provide details.

No. The property is already annexed into COSANLA District 22.

**APPLICATION FOR CHANGE OF ORGANIZATION– ATTACHMENT “A”  
Plan for Municipal Services – Annexation 2011-08a (Glendora)**

5. Provide information on how those services will be financed (i.e. assessment district, general property tax developer fees, etc.)

New waste water/sewer improvements for the development proposed for the vacant land area of the annexation will be a cost of construction to the developer. Upon sale of the new homes, the property owners will pay an annual service charge to COSANLA District 22 as part of their property tax bill.

6. Will there be any upgrading or transfer of facilities as a result of this request? If yes, provide details.

Yes. Upon the completion of improvements for the currently undeveloped area of the annexation, the City will maintain ownership of the lines but transfer maintenance responsibility to COSANLA District 22. Construction of the improvements is expected between 2013 and 2014 in phases.