

**LOCAL AGENCY FORMATION COMMISSION  
REGULAR MEETING AGENDA**

Wednesday, March 8, 2006  
9:00 a.m.

Board of Supervisors' Hearing Room, 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.

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1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN PELLISSIER.**
3. **PUBLIC HEARING**
  - a. Burr Consulting Contract Amendment
4. **CONSENT ITEM**
  - a. Approval of Sphere of Influence (SOI) boundary maps and resolutions Making Determinations and Updating the SOI of the Cities of Carson, Compton, and Long Beach.



5. **OTHER ITEMS**

- a. Approve minutes of the meeting held February 22, 2006.
- b. Receive and file Municipal Service Reviews and Spheres of Influence Update.
- c. Receive and file update on pending applications.

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**

March 22, 2006  
April 12, 2006

9. **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.

10. **ADJOURNMENT MOTION**

## **Staff Report**

**March 8, 2006**

### **Gateway Sphere Of Influence (SOI)**

**Cities of:**

**Compton - Carson – Long Beach**

### **Agenda Item No. 4.a**

Agenda item No. 3.a. is the final approval of the attached maps and resolutions that resulted from the Commission's motion to approve the Gateway Municipal Service Review (MSR) and to further approve the Commission's alternative Sphere Of Influence (SOI) boundaries for the Cities of Carson, Compton and Long Beach.

### **Background**

At its hearing on February 22, 2006 the Commission listened to a presentation by staff, took testimony from the general public and representatives of the concerned cities and discussed the contents of the Gateway MSR and SOI resolutions. There were six (6) areas that could be affected by change, as follows:

1. Area #1 Boundary – Redondo Beach Blvd (north), City of Compton (east), City of Carson (south) and City of Los Angeles (west)
2. Area #2 Boundary – Bounded on the south and east of the City of Compton, north of the City of Carson and west of Alameda Street and the railroad tracks.
3. The SOI boundary that was then commonly known as the existing Compton Sphere Of Influence - Bounded on the west by Wilmington Ave, north of Willard St and south of the Compton border.
4. Area #3 Boundary – Bounded on the south of the City of Compton, west of the City of Long Beach, north of the SOI of Carson and east of Alameda Street and the railroad tracks.
5. The SOI boundary that was then commonly known as the existing Carson Sphere Of Influence - Bounded on the west by Wilmington Ave., north of Del Amo Blvd, east of Alameda St. and south of the then boundary of and SOI of the City of Compton.
6. The SOI boundary that was then commonly known as the existing Long Beach Sphere Of Influence - Bounded on the west by Alameda St., north of Del Amo Blvd, east of the 710 Interstate Fwy. and south of the then SOI of the City of Compton.

As a result of detailed discussions and consideration the Commission approved the

Gateway Municipal Service Review and further approved an alternate joint Sphere Of Influence boundaries for each city, as delineated below:

1. The Sphere Of Influence for the City Of Carson will include all areas as listed above;
2. The Sphere Of Influence for the City Of Compton will include all areas as listed above;
3. The Sphere Of Influence for the City Of Long Beach will include all areas as listed above with the exception of the first item above known as Area #1.

There will be no boundary designations nor distinctive marks placed on any maps that would denote any separation of items 2. through 6. as these are now to be in a joint SOI of all three (3) cities. Item 1. will be a joint sphere with Carson, Compton and the City of Los Angeles only.

Adoption of the preceding alternative recommendations will provide an opportunity for the residents and property owners in these areas to decide in the future which municipality is best suited to serve their area.

**Recommendations:**

- 1) Approve the maps and adopt the attached resolutions Making Determinations and Approving Updates to the SOIs for the Cities of Compton, Carson and Long Beach.

**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 CARSON**

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 Gateway region and Sphere of Influence Update for the City of Carson, 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, upon further testimony, the Executive Officer recommended further expansion of the Sphere of Influence of the City of Carson; and

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

WHEREAS, on February 22<sup>nd</sup>, 2006, 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 approval of this Sphere of Influence Update is not subject to the California Environmental Quality Act (CEQA) because, as set forth in State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that 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 Carson:

**a. Present and Planned Land Uses in the Area**

The City of Carson contains a mixture of residential and industrial land use. Industrial lands make up 54 percent of areas with designated land use, while residential areas make up 28 percent. A large portion of land in the City (10 percent) is vacant. Planned land uses in the area include commercial, residential, industrial and mixed-use development projects.

The unincorporated portion of the existing SOI area consists primarily of industrial use, closely related to activities along the Alameda corridor. There is one mobile home park located in the City's existing SOI area.

The unincorporated territories north of the unincorporated City of Carson SOI area and within the City of Compton's existing SOI consist of industrial land use, single family homes, a mobile home park and the Dominguez Rancho Adobe Museum.

The remainder of the recommended SOI expansion area consists entirely of industrial land use.

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

The City is growing at a moderate rate compared with other cities in the area. The City's development plans will further increase the demand for services in the area. Similarly, the need for police, fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow moderately in the future.

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 public works and community services from the City, while other services are provided by a variety of local agencies. Unincorporated areas receive police, fire and emergency medical and public works services from the County.

With regard to public services provided to the City and existing sphere area, the present capacity of police and fire facilities is strained by lack of space. Due to new developments and future growth in the service area, the facilities will require expansion or replacement.

A large portion of unmet housing needs in the area may signify challenges to providing adequate housing services.

d. Existence of Any Social or Economic Communities of Interest

The City of Carson has a long and rich history, with a high degree of community identity. Communities of interest include the California State University of Dominguez Hills campus and the recent residential developments, such as Cambria Pines, Monterrey Pines and Dominguez Hills Village. Additional communities of interest include the mobile home park residents within the current SOI and residents of the Del Amo Mobile Home Park and Rosewood (west Compton) within the recommended SOI expansion area.

Economic communities include the Home Depot Sports Center, heavy industrial areas along the Alameda corridor, and regional commercial centers along the San Diego Freeway.

PASSED AND ADOPTED this 8<sup>th</sup> day of March 2006.

Ayes:

Noes:

Absent:

Abstain:

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LARRY J. CALEMINE, Executive Officer

**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 COMPTON**

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 Gateway region and Sphere of Influence Update for the City of Compton, 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, upon further testimony, the Executive Officer recommended further expansion of the Sphere of Influence of the City of Compton; and

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

WHEREAS, on February 22, 2006, 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 approval of this Sphere of Influence Update is not subject to the California Environmental Quality Act (CEQA) because, as set forth in State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that 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 Compton:

a. Present and Planned Land Uses in the Area

The City of Compton is primarily a low-density residential community. 57 percent of parceled property is designated for residential use and 21 percent industrial use. The City is predominantly built out with few vacant parcels available for development. Planned land uses in the area include residential and commercial developments.

The southwestern portion of the joint SOI area is designated by the County for industrial and residential land use. The unincorporated island in the joint SOI area consists of medium-density residential land use.

Land use within unincorporated islands in East Compton is primarily low density residential, with some commercial land use designated along East Compton Avenue, South Atlantic Avenue and East Alondra Boulevard. Land use within the southeastern unincorporated area is low density residential use.

Unincorporated territory within the City's southern SOI area includes industrial, residential and institutional uses. Residential use includes a mobile home park community. The institutional use is the Dominguez Rancho Adobe Museum. The unincorporated area to the southeast of the City is designated for industrial land use.

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

The City is an older, built out community and the City is experiencing little growth, as are the unincorporated areas in the vicinity of the City. However, the City reported that it anticipates growth from various pending development and

redevelopment projects on previously underutilized commercial and industrial properties. Therefore, the need for police, fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to increase modestly in the future.

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 community, public works and fire and emergency medical services directly from the City, while other services are provided by a variety of local agencies. The unincorporated territory within the City's SOI receives public works, police and fire and emergency medical services from the County.

With regard to public services provided to the City, the present capacity of public facilities is limited for fire services. Growth in some areas is constrained by the capacity of aging water mains and wastewater collection infrastructure.

Service adequacy challenges include fire and emergency medical, solid waste and stormwater services. The City has the largest number of fire and emergency medical incidents per capita in the MSR area, but maintains a lower than average staffing level. The City is under a compliance order by the California Integrated Waste Management Board to enhance recycling programs and increase solid waste diversion from landfills. The ability of the agency to provide adequate stormwater services is unknown because the agency did not report performance indicators in the most recent annual report by the RWQCB. Stormwater service challenges include a relatively large number of discharge permits, needed infrastructure and the 100-year flood plain that covers most of the City.

d. Existence of Any Social or Economic Communities of Interest

The City of Compton has a long and rich history, with a high degree of community identity.

Economic communities within the City include industrial areas along Alameda Street and Belle Vernon Acres along Alameda Street to the north, as well as the Crystal Park Casino Hotel along the Gardena Freeway just west of the Long Beach Freeway.

Communities of interest within the City's existing SOI include the East Rancho Dominguez, Rosewood and Willowbrook neighborhoods. The City reported that property owners in the East Rancho Dominguez and Rosewood areas opposed past annexation attempts. The Rosewood and Willowbrook neighborhoods lie

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within the recommended SOI reduction areas. The Del Amo Mobile Home Park forms a residential community of interest in East Rancho Dominguez.

PASSED AND ADOPTED this 8<sup>th</sup> day of March 2006.

Ayes:  
Noes:  
Absent:  
Abstain:

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LARRY J. CALEMINE, Executive Officer

**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 LONG BEACH**

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 Gateway region and Sphere of Influence Update for the City of Long Beach, 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, upon further testimony, the Executive Officer recommended further expansion of the Sphere of Influence of the City of Long Beach; and

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

WHEREAS, on February 22, 2006, 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 approval of this Sphere of Influence Update is not subject to the California Environmental Quality Act (CEQA) because, as set forth in State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that 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 Long Beach:

a. Present and Planned Land Uses in the Area

In the City of Long Beach boundaries, present land uses include 48 percent of land use for residential, 18 percent for transportation and utilities, and nine percent for commercial use. Industrial use occupies six percent of the City and public facilities and institutional use covers seven percent of land. Planned land uses in the area include residential, commercial and industrial developments.

The unincorporated territory within the current City's SOI to the northwest is a developed industrial area; it is designated for industrial land use by the County, but is not yet included in the City's planning area. The unincorporated island to the northeast is entirely designated for and occupied by low-density residential land use, with the exception of the Woodruff Community Hospital. The island area is included in the City's planning area.

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

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

The affected industrial area is developed. It already requires and receives municipal services.

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 most services directly from the City and rely on the County for flood control and wastewater services. Unincorporated areas within the City's SOI and recommended SOI expansion area are provided services by the County.

The City reported that it is prepared to provide all municipal services to its existing SOI area upon annexation, and already provides fire and paramedic services through mutual aid to the area.

The City anticipates that it can provide public safety services at or above existing service levels in the Rancho Dominguez SOI area.

For the most part, the municipal services provided in this area are adequate. The sewer collection system in the City's boundaries appears adequate, although it has a modest sewer overflow rate and scattered septic systems in some areas. The affected SOI area lies within the County Sanitation District serving Carson (CSD No. 8) rather than the District serving Long Beach (CSD No. 3). Also, the City's libraries maintain a low level of book volumes per capita compared with other jurisdictions. However, the City plans new libraries in North Long Beach which would serve the SOI expansion area, and the industrial area is not expected to have significant demand for municipal library services.

d. Existence of Any Social or Economic Communities of Interest

The City of Long Beach has a long and rich history, with a high degree of community identity. The City has a highly urban environment. Communities of interest include Downtown Long Beach and a variety of neighborhoods, including North Long Beach, Wrigley, Rose Park, Alamitos Beach and Alamitos Heights, Los Altos, Bixby Knolls, Belmont Shore and Belmont Heights, and Naples Island, each with their own unique traits.

The City also contains a number of economic communities, including the City's Downtown area and neighboring beachfront. The area provides a variety of entertainment and shopping opportunities for residents and tourists. The Port of Long Beach and the Long Beach Airport are important centers of international trade and commerce. The Memorial Medical Center and the Long Beach Freeway Business Park are additional major centers of business activity.

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PASSED AND ADOPTED this 8<sup>th</sup> day of March 2006.

Ayes:

Noes:

Absent:

Abstain:

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LARRY J. CALEMINE, Executive Officer