



Legislation Text

File #: 06-1348, **Version:** 1

Recommendation to receive supporting documentation into the record, conclude the public hearing, adopt resolution initiating proceedings and requesting the Local Agency Formation Commission approve an annexation of the Will Johnson Reservoir;

In March of 2006, when the Los Angeles Local Agency Formation Commission (LA LAFCO) placed the unincorporated territories of Rancho Dominguez into a Joint Sphere of Influence (SOI) shared by the cities of Compton, Carson and Long Beach, the Long Beach City Council requested staff pursue an annexation of a portion of Rancho Dominguez territory. Lands the City would like to annex include 880 acres of industrially developed properties situated east of Alameda Street, south of the Compton city limits, adjacent to the western Long Beach city limits, and north of the Carson city limits at Del Amo Boulevard; and, a nine (9) acre City of Long Beach water tank reservoir located on a hill at 2200 University Drive, Rancho Dominguez. The background and detailed information about the proposal is included in the attached Planning Commission staff report.

The City is interested in incorporating these properties in order to:

- Promulgate the orderly development of governmental boundaries in the area;
- Promote the preservation and further development of this important employment opportunity area;
- Protect the interests of the Longwood and College Square residential neighborhoods adjacent to the area; and,
- Implement the City's rights with regard to adoption of this Sphere of Influence Area.

As a large, full-service municipal government, the City can provide high quality, cost-effective municipal services to the Rancho Dominguez industrial area, including an opportunity for the businesses within to participate in the City's award-winning economic development program.

As part of the LAFCO application it is necessary that the City submit a plan for the continuation of government services to the area. The City's proposal is that Long Beach provide police, fire and emergency, and public rights-of-way services. Trash collection would be offered by the City with the option of property owners to self-select another provider if desired. Water services would remain with the present provider (California Water Service Company) and sewer and flood control services would remain with Los Angeles County.

Over the last few months the City has undertaken a cost/benefit analysis pertaining to the provision of these services. The major sources of revenue would stem from estimated annual property tax revenue of \$1,485,000 and estimated sales tax revenue of \$2,392,000. Adding in estimated utility user taxes for electric, telephone, gas and water services, business license fees, pipeline and electric franchise fees with the \$3.877 million in property and sales tax collections; total estimated annual revenue from the 880 acre industrial territory would be \$4.7 million.

Major ongoing costs associated with providing municipal services to the area for police, fire and emergency services, and street maintenance are estimated to be \$600,000 annually. There are some significant one-time costs associated with annexing this area as well. The Department of Public Works has identified nearly 10 million dollars in street and traffic improvements that are necessary in order to bring the major streets in the area to an acceptable condition.

The Planning Commission conducted a public hearing dealing with the amendment to the General Plan and the Pre-zoning on December 7, 2006. Several residents of the nearby mobile home parks (that are not part of the proposed Long Beach annexation area) provided testimony that they generally felt that the entire unincorporated area should be annexed by the City of Carson along with their mobile home parks. One businessperson in the industrial area testified that he opposed the annexation of his property into either city and would prefer that the area remain unincorporated. After considering this testimony, the Planning Commission voted 4-0 (Commissioner Greenberg was absent and Commissioner Stuhlbarg recused himself due to the fact that his business is located in the area) to certify the Negative Declaration and recommend that the City Council approve the General Plan Amendment and Pre-zoning.

Assistant City Attorney Michael Mais reviewed this item on December 7, 2006.

The City of Carson is moving forward with an application to LAFCO to annex all of the 1,710 acres in unincorporated Rancho Dominguez. They have announced their intent to file for LAFCO's consideration of an annexation in January of 2007. To have the Long Beach annexation application considered concurrently with Carson's, LAFCO staff has advised Long Beach planners to submit an annexation application within 30 days of the City of Carson's submittal. Hence, staff is recommending that the City Council adopt the resolutions and pre-zoning ordinance expediently.

The fiscal impact of annexing this area into the City includes evaluating not only the cost/benefit analysis described above, but moreover the employment opportunities generated within this large industrial area for nearby Long Beach residents. Overall, staff believes that incorporating these Rancho Dominguez acres into the City will have a net positive result.

The actual direct costs (not including staff time) associated with filing this application with LAFCO equate to approximately \$30,000. The Department of Planning and Building expects to submit a 4th quarter budget adjustment request to return these costs to the Planning and Building special revenue fund.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH INITIATING PROCEEDINGS AND REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO APPROVE AN ANNEXATION OF TERRITORY (WILL JOHNSON RESERVOIR PROPERTY)

LESLIE GENTILE, CHAIR
CITY PLANNING COMMISSION

By: SUZANNE FRICK

DIRECTOR OF PLANNING AND BUILDING