

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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DATE: SEPTEMBER 10, 2013 
FROM: KATHLEEN ROLLINGS-McDONALD, Executive Officer
SAMUEL MARTINEZ, Assistant Executive Officer
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: Agenda Item #6: LAFCO SC#375 - Running Springs Water District Out-of-Agency Service Agreement for Sewer Service (O-Ongo Inc./Pali Mountain)

INITIATED BY:

Running Springs Water District, on behalf of property owner

RECOMMENDATION:

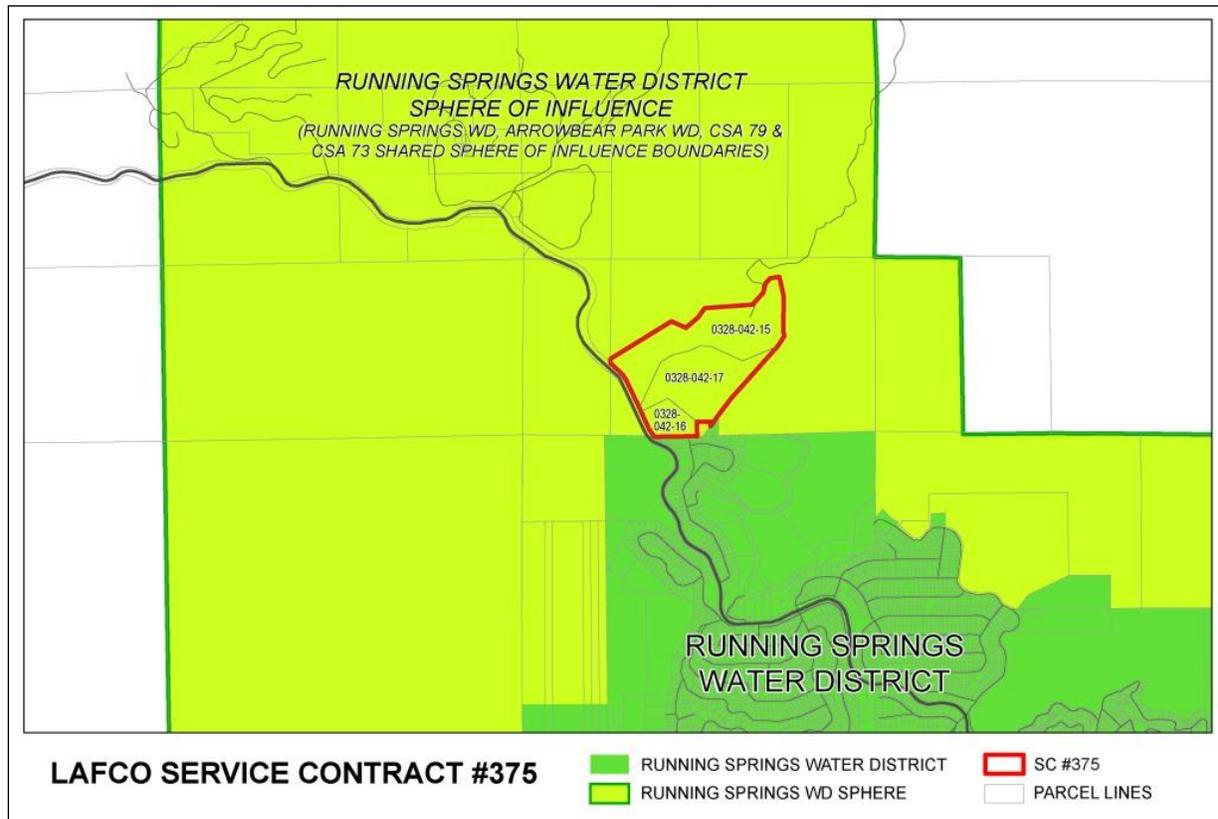
1. For environmental review, take the following actions as lead agency:
 - Certify that the Commission has reviewed and considered the County's environmental assessment and Mitigated Negative Declaration and the Addendum prepared by LAFCO's Environmental Consultant;
 - Determine that the Addendum, together with the County's environmental assessment, are adequate for the Commission's use as a CEQA Lead Agency for its consideration of LAFCO SC#375;
 - Adopt the Addendum as presented by the Commission's Environmental Consultant that provides additional information and environmental assessment to supplement the Mitigated Negative Declaration adopted by the County that addresses the sewer service extension for the proposed project;
 - Determine that the Commission does not intend to adopt alternatives or mitigation measures for the proposed project; that all mitigation measures are the responsibility of the County and/or others, not the Commission; and,
 - Note that this proposal, as a second tier action to the County's Mitigated Negative Declaration, is exempt from Department of Fish and Game fees

because the filing fee was already paid by the County, and direct the Clerk to file a Notice of Determination within five (5) days of this action.

2. Approve SC#375 authorizing the Running Springs Water District to extend sewer service outside its boundaries to the camp facility comprised of three (3) parcels identified as Assessor Parcel Numbers (APNs) 0328-042-15, 0328-042-16 and 0328-042-17; and,
3. Adopt LAFCO Resolution #3177 setting forth the Commission’s findings, determinations and approval of the agreement for service outside the Running Springs Water District’s boundaries.

BACKGROUND:

The Running Springs Water District (hereinafter the “District”) submitted a request for approval of an out-of-agency service agreement that outlines the terms by which it will extend sewer service outside its boundaries. The agreement relates to the Pali Mountain camp facility in Running Springs that includes three (3) parcels, APNs 0328-042-15, 0328-042-16 and 0328-042-17, comprising a total of 73+/- acres, generally located on the east side of Highway 18 (30778 Highway 18), within the District’s northwestern sphere of influence (see map below).



At the July 17, 2013 hearing, the Commission continued the consideration of LAFCO SC#375 in order to address the environmental assessment of the sewer service extension to the project site. Since the County approved the project using septic systems, the current project that LAFCO is considering is a change from the original proposal. Therefore, in order to address the extension of sewer service to the project site, LAFCO has to evaluate this change in the project before it can make a decision on LAFCO SC#375. Based on the commitments that were made by the owner/developer related to the method on how the sewer line will be installed and the concerns on its potential to impact known Southern rubber boa habitat (see Attachment #2 of the August 12, 2013 staff report), LAFCO staff, in consultation with Tom Dodson and Associates (the Commission's environmental consultant), made the determination that the Commission could move forward with its consideration of LAFCO SC#375 using an Addendum that was prepared by Mr. Dodson.

Then, at the August 21, 2013 hearing, the Commission again continued the consideration of LAFCO SC#375 after it received new information from the Crestline-Lake Arrowhead Water Agency (CLAWA) that outlined new issues that it required the property owner/developer to perform related to the proposed sewer pipeline that is intended to cross the CLAWA easement. On August 26, 2013, LAFCO staff and its environmental consultant met with the property owner/developer, the District, and CLAWA representatives to review and discuss the issues that CLAWA had identified. On September 9, 2013, all parties involved met again to resolve the issues that CLAWA had raised. The items CLAWA is requiring the property owner/developer to perform related to the sewer line crossing the CLAWA easement, are as follows:

- Submission of complete plan-profile drawings with sections/details of its new water and sewer pipelines within CLAWA's easement, including specification of pipe material and pressure class, type and location of joints, elbows, fittings, concrete encasements, casings, sand-cement batch plant slurry for permanent backfill-support under CLAWA's pipeline along with applicable construction and testing specifications;
- Preparation and submission of revised plan (with written approval of revised plans by the Running Springs Water District General Manager) of "H₂S Control" at its proposed manhole (1+37N, 13+135-FM) to prevent any sewage and/or H₂S from overflowing towards CLAWA's 14-inch water pipeline;
- Acquiring written approval from the California Department of Public Health on its proposed crossings of CLAWA's existing 14-inch water pipeline; and
- The requirement to contact the Underground Service Alert (a.k.a. DigAlert) in advance of any excavation located closer than 300 feet from any of CLAWA's existing facilities and/or easements/property.

A copy of the letter from the property owner/developer committing to perform these items is included as Attachment #1 and CLAWA's response acknowledging the commitments by Pali Mountain to comply with its request is included as Attachment #2. All other issues have been addressed and are unchanged for consideration as outlined in the original staff report dated August 12, 2013.

CONCLUSION:

Since the environmental assessment, which is the Addendum that was prepared for the project is now adequate for the Commission's use for its consideration of LAFCO SC#375 as CEQA Lead Agency and there have been agreements made between the property owner/developer and CLAWA related to issues that CLAWA raised, LAFCO staff continues to support the District's request for authorization to provide sewer service to the Pali Mountain camp facility in Running Springs.

The only change to the original staff report dated August 12, 2013 is to acknowledge the CLAWA issues that the property owner/developer has agreed to perform and that the Commission's environmental consultant has now included a discussion regarding the CLAWA easement as part of the Addendum, both of which are addressed in this staff report. Therefore, staff is recommending that the Commission approve LAFCO SC#375 for the reasons identified in the original staff report, a full copy of which is included as Attachment #3. The draft resolution presented as Attachment #5 has been amended to reflect the new information to respond to the CLAWA issues.

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Attachments:

1. [Letter from O-Onco Inc. \(Pali Mountain\) Dated September 9, 2013](#)
2. [Response from Crestline-Lake Arrowhead Water Agency Dated September 10, 2013](#)
3. [Staff Report Dated August 12, 2013](#)
4. [Tom Dodson and Associates' Revised Addendum](#)
5. [Draft Resolution #3177](#)