

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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DATE: AUGUST 6, 2018
FROM: SAMUEL MARTINEZ, Executive Officer 
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: Agenda Item #6: LAFCO SC#424 – City of Colton Extra-Territorial Water Service Agreement (APN 1178-371-15)

INITIATED BY:

City of Colton, on behalf of the property owner

RECOMMENDATION:

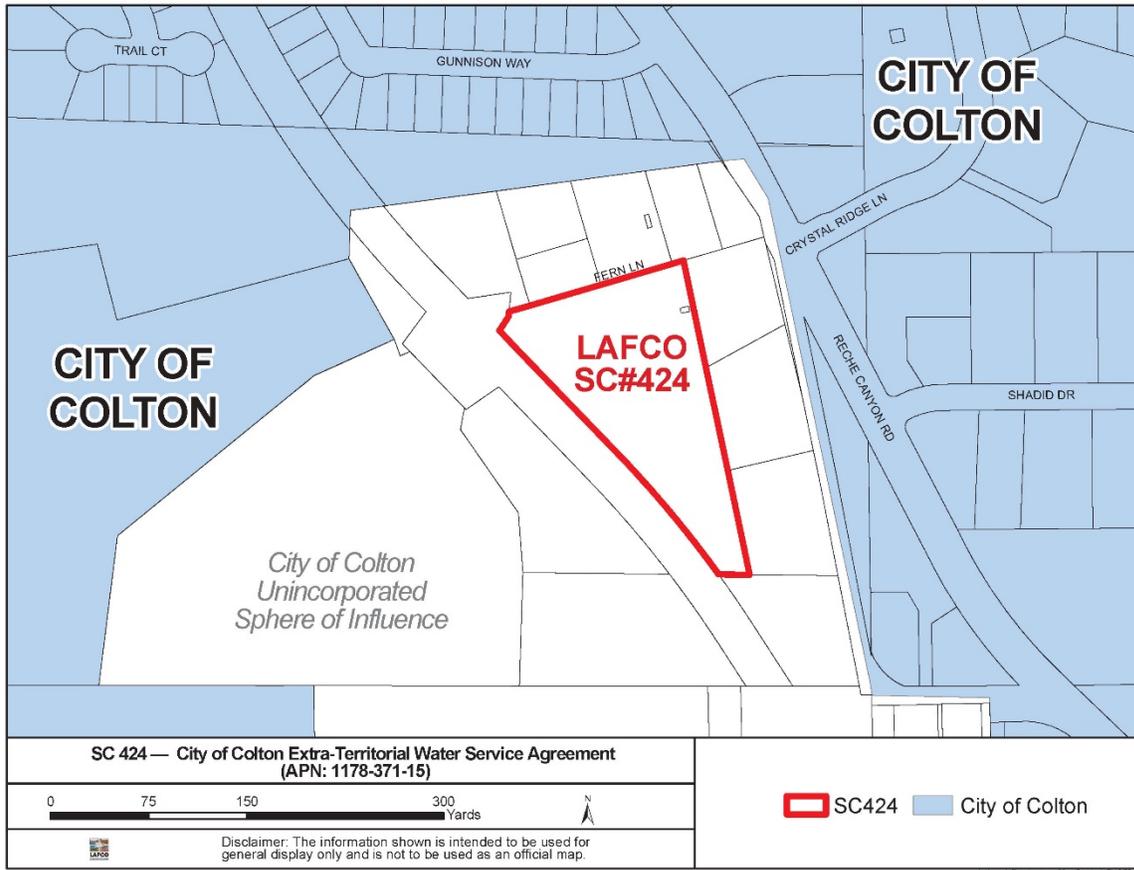
Staff recommends that the Commission approve LAFCO SC#424 by taking the following actions:

1. Certify that LAFCO SC#424 is statutorily exempt from environmental review and direct the Executive Officer to file a Notice of Exemption within five (5) days of this action.
2. Approve LAFCO SC #424 authorizing the City of Colton to extend water service outside its boundaries to Tentative Parcel Map 19850, a proposal to create three (3) parcels on Assessor Parcel Number 1178-371-15.
3. Adopt LAFCO Resolution #3272 setting forth the Commission's findings, determinations, and approval of the agreement for service outside the City of Colton's boundaries.

BACKGROUND:

The City of Colton (hereinafter the "City") has submitted a request for approval of an out-of-agency service agreement that outlines the terms by which it will extend water service. The agreement relates to Assessor Parcel Number (APN) 1178-371-15, generally located south of Fern Lane and westerly of Reche Canyon Road, within the City of Colton's southeastern sphere of influence. The map below, which is also included as Attachment #1, provides a location and vicinity map of the site. In addition,

Attachment #2 outlines the City’s application including a map that provides the location of the infrastructure to be extended.



The County Land Use Services Department has processed and approved Tentative Parcel Map (TPM) 19850, which is a proposal to create three parcels on the approximately 4.57-acre parcel. The Conditions of Approval placed upon this project include the requirement to connect to the City’s water facilities (Conditions # 36, 37, and 43). A copy of the County’s Conditions of Approval is included as Attachment #3 to this report. Although the Conditions of Approval also outlines the option to connect to the City’s sewer facilities, it has been identified that connection to the City’s sewer system is not available at this time.

Therefore, the City, on behalf of the property owner, has requested that the Commission authorize the extension of water service to the parcel pursuant to the provisions of Government Code Section 56133. Authorization of this agreement is required before the City can take the final actions to implement the terms of the agreement.

PLAN FOR SERVICE:

The City’s application indicates that TPM 19850 will be served through construction of water laterals from the existing 12-inch water main in Reche Canyon Road to the three parcels within the proposed subdivision.

Pursuant to the Commission’s application requirements for service contracts, information has been provided regarding all financial obligations for the extension of service outside the agency’s boundaries. The City has submitted an estimated cost of \$11,035 for the extension of water service to the parcel map. Following is a table with a detailed calculation of the fees:

Description of Fees/Charges	Total Cost
1-inch meters (3)	\$8,700
Frontage Fee	\$1,075
Water meter and box	\$510
Inspection/ miscellaneous charge	\$750
TOTAL	\$11,035

In addition to the cost outlined above, the property owner will be responsible for the entire cost of the construction and installation of the lateral extensions from the sewer main in Reche Canyon Road.

ENVIRONMENTAL DETERMINATION:

As the CEQA lead agency, the Commission’s Environmental Consultant, Tom Dodson from Dodson and Associates, has reviewed this proposal and has indicated that it is his recommendation that the review of LAFCO SC#424 is statutorily exempt from the California Environmental Quality Act (CEQA). This recommendation is based on the finding that the Commission’s approval of the out-of-agency service agreement does not have the potential to cause a significant adverse impact on the environment; and therefore, the proposal is exempt from the requirements of CEQA, as outlined in the State CEQA Guidelines, Section 15061(b)(3).

CONCLUSION:

The future development of three parcels within the proposed TPM 19850 requires that it receive water service from the City of Colton. In order for the proposed development to proceed to record the Final Parcel Map, the property owner must show proof of her ability to connect to the City of Colton’s water facilities—which is the Commission’s authorization for this agreement.

Staff has reviewed this request for authorization to provide water service from the City of Colton outside its corporate boundaries against the criteria established by Commission policy and Government Code Section 56133. The area to be served is within the sphere of influence assigned the City of Colton and is anticipated to become a part of the City sometime in the future. Staff supports the City’s request for authorization to provide water service to the proposed TPM 19850 since its facilities are close to the anticipated development, and there is no other existing entity available to provide this service within the area.

DETERMINATIONS:

1. The project area, identified as APN 1178-371-15, which encompasses TPM 19850—a proposal to create three (3) parcels—is within the sphere of influence assigned the City of Colton and is anticipated to become a part of that City sometime in the future.

The application requests authorization to receive City of Colton water service. This requirement is a condition of approval placed upon the project being proposed on said parcel by the County Land Use Services Department. Therefore, approval of the City's request for authorization to provide water service is necessary in order to satisfy this condition of approval and allowing the project to record the Final Parcel Map.

2. The City of Colton's Extra-Territorial Agreement being considered is for the provision of water service by the City of Colton to APN 1178-371-15, generally located south of Fern Lane and westerly of Reche Canyon Road, within the City of Colton's southeastern sphere of influence. This contract will remain in force in perpetuity or until such time as the area is annexed. Approval of this application will allow the property owner and the City of Colton to proceed in finalizing the contract for the extension of water service.
3. The fees charged this project by the City of Colton for the extension of water service are identified as totaling \$11,035 (for a breakdown of charges, see table on page 3). Payment of these fees is required prior to connection to the City's water facilities. In addition, the property owner will be responsible for the entire costs of the construction and installation of the lateral extensions.
4. As the CEQA lead agency, the Commission's Environmental Consultant, Tom Dodson and Associates, has reviewed the service contract submitted by the City of Colton and recommended that this application is statutorily exempt from environmental review. A copy of Mr. Dodson's response is included as Attachment #4 to this report.

Attachments:

1. [Vicinity Map](#)
2. [City of Colton's Application and Contract](#)
3. [County's Conditions of Approval for Tentative Parcel Map 19850](#)
4. [Response from Tom Dodson and Associates](#)
5. [Draft Resolution #3272](#)