

# LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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**DATE:** SEPTEMBER 12, 2018 *Samuel Martinez*  
**FROM:** SAMUEL MARTINEZ, Executive Officer  
MICHAEL TUERPE, Project Manager  
**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT:** Agenda Item #5: LAFCO SC#429 – City of Redlands OSC 17-02, Out-of-Agency Service Agreement for Water Service (APN 0298-013-23)

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**INITIATED BY:**

City of Redlands, on behalf of the property owner

**RECOMMENDATION:**

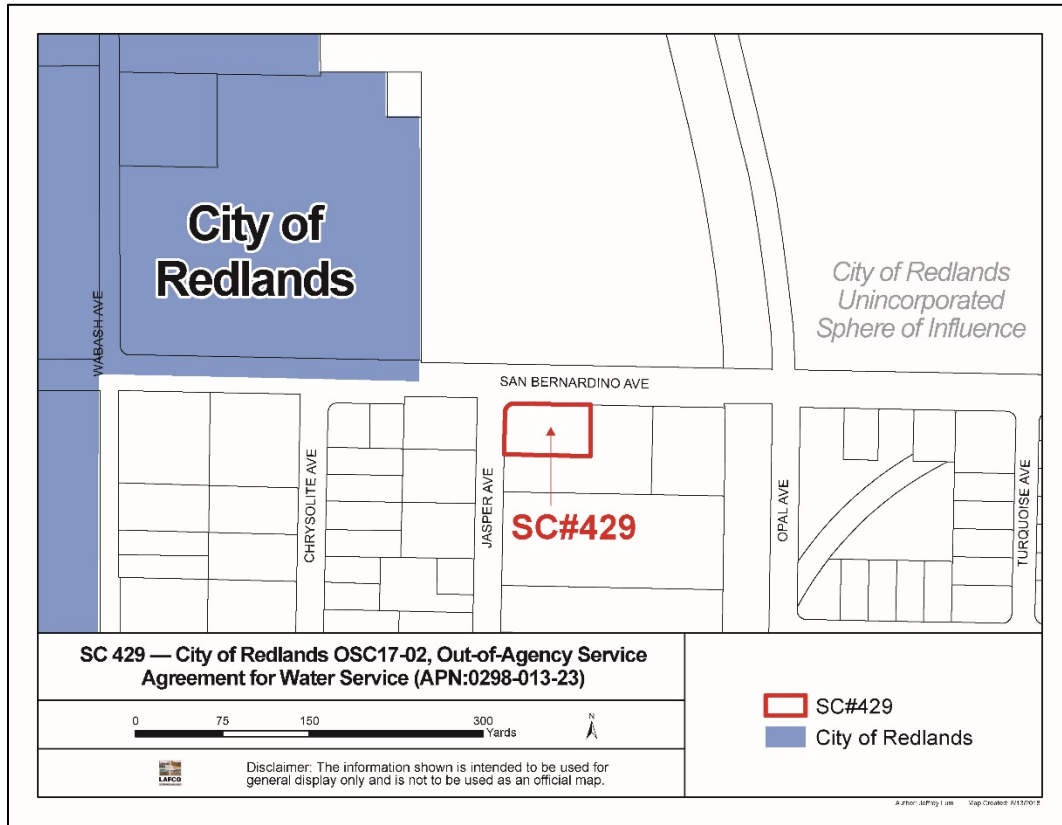
Staff recommends that the Commission approve LAFCO SC#429 by taking the following actions:

1. Certify that LAFCO SC #429 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 #429 authorizing the City of Redlands to extend water service outside its boundaries to Assessor Parcel Number 0298-013-23.
3. Adopt LAFCO Resolution #3273 setting forth the Commission's determinations and approval of the agreement for service outside the City of Redlands' boundaries.

**BACKGROUND:**

The City of Redlands (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) 0298-013-23, generally located on the southeast corner of San Bernardino and Jasper Avenues, within the City of Redlands' northeastern sphere of influence. The map below, which is also included as Attachment #1, provides a 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 property owner intends to build a single-family residence on said parcel. 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 identifies that water service will be provided to the proposed residential development through connection to an existing 8-inch water main in Jasper Avenue, along the west side of the property. A water lateral will also be extended into the property.

Pursuant to the Commission’s application requirements for service contracts, information must be provided regarding all financial obligations for the extension of service outside an agency’s boundaries. The provisions of Measure U within the City of Redlands require that the property owner pay the “sums equivalent to the City’s development impact fees” as a condition for access to water service. The City of Redlands has identified an estimated cost of \$21,438 in sums equivalent in

development impact fees as well as water fees for the extension of water service to the property. The following table shows the cost to the applicant to fulfill this requirement:

<b>Sums Equivalent to City's DIF</b>	<b>Cost</b>
Transportation Facilities	1,512
Fire Facilities	577
Park/Community Center Facilities	3,960
General Government Facilities	686
Library Facilities	265
Police Facilities	30
Storm Drain Facilities	650
<b>TOTAL</b>	<b>\$7,680</b>

The table below is the City's water related fees:

<b>Water Fees</b>	<b>Cost</b>
Water Capital Improvement	\$4,350
Water Source Acquisition	783
Water Frontage	~8,400
Water Meter	225
<b>TOTAL</b>	<b>~\$13,758</b>

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 extension from the water main.

**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#429 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 purpose of the service contract review is to receive authorization from LAFCO for the City to contract to provide water service outside its boundaries to a single-family-residence that is to be built on APN 0298-013-23.

Staff has reviewed this request for authorization to provide water service from the City of Redlands 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 Redlands 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 APN 0298-013-23 since its facilities are close to the parcel, and there is no other existing entity available to provide this service within the area.

**DETERMINATIONS:**

1. The parcel, identified as APN 0298-013-23, is within the sphere of influence assigned the City of Redlands and is anticipated to become a part of that City sometime in the future. The application requests authorization to receive City of Redlands water service.
2. The City of Redlands' OSC 17-02 being considered is for the provision of water service to APN 0298-013-23, generally located on the southeast corner of San Bernardino and Jasper Avenues, within the City of Redlands' northeastern sphere of influence. This contract will remain in force in perpetuity or until such time as the area is annexed. Approval of this request for authorization will allow the property owner and the City of Redlands to proceed in finalizing the contract for the extension of water service.
3. The fees charged this project by the City of Redlands for the extension of water service are identified as totaling \$21,438 (for a breakdown of charges, see tables 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 extension.
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 Redlands and recommended that this application is statutorily exempt from environmental review. A copy of Mr. Dodson's response is included as Attachment #3 to this report.

SM/MT

Attachments:

1. [Vicinity Map](#)
2. [City of Redlands' Application and Contract](#)
3. [Response from Tom Dodson and Associates](#)
4. [Draft Resolution #3273](#)