

# LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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**DATE:** NOVEMBER 27, 2018   
**FROM:** SAMUEL MARTINEZ, Executive Officer  
MICHAEL TUERPE, Project Manager  
**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT:** Agenda Item #6: LAFCO SC#433 – City of Redlands OSC 18-01,  
Out-of-Agency Service Agreement for Water Service  
(APNs 0302-152-09 & 0302-152-15)

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## **INITIATED BY:**

City of Redlands, on behalf of the property owner

## **RECOMMENDATION:**

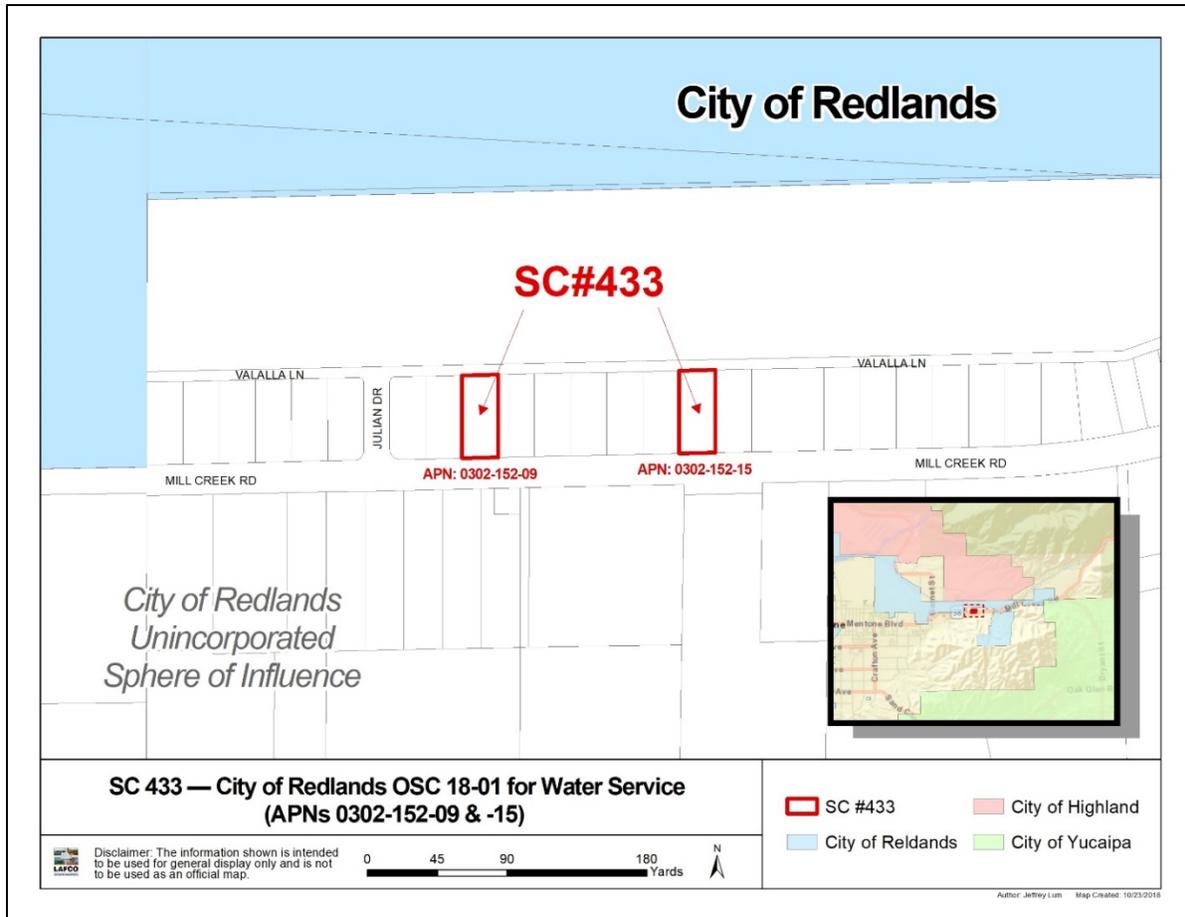
Staff recommends that the Commission approve LAFCO SC#433 by taking the following actions:

1. Certify that LAFCO SC #433 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 #433 authorizing the City of Redlands to extend water service outside its boundaries to Assessor Parcel Numbers 0302-152-09 & 0302-152-15.
3. Adopt LAFCO Resolution #3279 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 two parcels currently under the ownership of an individual, Assessor Parcel Numbers (“APNs”) 0302-152-09 and 0302-152-15, generally located north of Mill Creek Road, between Julian Drive West and Julian Drive East, within the City of Redlands’ eastern sphere of influence in the Mentone community. 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 each parcel. Therefore, the City, on behalf of the property owner, has requested that the Commission authorize the extension of water service to the two parcels 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 the City would provide water service to the proposed residential development through connection to an existing 12-inch water main

in Mill Creek Road that fronts both properties. A water lateral will also be extended into each 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 the City’s Measure U 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 \$36,493 in sums equivalent in development impact fees as well as water fees for the extension of water service to both parcels. The following table shows the cost to the property owner to fulfill this requirement:

<b>Sums Equivalent to City’s DIF</b>	<b>Cost</b>
Transportation Facilities	\$3,025
Fire Facilities	1,154
Park/Community Center Facilities	7,920
General Government Facilities	1,373
Library Facilities	529
Police Facilities	60
Storm Drain Facilities	1,400
<b>TOTAL</b>	<b>\$15,461</b>

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

<b>Water Fees</b>	<b>Cost</b>
Water Capacity	\$11,246
Water Source	2,046
Solid Waste	1,300
Water Frontage	6,440
<b>TOTAL</b>	<b>\$21,032</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 extensions 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#433 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 application is for the City to receive authorization to provide water service outside its boundaries via contract to APNs 0302-152-09 and 0302-152-15.

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 APNs 0302-152-09 and 0302-152-15 since its facilities are adjacent to both parcels, and there is no other existing entity available to provide this service within the area.

**DETERMINATIONS:**

1. The parcels, identified as APNs 0302-152-09 and 0302-152-15, are 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 18-01 being considered is for the provision of water service to APNs 0302-152-09 and 0302-152-15, generally located north of Mill Creek Road, between Julian Drive West and Julian Drive East, within the City of Redlands' eastern sphere of influence in the Mentone community. 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 \$36,493 (for a breakdown of charges, see tables on page 3) for both parcels. 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 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 #3279](#)