


LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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DATE: MARCH 12, 2019 
FROM: SAMUEL MARTINEZ, Executive Officer
MICHAEL TUERPE, Project Manager
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: Agenda Item #10: LAFCO SC#437 – City of Redlands OSC 17-50 for Water Service (Assessor Parcel Number 0298-411-96)

INITIATED BY:

City of Redlands, on behalf of the property owner/developer

RECOMMENDATION:

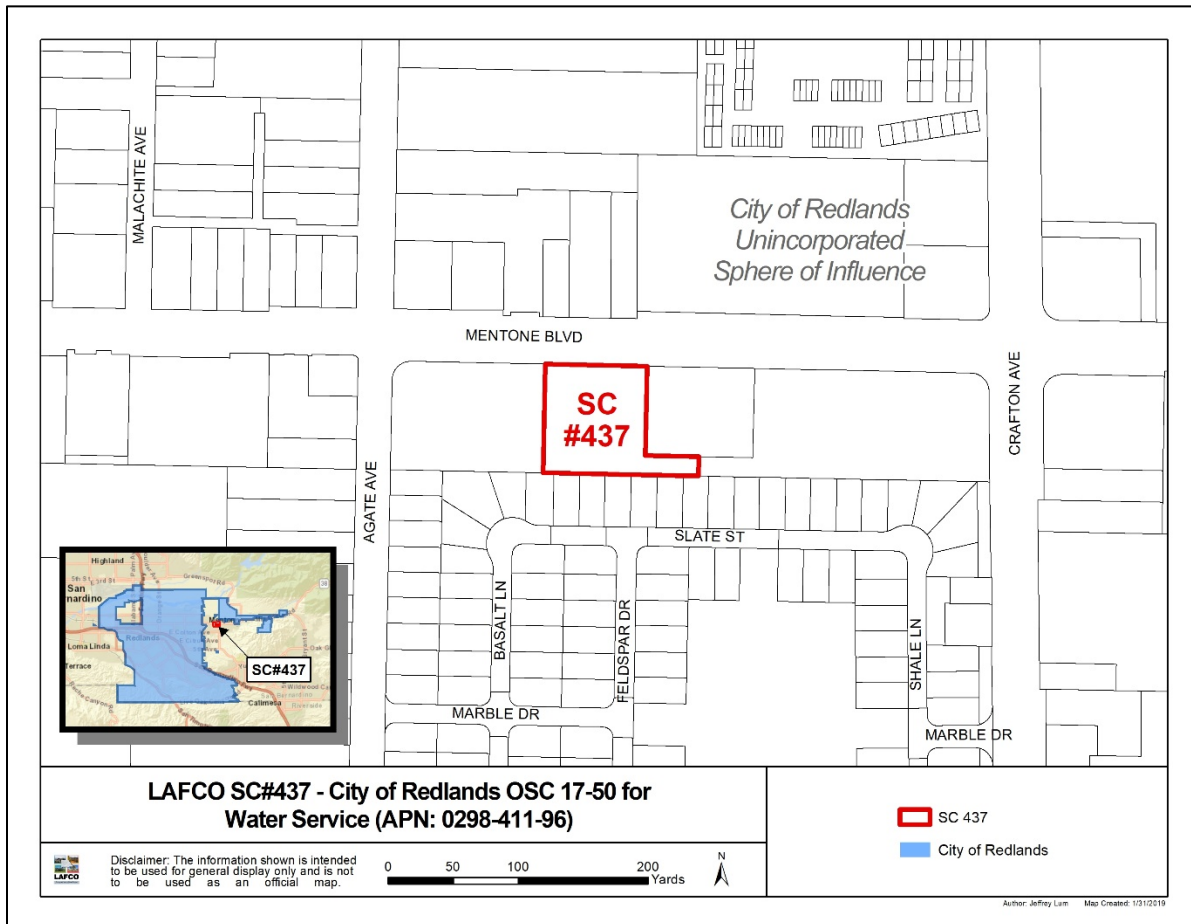
Staff recommends that the Commission approve LAFCO SC#437 by taking the following actions:

1. Certify that LAFCO SC #437 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 #437 authorizing the City of Redlands to extend water service outside its boundaries to Assessor Parcel Number 0298-411-96.
3. Adopt LAFCO Resolution #3283 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 one parcel currently under the ownership of a corporation, Assessor Parcel Number ("APN") 0298-411-96, generally located south of

Mentone Boulevard, between Agate and Crafton Avenues, within the City of Redlands' eastern sphere of influence in the unincorporated 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 construct a Dollar General retail store. In June 2018, the County Land Use Services Department processed and approved a minor use permit for the Dollar General retail store on the one-acre parcel that requires connection to the City of Redlands' water facilities. A copy of the conditions of approval for the project are included as Attachment #3 to this report.

Therefore, the City, on behalf of the property owner/developer, 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 the City would provide water service to the proposed commercial development through connection to an existing 12-inch water main in Mentone Blvd that fronts the property. A water lateral will 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 the City's Measure U require that the property owner/developer pay the "sums equivalent to the City's development impact fees" as a condition for access to water service. The categories of fees to be charged this project by the City of Redlands for the extension of water service are identified in the City's Development Requirements dated August 6, 2017, Item A3 (included as a part of Attachment #2). As a commercial development, the actual fees will not be available until an actual request for a water meter is made by the property owner/developer and final plans are submitted to the City. Nonetheless, payment of these fees are required prior to connection to the City's water facilities.

In addition, the property owner/developer 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#437 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 APN 0298-411-96.

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 0298-411-96 since its facilities are

adjacent 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 0298-411-96, 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 17-50 being considered is for the provision of water service to APN 0298-411-96, generally located south of Mentone Boulevard, between Agate and Crafton Avenues, within the City of Redlands' eastern sphere of influence in the unincorporated 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/developer and the City of Redlands to proceed in finalizing the contract for the extension of water service.
3. The categories of fees to be charged this project by the City of Redlands for the extension of water service are identified in the City's Development Requirements dated August 6, 2017, Item A3. Payment of these fees are 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 to the property.
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. [County Conditions of Approval for the Project](#)
4. [Response from Tom Dodson and Associates](#)
5. [Draft Resolution #3283](#)