

**LOCAL AGENCY FORMATION COMMISSION
COUNTY OF SAN BERNARDINO**

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DATE: APRIL 5, 2006
FROM: SAMUEL MARTINEZ, LAFCO Analyst
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: Agenda Item #9: LAFCO SC#290 – City of Redlands OSC 06-50 for Water and Sewer Service (Mentone Senior Center/Library)

INITIATED BY:

City of Redlands, on behalf of property owners

RECOMMENDATION:

1. For environmental review, take the following actions as a responsible agency:
 - a. Certify that the Commission has reviewed and considered: 1) the Statutory Exemption Adopted by City of Redlands for the Mentone Boulevard Sewer Main Extension; 2) the Negative Declaration Prepared by City of Redlands for General Plan Amendment No. 109 and Pre-Annexation Agreement No. 06-02; and 3) the Negative Declaration Prepared by County of San Bernardino for the Mentone Senior Center, Library and Community Park, and found them to be adequate for Commission use;
 - b. Determine that the Commission does not intend to adopt alternatives or mitigation measures for this project; that all mitigation measures are the responsibility of the County of San Bernardino and/or others, not the Commission; and,
 - c. Direct the Clerk to file the Notice of Determination within five (5) days and find that no further Department of Fish and Game filing fees are required by the Commission's approval since the City and

the County (as lead agencies) have paid said fees for their environmental determinations.

2. Approve SC#290 authorizing the City of Redlands to extend water and sewer service outside its boundaries to Assessor Parcel Number (APN) 0298-047-17 which is being proposed for a senior center/library facility; and,
3. Adopt LAFCO Resolution #2931 setting forth the Commission's findings, determinations, and approval of the agreement for services outside the City of Redlands' boundaries.

BACKGROUND:

The City of Redlands (the "City"), on behalf of the Metropolitan Water District of Southern California (the "MWD") as the property owner, and the County of San Bernardino (the "County") as the lessee and developer of the property for the Mentone Senior Center, Library and Community Park, has submitted a request for approval of an out-of-agency service agreement that outlines the terms by which it will extend water and sewer service. The agreement relates to a single parcel (APN 0298-047-17), which is approximately 9.16 acres and is generally located on the northwest corner of Mentone Boulevard and Opal Avenue (1330 Opal Avenue). The parcel is within the City's northeastern sphere of influence within the community known as "Mentone". Attachment #1 provides a location and vicinity map of the site along with a map outlining the location of the infrastructure to be extended.

The pre-annexation agreement signed by the three agencies (MWD, the County, and the City) including the application form submitted by the City, indicates that the provision of water and sewer service is for an 8.54-acre property northerly of Mentone Boulevard. However, the parcel for consideration, APN 0298-047-17, has been identified to include a portion of land, approximately 0.62 acres in area, lying south of Mentone Boulevard. This brings the total acreage of the entire parcel to 9.16 acres. Therefore, LAFCO is amending the acreage of LAFCO SC#290 from 8.54 acres to 9.16 acres to encompass the entire parcel. In the future, should water and sewer service be required to the portion of the parcel lying southerly of Mentone Boulevard, no further agreement shall be required.

Before finalizing the Pre-Annexation Agreement, the City had to process a General Plan Amendment in order to make the finding that the senior center/library facility is consistent with the goals and policies of its General Plan - a Municipal Code requirement. Therefore, the City prepared a General Plan Amendment (GPA No. 109) to change the designation of the project site from undesignated rail right-of-way to Public Institutional. The City's review of General Plan Amendment No. 109, which also included the review of the Pre-

Annexation Agreement (No. 06-02), was approved by the City Council on May 16, 2006.

PLAN FOR SERVICE:

The City’s application indicates that water service will be provided to the proposed Senior Center facility through connection to an existing 12-inch water main in Mentone Boulevard. Two water service connections will be installed – one for the water use of the facility and the other for landscape irrigation. In addition, the application indicates that sewer service to the facility will be provided through construction of a new eight-inch (8”) sewer main in Mentone Boulevard from the existing sewer main located at the intersection of Mentone Boulevard and Wabash Avenue to the intersection of Mentone Boulevard and Opal Avenue. A sewer lateral will then be constructed from the frontage of the property on Mentone Boulevard. The exact location of the sewer lateral is to be determined during construction.

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 indicated that the costs for the extension of water and sewer service to the parcel are as follows:

Water Source Acquisition Charge Nonresidential Development (estimated monthly consumption)	\$33.70 x 100 cu.ft.	\$9,900
Water Capital Improvement Charge Nonresidential Development (estimated monthly consumption)	\$208.60 x 100 cu.ft.	\$61,000
Water Main Frontage Charge \$26 per foot of frontage	\$26 x 320 feet	\$8,320
Sewer Capital Improvement Charge @ \$2,070 per 100 gpd (gallons per day)		\$6,800
TOTAL		\$86,020

In addition to the cost outlined above, the County will be required to install an 8-inch sewer main extension in Mentone Boulevard from the intersection of Mentone Boulevard and Wabash Avenue to the intersection of Mentone Boulevard and Opal Avenue, including additional items that are identified in the Plan for Service. The County, being the owner of the senior center/library facility, will also be charged approximately 15 percent more than the in-city bi-monthly rate for water service/usage and approximately 8 percent more than the in-city bi-monthly rate for sewer service. The higher rates charged are intended to help offset the costs for service delivery outside the City’s corporate boundaries.

Staff has reviewed this request for the provision of water and sewer service from the City of Redlands outside its corporate boundaries against the criteria established by Commission policy and Government Code Section 56133. The

parcel to be served is within the sphere of influence assigned to the City of Redlands within the Mentone community, and is anticipated to become a part of the City sometime in the future. The proposed project of a senior center/library facility, as well as the park, is consistent with the goals and policies of the City's General Plan for the area and requires that it receive water and sewer service from the City of Redlands. Staff supports the City's request for authorization to provide water and sewer service to the parcel since there is no other existing entity available to provide these services within the area.

FINDINGS:

1. The project area, identified as APN 0298-047-17, 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 and sewer service. Approval of this application will allow the property owner (MWD), the lessee and developer of the property (County) and the City of Redlands to proceed in finalizing the contract for the extension of water and sewer service.
2. The City of Redlands OSC 06-50 being considered is for the provision of water and sewer service to a parcel (APN 0298-047-17) generally located on the northwest corner of Mentone Boulevard and Opal Avenue (1330 Opal Avenue). The agreement for the extension of water and sewer service was signed by the property owner (MWD), the lessee and developer of the property (the County through its Board of Supervisors), and the City Council. This contract will remain in force in perpetuity or until such time as the area is annexed.
3. The fees charged this project by the City of Redlands are identified as totaling \$86,020 (for a breakdown of charges, see table on page 3). Payment of these fees is required prior to connection to the City's water and sewer facilities. In addition, the lessee and developer of the property will be required to install an 8-inch sewer main extension in Mentone Boulevard from the intersection of Mentone Boulevard and Wabash Avenue to the intersection of Mentone Boulevard and Opal Avenue, including additional items that are identified in the Plan for Service.
4. As the CEQA lead agencies, the City adopted a Statutory Exemption for the Mentone Boulevard Sewer Main Extension and an environmental assessment and Negative Declaration for the General Plan Amendment No. 109 and Pre-Annexation Agreement No. 06-02 and the County prepared an environmental assessment and Negative Declaration for the development of the Mentone Senior Center, Library and Community Park.

LAFCO's Environmental Consultant, Tom Dodson and Associates, has reviewed the City's Statutory Exemption, the City's Initial Study and Negative Declaration, as well as the County's Initial Study and Negative Declaration. Mr. Dodson has indicated that all three environmental assessments, taken together, are adequate for the Commission's use as CEQA responsible agency. The Commission will not be adopting alternatives or mitigation measures for this project; all mitigation measures are the responsibility of the County of San Bernardino and/or others, not the Commission. Attachment #3 provides a copy of Mr. Dodson's response and recommendation regarding the Commission's environmental review and necessary actions to be taken.

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Attachments:

1. Vicinity Map and Maps of the Contract Area
2. City of Redlands' Application and Contract
3. Response from Tom Dodson and Associates Including the City's Notice of Exemption for the Mentone Boulevard Sewer Main Extension, the City's Environmental Documents for General Plan Amendment No. 109 and Pre-Annexation Agreement No. 06-02, and the County's Environmental Documents for the Mentone Senior Center, Library and Community Park
4. Draft Resolution #2931