

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

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DATE: NOVEMBER 8, 2005

FROM: KATHLEEN ROLLINGS-McDONALD, Executive Officer
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TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: Agenda Item #6: LAFCO 2990 – City of Redlands Annexation No. 83

RECOMMENDATION:

Staff recommends that the Commission:

1. Expand LAFCO 2990 to include the four (4) parcels northerly to Madeira Avenue;
2. Request that the City initiate the pre-zoning process for the expanded area and prepare the environmental assessment for the pre-zone as lead agency; and
3. Continue LAFCO 2990 to the January 18, 2006 hearing for further consideration.

BACKGROUND:

At the October hearing, the Commission continued consideration of LAFCO 2990 to the November hearing in order to receive additional information on a number of questions and concerns. The following items were to be addressed:

- a) Provide information on how long the Church has owned the parcel;
- b) Provide the Commission an average response time for both the County's Sheriff and the City's Police when an emergency call is received from within and around the annexation area;

- c) Contact the property owners of the four (4) parcels north of LAFCO 2990 and provide the Commission information on their position regarding the annexation of their parcels; and
- d) Request that the County of San Bernardino and the City of Redlands work to address a solution to provide a more effective service delivery system for site specific services, namely law enforcement and fire protection, to the annexation area. It was suggested that this arrangement include an agreement that would allow the County to continue to provide law enforcement and fire protection services in the area until such time as the City had acquired sufficient jurisdiction to allow for efficient services.

On the first issue, the County Assessor's records show that the Church purchased the property on October 8, 1999.

On the second issue, as of the date of publication of this report, the County Sheriff's Department was not able to provide information on response times to the site. The City of Redlands Police Department indicated that the average citywide response time for any currently serviced area is 9 minutes and 32 seconds for the first nine months of 2005. However, the City's response indicates that the response times to the annexation site may be similar to the citywide average, but are likely to vary and be higher depending on staffing and traffic circulation issues.

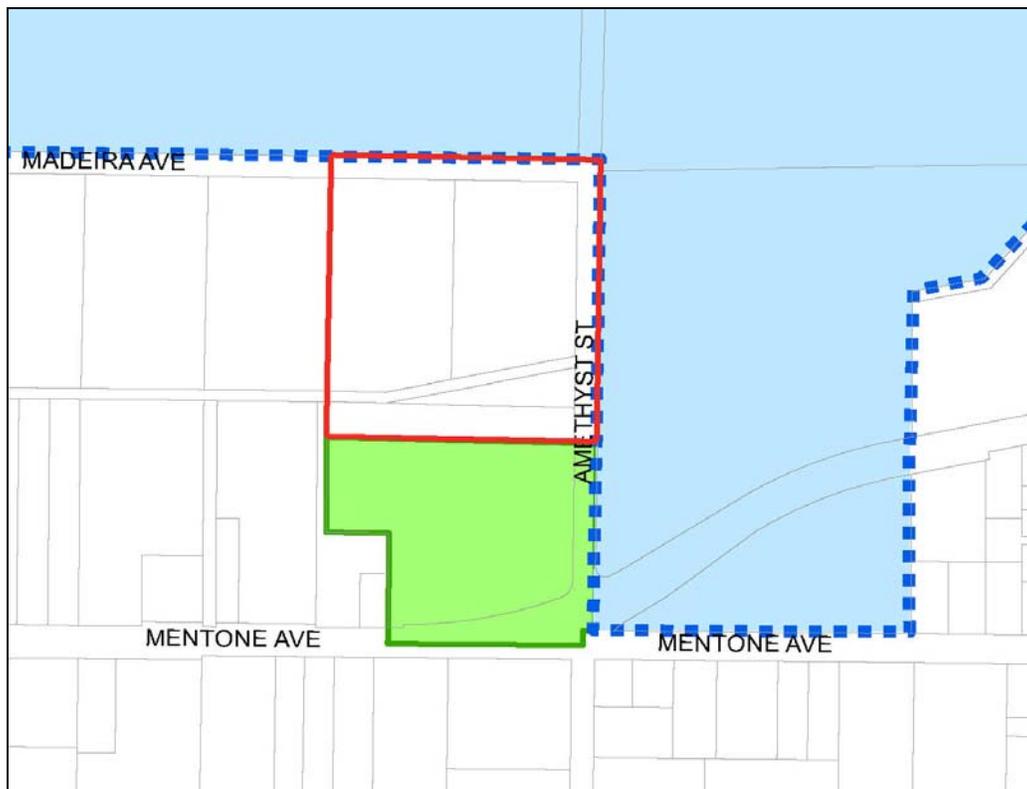
On the third issue, staff forwarded a letter with a survey form and map (included as Attachment #3 to this report) to the three (3) identified property owners for the four parcels northerly of the Church Annexation site. The letter requested their opinion about annexing their parcel(s). As of the date of this report, only one property owner has responded in writing indicating support for the annexation of their property. Any additional responses from the other property owners received prior to the hearing will be provided to the Commission at the hearing.

Finally, on the fourth issue, representatives from the County and the City of Redlands, together with the LAFCO staff, met on November 7, 2005 to discuss a possible contractual relationship for the delivery of service to this proposal and LAFCO 2989 being considered. The discussion centered on the provision of a contract between the County and the City for the continued provision of law enforcement and fire protection services by the County within annexed areas until such time as the City could assume the services effectively and efficiently. There was conceptual agreement that the contractual relationship would be a positive step; however, further negotiation needs to take place to determine the specifics of the contract language, service obligations and limitations, if any, as well as the specifics of the area in which such a contractual relationship would be appropriate.

CONCLUSION:

The staff report dated October 11, 2005 (included as Attachment #4 to this report) provides all the background information regarding the annexation proposal, including the discussion on boundary issues, the environmental considerations as well as the findings related the proposal. In general, the annexation was submitted in response to a proposed development of a church within the annexation area. In order for the proposed development to proceed, it requires receipt of water service from the City of Redlands.

As discussed at the October hearing, and as outlined throughout the staff report dated October 11, 2005, staff supports the City’s proposal on the basis that the City’s Municipal Code clearly states that all projects that are contiguous to the City’s boundaries must annex prior to receiving service and the City’s application responds to this requirement. Staff does not, however, support the boundary configuration as a logical, efficient, and readily identifiable boundary for the City and does not support the creation of the peninsula of unincorporated territory to the north. Staff believes that expanding the proposal to include the four (4) parcels to the north will provide for a more logical and efficient service boundary as shown below.



If the Commission expands LAFCO 2990, the area will include parcels that have not submitted consent to annexation. Thus, the area will have to be

processed through a protest proceeding that requires a determination of the level of protest to the annexation. In this case, the inclusion of the expanded area has been determined to be uninhabited as defined by Government Code Section 56046. Therefore, the entire area can only be terminated if protest is received from landowners who own 50 percent or more of the assessed value of land. Below is the breakdown of valuation, based on 2005 roll values, for the entire expanded area:

Assessor Parcel Number	Yes to Annexation	No to Annexation	Position Unknown
0298-251-05	\$4,967.00		
0298-251-06			\$6,843.00
0298-251-07			\$38,059.00
0298-251-08			\$7,277.00
0298-251-09 (Church Parcel)	\$165,396.00		
TOTAL	\$170,363.00		\$52,179.00

The information above indicates that there is at least two-thirds land value have indicated support for the annexation.

Also, the expanded proposal was reviewed at the staff level during the meeting that occurred on November 7, 2005. The City did not object to the expansion and indicated that, if the Commission does expand the proposal, it will immediately start the pre-zoning process necessary for review of the proposal and have it ready in time for consideration at the January Commission hearing. The City will need to pre-zone the four parcels, prepare the environmental assessment for the pre-zone as lead agency, and prepare a revised Plan for Service to include the expanded area.

In order to comply with directives of the Commission and State law, staff is recommending that the Commission expand the proposal to include the four parcels to the north.

KRM/sm

Attachments:

1. Vicinity Maps and Annexation Area Map
2. Letter from the City of Redlands Police Department
3. Sample Letter, Survey Form, and Maps Mailed to Property Owners of the 4 Parcels North of LAFCO 2990
4. [Staff Report Dated October 11, 2005](#)