

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

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DATE: NOVEMBER 3, 2006
FROM: SAMUEL MARTINEZ, LAFCO Analyst
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: Agenda Item #5: LAFCO SC#297 – City of Redlands OSC 06-02 for Water Service (APN 0298-142-20)

INITIATED BY:

City of Redlands, on behalf of property owner

RECOMMENDATION:

1. Adopt the Statutory Exemption that has been recommended for this proposal, and direct the Clerk to file a Notice of Exemption within five days.
2. Approve SC#297 authorizing the City of Redlands to extend water service outside its boundaries to Assessor Parcel Number (APN) 0298-142-20.
3. Adopt LAFCO Resolution #2945 setting forth the Commission's findings, determinations and approval of the agreement for service outside the City of Redlands' boundaries.

BACKGROUND:

The City of Redlands has submitted a request for approval of an out-of-agency service agreement that outlines the terms by which it will extend water service to a single parcel (APN 0298-142-20), which is approximately 0.21 acres and is generally located on the east side of Beryl Avenue (1316 Beryl Avenue), between Mentone Boulevard and Brighton 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 City, on behalf of the property owner, has requested that the Commission review and approve the extension of service pursuant to the provisions of Government Code Section 56133. The City’s application indicates that water service will be provided to a proposed single-family residential unit through connection to an existing 8-inch water main in Beryl Avenue. Wastewater disposal will be through a septic system, which has been approved for the proposed project.

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 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 City services. The City has indicated that the following amounts are required from the property owner prior to the extension of its water facilities to the parcel:

Water Source Acquisition Charge		
SFR less than 11,000 sq. ft.	\$810 x 1 unit	\$810
Water Capital Improvement Charge		
SFR less than 11,000 sq. ft.	\$5,010 x 1	\$5,010
Water Main Frontage Charge (per feet)	\$26 x 50 feet	\$1,300
Sums Equivalent		
Solid Waste	\$650 x 1	\$650
Public Improvement		
• Storm Drain	\$1,592 x 1	\$1,592
• Street Improvement	\$3,852 x 1	\$3,852
• Traffic Signal	\$261 x 1	\$261
• Public Facilities	\$3,538 x 1	\$3,538
Parks	\$1,969 x 1	\$1,969
TOTAL		\$18,982

In addition to the costs outlined above, the property owner will be required to install fire hydrants as required by the County Fire Marshal, at his own expense. Future occupants of the residential unit will be charged approximately 15 percent more than the in-City bi-monthly rate for water service/usage. The higher rate charged is 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 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 residential development, which is consistent with the goals and policies of the City's General Plan for the area, requires that it receive water service from the City of Redlands. Staff supports the City's request for authorization to provide water service to the proposed residential development since its facilities are adjacent to the anticipated development, and there is no other existing entity available to provide this service within the area.

FINDINGS:

1. The project area, identified as APN 0298-142-20, 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. Approval of this application will allow the property owner and the City of Redlands to proceed in finalizing the contract for the extension of water service.
2. The City of Redlands OSC 06-02 being considered is for the provision of water service to a single parcel (APN 0298-142-20) generally located on the east side of Beryl Avenue (1316 Beryl Avenue), between Mentone Boulevard and Brighton Avenue. 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 \$18,982 (for a breakdown of charges, see table on page 2). Payment of these fees is required prior to connection to the City's water facilities. Also, the property owner will be required to install fire hydrants as required by the County Fire Marshal, at his own expense.
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.

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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
4. Draft Resolution #2945