

**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

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**SUBJECT: Agenda Item #6:** LAFCO SC#298 – City of Redlands OSC 06-28 for Water and Sewer Service (Tentative Tract 16602)

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**INITIATED BY:**

City of Redlands, on behalf of property owner/developer

**RECOMMENDATION:**

1. For environmental review, take the following actions as a responsible agency:
  - Certify that the Commission, its staff, and its Environmental Consultant have independently reviewed and considered the environmental assessment and the Mitigated Negative Declaration prepared by the County of San Bernardino for the General Plan Land Use District Amendment from 3M-RM and 4M-RM (Multiple Residential – 3,000 and 4,000 sq. ft. per unit, respectively) to RS (Single-Family Residential) on 19.30 acres and Tentative Tract 16602 to create 70 single residential lots on 18.24 acres with a major variance to exceed the 6-foot maximum wall height by 3 feet on lots 68-70, and found them to be adequate for Commission use;
  - 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 are self-mitigating through the implementation of the adopted Conditions of Approval for the project; and,

- Direct the Clerk to file a Notice of Determination within five (5) days of this action.
2. Approve SC#298 authorizing the City of Redlands to extend water and sewer service outside its boundaries to Tentative Tract 16602, proposed for a 70-lot residential subdivision, on Assessor Parcel Numbers (APNs) 0298-231-04, 20, 52, 53 and 63.
  3. Adopt LAFCO Resolution #2946 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 and sewer service. The agreement relates to five (5) parcels, APNs 0298-231-04, 20, 52, 53 and 63, which are adjacent to each other and are generally located north of Colton Avenue and west of Sapphire Avenue. These parcels combined make up Tentative Tract 16602, which is located 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 water and sewer infrastructures to be extended.

The City, on behalf of the property owner/developer, has requested that the Commission review and approve the extension of service pursuant to the provisions of Government Code Section 56133. The property owner/developer has processed a General Plan Amendment and Tentative Tract 16602 to create 70 lots on 18.24 acres, which was approved by the County Board of Supervisors on May 3, 2005. The Conditions of Approval placed upon this project include the requirement to connect to the City’s water and sewer facilities prior to recordation of the final map (Conditions #25-28). A copy of the Conditions of Approval is included as Attachment #3 to this report.

The City of Redlands indicates that the project is consistent with its General Plan designation for the area which is Low-Density Residential (0-6 dwelling units per acre). Pursuant to Chapter 16.02 of the Redlands Municipal Code, the City prepared a Socio-Economic Analysis Study for the service agreement for Tentative Tract 16602 that shows a positive cost/revenue effect should the area be included in the City. The City’s review of the agreement also included an environmental assessment of the project which determined that there was no significant effect from extending the services required.

**PLAN FOR SERVICE:**

The application indicates that water service to the Tentative Tract will be provided through connection to the existing 8-inch water main in Sapphire and Colton Avenues. The City also requires that an 8-inch water main be installed in Colton Avenue from the existing water main in Sapphire Avenue to the existing water main in Reservoir Road, as well as the installation of an 8-inch water main within all interior streets of the Tentative Tract.

In addition, the application indicates that sewer service will be provided through construction of an 8-inch sewer main in Colton Avenue from the existing sewer main located at the intersection of Colton and Agate Avenues/King Street to the easterly boundary of the Tentative Tract located at the intersection of Colton and Sapphire Avenues. In addition, the City requires that an 8-inch sewer main be installed within all interior streets of the Tentative Tract, including the installation of sewer laterals to each of the 70 lots.

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 developer pay the “sums equivalent to the City’s development impact fees” as a condition for access to water and sewer service. The City has indicated that the following amounts are required from the developer prior to the extension of water and sewer facilities:

Water Source Acquisition Charge		
SFR less than 11,000 sq. ft.	\$810 x 63 units	\$51,030
SFR between 11,000-21,000 sq. ft.	\$1,050 x 7 units	\$7,350
Water Capital Improvement Charge		
SFR less than 11,000 sq. ft.	\$5,010 x 63 units	\$315,630
SFR between 11,000-21,000 sq. ft.	\$6,470 x 7 units	\$45,290
Water Main Frontage Charge (per ft.)	\$26 x 1,419 feet	\$36,894
Sewer Capital Improvement Charge	\$4,200 x 70 units	\$294,000
Sums Equivalent		
Solid Waste	\$650 x 70 units	\$45,500
Public Improvement		
• Storm Drain	\$1,562 x 70 units	\$109,340
• Street Improvement	\$3,852 x 70 units	\$269,640
• Traffic Signal	\$261 x 70 units	\$18,270
• Public Facilities	\$3,588 x 70 units	\$251,160
Parks	\$1,969 x 70 units	\$137,830
<b>TOTAL</b>		<b>\$1,581,934</b>

In addition to the costs outlined above, the property owner/developer of the Tentative Tract will be responsible for the entire cost of the construction and

installation of: 1) the 8-inch water main in Colton Avenue from the existing water main in Sapphire Avenue to the existing water main in Reservoir Road; 2) the 8-inch water main within all interior streets of the Tentative Tract; 3) the 8-inch sewer main in Colton Avenue from the existing sewer main located at the intersection of Colton and Agate Avenues/King Street to the easterly boundary of the Tentative Tract located at the intersection of Colton and Sapphire Avenues; 4) the 8-inch sewer main within all interior streets of the Tentative Tract as well as the sewer laterals to each of the 70 lots; and 5) all additional items that are identified in the Plan for Service. Future occupants of the residential units will 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.

**CONCLUSION:**

The development of Tentative Tract 16602 requires that it receive water and sewer service from the City of Redlands. In order for the project to proceed to record the Final Tract Map, the developer must show proof of his ability to connect to the City of Redlands' water and sewer infrastructure - which is the Commission's authorization for the agreement.

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 parcels that make up Tentative Tract 16602 are within the sphere of influence assigned to the City of Redlands within the Mentone community, and are anticipated to become a part of the City sometime in the future. Staff supports the City's request for authorization to provide water and sewer service to the proposed residential development since its facilities are either adjacent to or close-by the anticipated development, and there is no other existing entity available to provide the level of service required by the Tentative Tract within the area.

**FINDINGS:**

1. The project area relates to five (5) adjacent parcels, APNs 0298-231-04, 20, 52, 53 and 63, generally located north of Colton Avenue and west of Sapphire Avenue. These parcels combined make up Tentative Tract 16602, proposed for development of 70 single-family residential lots, which 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. This requirement is a condition of approval placed upon the project by the County Land Use Services Department for the General Plan

Amendment and Tentative Tract 16602. Therefore, approval of the City's request for authorization to provide water and sewer service is necessary in order to satisfy this condition of approval.

2. The agreement for the extension of services was signed by the property owner/developer on June 8, 2006 and was subsequently approved by the City Council on June 20, 2006. The City Council's approval included a Socio-Economic Study and an environmental assessment for the Agreement. This Agreement, City of Redlands OSC 06-28, is for the provision of water and sewer service for Tentative Tract 16602. This contract will remain in force in perpetuity for Tentative Tract 16602 or until such time as the area is annexed.
3. The fees charged this project by the City of Redlands are identified as totaling \$1,581,934 (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 property owner/developer of the Tentative Tract will be responsible for the entire cost of the construction and installation of all water and sewer mains/laterals, including any additional items that have been identified in the Plan for Service.
4. In March 2005 through June 2005, acting as the CEQA lead agency, the County prepared an environmental assessment for the General Plan Amendment and Tentative Tract 16602 to create 70 single residential lots on 18.24 acres with a major variance to exceed the 6-foot maximum wall height by 3 feet on lots 68-70. The County's assessment indicates that the project would not have a significant effect on the environment through its development under the Conditions of Approval that has been approved for the proposed project.

LAFCO's Environmental Consultant, Tom Dodson and Associates, has reviewed the County's Initial Study and the Mitigated Negative Declaration issued for the proposed project. Mr. Dodson's analysis indicates that the County's Initial Study and Mitigated Negative Declaration are adequate for the Commission's use as CEQA responsible agency. The Commission will not be adopting alternatives or mitigation measures for this development, as these are the responsibility of the County of San Bernardino and/or others, not the Commission, and are considered self-mitigating through implementation of the Conditions of Approval. Attachment #4 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. County Conditions of Approval for General Plan Amendment from 3M-RM and 4M-RM to RS on 19.30 acres and Tentative Tract 16602 on 18.24 Acres
4. Tom Dodson and Associates Response Including the County's Environmental Documents for the General Plan Amendment and Tentative Tract
5. Draft Resolution #2946