

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

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**PROPOSAL NO.: LAFCO 2929**

**HEARING DATE: SEPTEMBER 15, 2004**

**RESOLUTION NO. 2847**

**A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN BERNARDINO MAKING DETERMINATIONS ON LAFCO 2929, A SERVICE REVIEW AND SPHERE OF INFLUENCE UPDATE FOR THE CITY OF REDLANDS.**

**On motion of Commissioner Colven, duly seconded by Commissioner Pearson and carried, the Local Agency Formation Commission adopts the following resolution:**

**WHEREAS**, a service review mandated by Government Code Section 56430 and a sphere of influence update mandated by Government Code Section 56425 have been conducted by the Local Agency Formation Commission of the County of San Bernardino (hereinafter referred to as "the Commission") in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.); and,

**WHEREAS**, at the times and in the form and manner provided by law, the Executive Officer has given notice of the public hearing by this Commission on this matter; and,

**WHEREAS**, the Executive Officer has reviewed available information and prepared a report including his recommendations thereon, the filings and report and related information having been presented to and considered by this Commission; and,

**WHEREAS**, the public hearing by this Commission was held upon the date and at the time and place specified in the notice of public hearing and in an order or orders continuing the hearing; and,

**WHEREAS**, at the hearing, this Commission heard and received all oral and written protests; the Commission considered all objections and evidence which were

## RESOLUTION NO. 2847

made, presented, or filed; and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the review, in evidence presented at the hearing; and,

**WHEREAS**, a statutory exemption has been issued pursuant to the provisions of the California Environmental Quality Act (CEQA) indicating that this service review and sphere of influence update are statutorily exempt from CEQA and such exemption is hereby adopted by this Commission. The Clerk is directed to file a Notice of Exemption within five working days of adoption of this resolution; and,

**WHEREAS**, based on presently existing evidence, facts, and circumstances filed with the Local Agency Formation Commission and considered by this Commission, it is determined that the sphere of influence for the City of Redlands should be affirmed as it currently exists, as more specifically described on the map attached to this resolution and on file in the LAFCO staff office; and,

**WHEREAS**, the following findings are made in conformance with Government Code Section 56430 and local Commission policy:

1. **Infrastructure Needs and Deficiencies.** The City of Redlands has a five-year plan for Measure I street improvements maintained through the City's Public Works Department. In addition the City has master planned, programmed, and constructed water production and distribution facilities and wastewater collection and treatment facilities to serve the City and its sphere of influence. The City master services can be found in various adopted plans, including, but not limited to, the City General Plan, Circulation Element, Water and Sewer Master Plans, and Recreation and Park Master Plans. Copies of the City's master plans are maintained in City offices and are available for public review.

The City of Redlands has a total of 550 residential units available each calendar year for residential development under its growth management voter initiative, Measure U, as enacted within the Redlands General Plan and Municipal Code. 150 units are available within the sphere of influence and 400 residential units are available within the City.

2. **Growth and Population.** The City's population based on 2000 Census data is 63,591. The estimated 2003 population is 67,604. The City's projected build out population based on the 1995 General Plan is approximately 101,644. However, the growth management initiative referred to as Measure U was passed by the City's voters in 1997. Based upon the language within that initiative, with implementation of the growth management element and other provisions, it is now anticipated that the build out population of the City will be reduced to approximately 90,000.

## RESOLUTION NO. 2847

3. **Financing Opportunities and Constraints.** The City's revenue sources are as follows: property tax, business license tax, franchise fees, sales tax, transient occupancy tax, motor vehicle in-lieu fees, streetlighting and landscape maintenance assessments, community facilities district special tax assessment, sewer, water, and solid waste fees and other general revenue sources. A complete list of the sources of City revenues is contained within the City budget, copies of which are maintained on file in the City's Finance Department and available for public review. The City participates in joint financing projects that include a tax sharing plan between the City and the County for providing services within the area identified as the Doughnut Hole and a joint planning and infrastructure study for the Santa Ana Wash area.
4. **Cost Avoidance Opportunities.** The City of Redlands participates in joint capital improvement projects which encourage coordination with other local government agencies. Growth management strategies as identified in the Growth Management Element of the City General Plan are consistent with the three growth management initiatives that have been passed by the voters in the City of Redlands. Infill policies included in the General Plan exempt infill projects from the development requirements adopted by Measure U. These standards include traffic levels of service, noise and other similar standards. Beyond that, the City of Redlands did not identify any specific cost avoidance opportunities relevant to this review.
5. **Rate Restructuring.** The City of Redlands fee schedule was developed following the 1996 special study conducted by David M. Griffiths and Associates that developed detailed costs for each City service for which a per-unit fee was applicable. Beginning in July 1996 these fees were established through a series of resolutions adopted by the City Council for the City of Redlands. The City is anticipating another study to update its fee schedule in the near future. Copies of the City's rate structures are maintained in various City offices and are available for public review. No other relevant issues related to this factor were identified by the City of Redlands.
6. **Opportunities for Shared Facilities.** The City of Redlands does not currently share facilities for such items as flood, parks, groundwater storage, etc. However, future opportunities or options may be found through enhanced service for street maintenance and flood control. The City will review and encourage future shared facilities as opportunities become available and they are determined to be feasible.
7. **Government Structure Options.** The City would recommend that the island annexation provisions outlined in the Cortese-Knox-Hertzberg Government Reorganization Act of 2000 should be revised to delete the acreage limitation. By filling in City boundaries, the delivery of service can be made more efficient and effective for both the City and County eliminating the potential for duplication of services. The City will continue to take an entrepreneurial approach to government

**RESOLUTION NO. 2847**

structure and the provision of the service option that provides the best result at the least cost. No other options for governmental structure were identified by the City of Redlands.

8. **Management Efficiencies.** The City of Redlands provides for on-going training of employees on a department-by-department basis through the use of workshops, conferences, and memberships in professional associations. In addition, general purpose and city-wide training is handled by the City's Administrative Services Department – Personnel Division. Based upon the City General fund, the City ratio for staffing is approximately 4.1 employees per thousand population, excluding sworn police officers. The City budget is annually prepared in cooperation with City departments and the City Finance Department and City Manager prepare and present the final budget to the City Council. Copies of the budget documents are available for public review in various City offices.

9. **Local Accountability and Governance.** The City is governed by a City Council elected at-large which serve four-year terms in office. The Mayor is appointed by the Council to a two-year term. The City Council meets twice a month and complies with the requirements of the Brown Act for posting of agendas and open meetings. The City maintains a web site, and provides surveys, newsletters, complaint tracking services, and provides periodic progress reports on City programs and projects.

**WHEREAS,** the following findings are made in conformance with Government Code Section 56425 and local Commission policy for a sphere of influence update:

1. **PRESENT AND PLANNED LAND USES**

The full range of urban, suburban, and rural land uses are included within the boundaries and current sphere of influence of the City of Redlands. This sphere of influence update and service review have no potential to change present or planned land uses within the City sphere, since no changes to the sphere of influence are contemplated.

The City of Redlands has indicated that it does contemplate a sphere of influence amendment within the next five years to address the area known as the Doughnut Hole. Present land uses within this area includes the power center of the development project known as Citrus Plaza, Calvary Chapel Church and School, and some scattered grove-related residential uses. Planned land uses within this area have been identified by the County as planned development anticipating commercial, office and industrial uses. The City General Plan does not address this area.

**RESOLUTION NO. 2847**

2. **PRESENT AND PROBABLE NEED FOR PUBLIC FACILITIES AND SERVICES IN THE AREA**

No changes to the City sphere of influence are proposed through this review. The present and probable need for public facilities and services in the Doughnut Hole area provided by the City of Redlands include water, sewer, fire and police services, and those contemplated to be provided in the future include street maintenance and storm drainage, and other general government services. The City has adopted a master plan for water and sewer service which addresses this area, and said plans are on file in the City offices.

3. **PRESENT CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES PROVIDED**

No changes to the City sphere of influence are proposed or contemplated through this review. As noted above, the City has adopted master plans for water and sewer service which address this factor for the area identified as the Doughnut Hole. These Plans are available for review in the City offices.

4. **COMMUNITIES OF INTEREST IN THE AREA**

No changes to the City sphere of influence are proposed through this review. The City of Redlands has indicated that it contemplates a sphere of influence change within the next five years to address territory within the Doughnut Hole.

5. **OTHER FINDINGS**

- A. Notice of this hearing has been published as required by law in The Sun, and the Redlands Daily Facts, newspapers of general circulation in the area. As required by state law, individual notification was provided to affected and interested local agencies, County departments, and those individuals wishing mailed notice.
- B. Comments from landowners and any affected local agency have been reviewed and considered by the Commission in making its determination. No opposition has been received.

**WHEREAS**, having reviewed and considered the findings as outlined above, the Commission affirms and upholds the sphere of influence for the City of Redlands as it currently exists, as depicted on the map attached and on file in the office of the San Bernardino Local Agency Formation Commission.

**NOW, THEREFORE, BE IT RESOLVED** by the Local Agency Formation Commission of the County of San Bernardino, State of California, that this

**RESOLUTION NO. 2847**

Commission shall consider the territory described on the attached map as being within the sphere of influence of the City of Redlands, it being fully understood that establishment of such a sphere of influence is a policy declaration of this Commission, based on existing facts and circumstances which, although not readily changed, may be subject to review and change in the event a future significant change of circumstances so warrants.

**BE IT FURTHER RESOLVED** that the Local Agency Formation Commission of the County of San Bernardino, State of California, does hereby determine that the City of Redlands shall indemnify, defend, and hold harmless the Local Agency Formation Commission of the County of San Bernardino from any legal expense, legal action, or judgment arising out of the Commission's affirmation of this sphere of influence, including any reimbursement of legal fees and costs incurred by the Commission.

**THIS ACTION APPROVED AND ADOPTED by the Local Agency Formation Commission of the County of San Bernardino by the following vote:**

**AYES: COMMISSIONERS: Bagley, Colven, Curatalo, Pearson, Williams**

**NOES: COMMISSIONERS: None**

**ABSTAIN: COMMISSIONERS: Cox (Curatalo voting in her stead)**


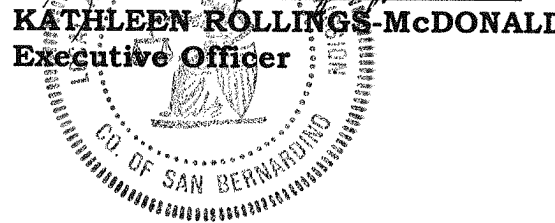
**ABSENT: COMMISSIONERS: Biane, Young**

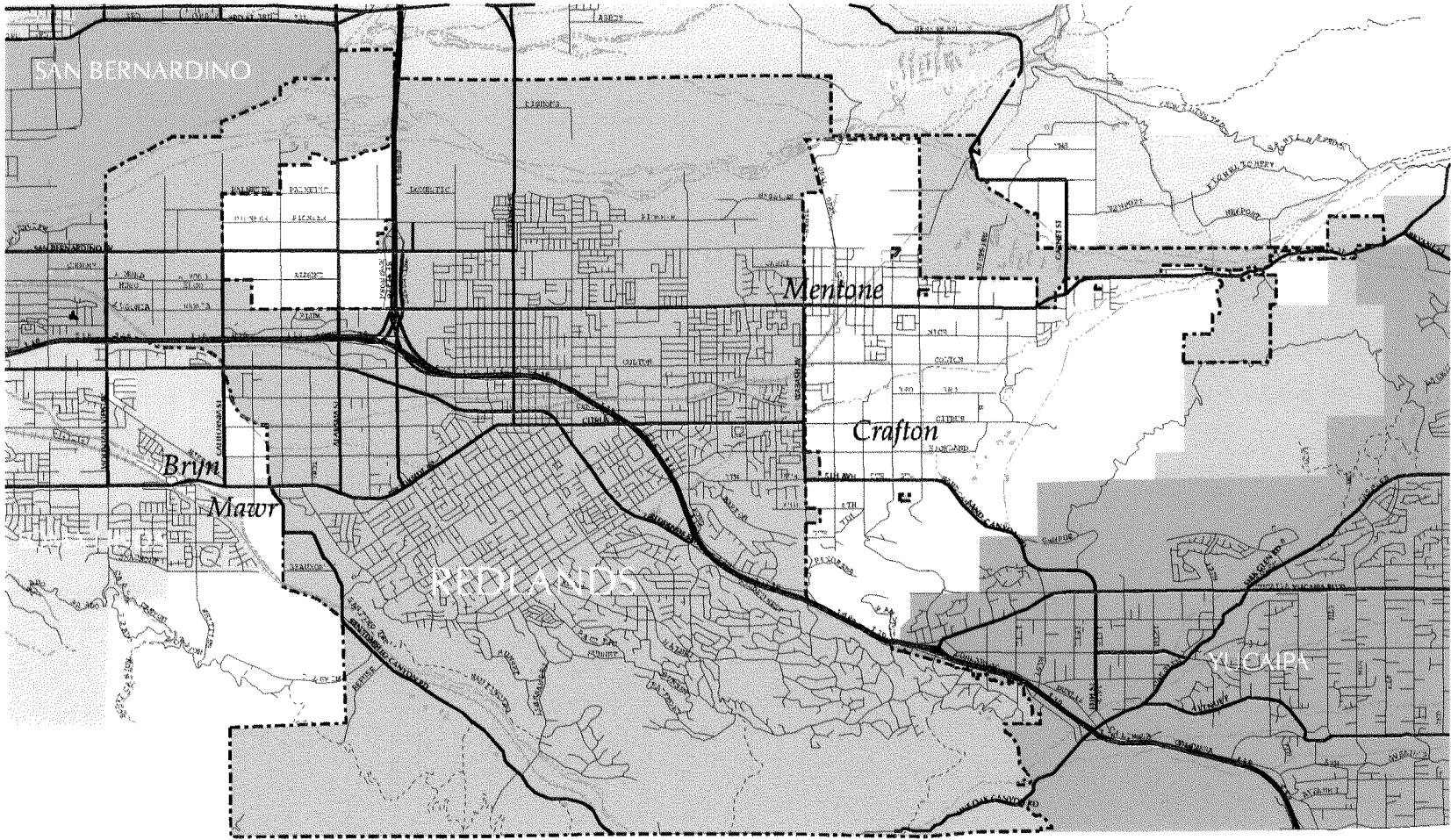
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STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN BERNARDINO )

I, **KATHLEEN ROLLINGS-McDONALD**, Executive Officer of the Local Agency Formation Commission of the County of San Bernardino, California, do hereby certify this record to be a full, true, and correct copy of the action taken by said Commission, by vote of the members present, as the same appears in the Official Minutes of said Commission at its meeting of September 15, 2004.

**DATED: September 16, 2004**

  
**KATHLEEN ROLLINGS-McDONALD**  
Executive Officer  




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|--------------------|------------------------|-----------------|
| City of Redlands   | Loma Linda Sphere      | City of Yucaipa |
| Redlands Sphere    | City of San Bernardino | Yucaipa Sphere  |
| City of Highland   | San Bernardino Sphere  |                 |
| City of Loma Linda |                        |                 |

# CITY OF REDLANDS

## City Limit & Sphere of Influence

Map Prepared On August 31, 2004

