



City of Rialto

Legislation Text

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For City Council and Rialto Utility Authority Meeting [August 9, 2022]

TO: Honorable Mayor and City Council

APPROVAL: Marcus Fuller, City Manager

FROM: Thomas J. Crowley, P.E., Utilities Manager

Request City Council/Rialto Utility Authority Board Adopt **Resolution No.7954** and Rialto Utility Authority Board Adopt **RUA Resolution No.07-22** Approving an Extraterritorial Wastewater Service Agreement with Hilario and Juana Lopez, for the property located at 18926 Valley Blvd., Bloomington, Assessor's Parcel Number 0253-121-17-0000.

BACKGROUND:

Hilario and Juana Lopez (Owner) is a private residence in Bloomington, CA and is the owner of the property located at 18926 Valley Blvd.in Bloomington, CA. This property is on the north side of Valley Blvd. east of Cedar Avenue in an unincorporated area of San Bernardino County. The Assessor's Parcel Number 0253-121-17-0000.

The City of Rialto owns, operates, and maintains the local public sanitary sewer system, which includes a wastewater collection system and treatment plant that serve most properties within the City limits and some areas of Bloomington. The property is not served by another sewer system and Hilario and Juana Lopez has requested to connect to the Rialto wastewater system.

Under Title 12, Chapter 12.08 of the City of Rialto Municipal Code governing Public Utilities, the City Council established fees for connections to the City utility systems outside the City limits. Extraterritorial sewer fees were established at 1.3 times the rates for City wastewater customers in accordance with Resolution No. 6209 which was adopted by Council on January 8, 2013. Therefore, in accordance with the City Council policies established by Resolutions No. 4746 and 6209, City Council approval of extraterritorial sewer service is required.

ANALYSIS/DISCUSSION:

Hilario and Juana Lopez's residence is currently on a septic system that is failing and would like to connect to the City's sewer system. A City owned sewer line exists within Valley Blvd. The owner will construct a sewer lateral per City Standards to this existing sewer line.

In order to connect to the City's sewer system, the owner will be responsible for the design and construction of a sewer line at their expense. This includes, but is not limited to, ensuring the work meets current Building and Plumbing Codes, obtaining all permits and inspections required by the City and San Bernardino County, and making all repairs to the infrastructure damaged during construction and when accessing sewer lines.

In addition to the new sewer line, the Owner will owe the City development impact fees for the sewage treatment and collection systems a rate equal to one point three (1.3) times the current sewage rate or charges. Rialto sewage treatment fees (for treatment of the wastewater at the treatment plant) vary.

Staff has prepared an Extraterritorial Wastewater Service Agreement to facilitate approval of the proposed service connection. The agreement describes the duties and responsibilities of the City of Rialto and the property owner. The proposed Extraterritorial Agreement and Disclosure Form are included as **Attachment 1** and **Attachment 2**, respectively.

This item was presented to the Water Subcommittee (Mayor Robertson / Mayor Pro Tem Scott) at the May 25, 2022, meeting. The Water Subcommittee recommends the City Council, and the Rialto Utility Authority approved the Extraterritorial Wastewater Service Agreement with Hilario and Juana Lopez.

ENVIRONMENTAL IMPACT

The request is not a "Project" as defined by the California Environmental Quality Act (CEQA). Pursuant to Section 15378(a), a "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The proposed agreements to connect the properties to the City's sanitary sewer system will not result in a direct or indirect physical change in the environment because the system has sufficient capacity and, as such, the action is not a "Project" as defined under CEQA.

GENERAL PLAN CONSISTENCY

Approval of the proposed action complies with the following City Guiding Principle:

Our City government will lead by example, and will operate in an open, transparent, and responsive manner that meets the needs of the citizens and is a good place to do business.

Approval of the proposed action also complies with the following General Plan Policies:

Policy 3-6.1: Coordinate all development proposals with other affected public entities to ensure the provision of adequate public facilities and infrastructure services.

Policy 3-9.1: Require that all new development or expansion of existing facilities bear the cost of expanding the wastewater disposal system to handle the increased loads which they are expected to generate.

LEGAL REVIEW

The City Attorney has reviewed and supports the staff report, resolutions, and agreement.

FINANCIAL IMPACT:

In order to connect to the City's Wastewater system, the developer will be required to make a one-time Development Impact Fee payment at the Extraterritorial Rate of 1.3 times the standard rate. The required connection fees are determined by the planned use of the facility and are estimated at

\$3,930.78 for both Wastewater Collection and Treatment fees. The calculations are shown in Table 1 below.

Table 1

| Description | Unit Measure | Unit | Rate | Extraterritorial Rate | Total |
|---|--------------|------|------------|-----------------------|-------------------|
| Sewage Treatment - Group I Estate/single Family | EDU | 1 | \$2,123.92 | 1.3 | \$2,761.10 |
| Sewage Collection Residential Single Family | DU | 1 | \$899.76 | 1.3 | \$1,169.69 |
| Total | | | | | \$3,930.78 |

Operating Budget Impact

Rialto Water Services will bill the property owner at the subject property at 1.3 times the standard applicable sewer rate and the Utility Authority will absorb the operating costs to serve the property, within the Concession Agreement.

Capital Improvement Budget Impact

The requested action is expected to increase the Sewer Treatment Fund by \$2,761.10 and the Sewer Collection Fund by \$1,169.69 to be used on Development Impact Fee eligible projects.

Licensing

A business license is not required for the requested action.

RECOMMENDATION

Staff recommends that the City Council and Rialto Utility Authority Board:

1. Adopt Resolutions approving an Extraterritorial Wastewater Service Agreement with Hilario and Juana Lopez, for the property located at 18926 Valley Blvd., Bloomington, Assessor's Parcel Number 0253-121-17-0000.
2. Authorize the City Manager to execute all documents.