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# MENTONE MATTERS

Published Occasionally - When We Have News

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Vol. 1, No. 13

BY AND FOR MENTONITES ABOUT MENTONE, CALIFORNIA

SEPTEMBER 2018

**4<sup>th</sup> Annual Mentone Community Crockpot**

# CHILI

## Cook Off

Participants bring a heated-ready-to serve 6 quart crock pot of their best recipe.

**Judges will vote based on chili cook off rules.**

1<sup>st</sup> Place plaque and \$50.00 Gift Certificate  
2<sup>nd</sup> Place plaque and \$25.00 Gift Certificate  
People's Choice Award \$50.00 value Gift Basket

HOSTED BY  
Mentone Area Community Association

SPONSORED BY  
Mentone Chamber of Commerce

• LIVE MUSIC • VENDORS

**SEPTEMBER 29<sup>TH</sup>, 2018**  **2:00 PM TO 6:00 PM**

Wabash and Mentone Blvd  
(Across from Stater Bros, North of Mentone Blvd)

More information Call CHAMBER 909-362-7860  
Email: MACA501@aol.com



*See P. 5 for the rules, including cost to taste chilis*

## LAFCO REQUESTED TO APPROVE NEW DEVELOPMENTS IN MENTONE

They're coming at us from two directions: On Wednesday, September 19, at 9:00 a.m., at LAFCO's headquarters, 11 \_\_ w. Third St., San Bernardino, the "City of Redlands, on behalf of the developer", requested LAFCO to approve 30 homes at the southeast corner of Nice and Crafton. The development had already been annexed to Redlands, as reported in an earlier issue of Mentone Matters. This would explain the new sewer coming north on Crafton, which drivers complained about for months. From LAFCO's September 12, 2018 resolution No. \_\_\_\_\_:

"The following table shows the cost to the applicant to fulfill this requirement (information courtesy of LAFCO's resolution No. SC-430): (Cont'd on p. 2)

MM found a partial copy of a letter from LAFCO to nearby homeowners on a table in Diamond Jim's Saloon after the MACA meeting. Since it was addressed generically, MM doesn't know who left it. Nevertheless, a quick review of Redlands' fees to the new development (see above) raises the question: why so much? MM believes we know at least one reason why: 1) The high development fees are designed to be passed along to the new homeowners in the price of their new home; 2) which raises the value of the property, so property taxes are – of course - higher; 3) Redlands, having the development in its jurisdiction, receives 9% of those property taxes. *Why not* charge as much as you can get away with? Particularly since the developers are from out of the area and don't care because Mentone land is cheap, and they will reap a healthy profit and move on. And some fees, as always, are for services not provided by Redlands: fire, police and library, which services continue to be supplied by the County. Nevertheless, as stated elsewhere in the 326-page document, it is anticipated that the development eventually will be included in the City of Redlands' city limits. Mentone Matters says "Not so fast! NIMBY (Not in my back yard!)" And, as always, the CEQA determination is a negative mitigated declaration – meaning "no environmental impact." This was also provided in the matter of 988 Wabash where, as Mentone Matters has also reported, leaking diesel storage tanks were being removed late at night and the contaminated dirt left to air out, across the street from the Crafton elementary school (and, why *at night*? So parents wouldn't know and protest in order to protect their children's health for the several or many months it will take the dirt to "off-gas"?). Does the City's favorite environmental consultant *never* make any other determination? Did he *really* not know about the leaky fuel storage tanks at 988 Wabash? Does the change from ag to residential *never* constitute a substantial change in usage? Regarding Redlands' exercise of their sphere of influence on Mentone properties, MM has never seen anything but a "neg dec"! Does the environmental consultant just hit the "boilerplate" button on the computer, change the names and addresses, etc., and go golfing, or whatever? As ever, we welcome your news and announcements that are of general interest to the whole community. Just e-mail [mentonematters@gmail.com](mailto:mentonematters@gmail.com). PLEASE NOTE THE CHANGED E-MAIL ADDRESS. You may have noticed information is missing from some articles: we publish all information we receive. So please include all information, such as the names of people in any photos, dates, times, etc., of coming events. In short, what *you'd* like to see in the newspaper. MM

We get e-mails: **CHRISTINE O HAGAN:** Thank you so much. Good info and well written.

MENTONE MATTERS

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#### LAFCO, cont'd

"The Conditions of Approval placed upon this project included the requirement to connect to the City of Redlands' water and sewer facilities prior to recordation of the final map (see Conditions 60-63) and requires LAFCO approval of said out-of-agency connection (Condition 64). A copy of the Conditions of Approval for the project is included as Attachment #3 to this report. Therefore, the City, on behalf of the property owner/developer, has requested that the Commission authorize the extension of water and sewer service to the parcels pursuant to the provisions of Government Code Section 56133. Authorization of this agreement is required before the City can take the final actions to implement the terms of the agreement." For this

development:

#### FEES TOTAL

Transportation \$45,371

\*Fire 17,312

Government 20,594

\*Library 7,937

Open Space/Park/Community Facility 118,798 [Ed.'s note: Where? The Senior Center and Library are owned by the County.]

\*Police 903

Storm Drain 21,000

**Total Sums Equivalent to City's DIF \$231,916**

The table below is the City's water and sewer related fees:

#### FEES TOTAL

Sewer Capacity \$93,900

Water Capacity 143,861

Water Source 25,835

Water Frontage 8,280

Sewer Frontage 18,630

**Total Water and Sewer Fees \$290,506**

Ed.'s notes: \*1) These services are provided by the County, not Redlands. 2) A single commercial connection costs upwards of \$80,000, on Tom's Burger's application, \$89,000 [9 years ago].

"In addition, the property owner/developer will be responsible for the entire cost of the construction and installation of the water and sewer improvements for the project. The City has indicated that there is no rate difference for providing service outside the City's boundaries; therefore, the proposed single-family residences will be charged the normal in-City monthly rate for water and sewer service.

**"ENVIRONMENTAL DETERMINATION:** The County prepared an Initial Study and Mitigated Negative Declaration for a Preliminary and Final Development Plan and Tentative Tract Map 20030 to create 30 single-family residential lots and seven lettered lots on approximately 5.48 acres. The Commission's Environmental Consultant, Tom Dodson and Associates, has reviewed the County's environmental assessment and the Mitigated Negative Declaration 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 a CEQA responsible agency. Mr. Dodson has indicated that the necessary environmental actions to be taken by the Commission are as follows: a) Certify that the Commission, its staff and its Environmental Consultant, have independently reviewed and considered the County's environmental assessment and Mitigated Negative Declaration; b) Determine that the Commission does not intend to adopt alternatives or additional mitigation measures for the project; that the mitigation measures identified in the County's environmental documents are the responsibility of the County and/or others, not the

Commission; and, c) Direct the Executive Officer to file the Notice of Determination within five (5) days and find that no further Department of Fish and Wildlife filing fees are required by the Commission's approval since the County, as lead agency, has paid said fees for its environmental determination.

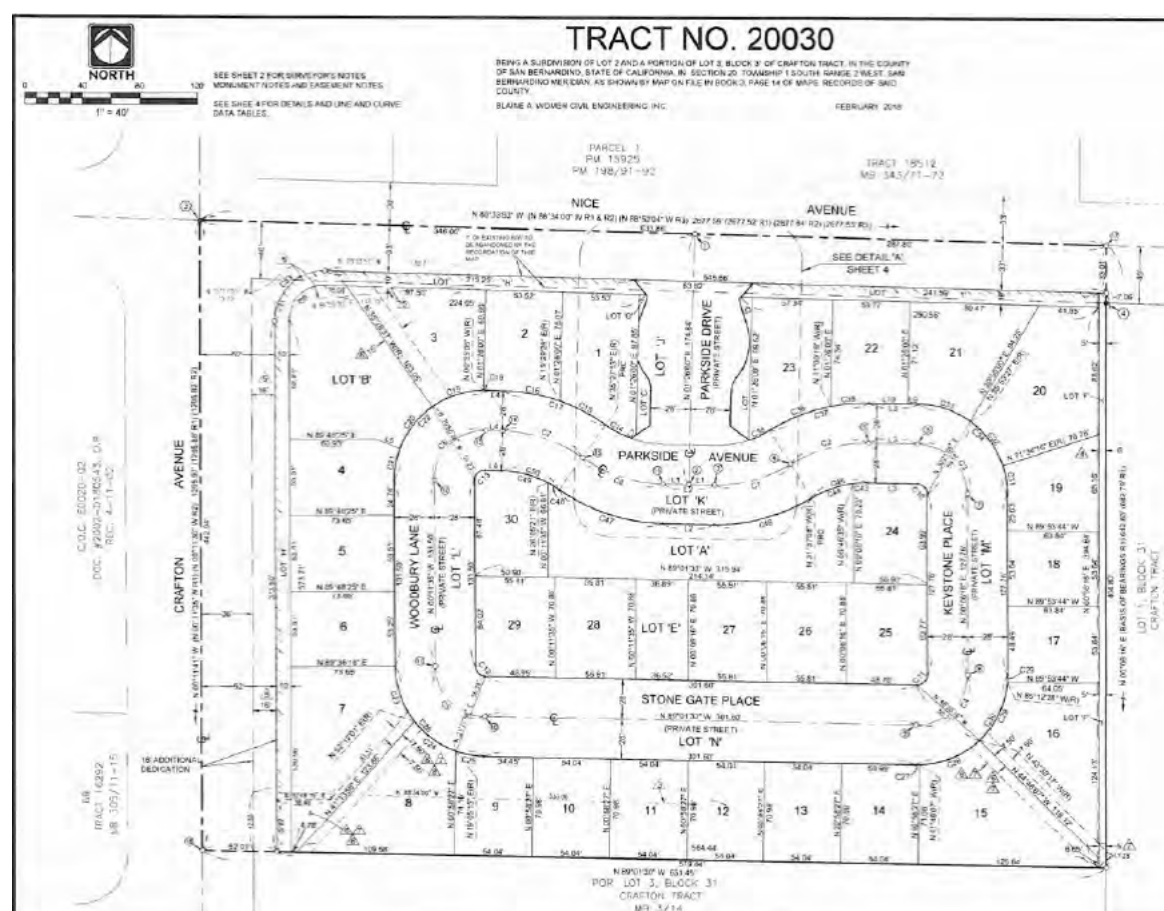
**“CONCLUSION:** The development of Tentative Tract 20030, approved by the County of San Bernardino, requires that it receive water and sewer service from the City of Redlands. In order for the project to proceed to record the Final Tract Map, the property owner/developer must show proof of his ability to connect to the City of Redlands' water and sewer infrastructure – which is the Commission's authorization for the agreement pursuant to Government Code Section 56133. 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 to be served are within the sphere of influence assigned the City of Redlands within the Mentone community, and is 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 in close proximity to the anticipated development, and there is no other existing entity available to provide the level of service required by the approved residential development within the area.

**“DETERMINATIONS:** 1. The project area, identified as Assessor Parcel Numbers 0298-231-32 and 44, 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 for Tentative Tract 20030, a proposed 30-lot single-family residential development. The requirements for water and sewer connection are conditions of approval as identified in the County's approval of Tentative Tract 20030. Therefore, approval of the City of Redlands' request for authorization to provide water and sewer service is necessary in order to satisfy the conditions of approval for the project.

2. The City of Redlands' Pre-Annexation Agreement being considered is for the provision of water and sewer service by the City of Redlands to the project site, identified as Assessor Parcel Numbers 0298-231-32 and 44, which is generally northeast corner of Nice and Crafton Avenues, within the City of Redlands' eastern sphere of influence. This contract will remain in force in perpetuity for the proposed residential development or until such time as the area is annexed. Approval of this application will allow the property owner/developer and the City of Redlands to proceed in finalizing the contract for the extension of the water and sewer service.

3. The fees charged by the City of Redlands for water and sewer service are identified as totaling \$522,422 (for a breakdown of fees, see tables on pages 3 and 4). Payment of these fees is required prior to connection to the City's water and sewer facilities. In addition, the property owner shall bear all costs to complete improvements needed to extend both water and sewer service to the proposed residential development.

4. During the period from January 2017 to August 2017, acting as the CEQA lead agency, the County prepared an environmental assessment for a Preliminary and Final Development Plan and Tentative Tract Map 20030, a project to create 30 single-family residential lots and seven lettered lots on approximately 5.48 acres. The County's environmental 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 prepared for the proposed project. LAFCO's environmental consultant, Tom Dodson and Associates, has reviewed the County's environmental assessment and recommends that, if the Commission approves LAFCO SC#430, 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 additional mitigation measures, as these are the responsibility of the County and/or others and are considered self-mitigating through implementation of the Conditions of Approval. Attachment #4 to this report includes a copy of Mr. Dodson's response and recommendation regarding the Commission's environmental review and the necessary actions to be taken.”



And, on the same agenda, another project in Mentone, a single-family home, on the corner of Jasper and San Bernardino Avenues:

**#429: Sums Equivalent to City's DIF Cost**

Transportation Facilities 1,512

\*Fire Facilities 577

Park/Community Center Facilities 3,960 [Ed.'s note: Where are these?]

General Government Facilities 686

\*Library Facilities 265 [Ed.'s note: this service is provided by the County Library]

\*Police Facilities 30 [Ed's note: this service is provided by the County Sheriff]

Storm Drain Facilities 650

**TOTAL \$7,680**

Ed.'s note: Again, \*these services are provided by the County. Who provides the transportation services?

"The table below is the City's water related fees:

**Water Fees Cost**

Water Capital Improvement \$4,350\*

Water Source Acquisition 783

Water Frontage ~8,400



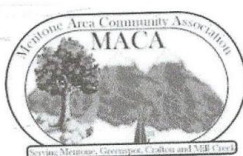
Water Meter 225

**TOTAL ~\$13,758**



< North:

Photo courtesy of LAFCO's website

## 4<sup>th</sup> Annual Crockpot Chili Cookoff

### Saturday, September 29, 2018

© Contest will be located at the Mentone Days Event LOT on Wabash Avenue in Mentone, Just North of Mentone boulevard (east of Stater Brothers shopping center)

© Competition is limited to the first 12 contestants.

© **THERE IS NO ENTRY FEE!** Hee Haw!

**RULES:**

© Participant shall prepare a six (6) quart ready to serve, heated, homemade, crockpot chili recipe.

© Participant is responsible for supplying their own small serving ladle.

© Each participant will be assigned a number and will be given an official judging cup. Each participant should verify that the top and bottom number of their cup is the same as their assigned participant number. Chili tasting volunteers are responsible to deliver the participants chili cup to the judging area.

© Judges shall vote (in the closed judging area) for the chili they like best based on the following, Good Flavor, Consistency, Blend of Spice, Aroma, and COLOR. "People's Choice" will be awarded from chili tasting. Attendees pay 5.00 fee for each chili they taste; then vote.

© The decisions of the CHIEF JUDGE shall be final for first and second place awards.

Additional information: Vendors will include pony rides and face painting as well as a live band.

From LAFCO's September 12 resolution on the Jasper/San Bernardino Avenues project:

"ENVIRONMENTAL DETERMINATION: As the CEQA lead agency, the Commission's Environmental Consultant, Tom Dodson from Dodson and Associates, has reviewed this proposal and has indicated that it is his recommendation that the review of LAFCO SC#429 is statutorily exempt from the California Environmental Quality Act (CEQA). This recommendation is based on the finding that the Commission's approval of the out-of-agency service agreement does not have the potential to cause a significant adverse impact on the environment; and therefore, the proposal is exempt from the requirements of CEQA, as outlined in the State CEQA Guidelines, Section 15061(b)(3).

"CONCLUSION: The purpose of the service contract review is to receive authorization from LAFCO for the City to contract to provide water service outside its boundaries to a single-family residence that is to be built on APN 0298-013-23. Staff has reviewed this request for authorization to provide water service from the City of Redlands outside its corporate boundaries against the criteria established by LAFCO SC #429 – CITY OF REDLANDS STAFF REPORT SEPTEMBER 12, 2018 4 Commission policy and Government Code Section 56133. The area to be served is within the sphere of influence assigned the City of Redlands and is anticipated to become a part of the City sometime in the future. Staff supports the City's request for authorization to provide water service to APN 0298-013-23 since its facilities are close to the parcel, and there is no other existing entity available to provide this service within the area.

"DETERMINATIONS:

1. **The parcel, identified as APN 0298-013-23, 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.
2. The City of Redlands' OSC 17-02 being considered is for the provision of water service to APN 0298-013-23, generally located on the southeast corner of San Bernardino and Jasper Avenues, within the City of Redlands' northeastern sphere of influence. This contract will remain in force in perpetuity or until such time as the area is annexed. Approval of this request for authorization will allow the property owner and the City of Redlands to proceed in finalizing the contract for the extension of water service.
3. The fees charged this project by the City of Redlands for the extension of water service are identified as totaling \$21,438 (for a breakdown of charges, see tables on page 3). Payment of these fees is required prior to connection to the City's water facilities. In addition, the property owner will be responsible for the entire costs of the construction and installation of the lateral extension.

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." [Emphasis is supplied by MM.] So far as MM knows, this was passed. Video will not be available until later.

#### LOCAL ORGANIZATIONS:

**MACA** (Mentone Area Community Association) meets the second Tuesday of the month at Diamond Jim's Saloon (at the rear of the Mill Creek Cattle Company) 1874 Mentone Blvd., 6:30 p.m.

**Mentone Senior Center**, 1331 Opal Avenue (at the Library): Senior Breakfast, 2 hours on Tuesday mornings. Call 909/794-0327 for more information.

**C.O.M.E.T./CHAMBER OF COMMERCE:** Meetings: last Tuesday of the month, 7 p.m., at Rocky Point Fellowship in the back meeting room. More on Casino night: "The table games were put on by Atlantic City Games and the men and ladies that were the dealers did a superb job of running them. If a person was not sure how to play a table game they would coach you through it until you came out a winner. There were two black-jack tables, three different types of poker tables and one craps table. The craps table seemed to be the hot table as it had a cheering crowd around it for most of the evening. To finish off the evening there was the drawing for approximately 30 different gifts and gift baskets." *From Warren Wendell, treasurer.*

**OTHER ORGANIZATIONS MEETING LOCALLY\*:** (Religious organizations meet on Sundays unless otherwise noted)

Rocky Point Fellowship  
2116 Mentone Blvd.,  
Mentone, 92359

Avodah Fellowship (Friday nights)  
Rocky Point Fellowship (in the  
fellowship hall)  
2116 Mentone Blvd.,  
Mentone, CA 92359

Faith Chapel  
1259 Agate Ave.,  
Mentone, CA 909-863-8145

Seventh-Day Adventist Church of  
Mentone (English and Spanish)  
(Saturdays 8:30 and 11:00 a.m.)  
1230 Olivine Ave., Mentone  
Mentone Indonesian-American  
Seventh-Day Adventist Church  
1331 Turquoise Ave.,  
Mentone, CA 909-799-3521

New Life Christian Women's Luncheon  
@ Mill Creek Cattle Co.,  
1874 Mentone Blvd., Mentone,  
First Wednesday each month, 10-2

Congregational Church UCC  
1205 Beryl Ave,  
Mentone, CA · (909) 794-2893

Sandals Church East Valley  
1325 Amethyst Ave.,  
Mentone, CA

Republican Committee Tea Party,  
Mill Creek Cattle Co., 1<sup>st</sup> Thursday of  
the month

COMET and Chamber of Commerce:  
Rocky Point Fellowship,  
2116 Mentone Boulevard, at 7 p.m. on  
the last Tuesday of the month.  
AA/NA Rocky Point Fellowship,  
Tuesdays

MACA: Mill Creek Cattle Co., in  
Diamond Jim's Saloon,  
1874 Mentone Blvd., second Tuesday  
of the month,  
Mentone, CA 909/389-0706

*\*Organizations that aren't listed here are welcome to contact [mentonematters@aol.com](mailto:mentonematters@aol.com) to have their information included.*

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