

RESOLUTION NO. 201216 NOV 10 1970

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

That Council Policy No. 400-7 regarding Financing of Water and Sewer Facilities in Undeveloped Areas be, and it is hereby established as set forth in the form of Council Policy filed in the office of the City Clerk as Document No. 733977.

BE IT FURTHER RESOLVED, that the City Clerk be, and he is hereby instructed to add the aforesaid to the Council Policy Manual.

APPROVED: JOHN W. WITT, City Attorney

By *C. M. Fitzpatrick*
C. M. Fitzpatrick, Chief Deputy

CMF:v1
10-30-70 (Revised)

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City of San Diego, California
Proposed Council Policy

SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
REIMBURSEMENT FINANCING OF WATER AND SEWER FACILITIES IN UNDEVELOPED AREAS	400-		

BACKGROUND

Several different methods have been used from time to time for financing water and sewer facilities to serve undeveloped lands within the City. One method has required the City's water utility funds to be used for initial construction, with reimbursement by subsequent developers (the so-called Area Charge method). Another method has required the first developer in an area to construct the necessary water and sewer facilities for the entire area, oversizing as required to serve subsequently developed lands; the first developer may then be reimbursed by subsequent developers to the extent of the oversizing. Several combinations of these two examples have been used. For larger areas and for multi-purpose projects the 1911 or 1913 Act Assessment District has been used. A Utility Improvement District concept is available for large special cases, under Ordinance No. 10214.

PURPOSE

It is in the City's interest to provide for an equitable formula whereby water and sewer facilities serving undeveloped lands may be paid for entirely by developers of such lands; and whereby the developer constructing oversized or off-site water and sewer facilities may be reimbursed by those subsequently benefitting from any portion of such facilities.

POLICY

1. Application for a reimbursement agreement may be made by a developer who is required to construct at his expense an oversized or off-site water and/or sewer facility which can be utilized by subsequent developers.
2. Reimbursement agreements tendered under this Policy shall take into account the various factors involved in the development area, in accordance with appropriate Administrative Regulations promulgated by the City Manager.
3. The above-mentioned Administrative Regulations shall contain the following elements:
 - a. A definition of areas to be covered and their relationship to surrounding areas already developed and yet to be developed.
 - b. The relationship between area-wide facilities and facilities which are of direct service to individual lots.
 - c. The method by which the cost of facilities shall be equitably spread between the applicant and subsequent developers.

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4. Reimbursement agreements shall be effective for a maximum of 20 years. After the end of this period, charges will continue to be collected but the funds so collected will be deposited in the appropriate Water Utilities Revenue Fund.

5. Reimbursement charges shall be increased by an interest charge as established and modified from time to time by the City Council.

DOCUMENT NO. 733977
FILED NOV 13 1970
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

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Passed and adopted by the Council of The City of San Diego on NOV 10 1970
by the following vote:

RECEIVED
CITY CLERK'S OFFICE

1970 NOV -4 PM 12:07

SAN DIEGO, CALIF.

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam T. Loftin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Schaefer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Frank Curran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

FRANK CURRAN
Mayor of The City of San Diego, California.

JOHN LOCKWOOD
City Clerk of The City of San Diego, California.

(Seal)

By Elfa N. Hamel, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number 201216 Adopted NOV 10 1970

FORM CC-1276 (1-69)

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