

ORDINANCE NO. 2157

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING
CHAPTERS 3.44, 3.48, AND 13.40 OF THE REDLANDS
MUNICIPAL CODE RELATING TO SEWER AND WATER
CAPITAL IMPROVEMENT CHARGES

WHEREAS, the General Plan of the City of Redlands requires that public services and facilities be constructed, provided and made available concurrent with the community's needs for such services and facilities; and

WHEREAS, the City Council of the City of Redlands ("this City Council") has found and determined that despite previous Council actions, the demand placed upon the City's water and wastewater facilities will outpace the City's ability to adequately serve new development which will be required to obtain water and sewer service from the City; and

WHEREAS, the City's Public Works Department staff has prepared comprehensive water and wastewater facilities master plans which identify the facilities and improvements required to be constructed to serve future projected new development within the City of Redlands and the County of San Bernardino; and

WHEREAS, the Water and Wastewater Capital Improvement Programs, the Water and Wastewater Rate Study Update-1991, and a budget for the financing of such water and wastewater facilities and improvements have been prepared by the City which take into account the anticipated need for such facilities and improvements based upon regulatory requirements, and the anticipated pace of new development; and

WHEREAS, because new development impacts the City's water and wastewater system by requiring facilities to provide increased capacity to adequately serve new development within the City and County, this City Council further finds and determines that unless fees are imposed on new development to finance needed water and wastewater facilities and improvements, such new development will adversely affect the public health, safety and welfare of the citizens of Redlands; and

WHEREAS, the fees collected pursuant to this ordinance shall be used to finance only those public facilities described or identified or referred to in the City's Water and Wastewater Rate Study Update - 1991; and

WHEREAS, the cost estimates set forth in the Water and Wastewater Rate Study Update - 1991 are reasonable costs estimated for constructing those public facilities, and the fees expected to be generated by new development will not exceed the total of these costs; and

WHEREAS, the facts and evidence presented to this Council establish that there is a reasonable relationship between the need for the water and wastewater facilities described and referred to in the Water and Wastewater Rate Study Update -1991 and the impacts from the types of development for which the corresponding fee is charged, and, also between the fee's use and the type of development for which the fee is charged, as these reasonable relationships are in more detail described in the Water and Wastewater Rate Study Update - 1991; and

WHEREAS, the California Health and Safety Code Section 5471 requires that any increase in water and sewer rates be made by ordinance adopted by a two-thirds vote of the City Council;

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

SECTION ONE:

Section 3.44.020, Subsection K. of the Redlands Municipal Code is hereby amended to read as follows:

"K. "Wastewater Capital Facilities" means the wastewater facilities identified or referred to in the "Water and Wastewater Rate Study Update - 1991" as prepared by the Public Works Department and approved by the City which identifies facilities and improvements required to serve new development that will be required to obtain City sewer service."

SECTION TWO:

Section 3.44.032 of the Redlands Municipal Code is hereby amended to read as follows:

"3.44.032 Amounts of Charges.

THROUGH
APR 30, 1992

BEGINNING
MAY 1, 1992

SEWER CAPITAL IMPROVEMENT CHARGE

Residential:

Residential Dwelling Unit	\$3300/Dwelling Unit.	\$3600/Dwelling Unit.
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Residential Dwelling Unit if building permit issued prior to November 1, 1961.	\$350/Dwelling Unit.	\$350/Dwelling Unit.
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Non-Residential:	\$1590/100 gpd estimated flow.	\$1740/100 gpd estimated flow."
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SECTION THREE:

Section 3.48.020, Subsection A., of the Redlands Municipal Code is hereby amended to read as follows:

"3.48.020 Definitions

A. "Water Capital Facilities" means the water capital facilities identified or, referred to in the "Water and Wastewater Rate Study Update - 1991" as prepared by the Public Works Department and approved by the City which identifies facilities and improvements required to serve new development that will be required to obtain City water service."

SECTION FOUR:

Section 3.48.032 of the Redlands Municipal Code is hereby amended to read as follows:

"3.48.032 Amounts of Charges.

	THROUGH APR 30, 1992	BEGINNING MAY 1, 1992
WATER CAPITAL IMPROVEMENT CHARGE		
Residential Development:		
Single Family Dwelling Unit	\$3000/Dwelling Unit	\$3600/Dwelling Unit
Multiple Family and Mobile Home Dwelling Unit	\$1500/Dwelling Unit	\$1800/Dwelling Unit
Non-Residential Development:		
	\$125/100 cubic feet per month estimated demand.	\$150/100 cubic feet per month estimated demand."

SECTION FIVE:

Section 13.40.022, Subsection A., is hereby amended to read as follows:

"13.40.022 Definitions

For the purpose of carrying out the intent of this Chapter, the following definitions shall apply:

A. "Water Stock & Water Rights" means the water stock and water rights identified and referred to in the "Water and Wastewater Rate Study Update - 1991 as prepared by the Public Works Department and approved by the City which identifies water stock and water rights needed to serve new development that will be required to obtain City water service."

SECTION SIX:

Section 13.40.090 of the Redlands Municipal Code is hereby amended to read as follows:

"A. Amounts of cash requirements for land development defined in Section 13.40.030 shall be set as specified by Subsection 13.40.090. The cash requirement shall be called the water source acquisition charge. The cash credit amounts shall be set by the Water Board.

B. WATER SOURCE ACQUISITION CHARGE AMOUNTS

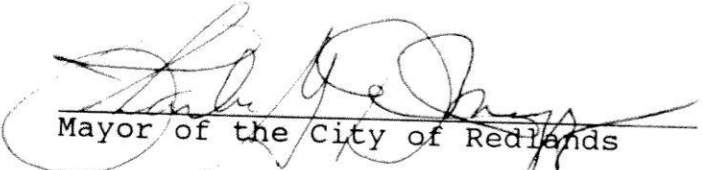
	THROUGH APR 30, 1992	BEGINNING MAY 1, 1992
Residential Development:		
Single Family Dwelling Unit	\$720/Dwelling Unit	\$720/Dwelling Unit
Multiple Family & Mobile Home Dwelling Units	\$360/Dwelling Unit	\$360/Dwelling Unit
Non-Residential Development:		
	\$30/100 cubic feet per month estimated monthly demand.	\$30/100 cubic feet per month estimated monthly demand."

SECTION SEVEN:

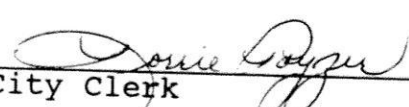
This Ordinance shall be in force and take effect as provided by law.

SECTION EIGHT:

The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this City.


Mayor of the City of Redlands

ATTEST:

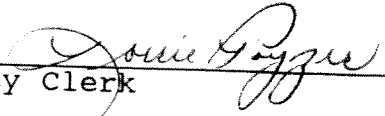

City Clerk

I, Lorrie Poyzer, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at the regular meeting thereof held on the 3rd day of September, 1991, by the following vote:

AYES: Councilmembers Beswick, Cunningham, Larson, Milson;
Mayor DeMirjyn

NOES: None

ABSENT: None



City Clerk