

RESOLUTION NO. 5519

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
ADOPTING PROVISIONS PERTAINING TO THE IMPLEMENTATION OF
MEASURE "U" FOR CITY WATER OR SEWER UTILITY CONNECTIONS
TO DEVELOPMENT OUTSIDE THE CITY LIMITS OF THE CITY OF
REDLANDS WITHIN THE ADOPTED SPHERE OF INFLUENCE**

WHEREAS, Measure "U", a voter-approved initiative ordinance, was approved on November 11, 1997, establishing principals of managed development; and

WHEREAS, the results of the election were certified on December 2, 1997, and Measure "U" took effect on December 12, 1997; and

WHEREAS, the City Council has held a workshop pertaining to the implementation of Measure "U" on May 5, 1998, that was open to the public; and

WHEREAS, the City Council has reviewed, discussed and provided direction on the implementation of Measure "U";

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands as follows:


Section 1. The above mentioned recitals are true and correct.

Section 2. The City Council has reviewed and considered issues pertaining to the implementation of Measure "U" for City water or sewer utility connections to development outside the city limits of the City of Redlands within the adopted sphere of influence and implements the following measures:


- A. The City Council finds that General Plan standards and policies for inside City development are equally applicable to outside City development as a condition of extension of outside City utility service, including those amendments to the General Plan contained in Measure U.

- B. The City Council finds that the preparation of a Socio-Economic Study is required with the application for a pre-annexation agreement for development projects whose property is not contiguous to the city limits of the City of Redlands, subject to the City Council adopting a General Plan Amendment to add pre-annexation agreements to the list of development projects that are subject to these studies, and to establish more definition as to which projects the requirement would be applied to.
- C. The City Council finds that the amounts due for an outside City development project to enter into a pre-annexation agreement with the City, under the covenants established in such a pre-annexation agreement, are to be calculated as if they were capital improvement and other development fees which would be applicable to the property if it were within the City limits at the time of extension of City provided utility services, and that the charges are to be paid when utility services are extended.
- D. The City Council finds that the City's definition of the point at which an outside City development project has a vested right and is exempt from Measure U, is at the point at which the development project has relied upon a pre-annexation agreement and has expended monies for construction of water and sewer utility infrastructure.

ADOPTED, SIGNED AND APPROVED this 19th day of May, 1998.


WILLIAM E. CUNNINGHAM
Mayor of the City of Redlands

ATTEST:


BEATRICE SANCHEZ
Deputy City Clerk