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Initiating Dept./Div.: Engineering/Planning &
Development Services



BOARD POLICY

ALHAMBRA VALLEY ASSESSMENT DISTRICTS

PURPOSE

To encourage residential property owners to connect to the public sewer system. The Alhambra Valley Assessment District (AVAD) program provides financial assistance to small groups of homeowners, often with inadequate septic tank systems, so that they may extend the public sewer system to serve their properties. The AVAD program is intended for residential properties, primarily owner-occupied, and not commercial properties. While the AVAD program is similar to the Contractual Assessment District (CAD) Program, it offers several additional incentives for property owners to connect to public sewers tributary to the Alhambra Valley Trunk Sewer, thereby enabling the District to more quickly collect reimbursement for District funds that were used for the planning, design, and 2008 construction of the trunk sewer.

POLICY

This policy establishes the criteria for formation of AVAD projects. Nothing in this policy is intended to bind the District to continue with the program for any predetermined time period, nor does it create any right or entitlement in favor of potential program participants. The Board may consider technical, economic, staffing, budgetary, environmental and other factors in its consideration of whether to form an AVAD.

FUNDING

AVAD proponents are required to hire an engineer and pay the initial engineering costs for the design of the improvements. Upon approval of the AVAD by the Board of Directors, funding for construction and inspection of the sewer improvements and reimbursement of reasonable initial engineering costs will be provided by the District. The initial participating property owners repay their share of this money, either in a lump sum at the completion of construction or in 15 annual installments. The annual installments include a nominal interest rate, are secured by a lien on the property, and are collected on the property tax bill. Subsequent participants repay their share of the AVAD costs to the District when they connect to the sewer main.

LEGAL

AVADs are formed pursuant to Streets and Highways Code Section 5898, et seq. While the State Legislature has found that AVADs are voluntary, imposed pursuant to an agreement and are not subject to Proposition 218, the District will not proceed with a AVAD formation if a majority of ballots, weighted by the proposed assessment, are submitted in protest of the project.

FORMATION CRITERIA

In order to be eligible for participation in the District's AVAD financing program, the proposed mainline sewer extension project must meet the following criteria:

- A minimum of three annexed properties must be directly tributary to a proposed AVAD facility.
- A minimum of 60 percent of the properties directly tributary to a proposed AVAD facility must already be developed.
- A participant parcel may not have more than two dwellings on it to participate in an AVAD.

[Original retained by the Secretary of the District]