

OTAY WATER DISTRICT
BOARD OF DIRECTORS POLICY

Subject	Policy Number	Date Adopted	Date Revised
REQUESTS OF DEVELOPERS TO PLACE COVENANTS ON MAPS BEING PROCESSED	11	10/15/84	

Purpose

To establish guidelines regarding requests from property owners or developers for placement of covenants on maps being processed by the County in lieu of other security required by the District.

Background

When maps are being processed through the County of San Diego, the District generally imposes certain requirements for providing water or sewer service to the lots or parcels to be created under the map. The District requires that a guarantee of performance of these requirements be made before final approval of the map. Owners or developers often request that completion of the requirements be delayed until after final approval of the map by inserting a "covenant" on the map which would provide that a building permit will not be issued for any of the parcels or lots on the map until the covenant has been fulfilled. District experience has been that the use of the covenant is not a satisfactory guarantee for fulfilling the requirements of its ordinances to provide service to subdivisions and lot splits in the District.

Policy

In the processing of subdivision or parcel maps it is the District policy not to approve covenants placed on maps to fulfill the District ordinance requirements for providing water or sewer service.