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| Ordinance Type | Water Systems for Subdivisions/Major Development/Parcel Maps | Date Adopted | June 28, 2006 |
| Ordinance Number & Title | 25000 - Utility Facilities for Subdivisions, Major Development and Parcel Map Developments | Date Amended | June 25, 2008 |

25000.01 Requirements for District Acceptance

Prior to the District’s acceptance of water facilities for a subdivision, major development, parcel map development, or lot split that will become part of the District utility system, the following procedures must be followed:

- 25000.01.1** The Developer shall file with the District a preliminary map of the proposed subdivision or parcel map project with a conceptual water plan.
- 25000.01.2** The District will review the preliminary map and return it with any changes to the Developer indicating thereon the approved preliminary concept for the water system that will be required for the development.
- 25000.01.3** The Developer shall then prepare detailed engineering drawings for construction of the proposed system shown on the approved preliminary map and submit such drawings and requested supporting documents, along with the funding or conveyance agreement deposit, to the District for review and approval. The proposed on-site utility system shall provide for water service to each lot in a subdivision and to each parcel in a parcel map development. The on-site utility system proposed for the development shall not be detrimental in any way to the operation of the District water system.
- 25000.01.4** The District shall review the construction drawings and will accept, reject, or revise them in compliance with District standards, specifications, and requirements. Upon approval of the drawings with any necessary modifications, the District shall return them to the Developer or his agent along with a District Conveyance Agreement outlining the Developer’s obligations for constructing the water system facilities and a statement showing the amount of the deposit required for continued plan and submittal review, inspection, testing and any other fees and charges to be paid to the District.
- 25000.01.5** Developer shall return to the District the executed Conveyance Agreement together with the required deposits, and any easements and rights-of-way that the District may require the Developer to grant or to acquire for installation of facilities necessary to provide water service to the development.

25000.01.6 The Developer shall commence construction of the facilities and complete all obligations specified in the Conveyance Agreement. The facilities shall be subject to District inspection during their construction.

25000.01.7 Upon completion of construction of the facilities in accordance with District standards, specifications, and requirements, and payment of all required fees and charges, the facilities shall be dedicated to and become a part of the District's water system upon final inspection and approval and acceptance by the District of a bill of sale for said facilities provided by the Developer. Upon such acceptance, the District shall own and maintain the facilities; provided, however, the Developer shall guarantee the facilities against defects for one year following their acceptance and deliver the proper guarantee bond or other security as provided in the Conveyance Agreement.

25000.02 Requirement of Easement or Right-of-Way for Utility Facilities

Whenever District-approved plans for a development provide that any portion of the utility facilities must be constructed in other than a dedicated public street, road or public utility easement, the Developer shall grant or cause to be granted a fee interest, easement or right-of-way to the District in the form specified by the District. Whenever facilities are terminated at a point short of the boundary of a parcel owned by the Developer, a permanent easement, at least twenty feet in width to the boundary of the parcel, shall be granted to the District in order to provide for future extension of the facility to adjoining parcels of land and for any necessary access.

25000.03 Use of Utilities Prior to District Acceptance of Development Project Utility Systems

Where only minor clean-up work (as determined by the District) remains for completion of District-required utility facilities to serve a new development, the Developer may make a written request to the District for installation of water meters prior to the District's acceptance of the utilities to be furnished by the Developer. The General Manager is authorized to determine whether such service shall be permitted in accordance with the following conditions:

25000.03.1 The new water system facilities must be sufficiently complete and be hydro-statically tested and disinfected in accordance with District specifications and requirements prior to use of the system.

25000.03.2 The Developer shall furnish written assurance to the District that all unfinished portions of the utility facilities for the project shall be completed in accordance with District requirements and specifications and offered to the District for acceptance within a period of time acceptable to the District.

25000.03.3 In the event of a Developer's noncompliance of any of the above conditions the District may discontinue service. Service shall not be restored thereafter until all utility systems have been accepted by the

District and all fees and charges required under this Code for permanent water service and all costs incurred by the District to terminate service have been paid in full by the Developer.

Revision History:

| Revision Date | Description of Changes | Requested By |
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| 6/25/08 | Ord. 08-001 repealed all prior ordinances | |
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