

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Category:	Administration	Policy # 91-8
Title:	Procedure for Approval and Acceptance of Developer Improvements.	

PURPOSE

- 1) District Staff shall review developer prepared improvement plans and associated documents for conformance with District standards and the conditions of approval of the Facilities Extension Agreement of the project.
- 2) District Staff shall approve developer prepared improvement plans when the applicant has:
 - a) Provided improvement plans and associated documents that conform to the District Standards and the conditions of approval of the Facilities Extension Agreement of the project.
 - b) Paid all applicable plan checking and inspection fees.
 - c) Posted a Faithful Performance Bond for 100% of the estimated value of District improvements to be constructed.
 - d) Provided the necessary easements and right of entry authorizations.
- 3) Upon completion of the improvements, the developer shall request a formal inspection ("walk-through") of the project by District Staff for identification and listing of deficiencies.
- 4) Upon the applicants completion of the items of work identified in the listing of deficiencies and posting of the one (1) year warranty bond in the amount of at least 10% of the value of the improvements, District Staff will request that the District Improvement Committee recommend to the District Board that the completed improvements be accepted for maintenance, and agree to accept the developers dedication of the completed improvements.
- 5) The District Board, acting upon the recommendation of the Improvement Committee, acts to:
 - a) Accept the completed improvements for maintenance and accept the developer's dedication of the completed improvements.
 - b) Prior to accepting the improvements and filing the Notice of Completion, any easements or dedications will have been delivered in recordable form to the District.
 - c) Order the filing of the Notice of Completion and Acceptance of the Improvements.

- d) Order the release of the Faithful Performance Bond.
- 6) Prior to expiration of the one (1) year warranty period, District Staff will perform an inspection (“walk-through”) of the project for identification and listing of deficiencies.
- 7) Upon the applicant’s completion of the items of work identified in the listing of deficiencies found on the one (1) year warranty period inspection, District Staff will request that the District Improvement Committee recommend to the District Board that the One (1) Year Warranty Bond be released.
- 8) The District Board, acting upon the recommendation of the Improvement Committee, acts to order the release of the One (1) Year Warranty Bond.
- 9) Upon the Board's acceptance, the project will be turned over to the Finance Committee for audit issue reviews.

SUPERSEDED BY POLICY 2009-04

Amended by CSDA Board Direction 9/18/91 Approved by CSDA Board of Directors	November 20, 1991
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