

## **Root Creek Water District**

### **Policy Regarding Phased Construction**

Adopted August 8, 2022

#### **Background**

The Root Creek Water District Phased Construction Policy (this "Policy") addresses and memorializes the process for identifying and allowing for phasing of construction or lots covered under a Final Tract Map ("final map"). Phasing of construction in the Root Creek Water District ("RCWD" or the "District") of municipal water, wastewater, and stormwater systems will be allowed if certain criteria are met.

If phasing of the construction covered by the final map is to occur, it is recognized that additional costs will be incurred by the District. Phasing requirements are addressed below.

#### **Phasing**

Developers may choose to phase construction of the map, with approval from the District. Phased construction proposals must be submitted to the District as part of the design approval process. The District reserves the right to require review of phasing proposals and require additional project facilities that lie outside the plan phased boundary.

A phasing plan schedule with specific dates must be submitted at the same time as the final map submittal in order to begin map review by the District. Without a phasing schedule, map review will be delayed until such schedule is received by the District. Any changes in phasing must be submitted to the District as soon as possible in writing to the District engineer.

Any Final Tract Map that includes 500 or more parcels must comply with additional requirements including, a phasing plan, preparation of a water supply assessment to be paid for by the developer, and other requirements that may be imposed by the District, based upon the size of the proposed development plan.

The RCWD Board of Directors may establish an administrative fee to cover the cost of additional staff time for phased construction.

#### **Fee Collection**

An administrative fee and any other costs associated with allowing phasing of construction will be invoiced at the time of the execution of the District Infrastructure Policy. Invoices are due upon receipt.