

McCLOUD COMMUNITY SERVICES DISTRICT
Policy and Procedure Manual

POLICY TITLE: Project Approval
POLICY NUMBER: 6040
ADOPTED: October 28, 2002
REVIEWED: August 12, 2020, 5/2/23
REVISED: 04/28/14, 09/14/20, 5/22/23

6040.10 Developers of residential, commercial, industrial or other type projects shall obtain approval from the District prior to:

6040.11 Construction of associated water, sewer, refuse collection and other required facilities with which they propose to utilize the services of the District or connect to the District's system; or,

6040.12 Relocation of existing District facilities.

6040.13 "Project" shall be defined as the proposed construction of any development involving the District's water and sewer system and/or alterations to provide additional capacity in existing water and/or sewer facilities.

6040.131 For the purposes of this policy, water and sewer connections to existing laterals are exempt from the requirement for Board of Directors approval.

6040.20 The developer initiates a request for project approval by submitting, to the District General Manager and Siskiyou County Planning Department, plans for the proposed improvements. The initial plan submittal for work involving additions to or modifications of the District water and sewer system or construction of private roads shall be prepared by a registered civil engineer. The District General Manager shall review the project plans and related information to insure their conformance with the Improvement Standards, District policies, good engineering judgment and the best interests of the District.

6040.21 The developer is required to pay all costs associated with review of plans and specifications as required in the District policies and ordinances.

6040.30 The project shall be submitted by the District General Manager to the Board of Directors for approval consideration when the following have been accomplished:

6040.31 The improvement plans satisfy the requirements of the Improvement

Standards (see Policy 6010.20) and the District Consulting Engineer and/or General Manager;

6040.32 The developer and project-property owner have executed a development agreement (see Policy #6050) as prepared by the District General Manager; and,

6040.33 The project site has been annexed into the District.

6040.34 The developer is current on all deposits and fees associated with the project review and approval.

6040.40 Upon written request from the project developer and/or project engineer, the Board will review the requirements specified by the District General Manager for the involved improvement plans, development agreement, or other related items, to determine if they are in keeping with the Improvement Standards, District policies, and/or the best interests of the District. If the subject of the request involves general engineering judgment, the Board may request an impartial opinion of another professional engineer (one who is not involved with the project or its principals).

6040.50 Upon approval of the project by the Board of Directors, the President of the Board shall be authorized to execute the development agreement on behalf of the District, and the District General Manager shall be authorized to affix his/her signature of approval on the project's improvement plans.

6040.60 Approval of a project by the Board of Directors is valid for eighteen (18) months.