

## **SECTION 100**

### **GENERAL STEPS FOR PROCURING DOMESTIC WATER, SEWER AND RECYCLED WATER SERVICE FROM MOULTON NIGUEL WATER DISTRICT**

#### **100.1 AVAILABILITY OF SERVICE**

The developer (applicant) or his agent shall check with the Moulton Niguel Water District (District) to determine the current boundaries of the District and the availability of service prior to preparing improvement plans.

#### **100.2 PLAN CHECKING PROPOSED DESIGN**

In some areas, a feasibility investigation and report may be necessary to establish whether and how the District can serve the proposed area. An agreement whereby the applicant shall advance the estimated cost to the District for making any feasibility study shall be executed and money deposited if deemed necessary by the District.

The applicant's engineer shall submit an initial concept plan and design report, as required by the District, of the proposed domestic water, sewer and recycled water facilities to the Director of Engineering for review and approval.

The applicant shall submit two (2) sets of design plans, 24" by 36" in size, of the proposed domestic water, sewer and recycled water facilities for any development to the Director of Engineering for review and approval. Plans shall also be submitted to the City Engineer of the city having jurisdiction or the County of Orange for unincorporated areas for review and determination of the requirements for approval of work within city or county jurisdiction.

#### **100.3 APPLICATION, AGREEMENT, AND FEE PAYMENT**

The applicant shall submit a set of plans with a letter requesting domestic water, sewer and/or recycled water service to the District. Upon the applicant's/engineer's submission of the above letter request, the Domestic Water, Sewer, and Recycled Water Bond Worksheet (Appendix 4) and utility plans for second plan check, the District will prepare an "APPLICATION TO AND AGREEMENT WITH THE MOULTON NIGUEL WATER DISTRICT FOR WATER AND SEWER SERVICE ." (See Appendix 1)

All fees required to be paid to the District will be included in this agreement. The District will sign its approval of the utility plans when the applicant has satisfied those financial obligations and returned the original and two signed copies of the agreement, and the Board has accepted and executed the agreement.

#### **100.4 RESPONSIBILITY FOR FURNISHING MATERIAL AND INSTALLATION**

Installation of a development's domestic water, sewer and recycled water facilities and any other required off-site facilities will be the obligation of, and at, developer's expense. The applicant shall cause all installation work to meet the District's "Standard Specifications," and upon final acceptance, convey the off-site facilities to the District.

#### **100.5 GUARANTEES**

As set forth in the Agreement, the applicant shall be responsible for any and all repairs and replacements for a period of one year from the date of acceptance by the District Board of Directors without expense

whatsoever to the District; ordinary wear and tear and unusual abuse or neglect excepted. In the event of failure to comply with the aforementioned conditions, the District will use securities posted by the developer to have the defects repaired and made good. The cost and charges shall include attorney fees and other incidental costs involved thereof.

#### **100.6 DEDICATION OF FACILITIES**

Upon completion and final inspection of all work, the applicant shall file a request at least 30 days prior to a regular Board of Directors meeting for dedication and formal acceptances. The applicant shall also furnish the District a report of actual costs (Appendices 3A, 3B and 3C) of said facilities, a proper bill of sale (Appendices 2A, 2B and 2C), and record drawings ("as-builts" reproducible mylars) of the facilities upon compliance with these requirements. Upon said acceptance, the District will give approval for the release of bonds held by the District or posted to the city or county for the construction of domestic water, sewer and recycled water facilities.

**END OF SECTION**

## SECTION 200

### DISTRICT CHARGES CONNECTION FEES, AND OTHER COSTS

#### 200.1 WATER RATES AND BI-MONTHLY SERVICE CHARGES

These changes will be billed for water, sewer, recycled water and meter use as listed in the District's schedule of rates and charges available for review at the District office.

#### 200.2 DEVELOPMENT CHARGES

Development fees will be assessed and collected as part of the agreement between the developer (applicant) and the District.

The plan check and inspection fees are based on 6.6% of the estimated bond amounts of the domestic water, sewer and recycled water facilities improvements, as determined by the District from the Bond Worksheet (Appendix 4) and subject to confirmation and adjustment when a contract is signed.

#### 200.3 CONNECTION FEES

The District's Board of Directors established the following sewer and water connection fees:

##### Residential

- Water and sewer connection fees are \$700/du and \$700/du, respectively within the City of Laguna Niguel, and \$600/du and \$600/du, respectively, for the other areas.

##### Commercial

- Water connection fee shall be \$200/1,000 sf with a minimum water connection fee of \$600 per building within the City of Laguna Niguel. Water connection fee shall be \$170/1,000 sf with a minimum water connection fee of \$500 per building for all other areas.
- Sewer connection fee shall be \$200/1,000 sf with a minimum sewer connection fee of \$600 per building within the City of Laguna Niguel. Sewer connection fee shall be \$170/1,000 sf with a minimum sewer connection fee of \$500 per building for all other areas.

du = dwelling unit

sf = square feet of building area

#### 200.4 METER CHARGES

Applicant of all residential or commercial/industrial properties will be required to furnish and dedicate to the District all water meters 3-inch and larger.

The developer will pay for and the District will furnish all meters up to and including 2-inch in size. All meters must be applied for through the District's Engineering Department. The schedule and cost of these meters is available upon request at the District office.

#### 200.5 OTHER FEES

To facilitate the construction of major District facilities, the Board of Directors may require additional fees to be paid by the developers in the District. An agreement will be made with the developers when this is required.

**END OF SECTION**