

607.3 Departure from District Standards

The District recognizes that it is not possible to anticipate all situations that may arise or to prescribe standards applicable to every situation. Therefore, any items or situations not included in the Standard Design Specifications shall be designed and/or constructed in accordance with accepted engineering practice, the State of California "Standard Specifications" or other approved designed standard (e.g., American Water Works Association) and as required by the District Engineer or General Manager.

607.4 Amending Standards

From time to time, changes need to be made to the Standard Design Specifications. These changes may be driven by changes in regulations or by improvements in design practices. The District Engineer shall present the proposed changes to the Standard Design Specifications to the General Manager for his/her review and consideration.

607.5 Availability of Standards

Copies of the current Standard Design Specifications shall be available at the District office and shall be available to interested parties upon request and payment of the cost of producing the requested copy (Appendix 200-A—Fees for Copying Public Documents).

607.6 Commercial & Industrial Fire Systems

Commercial and industrial development projects by Tuolumne County Ordinance are required to have public water supply service. If an industrial or commercial project gets service from GCSD, then they will also be required to have a public fire system. The public fire system shall meet District standards. For public supply water tanks or pump stations, the developer shall dedicate to the District a parcel of property in fee title. Easements as defined in the GCSD water ordinance shall be granted for water pump stations and pipelines.

608 PROJECT APPROVAL

608.1 Board to Approve Plans

Whenever an extension of the public water or sewer system is proposed to provide water or sanitary sewer service to one or more lots, parcels, or units (consisting of 4 or less lot units or less than 7,200 sq. ft. for commercial development [per Section 602.1 of this document]) within the Groveland Community Services District, the plans and specifications for said proposed water and/or sanitary sewerage facilities shall be approved by the General Manager or District Engineer. Whenever an extension of the public water or sewer is proposed to provide water, sanitary sewer, fire or park service to areas proposed to be annexed to the District, the plans and specifications shall not be approved until the proceedings for annexation have been completed and the annexation has been ordered by the District.

For a subdivision or large commercial development, that does not require annexation, the Board of Directors shall approve all major milestones within the development process, as defined in Section

603, including the SAMP and environmental documentation. The Board shall also approve annexation of subdivisions into the District, as allowed by law.

608.2 Application of Standard Design Specifications

The provisions of the District's Standard Design Specifications shall be applicable to the construction of any and all extensions of the public water or sewer system and appurtenances thereto. Every improvement plan for water or sanitary sewerage facilities for a new home or within a subdivision and every improvement plan for a water or sewer mainline extension filed with the District pursuant to these Specifications shall have clearly stated on said plan the following endorsement:

- A. *Water or sanitary sewer systems and appurtenances thereto shall be constructed in accordance with the provisions of the Groveland Community Services District Standard Design Specifications at the time of acceptance and the general provisions and specifications therein set forth which are incorporated herein by reference.*

- B. *Water and/or sewer facilities as shown on these plans were approved by the District Engineer of the Groveland Community Services District on the ____ day of _____, 2____.*

GROVELAND COMMUNITY SERVICES DISTRICT

By _____
GCSD District Engineer

608.3 Access to Public Water and/or Sewer

In any request for approval of an extension of the public water and/or sewer system, the District, in reviewing the plans, shall take into consideration the possibility of future extensions of the public water or sewer system to serve properties located beyond the property or properties then under review. An extension of the public water or sewer system must be designed with a pipe diameter and at a depth to adequately provide for future extensions if the possibility of future extensions is deemed to exist. This shall not be interpreted to mean that the public water or sewer system must be extended to allow a point of connection for a building for the next adjoining property; the applicant shall only be required to extend the public water and/or sewer as far as necessary to provide a point of connection for the building water and/or sewer system then being proposed. Where the proposed extension of the public water or sewer system will be located within an easement and the possibility of future extensions exists, the easement offered for dedication must extend across the entire lot or lots so as to provide access to the public water and sewer system for future extensions.

608.4 Tentative Plans to be Submitted

Whenever approval is sought for plans and specifications for a water or sewer mainline extension or for ancillary facilities thereto for a home or subdivision, the property owner or his agent shall first submit two (2) complete sets of preliminary plans, profiles, and specifications for the proposed work, together with a copy of the tentative tract map in the case of subdivisions, or a copy of the tentative parcel map in the case of mainline extensions which will provide service to areas within a parcel map.

The submittals shall be checked for conformity to the Groveland Community Services District Code and the District's Standard Design Specifications and any changes or corrections required shall be incorporated into the final plans.

608.5 Environmental Review

Prior to approval of any tentative plans and specifications for proposed water and sanitary sewer facilities, the developer shall undertake any environmental review as required by the county and such review shall be approved by the Board of Supervisors.

608.6 Easements

Whenever a proposed extension of the public water or sewer system will be located across private property, within a public utility easement, or within a road not dedicated to and maintained by the County of Tuolumne or the Community of Pine Mountain Lake, a non-exclusive, perpetual easement for water and/or sanitary sewer purposes shall be dedicated to the District. No plans or specifications for the extension of the public water or sewer system shall be approved prior to acceptance by the Board of such required easements.

- A. Easements shall be dedicated with an Easement Agreement—Public Utility Easement (Appendix 500-A) provided by the District. It shall be the responsibility of the person or persons proposing the extension of the public water or sewer system to prepare a legal description of the easement. The minimum width of any easement dedicated to the District shall be determined by provisions set forth in the Groveland Community Services District Standard Design Specifications and, shall be no less than fifteen (15) feet.
- B. Even where the easements within subdivisions are shown on the recorded subdivision map, a Grant of Easement document shall be required for the dedication of such easements. However, all in-tract easements may be dedicated by a single Grant of Easement document and the easement or easements may be described by reference to the recorded subdivision map rather than a legal description.
- C. In every instance where easements are proposed to be dedicated to the District, a preliminary title report covering the affected property or properties shall first be submitted to the District for review. Easements dedicated to the District shall have prior right over any security interest created by a mortgage, lease, or other forms of property conveyance. Should review of the preliminary title report indicate any such lien upon the affected property or properties, grantor shall request the lien holder to subordinate his security interest to the priority of the easement dedicated to the District.
- D. Upon acceptance by the Board, Grant of Easement documents shall be recorded in the Office of the County Recorder. A policy of title insurance, in an amount to be determined by the District, shall be issued insuring the District's easement interest.
- E. All expense incurred in dedication of an easement to the District, including attorney fees and title fees, shall be borne by the person or persons proposing the extension of the public water or sewer system.

608.7 Approval of Final Plans

At such time as the applicant requests District approval of plans and specifications for an extension of the public water or sewer system, the following requirements shall be met:

A. Subdivisions

1. Two (2) sets of final plans, profiles, specifications, and the record map, including certificate sheets, shall be filed with the District Engineer. In addition to the two (2) paper copies of official plans, profiles, specifications and record map, the developer shall submit these documents in a digital format acceptable to the District.
2. At the time of filing the plans for approval, fees shall be paid in the amount set forth in the current water and sewer rate ordinances. Said fees shall cover the costs of checking the plans, administrative expense, and inspection of the installation of the public water and sanitary sewerage facilities.
3. In addition to the above-mentioned fees, there shall also be paid, at the time of filing plans for approval, any other fees or charges required to be paid by any other District rules and regulations or any applicable resolution or ordinances of the Board setting terms and conditions of annexation or establishing a benefit district.

B. Mainline Extensions Within Parcel Maps

1. Two (2) sets of final plans, profiles, specifications, and the final parcel map shall be filed with the District Engineer for review and approval. In addition to the two (2) paper copies of official plans, profiles, specifications and final parcel map, the developer shall submit these documents in a digital format acceptable to the District.
2. At the time of filing the plans for approval, fees shall be paid in the amount set forth in the current water and sewer rate ordinances. Said fee shall cover the costs of checking the plans, administrative expense, and inspection of the installation of the public water and sanitary sewerage facilities.
3. In addition to the above-mentioned fees, there shall also be paid, at the time of filing plans for approval, and based upon the number of dwelling units proposed for the parcel map, any other fees or charges required to be paid by any other District rules and regulations or any applicable resolution or ordinances of the Board setting terms and conditions of annexation or establishing a benefit district. Permits shall be issued for each dwelling unit proposed for the parcel map and the number of building water meters and sewers stubbed into the property line shall not exceed the number of permits issued.

C. Mainline Extensions to Serve Individual Lots

1. Two (2) sets of final plans, profiles, and specifications shall be filed with the District Engineer for review and approval.
2. At the time of filing the plans for approval, the fees set forth in paragraph 603.7(B) shall be paid by the person or persons proposing the extension of the public water or sewer line extension.
3. In addition to the above-mentioned fees, each owner or other person desiring a connection to the proposed water or sewer mainline extension shall make application for a permit for such connection and shall pay the fees or charges required to be paid by any District Code rules and regulations or any applicable resolution or ordinances of the Board setting terms and conditions of annexation or establishing a benefit district.

608.8 Special Requirements for Multiple-Unit Developments

- A. Condominium Projects. In condominium projects (subdivisions where only air space is deeded to homeowners) where water and sanitary sewer service will be provided by either:
1. Individual connections to a public water or sewer system by means of separate side connections from each unit or building when said separate side connections will be installed within the commonly owned areas of the project, or
 2. A single connection to public sewer service from a private collection system, the sanitary sewer facilities shall be maintained by the homeowners association through assessments collected from the homeowners for that purpose. The Covenants, Conditions, and Restrictions for the condominium project shall contain a provision specifically providing for such maintenance of the sanitary sewer facilities through association assessments and shall further state that such provisions for maintenance of the sanitary sewer facilities shall not be amended without the prior written consent of the Groveland Community Services District. The District recommends, however, that each unit of the complex have its own water meter.

Plans shall not be approved or permits issued until such provisions have been included within the Covenants, Conditions, and Restrictions and have been reviewed and approved by the District. The District shall receive a copy of the recorded Covenants, Conditions, and Restrictions with recording data thereon, and no water or sanitary sewer facilities within such condominium project shall be accepted for use or permits finalized until such copy has been received.

- B. Townhouse Projects. The same requirements set forth above shall also apply to townhouse projects or other similar types of multiple-unit developments (subdivisions where individual lots are deeded to homeowners) when each unit therein does not have a separate connection to a public water and sewer system.
- C. Other Zero-Lot-Line Projects. In addition to the above requirements, whenever more than one (1) building will be served by a single connection to the public sewer, the owner shall request,

in writing, a variance from the District. Such variance, if approved, shall be granted by motion of the District Board at a regular or special Board meeting. For the purpose of determining whether a variance is required for multiple-unit developments, a “building” is defined as any number of units that share a common roof or foundation.

608.9 Reimbursement Agreement

If the Developer or Owner is extending water or sewer line past vacant property that may be developed in the future, the Owner or Developer may request that the District enter into a Reimbursement Agreement between Owner/Developer and the District. In such case, the District shall use its standard Reimbursement Agreement (Appendix 600-A) that allows collection of connection fees and refunding of pro-rata share of installation expenses to the Owner/Developer under the terms set forth in the Reimbursement Agreement.