

Appendix 600-G SERVICE AVAILABILITY LETTER TEMPLATE

Community Development Department

Attn:

2 So. Green St.
Sonora, CA 95370

Subject: General Plan Amendment, Rezone, Site Development Permit, Conditional Use Permit, Tentative Subdivision Map, Parcel Map, Development Agreement, Pre-Application Checklist / APN

Dear _____:

The parcel/project referenced above is within the Groveland Community Services District service area (or sphere of influence). There are (no) **water/sewer** mains(s) adjacent to the parcel. (The nearest **water/sewer** main(s) are located _____ feet to the _____ (in the _____ Road/right-of-way).

The sewer interceptor in _____ Road is pressurized and therefore not available for sewer service to vacant parcels.

Water and sewer service to the project would **be dependant on the District's ability to provide service from its existing infrastructure, and would** require written agreement and approval by the District Engineer, which would be (**subject /subsequent**) to the County's **prior** completion and certification of any required CEQA documentation.

or

Water (or wastewater) service to (the proposed/a maximum build-out of) _____ dwelling units resulting from the proposed (project/GPA and rezone) would require an increase of water (or wastewater) treatment capacity in the District's _____ water (or sewer) system. Necessary improvements to the _____ water (or sewage) treatment plant are currently being reviewed by the District. Subject to completion of these improvements, water and sewer service would also require written agreement and approval by the Groveland Community Services District's Board of Directors, subject to the County's completion and certification of any required CEQA documentation.

An agreement between the District and the developer would specify the terms and conditions for service, including the developer's construction and transfer of public pipeline facilities to abut (each of the proposed) parcel(s), payment of administration, engineering and inspection fees, and payment of connection fees (**including water supply, treatment and storage capacity charges**).

or

The developer would be required to pay capacity charges to mitigate impacts to the District's water supply, treatment and storage facilities and wastewater collection, treatment and disposal systems.

or

Improvements to the District's water storage and off-site distribution systems may be required.

or

The developer would be required to construct improvements to the District's water treatment, storage and off-site distribution systems and/or pay capacity charges to mitigate impacts to the District's facilities.

or

The developer may be required to construct water storage facilities.

or

The developer may be required to upgrade an existing public sewer lift station and associated collection systems.

or

This project would impact the Groveland Community Services District's wastewater disposal systems. A preliminary review of the project, consisting of a ___-lot subdivision, suggests that approximately ___ acres of land would be needed within the District to dispose of recycled water in order to accommodate the project's wastewater flows. Sewer service to this project would be subject to the acquisition of land for this purpose. The developer would also be required to pay capacity charges to mitigate impacts to the District's recycled wastewater storage capacity.

The water main in _____ is 4 inches in diameter and therefore is not suitable for providing flows exceeding 400 gallons per minute.

or

The water main in _____ Road is _____ inches in diameter. For this reason, the District would not approve of the use of this main for any required fire flows greater than _____ gallons per minute. The next nearest pipeline facilities are located at _____ Road approximately _____ feet to the northwest of the parcel. This may possibly be adequately sized for fire flows greater than _____ gpm. District staff can analyze the distribution system at the applicant's expense once the required fire flows for this project have been indicated.

or

Due to the topography of the land as shown on the map, it appears that water pressure to the upper parcels would be less than adequate, and that (publicly-owned/individual) booster pumps may be necessary.

or

This area is served by a hydro-pneumatic system and therefore depends on pumps for domestic and fire flow demands. Improvements to a booster pump located in _____ Road may also be necessary.

or

The proposed project is higher in elevation and therefore may require an upgrade to the hydro-pneumatic system or additional facilities to provide supplementary pressure to the proposed parcels for domestic use and fire flow. The existing water storage tank has a capacity of _____ gallons.

Due to the topography of the land as shown on the map, it would appear that the sewage would need to be pumped from the proposed parcels to _____ Road. The District discourages sewer pump systems and requires a gravity-flow system whenever possible. In this case a sewer main from this project towards _____ Street may be the most suitable route.

or

In this case, it is possible that the District may approve a variance to the requirement of the developer's construction of public pipeline facilities as described above, and allow water/sewer service through private laterals instead.

The District requires all-weather, drivable access to proposed **water** and **sewer** mains.

The District requests that an easement be created by the proposed parcel map along the _____ boundary that will allow for continued maintenance and possible future improvements of the easement. The preferred width of the easement would be 10 feet on either side of the centerline.

or

Public utility easements should be created along the property lines of the proposed parcels

or

The District may require that a water/sewer easement be granted through the property to allow for a future extension of pipeline facilities

Because of uncertainties as to the progress of other developments, and as to limitations on District facilities which would be used to provide service to these projects if they proceed, the conditions for service availability to this project must be reviewed again by the District at the end of _ years from this date.

The District's (determination of its ability to provide service would also require that it)/(does not) have enough information to determine whether adequate fire flows could be made available for this project.

The CEQA documentation should address the construction of water, sewer, parks and fire facilities that would be transferred to the District, and the required payment of capacity charges. Please forward copies of any environmental documents for this project.

The County Conditions of Approval of the final map for this project should require the developer to provide a letter from the Groveland Community Services District stating that the water/sewer (fire or parks) facilities have been completed and accepted.

If you have any questions, please feel free to call.

Sincerely,

Randy Klaahsen
District Engineer