

March 16, 2022

Quincy Yaley, Director  
Tuolumne County Community Development Department  
2 South Green Street

Sonora, CA 95370

RE: Site Development Permit SDP20-005, Mitigated Negative Declaration for Site Development Permit SDP20-005

Dear Quincy,

We appreciate the opportunity to participate in the Planning Commission's consideration of approval of the above stated Site Development Permit. GCSD has been working closely with the project applicant through the planning process and have found them to be very cooperative and understanding of the need to offset any service or fiscal impacts created by their project. GCSD has established service approval processes and conditions in place to ensure that service and fiscal impacts are addressed in accordance with state law and GCSD policies. Our comments below are intended to ensure there is clarity and understanding of GCSD's conditions for approval of services to the project and the developers responsibilities regarding project permitting and infrastructure construction.

It is unclear whether the offsite construction of utilities will occur in Phase 1 or 2 of the project, however one proposed connection location is more closely configured to Phase 1. Therefore, all GCSD conditions below must be implemented at the appropriate time based on county processes and we rely on the County to coordinate with GCSD to ensure that our conditions are met. All of these conditions will be detailed in the Plan Check and Construction Inspection Agreement (Development Agreement) between the GCSD and project owner, and approval of the agreement and compliance with its terms is a condition of receiving services. The Development Agreement must be executed between the parties prior to commitment of service in a Will Serve letter as detailed in Condition 39, and prior to preparation of final project construction plans and specifications. All infrastructure to be dedicated to the GCSD must be designed, constructed and inspected in accordance with GCSD standards.

1. Owner will be required to secure an encroachment permit from GCSD for the construction of utility connections
2. Owner must secure a permit from the San Francisco Public Utilities Commission for connection of utilities in its right of way
3. Owner will be required to include plans and specifications for utility connections in its Caltrans Encroachment Permit (Conditions 6 and 17). A copy of the permit shall be provided to the GCSD prior to any work within the state ROW (Condition 6 and 17)
4. The General Construction Activity Stormwater Permit and stormwater pollution prevention plan identified in Conditions 11, 12, 24 and 25 must include construction activities related to onsite and offsite activities related to connection of utilities to GCSD for water and sewer service

5. Applicant shall include all activities related to construction of the onsite and offsite water and sewer connections in its Section 404 and Section 1602 Streambed Alteration Agreement applications and permits (Condition 27)
6. If the fire hydrant system is to be considered for possible future dedication to GCSD for public ownership and operation, GCSD shall approve all hydrant plans, locations and installations.

To offset the impacts of the project on services provided by GCSD, the Owner will be required to apply for service and pay connection and capacity fees in accordance with GCSD adopted fee schedules in place at the time of Water and Sewer service commencement. Fire and Park services Development Impact Fees and Community Facilities District (CFD) formation shall occur prior to issuance of the Certificate of Occupancy for the project.

7. The Development Impact Fees for Fire and Park services adopted by the GCSD and slated for consideration by the County Board of Supervisors shall be applicable to the project and paid prior to the issuance of the Certificate of Occupancy as with other County Impact fees (Condition 69). The Development Impact fees are levied for the purpose of offsetting the fiscal impact of expanding fire and park capital facilities and equipment to meet the increased demands resulting from new development.
8. A Community Facilities District (CFD) shall be formed to encompass the project site as a condition of approval of the Development Agreement between the applicant and GCSD. The CFD special tax shall be calculated and applied at a rate based on a Fiscal Impact Analysis (FIA) completed by GCSD at the applicant's expense. The purpose of the CFD is to offset the fiscal impact on fire and park services and operations resulting from the project as determined in the FIA.
9. Water and sewer service connection and capacity fees shall be paid at the time of application for the final, permanent water meter(s) and prior to the issuance of the Certificate of Occupancy.

Sincerely,



Peter Kampa  
General Manager  
Groveland Community Services District

cc: Jaren Nuzman, TK Consulting  
GCSD Board of Directors