



TUOLUMNE UTILITIES DISTRICT

18885 Nugget Blvd. | Sonora, CA 95370
(209) 532-5536 | www.tudwater.com

October 2, 2023

City of Sonora
Attn: Emma Goldsmith
94 N. Washington St.
Sonora, CA 95370

RE: 956 OREGON STREET, APN 056-106-004.

To Whom It May Concern:

The following is in response to your letter to advisory agencies dated September 11, 2023. This letter is not a commitment to serve the proposed project; rather, it is to advise the County that the District could legally serve the proposed project and to provide information to assist the County regarding the District's water and sewer facilities. Water and/or sewer capacity is not reserved for the project until all capacity fees have been paid. The District is not obligated to serve the development until certain conditions are fulfilled, some of which are listed below. The project proponent is advised to contact the District as soon as possible to discuss the conditions of service and the associated fees.

WATER SYSTEM INFORMATION and CAPACITY

The provision of water service to the project requires sufficient water supply, treatment, storage, and distribution facilities. The District will collect capacity fees based on the project's estimated water demands. Those fees are intended to reimburse the District for the value of the water supply, treatment, and storage capacity that will be consumed by the project and will allow the District to fund improvements to increase capacity to be ready to serve future development. The cost to construct any pipelines necessary to connect the project to the District's existing water system, are the responsibility of the project proponent.

Water Supply Capacity: South Fork Stanislaus River via Phoenix Lake - Adequate capacity exists.

Water Treatment Capacity: Sonora Water Treatment Plant - Adequate capacity exists.

Water Storage Capacity: Sonora Water Treatment Plant Clearwell and Greenly Tank - Adequate capacity exists.

Water Pumping Capacity: Not Applicable.

Water Distribution Capacity: A 12-inch District water main is located within the South Washington right of way adjacent to the proposed project site. A 1 1/2-inch District water line is located within the Oregon Street right-of-way adjacent to the proposed project site.

The Project proponent must furnish information from the local fire authority regarding the required fire flow and duration before the District can determine if the existing distribution system has adequate capacity to meet the project needs.

SEWER SYSTEM INFORMATION and CAPACITY

The provision of sewer service to the project requires sufficient sewer collection, treatment, and disposal facilities. The District will collect capacity fees based on the estimated volume of sewer that will be produced by the project. Those fees are intended to reimburse the District for the value of the collection, treatment, and disposal capacity that will be consumed by the project and will allow the District to fund improvements to increase capacity to be ready to serve future development. The cost to construct any pipelines necessary to connect the project to the District's existing sewer collection system are the responsibility of the project proponent.

Sewer Collection Capacity: A 6-inch District sewer main is located within the Mariposa Street right-of-way. A 6-inch District sewer main is located within the South Washington Street right-of-way across the area designated as "Proposed Access Road and Utility Easement" on the site plan.

Sewer Treatment Capacity: Sonora Regional Wastewater Treatment Facility - Adequate capacity exists.

Sewer Disposal Capacity: Regional Reclamation System - Adequate capacity exists.

CONDITIONS OF SERVICE:

Water

1. **Water Service(s):** The project proponent would be required to cover any costs associated with adding, relocating and/or upsizing water facilities/services required to serve the development including abandonment of water facilities/services not utilized by the project. Due to the proposed mixed residential/commercial use, each of the proposed units may require a separate TUD water service with utility billing account.
2. **Water Main Extension:** Water to the proposed project may require extension of a public water main. An agreement with the District would stipulate the terms and conditions by which the project proponent would construct, and the District would accept ownership of and the responsibility to operate and maintain the improvements.
3. **Irrigation Meter:** A dedicated irrigation service and utility billing account and payment of capacity fees is required for all non-single family residential projects where the landscaping exceeds 1,000 square feet. The "Total Landscaping Area" from landscaping plans approved by the Local Agency in accordance with State Model Water Efficient Landscape Ordinance (MWELO) shall be used to determine the landscape area. Capacity fees are based on the "Estimated Total Water Use" (ETWU) from the Local Agency approved MWELO plans. At the District's discretion, a "Per Plant" water use calculation can be used as an alternative basis for determining capacity fees.

Sewer

4. **Sewer Service(s):** The project proponent would be required to cover any costs associated with adding, relocating and/or upsizing sewer facilities/services required to serve the development including abandonment of sewer facilities/services not utilized by the project.
5. **Relocate Existing Sewer Main:** The project proposes to construct a retaining wall and add up to 16' of fill over the District's existing sewer main in the Mariposa Street right of way. The District would require the project proponent to relocate the District's sewer main to eliminate conflicts and reduce the fill over the sewer main. An agreement with the District would stipulate the terms and conditions by which the project proponent would construct, and the District would accept ownership of and the responsibility to operate and maintain the improvements.

General

6. **Water and Sewer Capacity Charges:** Prior to service by the District, the project proponent would be required to pay all applicable fees and charges. In cases where it is determined that existing District facilities do not contain sufficient capacity to serve the project, the project proponent would be required to construct or improve District facilities before service can be provided. The project proponent is advised to contact the District at the early stages of project development for an estimate of these fees and/or charges. Fees and/or charges are subject to increases on July 1st annually.
7. **TUD Lift Station Lot:** The District has interest in obtaining (fee title) the portions of rights of way containing the District's sewer lift station.

Regards,



Antonio J. Ramirez
Engineering Services Technician
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