
5. WATER PERMIT - COMMERCIAL

5.01 Notice of Intent to Issue Building Permit

A County form “Notice of Intent to Issue Building Permit” (form) for an individual parcel or development must be completed by the District and a copy faxed, mailed or delivered to the Placer County Building Department. The purpose of the form is to provide Placer County, an owner or their agent assurance that the District has sufficient capacity to provide water service for the parcel on a “first come, first served” basis at the time of the application for connection fees. No express guarantees for service or capacity use are implied by the issuance of the form until actual, physical connection is made. All connections are on a “first come, first served” basis. The forms are completed by the District based upon; 1) plan check and acceptance of the land use/building plans provided by the owner/agent. 2) payment to the District of all connection, permitting fees and pro-rated user fees. The inspection and acceptance of land use/building plans are based simply on the planned use of the parcel with respect to water supply, including type and quantity, amount, incorporation into existing facilities, impact on existing facilities and service provision by the District.

Any change in the land use/building plans from the date the form was issued may impose a different or greater demand upon the District's water facilities. The District shall be notified of any change in the statement of facts. Failure to do so is a violation subject to penalties, as provided by Section 6523 of the Health and Safety Code.

The “Notice of Intent” form in addition to all other terms and conditions required by the District, shall not provide any unconditional guarantee, priority or reservation of capacity, but that the owner their agent or subsequent purchaser must provide information and sign a Receipt for Collected Fees and Deposits for the purpose of acquiring a Water Permit prior to initiation of any water system improvements. The reception of a “Notice of Intent” form provides that such Water Permit will be issued by the District solely upon a first come, first served basis and only to the extent there is then remaining available capacity in the physical facilities for collection, treatment, storage and distribution. The “Notice of Intent” form also provides that District services such as plan check review, field visits, and inspections will be authorized only after a building permit is issued and payment has been made and recorded of all applicable deposits, fees and charges, and subject to all then applicable District requirements.

5.02 Plan Check Review

The owner or their agent desiring to connect to the water system shall be required to meet the requirements of Plan Check Review as outlined by the District. The District shall provide a Plan Check Review checklist form, indicating thereon the information to be furnished by the applicant. The District may require in addition to the requirements of the printed form, any additional information, specifications, and improvement plans from the applicant that will enable the District to determine that the proposed work or use complies with the provisions of the District Code.

All applicable fees and deposits are required upon submittal of a request for Plan Check Review.

The owner or their agent must make the Request for Plan Check Review in person. A valid, signed Grading Permit or Building Permit issued by the appropriate agency is required upon submittal of a Request for Plan Check Review.

A Request for Plan Check Review shall be issued on a first come, first served basis. Improvement plans are not approved until signed by the General Manager. Improvement plans approved as acceptable to District Code requirements within Plan Check Review are authorized for construction, provided all deposits, fees, and charges are paid as detailed on Appendix A-1, A-2, A-3, and A-4, pages 59, 61, 63, and 65.

Project improvement plans approved by the District that are not constructed within 2 years of signature approval by the General Manager shall be subject to existing District Code requirements and may require additional Plan Check Review by the District.

Any change in the drawings with respect to the water system after Plan Check approval is granted involving design changes to the water system, more construction, or an increase in the number of units, hookups, taps, or fixture units than that for which the Plan Check approval was issued shall be considered an unauthorized usage and is prohibited until an additional review is completed, permission to proceed is granted, and all appropriate deposits, fees and charges are paid.

Except by special agreement with the District, no customer or user of the District's water system shall connect, or permit any other person to connect additional water system facilities other than those authorized within the Plan Check Review process.

5.03 Transfer of Title of a Partially Completed Project

A person or party to which Plan Check approval has been issued may transfer title of a partially completed project to another person solely for the same lot or premises for which the Plan Check approval was issued, subject to all terms and conditions under which the Plan Check approval was issued. The transferee shall meet all requirements of the District relating to the transfer. The usage of Plan Check approved improvement plans for a lot or premises other than the lot or premises for which the approved improvement plans were issued shall be considered an unauthorized usage and is prohibited.

Prior to the District's approval of the title transfer for the same lot or premises, the District shall inspect the lot or premises for which the Plan Check approval was issued. The purpose of this inspection shall be for the District to verify that the amount of construction and the number of units, hookups, taps, fixture units and facilities had not increased from that authorized by the Plan Check approval.

The District may require that the permittee or applicant first provide a revised set of improvement plans showing the different design and pay all deposits, fees and charges required by the District.

These requirements are in addition to other requirements or limitations imposed upon the usage of permits as set forth in the District Code.

5.04 Excessive Projected Water Use

Any owner or their agent proposing to have excessive use on any property within the District's Water system in quantities, or at a rate greater than the capacity for which the water system was designed, when such additional quantity will immediately overload the water system, shall be denied the right to use more than the proportionate share allotted to the property. If, however, the capacity will not be exceeded immediately, but will be exceeded sometime in the future, the General Manager may enter into an agreement with the property owner to permit connection to the water system. Such agreement shall be in a form acceptable to the District and shall include, at a minimum:

- A covenant requiring the owner to construct, cause to be constructed, or share in the cost of constructing improvements to the water system in order to enlarge the capacity of the water system for collection, treatment, storage, distribution and operation at such future time as the General Manager determines.
- A provision binding subsequent owners of the property.
- A bond or other form of security acceptable to the General Manager to guarantee compliance with the terms of the agreement.

5.05 Large Land Developments

Large land developments that require connection to the District's water system will require the owner or their agent to enter into an improvement agreement with the District outlining the terms and conditions applicable to the particular project.

5.06 When Water Permit is Not Required

The provisions of this Division requiring Water Permit shall not apply to water contractors constructing public water facilities and appurtenances under contracts awarded by the Board of Directors.