



City of Plymouth CALIFORNIA

December 21, 2017

Michael W. Israel, REHS
Director of Environmental Health
810 Court Street
Jackson, CA 95642

RE: Parcel Map #2854 (Deaver Trust/Ninnis Property) Plymouth, California

I received a phone call from the County Planner/County Counsel/Mike Israel in October 2015 about this project. At the time, concerns were raised, by Environmental Health, about a commercial development utilizing a septic system as well as if there was sufficient water for commercial development and fire flow purposes from the available water source. We Scheduled a Council agenda item and Mr. Ken Deaver was in attendance. There was no scope of development brought forth in that Council meeting. The discussion was focused on whether or not the City would provide water and sewer service to the parcel. It was the City Council's position that they would require a development on that parcel to be on City water and sewer, and they would require the area to be annexed into the City. At Mr. Deaver's request, I put together a letter which listed potential fees associated with the subdivision of the property and gave him a City of Plymouth master fee schedule for 2015/16.

Fast forward to today. I received an email with an attached will serve letter from AWA (Dated December 13, 2017) to operate the water/sewer facilities on site. Additionally, a request made to the planner regarding a tentative map approval prior to annexation. Included with this was documentation for fees associated with 57,760 square feet of retail/office space including a fast food restaurant.

As a partner with AWA here in the City of Plymouth, I was surprised to see a will serve letter associated with this parcel. I met with our Water Board representative two days earlier and there was no mention of this. The parcel is contiguous with the City limits and it appears the water and sewer resources available on site are not adequate and are potentially in conflict with the County Code.

I'm sure we can find some common ground to help move this forward. If certain conditions are placed on the parcel which protect the City and the City is involved in the process, I believe the City Council would be willing to work with the applicant. That will all need to be discussed prior to moving this forward.

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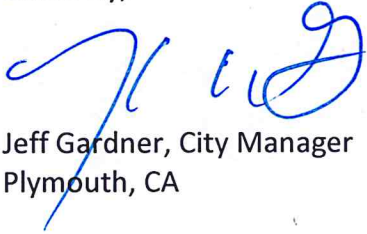
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Page 2

If you have any questions please contact me. We look forward to finding a workable solution to this endeavor.

Sincerely,



Jeff Gardner, City Manager
Plymouth, CA

Cc Plymouth City Council
Amador Water Agency Board
Amador County Board of Supervisors