



DISTRICT BOARD

Megan Clark
Rabi Elias
Russ Greenfield
Craig K. Murray
Judy Schriebman

DISTRICT ADMINISTRATION

Mark R. Williams,
General Manager
Michael Cortez,
District Engineer
Mel Liebmann,
Plant Manager
Susan McGuire,
Administrative Services Manager
Greg Pease,
Collection System/Safety Manager

To: PLANNING DEPARTMENT **Fax:** City of San Rafael 415-485-3184
 County of Marin 415-499-7880

ATTN: Sean Kennings **Phone:** (415) 533-2111

From: Michael Cortez PE, District Engineer **Date:** 3/14/2017
on behalf of Mark Williams, General Manager

We have received your referral for the following proposed project:

Kaiser Medical Office Building – 1650 Los Gamos Dr

APN #	Site Address
165-220-12 & 165-220-13	1650 Los Gamos Dr, San Rafael, 94903

We have the following comments:

- The proposed project is within the Sphere of Influence but not District facilities boundary.
- The proposed project is within the Sphere of Influence and District facilities boundary.**
- The proposed project is not within the Sphere of Influence or District facilities boundary.
- The proposed project must apply for and receive an allocation of sewer capacity from this District before it can receive sewer services. Please download the application form at:
http://www.lgvsd.org/docs/application_allocation.pdf
- The proposed project has received an allocation of sewer capacity; however, the proposed building alteration/addition needs District staff review for possible additional load on sewer system.**
- The proposed project must make satisfactory arrangements with this District for the construction of any off-site or on-site sewers which may be required.**
- No comment.

The Las Gallinas Valley Sanitary District discourages individual sewer pumps. The District will require a recordable non-responsibility covenant should a pump be required.

PLEASE NOTE: The Las Gallinas Valley Sanitary District strongly discourages the construction of “back yard sewers” because of the difficulties in maintenance. Every effort should be made to construct sewers in public or private streets. Every manhole must be accessible to a 1 ½ ton truck. The use of recycled water and dual plumbing where appropriate are strongly encouraged.

COMMENTS ON DESIGN REVIEW PACKAGE DATED 2/17/2017:

1. Applicants shall submit design/construction plans to LGVSD for review when available. Plans must show including but not limited to the following: a table showing existing and proposed plumbing fixture count, existing and proposed floor plans showing location of plumbing fixtures, location of backwater prevention devices, sanitary sewer, cleanouts, manholes, and other relevant sanitary sewer information that may be applicable.
2. Applicant shall be responsible for preparation of quitclaim deed and new sewer easement documents necessary for recordation by the District. Please submit a draft of the quitclaim deed for review as soon as possible.
3. Complete and submit Application for Allocation of Capacity to LGVSD along with the application fee of \$250 when appropriate. Application is available on District website.
4. Based on District Ordinance adopted on October 27, 2016 preliminary cost estimates are:
 - a. For new buildings, structures, and developments:
 - i. \$5,761 per Equivalent Sewer Unit
 - ii. Actual fees may be adjusted according to specific conditions outlined in the Ordinance.
 - b. For existing buildings, structures, and developments:
 - i. \$288 per Plumbing Fixture Unit (PFU)
 - ii. Credit may be given to existing plumbing fixtures.
 - c. For more information about District Ordinance and permitting process, please visit <http://www.lgvsd.org/>.

R:\DEVELOPMENT\2017\Kaiser - 1650 Los Gamos Dr\1600 Los Gamos Dr APN 165-220-12 & 165-220-13 LGVSD Comments 3.14.2017.docx