

**AGENDA**  
August 10, 2021  
10:00 a.m.

**BOARD MEMBERS AND PUBLIC MAY ATTEND IN PERSON AT DISTRICT OFFICE OR VIA VIDEO CONFERENCE AS DETAILED BELOW**

**AGENDA**  
August 10, 2021  
10:00 a.m.

**Call to Order**

**Pledge of Allegiance**

**Roll Call of Board Members**

Janice Kwiatkowski, President  
Nancy Mora, Vice President  
John Armstrong, Director  
Spencer Edwards, Director  
Robert Swan, Director

**1. Approve Order of Agenda**

**2. Public Comment**

Members of the public are appreciated for taking the time to attend this meeting and provide comments on matters of District business. Public comments are subject to a 3-minute time limit; 10 minutes on an individual topic. Although no action can be taken on items not listed on the agenda, please know we are listening carefully to your comments.

**3. Information Items**

Brief reports may be provided by District staff and/or Board members as information on matters of general interest. No action will be taken by the Board during Reports, however items discussed may be recommended for discussion and action on a future agenda. Public comments will be taken after each report is provided.

**A. Staff Reports**

- i. Fire Department Report
- ii. General Manager's Report
- iii. Operations Manager's Report
- iv. Administrative Services Manager's Report

**B. Proclamations**

- i. Recognition of Greg Dunn for his 6 Years of Service to the Groveland Community Services District

**4. Consent Calendar**

Consent Calendar items are considered routine and will be acted upon by one motion. There will be no separate discussion on these items unless a member of the Board, Staff or a member of the Public requests specific items be set aside for separate discussion.

- A. Approve Minutes from the July 13, 2021 Regular Meeting
- B. Accept July 2021 Payables

- C. Approve CEQA Notice of Exemption for the Generator Replacement Project Funded by the Community Power Resiliency Grant
- D. Appointment of Ad Hoc Committee for Review of CPSHR Proposal Related to Organizational Evaluation, Job Description Updates, and other Related Items
- E. Waive Reading of Ordinances and Resolutions Except by Title

**5. Old Business**

(Items tabled or carried forward from a previous meeting to be considered on this agenda. The Board of Directors intends to consider each of the following items and may take action at this meeting. Public comment is allowed on each individual agenda item listed below, and such comment will be considered in advance of each Board action)

- A. Second Reading and Adoption of Resolution Approving Ordinance No. 1-21 Authorizing the Levy of Special Taxes on Parcels That Will Annex to a Community Facilities District –Groveland Community Services District Community Facilities District No. 2021-01 (Public Services)
- B. Status Update Report on the Partnership and Lease Agreement with Cal.net for the Expansion of Broadband Internet Services Within the District

**6. Discussion and Action Items**

The Board of Directors intends to consider each of the following items and may take action at this meeting. Public comment is allowed on each individual agenda item listed below, and such comment will be considered in advance of each Board action.

- A. Review of the District’s Requests for Funding Under the American Rescue Plan Relief Funds Available to Tuolumne County and Formulation of a Final Request/Recommendation for the Board of Supervisors
- B. Review and Input on Agreement with Tuolumne County for the Collection of Development Impact Fees for New Development and the Scope of Work and Fees Associated with the Process of Annexation into the Community Facilities District 2021-01, Public Services
- C. Review of Plans for Replacement of the Mary Laveroni Park Restrooms with Partial Funding Provided by the State of California Per-Capita Grant Funds
- D. Adoption of a Resolution Approving Consulting Services Agreement with WRT for the Design, CEQA Documentation and Related Services for the Mary Laveroni Community Park Improvements 2021; Adventure-Trails-Activities Master Plan
- E. Review of Initial Draft of the District’s Municipal Service Review (MSR) Under Consideration for Approval by LAFCO
- F. Consideration of the Potential Activation of Street Lighting Latent Powers, Assuming its Services and the Dissolution of the Groveland Lighting District
- G. Adoption of a Resolution Establishing Board Member Remuneration, in Accordance with Director’s Policy 10.3, for Attendance at Board Meetings, Training, and Other Approved Events

**7. Adjournment**

**HOW TO OBSERVE AND PARTICIPATE IN THE MEETING VIA VIDEOCONFERENCE:**

**Computer, tablet or smartphone:** Watch the live streaming of the meeting from a computer by navigating to <https://us02web.zoom.us/j/7688070165> using a computer with internet access that meets Zoom's system requirements

**Telephone:** Listen to the meeting live by calling Zoom at (253) 215-8782 or (301) 715-8592. Enter the Meeting ID# 279-281-953 followed by the pound (#) key. More phone numbers can be found on Zoom's website at <https://zoom.us/u/abb4GNs5xM> if the line is busy.

**Mobile:** Log in through the Zoom mobile app on a smartphone and enter Meeting ID# 279-281-953.

**HOW TO SUBMIT PUBLIC COMMENTS IF NOT ATTENDING IN PERSON:**

**Written/ Read Aloud:** Please email your comments to [board@gcsd.org](mailto:board@gcsd.org), write "Public Comment" in the subject line. In the body of the email, include the agenda item number and title, as well as your comments. If you would like your comment to be read aloud at the meeting (not to exceed three minutes at staff's cadence), prominently write "Read Aloud at Meeting" at the top of the email.

**Telephonic / Electronic Comments:** During the meeting, the Board President or designee will announce the opportunity to make public comments by voice and in writing, and identify the cut off time for submission of written comments. Comments can be emailed in advance of the Board meeting and up to the time of Board consideration of the item during the meeting. Send email to [board@gcsd.org](mailto:board@gcsd.org), and write "Public Comment" in the subject line. Once you have joined the Board meeting online using Zoom, public comments can also be submitted using the Chat function while in the Zoom Meeting. In the body of the email or Chat, include the agenda item number and its title, as well as your comments. The Board President will also public comment to be made verbally prior to consideration of each agenda item, and will explain the procedure for making verbal comments during the meeting. Once the public comment period is closed, comments timely received in advance of consideration of the agenda item will be read aloud prior to Board action on the matter. Comments received after the close of the public comment period will be added to the record after the meeting.

**ACCESSIBILITY INFORMATION:**

Board Meetings are accessible to people with disabilities and others who need assistance. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to observe and/or participate in this meeting and access meeting-related materials should contact the District office at least 48 hours before a regular meeting at (209) 962-7161 or [pkampa@gcsd.org](mailto:pkampa@gcsd.org). Advanced notification will enable the District to swiftly resolve such requests to ensure accessibility.

**PUBLIC RECORDS:**

Public records that relate to any item on the open session agenda for a meeting are available for public inspection. Those records that are distributed after the agenda posting deadline for the meeting are available for public inspection at the same time they are distributed to all or a majority of the members of the Board. The Board has designated the District's website located at <https://www.gcsd.org> as the place for making those public records available for inspection. The documents may also be obtained by calling the District office.

**Groveland Community Services District  
Fire Department / CALFIRE**

18966 Ferretti Road Groveland, CA 95321

Staff Report  
August 1, 2021

To: Board of Directors

From: Andy Murphy, Assistant Chief  
By: Travis Chunn, Fire Captain

Subject: Monthly Activity Report – July 1, 2021 to July 31, 2021

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**Operations:**

Emergency Incident Response:

At approximately 5:39 PM on July 19, 2021, Engine 781 was dispatched to arcing powerlines on Powder House Street near Foote Street. Engine 781 arrived at scene and found a PG&E service drop on fire. Engine 781 assessed the situation and requested an additional Fire Engine. CAL FIRE Engine 4476 arrived at scene and assisted with closing the road. Meanwhile, the residential structure was inspected for any possible fire extension. When PG&E arrived, they were able to de-energize the service drop. Engine 781 inspected the home again and did not find any fire extension.

Apparatus and Equipment:

Apparatus	Description	Status
Engine 781	2009 Pierce Contender	In Service
Engine 787	2000 Freightliner FL112	In Service
Engine 783	1995 International Model 15	In Service
Utility 786	2008 Chevrolet 2500	In Service

Fire Chiefs Report  
August 1, 2021  
Page 2 of 2

## Training:

In addition to our monthly Emergency Medical Technician (EMT) curriculum and engine company performance standards, Battalion personnel received the following specialized training:

- Multi-Purpose Device
- Extrication
- Rope Rescue
- Fireworks Display at Pine Mountain Lake
- Base Radio Communications
- Handheld Radio Communications
- Gas Detector

**MONTH - July 2021**

**STATION 78**

Alarm Sounding	3
Odor Investigation	0
Debris Fire	1
Medical Aid	40
Fire Menace Standby	5
Fire Other	0
Haz Mat	2
Landing Zone	0
Plane/Heli Crash	0
Public Assist	9
Smoke Check	0
Structure Fire	0
Commercial Structure Fire	0
Vegetation Fire	0
Vehicle Accident	4
Vehicle Accident/Pin in	0
Vehicle Fire	1
<b>TOTAL</b>	<b>65</b>

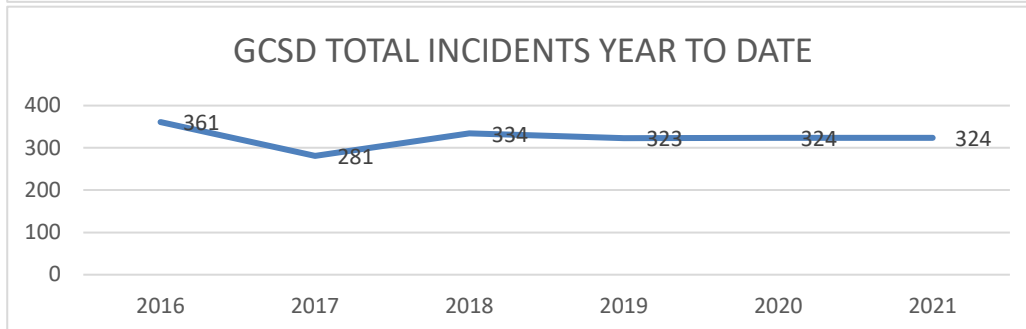
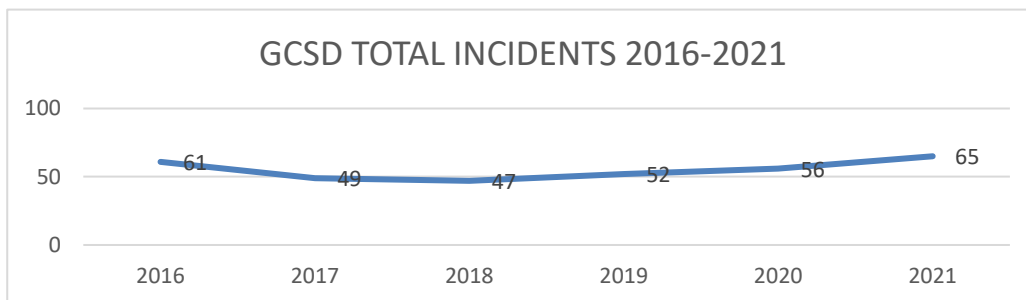


Auto Aid	Given
<b>Tuolumne County</b>	<b>7</b>
INC# 8388 Lift Assist Prospect Heights INC# 8528 Medical Aid Ferretti Road INC# 8905 Vehicle Fire Sprague Road West INC# 8908 Gas Hazard Prospect Heights INC# 9298 Medical Aid Hells Hollow INC# 9595 Vehicle Accident Wards Ferry INC# 9647 Vehicle Accident Priest Grade	

(58 calls in GCSO district, 7 calls in Tuolumne County)

**Last Call Logged Run # 9817**

ALS	
YES	NO
25	15



**TO:** GCSB Board of Directors

**FROM:** Peter Kampa, General Manager

**DATE:** August 10, 2021

**SUBJECT:** Agenda Item 3Aii. General Managers Report

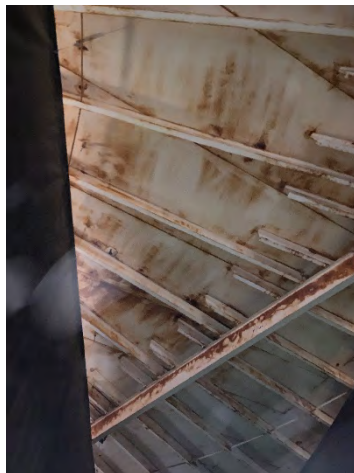
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### Overview

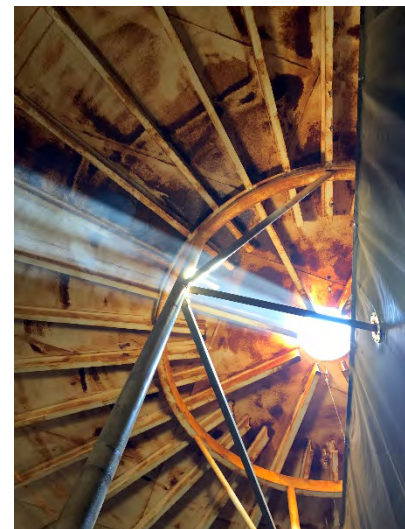
For the month of July 2021, we are pleased to report continued progress on major infrastructure projects and planning processes. This report will provide a highlight of the most noteworthy items and as always, please contact me if you do not see information you desire.

### Big Creek and Second Garrotte Clearwell Project

The Big Creek water plant has been in operation for the past 7 weeks and producing great water; and the Butler Way Booster Pump is operational except for the new



sound enclosure, which will be delivered in mid-August and installed this month...hopefully. Every schedule we have received from this contractor has been incorrect or invalid in only a few days following receipt. As you can see in the attached 8/3/2021 agenda, the contractor is 29 working days late for project completion: placing them in a situation of paying \$1000 per day in liquidated



damages. The Second Garrotte Clearwell has been partially sandblasted on the interior, and an engineering inspection is being conducted on 8/4/2021 to determine the amount of structural steel repairs/replacements necessary. Once the repairs have been completed, the interior will be sandblasted again in repair areas, tank exterior coating completed, then the interior coating will begin following completion of the final sandblast.

### Groveland/Big Oak Flat Sewer Collection Upgrades

With all required documentation submitted to the State Water Board, we expect approval to proceed with construction of the "Base Bid" items within four months. The base bid work is located primarily in Groveland and Big Oak Flat proper, outside of Pine Mountain Lake. Meanwhile, our environmental subconsultant will spend the next month or two updating our 2018 CEQA document to include the

construction work in PML, as identified in the “bid additive” items. It could be several months to receive approval from the state to proceed with the bid additive work. Since this is happening in two phases, the following estimated schedule will apply:

1. FBA (budget approval) Application Submission to the state – 7/27/2021
  - a. Phase 1 - Base Bid
  - b. Phase 2 - Bid Additive
2. Environmental documentation revisions started for bid additive items – 7/27/2021
3. Draft Environmental Documents ready – 8/27/2021
  - a. Documents must be circulated for a time frame of our choosing (assumes 2 weeks) – 9/10/2021
4. Environmental state and federal review completed – 11/10/2021
5. FBA Approval for Base Bid – 11/27/2021
6. Notice to Proceed for Base Bid Items – 11/29/2021
7. FBA Approval for Bid Additive – 3/10/2022
8. Notice to Proceed for Bid Additive Items – 3/14/2022

As you will remember, we had a brief discussion at our July meeting regarding a number of unauthorized encroachments we have identified on the sewer easements primarily directly surrounding the lake in PML. Property owners who have built improvements in the easement, many on top of the sewer lines, will be required to remove any improvements in advance of construction in that area. We had planned to have a discussion at the Board’s July workshop, however we were unable to inspect the properties, identify the easements, document encroachments, or complete the internal procedure to be implemented to avoid construction delays and additional cost. When we are further along with our investigation, we will reschedule the workshop to provide more detail. Thankfully, the project bids came in within budget and we have contingency funds available.

## LAFCO Activities

District staff has been working closely with the County Community Development Department (CDD) and LAFCO in the update of the District’s Municipal Service Review (MSR), which was last completed in 2013. The MSR update process has now spanned 18 months and staff has spent dozens of hours providing information to the LAFCO MSR consultant, answering questions and researching the results of matters which were still outstanding in 2013, such as Notices of Violation and Enforcement Orders from the State Water Board. District records on these matters were in many cases incomplete, and we wanted to accurately reflect the progress of the district over the past 5+ years. Several areas of focus in July 2021:

- Review of draft Groveland CSD Municipal Service Review 2021 – provided in this agenda packet for discussion on the agenda. A LAFCO meeting is scheduled for August 9, 2021 to take initial input on the GCSO MSR, and I as well as President Kwiatkowski plan to attend. A verbal update will be provided on the LAFCO meeting.
- We received clarification of who specifically are the special district representatives serving as LAFCO commissioners – When Commissioner Ron Kopf from TUD was not reelected to their Board, there was a delay in the county making a formal announcement of who TUD had chose for Kopf’s replacement; who has now been determined to be Ron Ringen.



- Evaluation of formation, financial condition and service review documents for the Groveland Lighting District. Consolidation of this special district with GCSO has been recommended for over a decade for increased efficiency, accountability and potential enhanced local services. This item has been placed on this meeting agenda for separate consideration and direction by the GCSO Board.
- Training regarding LAFCO role in fire and emergency services planning – Included in this agenda packet is a flyer for a specialized training being provide by CALAFCO, the state association for LAFCOs, covering the important role each LAFCO plays in planning for the future impacts on local fire services caused by development, increased fire danger, changing state standards and regulations, etc. I will be attending and will brief the board in September following the four weekly training sessions.

### Highway 120 Lodging Project Environmental Documents

Included with this agenda packet is a copy of the Stakeholder notice from the County regarding the availability of the [CEQA Initial Study/Mitigated Negative Declaration](#) (IS/MND) for the Highway 120 Lodging project, a copy of which is available for download at the link above. Staff has worked closely with the County and developer in preparation of the IS/MND, and we are in the process of reviewing the document and will have comments to be submitted by the August 12 comment deadline. As you will remember from prior discussions, the project developer is required to design and construct connections to our water and sewer systems meeting GCSO standards, as well as to pay water and sewer connection and capacity fees to offset demand impacts on our system. Our engineer has determined that our Lift Station 16 and wastewater treatment plant have adequate capacity to serve the development. In addition, the development will pay Impact fees for both Park and Fire Services at the time of building permit issuance, and be required to annex into the newly formed CFD to offset financial impacts to park and fire service operations.

### Broadband Expansion

With the vigorous assistance of County Supervisor Kathleen Haff, conversations have once again started with Internet Service Provider (ISP) Cal.net. Prior discussions with Cal.net resulted in a potential arrangement where they provide internet service to our sites and facilities in exchange for leasing District property. This item is on the 8/10/21 agenda for additional discussion and has become a higher priority due to the continued unreliability of solid service in Groveland and the fact that Cal.net has received approval from the CPUC to start construction of towers as soon as permits are issued. Two to three District locations have been chosen and could proceed to construction quickly.

### Emergency Sirens

Immediately following the recent Groveland Resilience Center Groundbreaking ceremony, I was approached by county Supervisor Kirk with a request for GCSO to partner with the non-profit Tuolumne Safe for the installation of community alert sirens to be used by law enforcement in major emergencies. The District's part in this is to provide suitable property locations for the siren and power where available. Money has been raised locally and by Tuolumne Safe to purchase the sirens.

## Request by Gallo for Lease of Pall 2 G Trailer

On August 3, 2021 we were contacted by representatives of Gallo, Inc requesting the potential lease of our currently unused Pall water treatment trailer, located at the Second Garrote WTP. This trailer was purchased under emergency conditions over 6 years ago when SFPUC was going to switch to water supply from Cherry Lake, and the state required a filtration system be installed at the site to adequately treat the surface water to standards. The trailer was purchased and installed to the system, and the SFPUC plans soon changed and the Pall trailer was used only for testing and a short period; and has sat on the site unused and serving as parts inventory for the other Pall plant.

Gallo has a grape growing and winemaking operation on the Russian River in California, where the water supply for the transient labor and operations has tested poorly and will not meet state standards. Gallo has ordered a Pall trailer of their own, but the lead and delivery time for the plant far exceeds their immediate needs; and they would like to lease our Pall trailer for a period of several months. Staff is currently working through a number of details to determine the requirements to make such a lease, and would do so only with significant identified public benefit and no impact on GCSO operations. Once the details are worked out, this equipment could possibly serve as a significant revenue producer for the Water operations.

## Other Items

### County Engagement on GIGER Fee Updates

County administration has reached out to GCSO, the Farm Bureau, building industry and county departments to participate in the process of update of the County's "Growth in Government" or GIGER fees. During an initial meeting held in July, the workgroup reviewed and commented on the draft updated [Impact Fee Report](#). Like GCSO impact fees for fire and park, the county impact fees would also be collected for each new unit constructed, and used to fund the cost of expansion of capital equipment and facilities to serve the new development.

### Generator Replacement Project

For the past six months, Luis Melchor has been working with the District Engineer to review each site where backup power generators will be replaced using the IRWMP, USDA and State's Power Resiliency funds, and place orders for the appropriate equipment. The schedule for delivery of the generators funded by state funds is as follows (Ordered on June 16, 2021, so schedule runs from that date except where ship dates listed):

1. Second Garrote ( no sound enclosure or fuel tank needed) – 14 Weeks plus approx. 1 week transit
2. Highlands (with sound enclosure and fuel tank) – 24 Weeks plus approx. 1 week transit
3. LS 2 (with sound enclosure and fuel tank) – Ships 2/7/2022. 1 week transit
4. LS 7 (with sound enclosure and fuel tank) – Ship 2/2/2022. 1 week transit
5. LS 8 (with sound enclosure and fuel tank) – 32 Weeks plus approx. 1 week transit
6. LS 9 (with sound enclosure and fuel tank) – 32 Weeks plus approx. 1 week transit
7. LS 13 (with sound enclosure and fuel tank) – Ship 1/24/2022 . 1 week transit

The Generators for Big Creek WTP and the Administrative Office were recently ordered and we await a delivery date

**GROVELAND COMMUNITY SERVICES DISTRICT  
BIG CREEK AND SECOND GARROTTE CLEARWELLS REHABILITATION  
PROJECT  
CONSTRUCTION PROGRESS MEETING**

August 3, 2021 @ 8:30 AM

AGENDA

- I. INTRODUCTIONS
- II. CONSTRUCTION PROGRESS SNAPSHOT
  - a. Total Project Cost (Contractor) \$3,118,200.00
  - b. Total Project Cost (Total Project) \$3,954,200.00
  - c. Budget Spent to Date (Contractor) \$1,763,986.31
  - d. Budget Spent to Date (Total Project) \$2,089,063.81
  - e. Total Project Contingency \$361,000.00
  - f. Contingency Used to Date \$96,663.50 (+\$5,948.50 Pending CCO)
  - g. Percentage Funding Used to Date (Contractor) 56.57%
  - h. Percentage Funding Used to Date (Total Project) 52.83%
  - i. Percent Contingency Used to Date 26.8% (28.42%)
  - j. Days for Completion 135 Working Days
  - k. Elapsed Days 164 Working Days
  - l. Remaining Days -29 Working Days
- III. CONSTRUCTION SITE REPORTS
  - a. Progress to Date
  - b. Contractor (1-MONTH LOOK AHEAD)
- IV. CHANGE ORDERS
  - a. Fully Executed
    - i. Change Order No. 1 – Additional Structural Repairs in Big Creek Clearwell (\$33,217.80 and 8 Additional Working Days)
    - ii. Change Order No. 2 – Relocation of ARV to Adjacent Wye Fitting at Butler Way Pump Station (No Cost and 2 Additional Working Days)
    - iii. Change Order No. 3 – Installation of Insulation in Both the Big Creek and Second Garrotte New Electrical Cabinets (\$953.00 and No Working Days)
    - iv. Change Order No. 4 – Inspection Sand Blast (Time & Material) (\$46,457.90 and 4 Additional Working Days)

- v. Change Order No. 5 – Addition of Inlet ARV at Butler Way Pump Station (\$2,116.00 and 1 Working Day)
    - vi. Change Order No. 6 – Upgrade of Pressure Transmitter at Butler Way Pump Station (\$3,832.50 and 0 Working Day)
  - b. Received
    - i. Pending Change Order No. 10 – Oil Removal from Big Creek Clearwell Baffles (Negotiating)
    - ii. Pending Change Order No. 13 – Additional Work at Butler Way (\$2,813.00 and 2 Working Days)
    - iii. Pending Change Order No. 14 – Oil in Second Garrotte Clearwell (\$22,000 and 4 Working Days)
  - c. Requested
    - i. Pending Change Order No. 12 – Addition of Communications Between Butler Way Pump Station and Tank 1
  - d. Denied
    - i. Pending Change Order No. 1 – Oil in Tank (\$48,539.00 and 14 additional Working Days)
    - ii. Pending Change Order No. 6 – Lid Pin Holes Repairs (\$14,200 and 2 additional Working Days)
- V. SUBMITTAL REVIEW
  - a. Approved Submittals
    - i. Submittal No. 1 – 38
  - b. Remaining Submittals
    - i. None
- VI. REVIEW RFI LOG
  - a. Responded RFI's
    - i. RFI No. 1 – 31, 33 - 35
  - b. Pending RFI's
    - i. None
- VII. Claims
  - a. Claim No. 1 – Oil in the Tank
    - i. Responded
  - b. Claim No. 2 – Additional Expenses Incurred for Big Creek Clearwell Coating
    - i. Responded

- c. Claim No. 3 – Relocation of ARV at Butler Way Pump Station
  - i. Claim Removed
- d. Claim No. 4 – Mill Scale in Big Creek Clearwell and Chlorine Contact Tank
  - i. Responded

VIII. PAYMENT REQUESTS

- a. Processed
  - i. Disbursement Request No. 1 (\$331,640.00)
    - 1. Received.
  - ii. Disbursement Request No. 2 (\$298,997.00)
    - 1. Received.
  - iii. Disbursement Request No. 3 (\$673,932.00)
    - 1. Received.
  - iv. Disbursement Request No. 4 (\$510,681.00)
    - 1. Received.
  - v. Disbursement Request No. 5
    - 1. Submitted 7/6/2021
  - vi. Disbursement Request No. 6
    - 1. Submitted 7/28/2021

IX. PROJECT SCHEDULE

- i. Second Garrotte
  - 1. Structural steel internal inspection 8/4/21
- ii. Butler Way
  - 1. Sound enclosure estimated delivery delayed to middle of August

X. CONCERNS

XI. ADJOURN



## Join Us for a Very Special Virtual Series Fire & EMS Service Basics, Challenges and LAFCo's Role & Responsibility



### ABOUT THIS SERIES

California wildfires burned 4.2 million acres in 2020 and 1.3 million acres in 2017. In 1964, it took four days for a wildfire to travel from Calistoga in Napa County to Santa Rosa in Sonoma County. In 2017, it took only four hours for a wildfire to travel that same route. Local and state firefighting resources have been stretched beyond imagination. Wildland firefighting is only one of the many functions of an all-risk agency. With the majority of the state in a declared drought emergency as of early May, it is sure to be another record-setting year for wildfires. So, what are LAFCo's role and responsibilities in terms of overseeing these complex services? How can we create Municipal Service Reviews with information and determinations that have meaning and create value both short-and-long-term? What should we be looking at and considering that we aren't?

This very special 4-part series will take a deep dive into Fire and EMS services and LAFCo's role and responsibility in understanding, studying, and making determinations regarding these complex services. Each session builds on the prior one, concluding the series with a session that explores several case studies highlighting urban, suburban and rural fire service providers.

### SESSION ONE

*Understanding the basics of service models, preparing for the Municipal Service Review and evaluating community needs*

**DATE:** Monday, August 9, 2021

**TIME:** 1:30 – 4:00 p.m.

**Presenters:** Mark Bramfitt, Executive Officer, Sonoma LAFCo; Kurt Latipow, Retired Fire Chief and Consultant; Dawn Longoria, Staff Analyst II, Napa LAFCo

### SESSION TWO

*Evaluating current staffing, training, facilities, operations, equipment, anticipated growth and service needs projections, and finances*

**DATE:** Monday, August 16, 2021

**TIME:** 1:30 – 4:00 p.m.

**Presenters:** Richard Berkson, Principal, Berkson & Associates; Mark Bramfitt, Executive Officer, Sonoma LAFCo; Kurt Latipow, Retired Fire Chief and Consultant; Dawn Longoria, Staff Analyst II, Napa LAFCo

### SESSION THREE

*Evaluating governance, DUCs, shared services opportunities, updating the Sphere of Influence and contracts*

**DATE:** Monday, August 23, 2021

**TIME:** 1:30 – 4:00 p.m.

**Presenters:** Mark Bramfitt, Executive Officer, Sonoma LAFCo; Kurt Latipow, Retired Fire Chief and Consultant; Dawn Longoria, Staff Analyst II, Napa LAFCo

### SESSION FOUR

*So, you've done a great Municipal Service Review, now what? A look at rural, suburban and urban case studies*

**DATE:** Thursday, August 26, 2021

**TIME:** 1:30 – 3:30 p.m.

**Presenters:** Tom Cooley, Commissioner, Plumas LAFCo; Mike McMurry, Retired Fire Chief and Past President, Fire Districts Association of California; Holly Whatley, Shareholder, Colantuono, Highsmith & Whatley, PC

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*Sessions 1-3 are approved for 2.5 & Session 4 is approved for 2 AICP CM credits*

### REGISTRATION INFORMATION

**NO REGISTRATION FEE IS REQUIRED FOR ANY OF THE SESSIONS FOR MEMBERS OF CALAFCO. THIS SERIES IS DESIGNED ONLY FOR THE MEMBERS OF CALAFCO.**

One registration covers sessions 1 thru 3 and a second registration covers session 4 – all at no cost to CALAFCO members. Registrations are online only.

Registration must be received **July 23, 2021 for all sessions. No late registrations will be accepted.**

Click here to register for sessions 1 thru 3:

<https://www.eventbrite.com/e/fire-ems-service-basics-challenges-and-lafcos-role-responsibility-tickets-156597093121>

Click here to register for session 4:

<https://www.eventbrite.com/e/fire-ems-service-basics-challenges-and-lafcos-role-responsibility-tickets-156600366913>

Once you register on Eventbrite you will receive the Zoom Registration link with your confirmation email. You will then need to use that Zoom Registration link prior to the session to get the Webinar link to join that session. **DO NOT WAIT UNTIL THE LAST MINUTE TO DO THIS STEP.**

You can also find this information on the CALAFCO website at [www.calafco.org](http://www.calafco.org).

For additional information or questions, please contact CALAFCO University lead Martha Poyatos at [mpoyatos@smcgov.org](mailto:mpoyatos@smcgov.org) or CALAFCO Administrator Jeni Tickler at [jtickler@calafco.org](mailto:jtickler@calafco.org).

CALAFCO  
1020 12<sup>th</sup> Street, Suite 222  
Sacramento, CA 95814  
916-442-6536  
[www.calafco.org](http://www.calafco.org)





### Series Summary

Fire and Emergency Medical Services (EMS) are highly complex municipal services. There are various types of providers (all-paid, all-volunteer, hybrid) governed by a broad set of regulations and standards. Services provided in rural areas are vastly different than services provided in dense urban areas. And yet, LAFCoS are responsible for reviewing these services across the state.

With wildfires steadily increasing in size and intensity each year, creating effective and efficient fire services has become more important than ever before. California wildfires burned 4.2 million acres in 2020 and 1.3 million acres in 2017. In 1964, it took four days for a wildfire to travel from Calistoga in Napa County to Santa Rosa in Sonoma County. In 2017, it took only four hours for a wildfire to travel that same route. These are some of the results of climate change. Local and state firefighting resources have been stretched beyond imagination. Yet, wildland firefighting is only one of the many functions of these agencies.

We've created this very unique four-part series on Fire & EMS services. Sessions 1 through 3 use factors for consideration in Municipal Service Reviews outlined in the Act as the basis for our discussions. Session 4 will focus on case studies of fire service reorganizations with examples covering urban, suburban and rural areas of the state. Each session is planned to be interactive and a special short data-gathering survey will be sent to all registrants prior to the first session.

Join our expert panels of Executive Officers, retired Fire Chief (now consultant), Legal Counsel and Commissioners for this very unique four-part series, offered at no cost to members of CALAFCO. Each session builds on the prior session, so you are encouraged to attend all of them.

### Series Schedule

#### **Session One Monday, August 9, 2021 1:30 – 4:00 p.m.**

- What constitutes fire and EMS services and agency type
- Standards that apply to fire and EMS services
- The MSR: Getting the information you need
- Evaluation of community needs

#### **Session Two Monday, August 16, 2021 1:30 – 4:00 p.m.**

- Evaluation of current staffing, training, facilities, operations, equipment
- Growth and projected need for services
- Financial ability to provide services

#### **Session Three Monday, August 23, 2021 1:30 – 4:00 p.m.**

- Evaluating governance
- Opportunities for shared services
- Service to Disadvantaged Unincorporated Communities (DUCs)
- Sphere of Influence evaluation and amendments
- LAFCo evaluation of contracts for service (per CKH 56134)

#### **Session Four Thursday, August 26, 2021 1:30 – 3:30 p.m.**

- Case studies and examples of reorganizations in rural, suburban and urban areas
- What do you do when MSR determinations don't call for LAFCo action

### Who Should Attend?

This session is for LAFCo staff and commissioners and CALAFCO Associate members.



## OFFICE OF ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP  
Environmental Coordinator

48 Yaney Avenue, Sonora  
Mailing: 2 S. Green Street  
Sonora, CA 95370  
209 533-5633  
209 533-5616 (fax)  
209 533-5909 (fax – EHD)  
[www.tuolumnecounty.ca.gov](http://www.tuolumnecounty.ca.gov)

### NOTICE OF AVAILABILITY AND INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

The County of Tuolumne intends to consider adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) for the following proposal:

**PROJECT**

**PROPONENT:** Preserve Partners

**PROJECT**

**DESCRIPTION:** Site Development Permit SDP20-005 to allow the development of a hospitality site, which would consist of a visitor-serving development with guest suite accommodations, lodge, market and bar, pool and pool house, soaking tubs, and an events space. The project site consists of 10 parcels totaling 36.33± acres zoned C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code.

**LOCATION:**

The project site is located along State Route 120, southwest of the intersection of State Route 120 and Memorial Drive, in the community of Big Oak Flat. Within a portion of Section 29, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian and within Supervisorial District 4. Assessor's Parcel Numbers 066-140-013, -014, -015, -016, -017, -018, -019, -022, -031, and -032.

**COUNTY:**

Tuolumne

**LEAD**

**AGENCY:** Tuolumne County

**CONTACT**

**PERSON:** Natalie Rizzi

**TELEPHONE:**

(209) 533-5936

**EMAIL**

**ADDRESS:** [NRizzi@co.tuolumne.ca.us](mailto:NRizzi@co.tuolumne.ca.us)

The Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration for the proposal described above may be viewed on the County's website at:

<https://www.tuolumnecounty.ca.gov/821/Environmental-Review-Documents> and may be obtained during regular business hours, Monday through Thursday, 8:30 a.m. to 12:00 p.m. and 1:00 p.m. to 3:00 p.m., at the following address:

Tuolumne County Community Development Department  
A.N. Francisco Building, 4<sup>th</sup> Floor  
48 Yaney Avenue  
Sonora, CA 95370



**PUBLIC REVIEW PERIOD: Begins: July 13, 2021 Ends: August 12, 2021**

In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the proposal described above. A Mitigated Negative Declaration is a statement that briefly describes the environmental setting, identifies potential impacts on the environment associated with the proposed project and addresses measures to reduce or mitigate those potential impacts. The Mitigated Negative Declaration for the project described above has determined that the project will not have a significant effect on the environment and, therefore, an Environmental Impact Report is not required for the project. The project site is not identified on any list enumerated under section 65962.5 of the Government Code.

Anyone interested in this matter is invited to comment on the Mitigated Negative Declaration in writing. Please submit written comments to the email address listed above, to the Community Development Department at the physical address referenced above, or by mail to:

Tuolumne County Community Development Department  
2 S. Green Street  
Sonora, CA 95370

Court challenges to decisions on the above proposal may be limited to issues raised during this public review period.

The proposed Mitigated Negative Declaration, along with any comments regarding it, will be considered by the Tuolumne County Board of Supervisors in conjunction with a decision on the proposed project at a public meeting. Notice of the date, time, and location of the public meeting will be provided at a future date.

  
\_\_\_\_\_  
Quincy Yaley, AICP  
Environmental Coordinator

7-12-21  
Date

QY:nr



# Operations Report

Month of Review: July 2021

### Information Provided by:

- Luis Melchor, Operations Manager
- Greg Dunn, Chief Plant Operator
- Renee Van Dyk, Administrative Services Technician
- Adam Ahlswede, Operation Supervisor

### Wastewater Treatment Plant Flows

#### Influent Totals From: July 2021

<b>Total</b>	4.16 MG
<b>High</b>	.19 MG
<b>Low</b>	.10 MG
<b>Average</b>	0.13 MG

#### Effluent Totals From: Plant: July 2021

<b>Total</b>	4.16MG
<b>High</b>	0.19 MG
<b>Low</b>	0.10 MG
<b>Average</b>	0.13 MG

### Rainfall Totals at the Sewer Treatment Plant Month of July 2021

Year	Total Rainfall-inches
2021	0.00 (High 0.00)
2020	0.00 (High 0.00)
2019	0.02 (High 0.02)
2018	0.00 (High 0.00)
2017	0.00 (High 0.00)
Current Season Total	0

### Wasting Totals

<b>Total Inches</b>	<b>490</b>
<b>Total Pounds</b>	<b>8784</b>

### Reclamation Totals

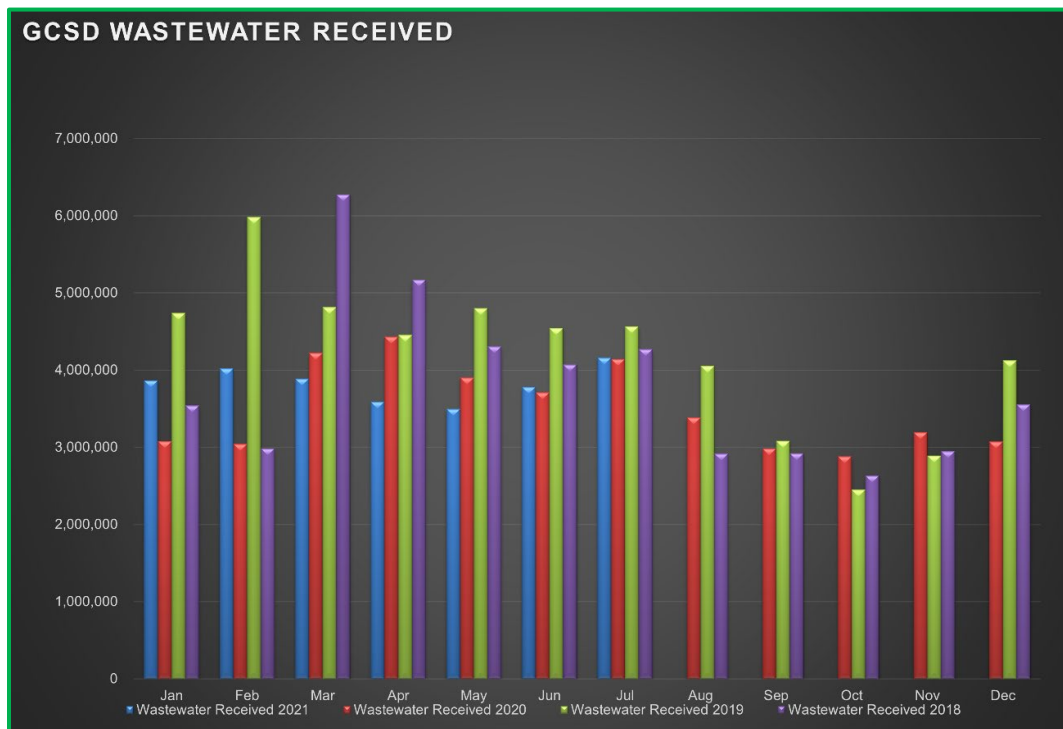
<b>PML</b>	0
<b>Spray Fields</b>	0
<b>PML Season Total</b>	0
<b>Spray Fields Total</b>	0

**Active Sewer Accounts: 1562**

## Activities at the Wastewater Treatment Plant

- Took weekly Bac-Ts and BOD of the Chlorine Contact Chamber (CCC) and sent into Aqua Lab for testing
- Completed monthly Wastewater Report and sent to the State Water Resources Control Board
- Completed daily rounds and Lab
- Cleaned out Chlorine Contact Vault
- Cleaned out STP clarifier and washed down
- Cleaned blower air filters at the STP
- Repaired broken monitoring well #4

### Current and Past Monthly Influent Totals



## Wastewater Collections Department

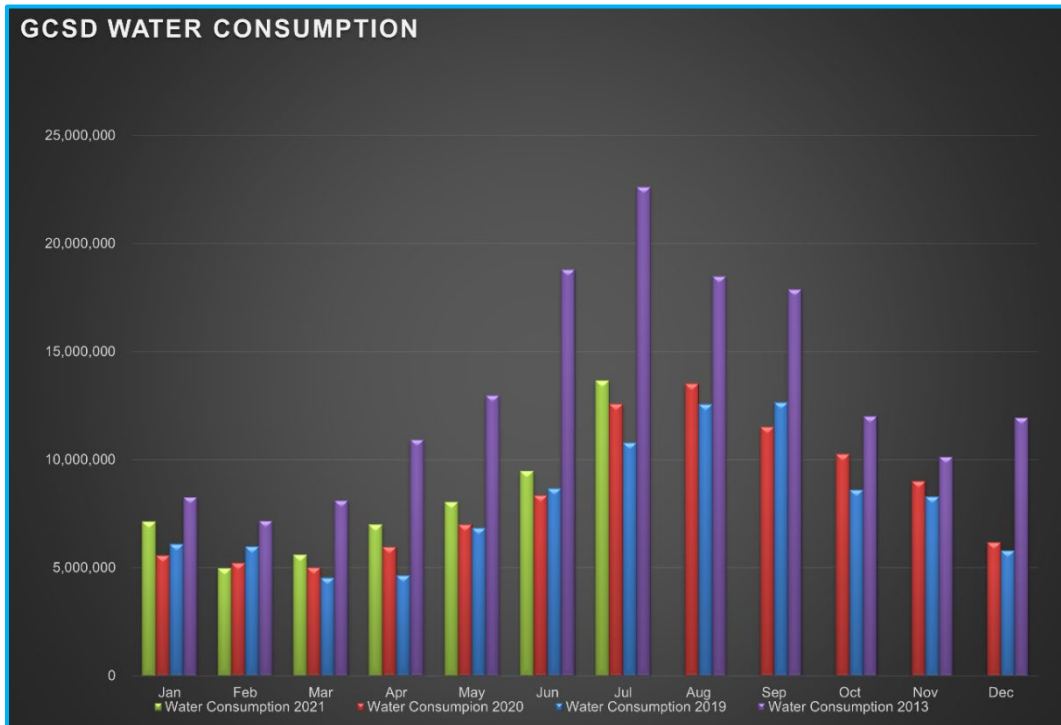
- Completed all Preventative Maintenance Check Sheets (PMCS) at all Lift Stations (weekly)
  - Added degreaser and odor control as needed
- Chemical flushed gravity sewer lines throughout the District for system maintenance
- Inspected and flushed problem manholes

- Hydro flushed multiple gravity lines throughout the District for system maintenance
- Cleaned Lift Stations 9, 10, 11 and 12
- Completed manhole inspections for Groveland, Lift Station 16, and Twin Pines easement – 132 total Manholes opened and inspected
- Installed new flushing branch plug on Lift Station 8 gravity line

## Treated Water Department

- Submitted monthly Water Treatment Report to State Water Resources Control Board
- Submitted monthly Conservation Report to State Water Boards
- Performed weekly checks and calibrations on all analyzers at 2G, BC, and AWS
- Performed monthly UV calibrations at 2G and BC
- Took weekly Treatment Plant samples and sent into Aqua Lab
- Took weekly distribution samples and sent into Aqua Lab
- Repaired sample pump
- Repaired lime mixer at Big Creek Treatment Plant

### Current and Past Monthly Water Consumption



## Distribution Department

- Monitored/sample Distribution Tank as needed
- Read all District Water Meters
- Normal day to day: Trouble calls (low press/high press, no water, shut off for repairs etc.)
- Completed weekly checks on Tank 4, Highlands Pump stations (Building, Pneumatic Tank, Pumps and MCC Cabinet)
- Responded and marked multiple USA throughout the District
- Installed new A/C unit at Dunn Court pump room
- Replaced Tank 4 air compressor timer and filter/housing
- Repaired water service line leak on Pine Mountain Dr and Ridgecrest way
- Replaced water meter and meter box at Around the Horn Brewery
- Replaced hydrant at the end of system on Merrell Rd
- Installed bollards around hydrant at Miller Brother's
- Repaired water service leak on Wells Fargo
- Repaired water service leak on Boitano Rd
- Repaired water main leak on Pleasant View Dr
- Installed new 1.5" water service
- Flushed 10 Dead-Ends

Meter Related Services	Total
Check/repair meter	1
Install water meter	1
Monthly Meter Restrictions	0
Meter change outs	4
Read tenant out	2
Re-Read	24
Turn off meter	1
Turn on meter	2
Test meter	1
<b>Total Distribution Issues</b>	<b>36</b>

Billed Consumption 2021		Gallons
Residential		13,654,877
Commercial		1,008,853
Billed Consumption 2020		Gallons
Residential		11,760,774
Commercial		806,351

**Active Water Accounts:3257**

## Construction and Maintenance

Description	Water	Sewer
Main line leaks	0	0
Main line break	1	0
Service leaks	0	0
Service breaks	3	0
Fire Hydrant replaced/repared	1	0
<b>Totals Per Service</b>	<b>5</b>	<b>0</b>

### Maintenance

- General yard maintenance around the District amenities (mow, weed eat, trash, debris removal, limb trees ETC)
- Cleaned around dumpster area and hauled cardboard to Moore Brothers
- Continuous Corp yard cleanup
- Cleaned out septic tank and installed lid risers
- Landscape maintenance around Big Creek treatment plant
- Changed oil in lift pumps at Lift station 13
- Replaced Lift Station 15 generator fuel pump
- Replaced front tires on (newer) backhoe
- Repaired shifter on Truck #8
- Recharged A/C on truck #6
- Replaced front brakes, rear brakes, rotors, rear axel seals, right front CV shaft, serviced rear differential and replaced radiator on Truck 15
- Replaced air horn solenoid and repaired airline leak on Engine 783
- Repaired broken irrigation pipe at the Fire House

### Projects/Contract Work

- Visited TUD to see the dump truck we are ordering, along with their Vac and Flush Truck
- Met with American Truck and Trailer for about ordering new Dump Truck
- Clearwell Project begun at 2G

### After Hour Calls

- Staff had 18 after hour calls: 7 Water; 11 Sewer, all resolved

## **Workplace Safety and Training**

### **Weekly Safety Meetings and Training**

- Daily Tailgate Meetings
- Weekly Safety Meetings
- Weekly Security Checks
- Weekly Vehicle Inspection
- SDRMA Safety Courses
- On-Call training for new employee



G.C.S.D. Services - 209 / 962-7161

Fax - 209 / 962-4943

Fire Department - 209 / 962-7891

[www.gcsd.org](http://www.gcsd.org)

*water • fire protection • parks • wastewater collection & treatment*

18966 Ferretti Road P.O. Box 350 Groveland, CA 95321-0350

July 27, 2021

Pacific Gas and Electric  
Attn : Better Together Grant  
Program 245 Market Street  
San Francisco, CA 94105

**RE: Letter of Support for Tuolumne County's Community Resilience Centers Equipment and Furniture Project Grant Application**

Dear Better Together Grant Program Review Committee,

On behalf of the Groveland Community Services District, we are writing this letter of support for Tuolumne County's Community Resilience Centers Equipment and Furniture Project Grant application. This has truly been a community project from the concept, design and then the program and services that will be provided at these facilities.

The Community Resilience Centers will greatly assist us in becoming a more resilient community. Whether we are facing a major wildland fire, excessive heat/cold wave or a prolonged power outage, these facilities will enable us to mitigate the effects of an emergency; respond to and recover from an emergency; and thrive after an emergency. On a day-to-day basis, these Centers will be a place where residents can attend training, receive services, or celebrate a special occasion.

We wholeheartedly support the Community Resilience Centers and the County's application to the 'Better Together Grant Program' for needed equipment and furniture. We look forward to partnering with the County on these Centers.

Sincerely,

A handwritten signature in blue ink that reads "Janice Kwiatkowski".

Janice Kwiatkowski  
Board President  
Groveland Community Services District



**REGULAR MEETING OF THE BOARD OF  
DIRECTORS GROVELAND COMMUNITY SERVICES  
DISTRICT GROVELAND, CALIFORNIA  
July 13, 2021  
10:00 a.m.**

The Board of Directors of Groveland Community Services District met in regular session on the above mentioned date with Directors Janice Kwiatkowski, President, Nancy Mora, Vice President, John Armstrong, Robert Swan, and Spencer Edwards being present. Also present was Administrative Services Manager Jennifer Flores, Operations Manager Luis Melchor, and General Manager Pete Kampa.

**Call to Order**

Director Kwiatkowski called the meeting to order at 10:04am.

Absent: Director Armstrong

**Approve Order of Agenda**

Motion

*Director Edwards moved, seconded by Director Kwiatkowski, and the motion passed by roll call to approve the order of the agenda.*

*Ayes: Directors Edwards, Kwiatkowski, Mora, and Swan*

*Absent: Director Armstrong*

**Public Comment**

None.

**Information Items**

Brief reports may be provided by District staff and/or Board members as information on matters of general interest. No action will be taken by the Board during Reports, however items discussed may be recommended for discussion and action on a future agenda. Public comments will be taken after each report is provided.

**Staff Reports**

- i. Fire Department Report
- ii. General Manager's Report
- iii. Operations Manager's Report
- iv. Administrative Services Manager's Report

Director Armstrong arrived at 11:02am.

**Consent Calendar**

Consent Calendar items are considered routine and will be acted upon by one motion. There will be no separate discussion on these items unless a member of the Board, Staff or a member of the Public requests specific items be set aside for separate discussion.

- A. Approve Minutes from the June 8, 2021 Regular Meeting
- B. Approve Minutes from the June 17, 2021 Special Meeting
- C. Accept June 2021 Payables
- D. Establishment of a Public Hearing to Receive Public Comments and Receive Input on the Acceptance of the Development Impact Fee Study Report Prepared by NBS

E. Waive Reading of Ordinances and Resolutions Except by Title

Motion

*Director Swan moved, seconded by Director Edwards and the motion passed unanimously by roll call to approve the consent calendar.*

**Old Business**

(Items tabled or carried forward from a previous meeting to be considered on this agenda. The Board of Directors intends to consider each of the following items and may take action at this meeting. Public comment is allowed on each individual agenda item listed below, and such comment will be considered in advance of each Board action).

Discussion of Options to Provide Law Enforcement within the District Boundaries

**Discussion and Action Items**

The Board of Directors intends to consider each of the following items and may take action at this meeting. Public comment is allowed on each individual agenda item listed below, and such comment will be considered in advance of each Board action.

**A. Public Hearing**

The District will Conduct a Public Hearing to Receive Public Comment and Input for the Placement of Delinquent Charges for FY 2020-21 on Property Tax Rolls

- i. Adoption of a Resolution Approving the Placement of Delinquent Charges for FY 2020-21 on Property Tax Rolls

Motion

*Director Swan moved, seconded by Director Armstrong, and the motion passed unanimously by roll call to approve Resolution 20-2021 approving the Report of Unpaid Charges and Delinquencies for FY 2020-21 and authorizing staff to file the Report and Resolution with the Tuolumne County Auditor on or before August 1, 2021, to collect the Delinquent Charges.*

**B. Public Hearing**

The District will Conduct a Public Hearing to Receive Public Comment on the Acceptance of the Development Impact Fee Report and Adoption of the Development Impact Fee Schedule

- i. Adoption of a Resolution Accepting the Development Impact Fee Report Prepared by NBS Dated June 18, 2021 and Adoption of the Development Impact Fee Schedule

Motion

*Director Armstrong moved, seconded by Director Kwiatkowski, and the motion passed unanimously by roll call to approve Resolution 21-2021 accepting the Development Impact Fee Report prepared by NBS Dated June 18, 2021, and adoption of the Development Impact Fee Schedule.*

**C. Public Hearing**

The District will Conduct a Public Hearing to Receive Public Comment on the Formation of a Community Facilities District Encompassing the District Boundaries for the Purpose of Levying Special Taxes on New Land Development Projects to Fund Fire and Park Services

- i. Adoption of a Resolution of Formation of the Groveland Community Services District Community Facilities District 2021-01 – Fire and Park Services

Motion

*Director Kwiatkowski moved, seconded by Director Armstrong, and the motion passed unanimously by roll call to approve Resolution 22-2021 for the formation of a Community Facilities District encompassing the District Boundaries for the purpose of levying special taxes on new land development projects to fund fire and park services.*

- ii. Introduction and First Reading of Ordinance No. 2021-01 Authorizing the Levy of Special Taxes on Parcels That Will Annex to a Community Facilities District – Groveland Community Services District Community Facilities District No. 2021-01 (Public Services)

**Adjournment**

Meeting adjourned at 12:34pm.

APPROVED:

\_\_\_\_\_  
Janice Kwiatkowski, President

ATTEST:

\_\_\_\_\_  
Rachel Pearlman, Board Secretary

# Accounts Payable Checks



User: dpercoco  
Printed: 8/2/2021 1:56:08 PM

Check N	Vendor N	Vendor Name	Check Dat	Committe	Description	Amount
20499	BLU01	Anthem Blue Cross	7/1/2021	True	Monthly Group Health Ins.	\$21,635.31
20500	ATT03	AT&T	7/1/2021	True	Monthly Internet Uverse	\$351.00
20501	CAD01	CALCAD	7/1/2021	True	Annual Dash GIS Subscription 7/1/21-6/30/22	\$5,940.00
20502	Cap1	Capital One Public Funding	7/1/2021	True	Interest for Loan #100963531 For Sewer Improvements	\$52,918.90
20503	Con06	Conifer Communications	7/1/2021	True	Internet Service-Quarterly	\$1,004.40
20504	Dept Wtr	Department Of Water Resources	7/1/2021	True	2021/22 Groveland Dam Wastewater Reclamation Permit	\$9,147.44
20505	EDIS01	E.D.I.S.	7/1/2021	True	Operations Supplemental Health Insurance-60%	\$715.00
20506	FP Mail	FP Mailing Solutions	7/1/2021	True	Quarterly Postage Machine Rental	\$286.36
20507	jac01	Jack Henry & Associates, Inc.	7/1/2021	True	Annual Remit Deposit Maintenance Contract 7/1/21- 6/30/22	\$1,652.40
20508	Pri04	Principal Life Insurance Company	7/1/2021	True	Monthly Dental, Vision, Life & LTD Insurance	\$4,086.00
20509	SUE01	Ray Suss Insurance & Invst	7/1/2021	True	Retired Members Medical SW	\$3,413.53
20510	SDR01	SDRMA	7/1/2021	True	2021/22 Workers Compensation Insurance Annual	\$170,143.03
20511	Tra04	Trakstar	7/1/2021	True	Year 2 of 2 Yr. Trakstar Subscription-Employee performance prog.	\$4,370.00
20512	Joh03	John L. Sullivan Chevrolet	7/6/2021	True	2021 Chevy Colorado-1231201 Last 7 of VIN	\$67,676.30
115826	OE3	Operating Engineers Local #3	7/9/2021	True	PR Batch 00001.07.2021 Oper Engin Union Dues	\$353.99
902315	CAL09	CalPers 457 Plan Administrator	7/9/2021	True	PR Batch 00001.07.2021 CalPers Def Comp	\$1,000.00
902316	DCSS	Dept of Child Support Services	7/9/2021	True	PR Batch 00001.07.2021 Wage Garnish Child Support	\$205.03
902317	EDD01	EDD - Electronic	7/9/2021	True	PR Batch 00001.07.2021 State Income Tax	\$2,519.87
902318	FedEFTPS	Federal EFTPS	7/9/2021	True	PR Batch 00001.07.2021 FICA Employee Portion	\$14,319.39
902319	Orion	Orion Portfolio Solutions	7/9/2021	True	PR Batch 00001.07.2021 Orion 457	\$1,305.00
902320	PER01	Pers - Electronic	7/9/2021	True	Annual Unfunded PERS Liability \$269,535.00	\$279,002.72
20513	AME02	American Textile & Supply	7/12/2021	True	2 cases shop rags	\$200.39
20514	Ban03	Banks Glass	7/12/2021	True	Admin Building Bottom Floor Door Repair (Luis)	\$386.00
20515	BUR01	Burton's Fire Inc	7/12/2021	True	50WT Rotater for Engine #781	\$31.50
20516	CAR06	Carbon Copy Inc.	7/12/2021	True	Monthly Copier Usage	\$36.45
20517	Cle03	CleanSmith Solutions	7/12/2021	True	Disinfection Services for June	\$1,700.00
20518	COL03	Columbia Communications	7/12/2021	True	2 ea. Pilot pagers/programming for Maintenance Dept	\$357.56
20519	Datapros	Dataprose LLC Attn AR	7/12/2021	True	Monthly UB Statement Processing-May Duplicate Pmt. Reduced June	\$345.89
20520	Du-A01	Du-All Safety, LLC	7/12/2021	True	5.5 Hrs. Professional Safety Program Assessment for June, 21	\$825.00
20521	EDIS01	E.D.I.S.	7/12/2021	True	Health Insurance Claims for June	\$4,981.66
20522	Far02	Farr Construction	7/12/2021	True	Progress billing for Big Creek Clearwell Project 4/21/ thru 6/21	\$58,082.34
20523	For03	Forestry Suppliers	7/12/2021	True	1 ea. wick 1 1/2 foot valve for Engine #783	\$107.75
20524	GCS02	GCSO	7/12/2021	True	GCSO Water Bill	\$5,479.44

Check N	Vendor N	Vendor Name	Check Dat	Committe	Description	Amount
20525	GCS01	GCS D Petty Cash	7/12/2021	True	Certified Mail	\$117.21
20526	GEN01	General Plumbing Supply	7/12/2021	True	Parts for new ice maker	\$223.58
20527	UB*02870	Griener, Stephen & Maureen	7/12/2021	True	Refund Check 014591-000, 12645 CRESTHAVEN 4/444	\$78.11
20528	Hun02	Hunt & Sons, Inc.	7/12/2021	True	Fuel & Oil	\$4,633.83
20529	Hurst	Hurst Ranch Supply	7/12/2021	True	10 Rubber Stall Mats for Lift Station Odor Control	\$557.70
20530	ind04	Industrial Electrical Co.	7/12/2021	True	Troubleshoot LS10 Pump 2 \$3,800, CL2 Pump \$4,710	\$8,542.37
20531	UB*02884	Jaynes, Robert	7/12/2021	True	Refund Check 005112-000, 20710 Big Foot Circle 4/365	\$7.59
20532	UB*02883	McClure, Jimmie Lee	7/12/2021	True	Refund Check 006985-000, 19386 FERRETTI RD 2/292	\$38.06
20533	Met04	Metron-Farnier, LLC	7/12/2021	True	41 ea. 3/4" Water Meters	\$13,495.71
20534	MOO01	Moore Bros. Scavenger Co., Inc.	7/12/2021	True	30 Yd. Monthly Debris Box Rental	\$142.88
20535	Moo06	Moore Ranch Trucking	7/12/2021	True	1 load of Road Base for Stock	\$525.00
20536	MOU03	Mountain Oasis Water Systems	7/12/2021	True	Bottled Water	\$211.00
20537	NBS01	NBS Government Finance Group	7/12/2021	True	June consulting for CFD Formation \$1,500	\$5,390.00
20538	Oreil	O'Reilly Auto Parts	7/12/2021	True	2 ea. Micro V Belts for Truck #17	\$97.37
20539	per06	Percoco, Debra	7/12/2021	True	Reimburse for Movie in the Park "Coco"	\$175.00
20540	PGE01	PG&E	7/12/2021	True	Monthly Electric Charges	\$661.41
20541	pin04	Pine Alley Saw Shop	7/12/2021	True	1 ea. Stihl Chain saw with 25" bar, 2 ea. full comp chains	\$1,314.26
20542	Pin07	Pine Mountain Auto	7/12/2021	True	June Auto Parts	\$178.69
20543	pml01	PML Hardware & Supply Inc.	7/12/2021	True	Monthly Hardware supplies	\$530.55
20544	pre02	Presidio Systems, Inc	7/12/2021	True	11,794 Linear feet-CCTV and Hydro-Flushing sewer line into LS#1	\$31,531.99
20545	UB*02880	Ripley Trustee, Robert	7/12/2021	True	Refund Check 014332-000, 12761 BOITANO RD 3/141 MER	\$73.21
20546	son12	Sonora Ford	7/12/2021	True	Parts for Truck #7 exhaust and a/c repair	\$824.86
20547	Sprbrk	Springbrook Holding Co. LLC	7/12/2021	True	Monthly Civis Pay C/C Pmt Fees	\$1,141.40
20548	tho06	Thomas & Associates	7/12/2021	True	1 Homa Pump for LS#11 - \$10,500/Pump L8 \$3,500	\$14,103.62
20549	TUO04	Tuo. Co. Clerk & Auditor-Contr	7/12/2021	True	Election Costs for Fire Parcel Tax	\$7,114.80
20550	TUO01	Tuo. Co. Public Power Agency	7/12/2021	True	Public Power Purchase	\$16,811.40
20551	Tuo14	Tuolumne County Recorder	7/12/2021	True	One Satisfaction of Lien	\$20.00
20552	UMP01	UMPQUA Bank	7/12/2021	True	June Credit Card Purchases	\$3,888.38
20554	UNI01	Union Democrat	7/12/2021	True	Notice to Owner of Property Lien Ad	\$396.00
20555	Ver02	Verizon Wireless 5298	7/12/2021	True	Monthly Cell Phone	\$1,885.42
20556	ZEE01	Zee Medical Service Co	7/12/2021	True	First Aid Supplies	\$211.07
20557	BLU01	Anthem Blue Cross	7/12/2021	True	Retired Emp Health Ins.	\$21,635.31
20558	CWEA	CWEA	7/12/2021	True	Luis Melchor Plant Maint Tech 1 Certificate Renewal	\$91.00
20559	DIS01	Dish Network	7/12/2021	True	Satellite TV for FD	\$79.55
20560	DRU01	Drugtech Toxicology Services, LLC	7/12/2021	True	Consortium DOT Tests	\$152.00
20561	EDIS01	E.D.I.S.	7/12/2021	True	Operations Supplemental Health Insurance-60%	\$655.00
20562	Mitel	Mitel	7/12/2021	True	District Telephone Service	\$349.48
20563	MOO01	Moore Bros. Scavenger Co., Inc.	7/12/2021	True	Garbage Service	\$494.40
20564	Moo06	Moore Ranch Trucking	7/12/2021	True	1 load of Fill sand for C & D Stock	\$550.00
20565	MOT03	Mother Lode Answering Service	7/12/2021	True	Monthly Call Forward/Paging	\$237.00
20566	PIN03	Pine Mt. Lake Association	7/12/2021	True	Annual 2021/22 GCS D Space Rental	\$5,000.00
20567	SUE01	Ray Suess Insurance & Invst	7/12/2021	True	Ret. Employee Health Insurance for July	\$3,449.52
20568	UNI01	Union Democrat	7/12/2021	True	Notice of Public Hearing Ad	\$436.50

Check N	Vendor N	Vendor Name	Check Dat	Committe	Description	Amount
20569	Wells	Wells Fargo Vendor Financial Services, LLC	7/12/2021	True	Monthly Lease on Admin Copier	\$359.28
115827	OE3	Operating Engineers Local #3	7/22/2021	True	PR Batch 00002.07.2021 Oper Engin Union Dues	\$353.99
902321	CAL09	CalPers 457 Plan Administrator	7/22/2021	True	PR Batch 00002.07.2021 CalPers Def Comp	\$1,000.00
902322	DCSS	Dept of Child Support Services	7/22/2021	True	PR Batch 00002.07.2021 Wage Garnish Child Support	\$205.03
902323	EDD01	EDD - Electronic	7/22/2021	True	PR Batch 00002.07.2021 State Income Tax	\$2,899.60
902324	FedEFTPS	Federal EFTPS	7/22/2021	True	PR Batch 00002.07.2021 Medicare Emple Portion	\$15,868.32
902325	Orion	Orion Portfolio Solutions	7/22/2021	True	PR Batch 00002.07.2021 Orion 457	\$1,105.00
902326	PER01	Pers - Electronic	7/22/2021	True	PR Batch 00002.07.2021 PERS Employer Expense	\$9,668.56
20570	ATT02	AT&T	7/23/2021	True	Monthly Cal Net phone service	\$413.00
20571	UB*02892	Bank N.A., Wells Fargo	7/23/2021	True	Refund Check 016702-000, 19131 DYER CT 5E/01	\$40.65
20572	CA Dept	CA Dept of Tax/Fee Administration	7/23/2021	True	\$431 Diesel fuel taxes, sales tax - quarterly \$1,834	\$2,266.00
20573	Cle03	CleanSmith Solutions	7/23/2021	True	Disinfection Services	\$900.00
20574	Com04	Comphel Heating & Air Conditioning, Inc.	7/23/2021	True	Ops building A/C Heater unit service call	\$187.50
20575	UB*02891	Easley, Ricky & Yvette	7/23/2021	True	Refund Check 015819-000, 19800 Pleasant View 1/149	\$39.38
20576	Fas02	Fastenal	7/23/2021	True	12 rolls paper towel, 320 rolls Toilet paper	\$234.19
20577	flo01	Flores, Jennifer	7/23/2021	True	Monthly Internet Stipend	\$100.00
20578	GEN01	General Plumbing Supply	7/23/2021	True	1.5" Meter Install	\$703.10
20579	gilb01	Gilbert Associates, Inc.	7/23/2021	True	CPA Services	\$3,400.00
20580	GRA04	Grainger	7/23/2021	True	Dunn Ct. Window AC unit	\$902.05
20581	gro08	Groveland Transfer Station	7/23/2021	True	Dump Fees	\$62.80
20582	H&S	H & S Parts and Service	7/23/2021	True	1 ea. Horn valve for Engine #783 repair	\$79.18
20583	UB*02888	Harper, Joseph	7/23/2021	True	Refund Check 017016-000, 20739 Rising Hill 3/426	\$12.75
20584	ind04	Industrial Electrical Co.	7/23/2021	True	Fuel pump for LS#15 repair	\$118.14
20585	ITR01	Itron Electric Metering Co Inc	7/23/2021	True	Quarterly Hardware Maint-Handhelds	\$841.62
20586	UB*02893	Iturburua, Pierre & Frances	7/23/2021	True	Refund Check 013878-002, 19045 Crocker Station 7/214	\$11.26
20587	Kam02	Kampa, Peter	7/23/2021	True	Monthly Internet Stipend	\$100.00
20588	UB*02885	Lacuna Investments, Rana Lacuna	7/23/2021	True	Refund Check 016146-000, 13070 Elderberry Way 11/55	\$8.04
20589	UB*02886	Mankus, Andrew	7/23/2021	True	Refund Check 015952-000, 20663 FERRETTI RD 3/476	\$69.34
20590	mil02	Miller Brother's Automotive	7/23/2021	True	Front tires for Backhoe #30711	\$423.40
20591	Moo06	Moore Ranch Trucking	7/23/2021	True	One load of 3/4" Road Base for C & D Stock	\$550.00
20592	UB*02887	Northrop, Jeffrey & Penny	7/23/2021	True	Refund Check 016356-000, 12884 GREENVALLEY 3/403	\$169.16
20593	Pac06	PACE Supply Corp	7/23/2021	True	12" plug for sewer cleanout between Dunn Ct. & LS#8	\$286.34
20594	pax01	Pax Water Technologies	7/23/2021	True	Start-up & training for Tank #2 mixer	\$7,500.00
20595	Pea01	Pearlman, Rachel	7/23/2021	True	Monthly Internet Stipend	\$26.67
20596	per04	Percoco, Ronald	7/23/2021	True	June Janitorial Services	\$2,672.00
20597	Pri04	Principal Life Insurance Company	7/23/2021	True	Monthly Dental, Vision, Life & LTD Insurance	\$4,614.16
20598	Ron01	Roni Lynn	7/23/2021	True	Social Media Management	\$2,600.00
20599	SFPUC	San Francisco Public Utlities Commission	7/23/2021	True	Monthly Water Purchase	\$22,373.84
20600	SIE03	Sierra Motors	7/23/2021	True	Floor mats/bed liners for 2021 trucks, radiator for Truck 15	\$1,231.24
20601	Sta15	Staples Credit Plan	7/23/2021	True	Office Supplies	\$217.12
20602	SWR02	SWRCB	7/23/2021	True	T1 renewal for Steve Buie	\$55.00
20603	TRA02	Trace Analytics, Inc	7/23/2021	True	Air sample kits for SCBA fill station air	\$376.00
20604	USA03	Usa Blue Book	7/23/2021	True	3 ea.Hydrant meters for construction	\$4,515.25

Check N	Vendor N	Vendor Name	Check Dat	Committe	Description	Amount
20605	UB*02889	Van Gerpen DVM, James	7/23/2021	True	Refund Check 007595-000, 18521 HWY 120	\$370.04
20606	Van01	VanDyk, Renee	7/23/2021	True	Monthly Internet Stipend	\$100.00
20607	Ver03	Verizon Wireless 7706	7/23/2021	True	Monthly Auto Dialers	\$130.26
20608	UB*02890	Ward, Joseph & Michelle	7/23/2021	True	Refund Check 014986-000, 12998 JACKSON MILL 7/94	\$50.75
20553	am01	AM Consulting Engineers, Inc.	7/28/2021	True	Engineering fees	\$55,148.96
20609	CSD03	CSDS Inc.	7/28/2021	True	Trimble GIS Unit	\$13,475.36
20610	Int03	IBS of Sacramento Valley	7/28/2021	True	1 ea. Battery for Vac-tron	\$145.91
20611	ICAD01	Industrial Control and Design, Inc.	7/28/2021	True	Scada Service Contract	\$3,480.00
20612	Tir02	TireHub, LLC	7/28/2021	True	4 tires for Truck #6, 4 tires Engine #786, 4 tires for Eng. #781 July Direct Deposit Payroll	\$4,086.69 \$76,815.48
<b>Total Accounts Payable</b>						<b>\$1,105,994.29</b>



## **BOARD MEETING AGENDA SUBMITTAL**

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**TO:** GCSB Board of Directors

**FROM:** Peter Kampa, General Manager

**DATE:** August 10, 2021

**SUBJECT:** Agenda Item 4C: Approve CEQA Notice of Exemption for the Generator Replacement Project Funded by the Community Power Resiliency Grant

---

**RECOMMENDED ACTION:**

*Authorize staff to file a CEQA Notice of Exemption for the Generator Replacement Project Funded by the Community Power Resiliency Grant*

**BACKGROUND:**

On August 5, 2020 the District filed a Notice of Exemption under the California Environmental Quality Act (CEQA) for the project replacing the generators at the Big Creek WTP and District office, both funded by the IRWMP grant through DWR. Since that time, the District has made plans and was awarded funds to complete replacement of 7 additional generator replacements. This replacement project is also exempt from environmental review under CEQA.

**ATTACHMENTS:**

- CEQA Notice of Exemption



Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Tuolumne
2 S. Green St., Second Floor
Sonora, CA 95370

From: (Public Agency): Groveland CSD
18966 Ferretti Road
Groveland, CA 93521
(Address)

Project Title: Various Emergency Generators for Water and Sewer Facilities

Project Applicant: Groveland CSD

Project Location - Specific:
Various locations within GCSO's Service Area

Project Location - City: Groveland Project Location - County: Tuolumne

Description of Nature, Purpose and Beneficiaries of Project:
The proposed project consists of replacing emergency power generators at the Highlands Booster Pump Station, and Lift Stations 1 through 5 to maintain water supply, wastewater service and operations during power outages.

Name of Public Agency Approving Project: Groveland CSD

Name of Person or Agency Carrying Out Project: Groveland CSD

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 14 CCR Section 15302 (c)
Statutory Exemptions. State code number:

Reasons why project is exempt:
The project consists of replacing the existing emergency power generators at the six locations.

Lead Agency
Contact Person: Peter Kampa Area Code/Telephone/Extension: (209) 962-7161

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? [X] Yes [ ] No

Signature: [Signature] Date: 8-4-2021 Title: Peter Kampa

[X] Signed by Lead Agency [ ] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



## **BOARD MEETING AGENDA SUBMITTAL**

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**TO:** GCS D Board of Directors

**FROM:** Peter Kampa, General Manager

**DATE:** August 10, 2021

**SUBJECT:** Agenda Item 4D: Appointment of Ad Hoc Committee for Review of CPSHR Proposal Related to Organizational Evaluation, Job Description Updates, and other Related Items

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**RECOMMENDED ACTION:**

*Approve the appointment of President Janice Kwiatkowski and Vice President Nancy Mora to an Ad Hoc Committee for Review of CPS HR Proposal Related to Organizational Evaluation, Job Description Updates, and other Related Items*

**BACKGROUND:**

For the past 18 months, District management has been crafting a scope of work to be performed by a professional consulting firm to evaluate the GCS D organization from top to bottom from a personnel attraction, retention, development, advancement and overall performance enhancing and morale building possibilities, especially in today's employment and housing markets. For the last 20 years, GCS D has had much difficulty in attracting and retaining fully qualified talent, and solid employees that we did attract and develop moved on for much higher salaries with other public agencies.

The Board set its primary management objective as the establishment of an employment environment that allows GCS D to optimize its staff to maximize efficiency, productivity and provide excellent services in the long term. Management has been working closely with CPS HR, a firm that specializes in special district human resources matters. A very comprehensive scope of work for CPS has been developed, and they have developed a proposal that on completion and implementation, will provide the structure and process for the employment future of GCS D. At this board meeting, management wishes to work with a committee of the Board to review the CPS proposal for a better understanding of the work proposed, and to ultimately provide a recommendation to the Board regarding contacting with CPS.

Board President Kwiatkowski has recommended the appointment of herself and Vice President Mora to the committee, and this Board action will recognize this committee for the purpose of the per meeting remuneration. The committee will terminate when the Board takes action on a consulting contract.

**TO:** GCSB Board of Directors

**FROM:** Peter Kampa, General Manager

**DATE:** August 10, 2021

**SUBJECT:** Agenda Item 5A: Second Reading and Adoption of Resolution Approving Ordinance No. 1-21 Authorizing the Levy of Special Taxes on Parcels That Will Annex to a Community Facilities District – Groveland Community Services District Community Facilities District No. 2021-01 (Public Services)

---

**RECOMMENDED ACTION:**

*“I move to adopt Resolution 25-2021 Approving Ordinance No. 1-21 Authorizing the Levy of Special Taxes on Parcels That Will Annex to a Community Facilities District – Groveland Community Services District Community Facilities District No. 2021-01 (Public Services).”*

**BACKGROUND:**

The Board introduced and conducted the first reading of Ordinance 1-21 at their July 13, 2021 regular meeting. A summary of the ordinance and notice of introduction and first reading was published in the Union Democrat on July 29, 2021 as required by law. The summary also included the Board’s intent to adopt the Ordinance at their August 10, 2021 regular Board meeting and that a full copy of the proposed Ordinance was available for review at the District’s office.

At today’s Board meeting, the Board will conduct the second reading of the Ordinance and consider approving it by adopting Resolution 25-2021. If the Board approves the Ordinance, staff will publish a subsequent summary of ordinance informing the public of its adoption no more than fifteen days (15) after being adopted.

**ATTACHMENTS:**

1. Proposed Ordinance 1-21
2. Resolution 25-2021

**ORDINANCE NO. 1-21**

AN ORDINANCE OF THE BOARD OF DIRECTORS OF GROVELAND  
COMMUNITY SERVICES DISTRICT AUTHORIZING THE LEVY OF SPECIAL  
TAXES ON PARCELS THAT WILL ANNEX TO A COMMUNITY FACILITIES  
DISTRICT

GROVELAND COMMUNITY SERVICES DISTRICT  
COMMUNITY FACILITIES DISTRICT NO. 2021-1  
(PUBLIC SERVICES)

**WHEREAS**, this Board of the Groveland Community Services District (the “Board”) on June 8, 2021, adopted Resolution No. 18-2021 entitled “A Resolution of the Board of Directors of the Groveland Community Services District Declaring its Intention to Establish a Community Facilities District Initially Consisting Solely Territory Proposed for Annexation to the Community Facilities District in the Future and to Authorize the Levy of Special Taxes” (the “Resolution of Intention”) and has conducted proceedings (the “Proceedings”) to establish the Groveland Community Services District Community Facilities District No. 2021-1 (Public Services) (the “CFD”) pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code; hereafter referred to as the “Act”) to provide for the costs of fire protection and suppression services, ambulance and paramedic services, and park maintenance services (the “Services) as provided in the Act; and

**WHEREAS**, the Resolution of Intention called for a public hearing to be held on July 13, 2021, and as part of the Proceedings, the Board held a public hearing under the Act relative to the determination to proceed with the formation of the CFD and the special tax (the “Special Tax”) to be levied within the CFD to finance the Services and at such hearing all persons desiring to be heard on all matters pertaining to the formation of the CFD and the levy of the Special Tax were heard, substantial evidence was presented and considered by this Board and a full and fair hearing was held; and

**WHEREAS**, upon the conclusion of the hearing, this Board adopted a resolution entitled “A Resolution of the Board of Directors of Groveland Community Services District, Establishing the Formation of a Community Facilities District” (the “Resolution of Formation”), whereby the Board (i) established the CFD and (ii) authorized the levy of the Special Tax on parcels that will annex to the CFD, pursuant to the Act; and

NOW THEREFORE BE IT RESOLVED THAT THE BOARD OF DIRECTORS OF THE GROVELAND COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. By the passage of this Ordinance, the Board hereby authorizes the levy of the Special Tax on parcels that will annex to the CFD at the rate or rates to be approved unanimously by the owner or owners of each parcel or parcels to be annexed to the CFD and for apportionment and collection of the Special Tax in the manner specified in the Resolution of Formation.
3. The General Manager of the Groveland Community Services District or designee or employee or consultant of the Groveland Community Services District is hereby authorized and directed each fiscal year to determine the specific Special Tax to be levied for the next ensuing fiscal year for each parcel of real property within the CFD, in the manner and as provided in the Resolution of Formation.

4. Exemptions from the levy of the Special Tax shall be as provided in the Resolution of Formation and the applicable provisions of the Act. In no event shall the Special Tax be levied on any parcel within the CFD in excess of the maximum Special Tax approved unanimously by the owner or owners of each parcel or parcels to be annexed to the CFD.

5. All of the collections of the Special Tax shall be used as provided in the Act and in the Resolution of Formation, including, but not limited to, the payment of the costs of the Services, the payment of the costs of the Groveland Community Services District in administering the CFD, and the costs of collecting and administering the Special Tax.

6. The Special Tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the Board may provide for other appropriate methods of collection by resolution(s) of the Board of Directors. The General Manager of the Groveland Community Services District is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Tuolumne in order to effect proper billing and collection of the Special Tax, so that the Special Tax shall be included on the secured property tax roll of the County of Tuolumne for fiscal year 2022/23 and for each fiscal year thereafter until no longer required to pay for the Services or until otherwise terminated by the Groveland Community Services District.

7. Under Section 50075.1 of the Government Code, the following accountability provisions shall apply to the special taxes: (a) the provision and/or acquisition of the Services and the incidental costs thereof, all as defined in the Resolution of Formation, shall constitute the specific single purpose of the special tax; (b) the proceeds shall be applied only to the specific purposes identified in (a) above; (c) there shall be created special account(s) or funds(s) into which the proceeds shall be deposited; (d) there shall be caused to be prepared an annual report of the CFD containing the information set forth in Section 50075.3 of the Government Code.

8. If for any reason any portion of this ordinance is found to be invalid, or if the Special Tax is found inapplicable to any particular parcel within the CFD, by a court of competent jurisdiction, the balance of this ordinance and the application of the Special Tax to the remaining parcels within the CFD shall not be affected.

9. The President of the Board shall sign this Ordinance and the Secretary of the Board shall cause the same to be published immediately after its passage at least once in a newspaper of general circulation.

10. This Ordinance shall take effect upon its adoption.

INTRODUCED and first read on the 13<sup>th</sup> day of July, 2021; and PASSED AND ADOPTED this 10<sup>th</sup> day of August, 2021.

**DATED:**

**ROLL CALL:**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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PRESIDENT OF THE BOARD

**ATTEST:**

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Secretary of the Board

## RESOLUTION 25-2021

### A RESOLUTION OF THE GROVELAND COMMUNITY SERVICES DISTRICT ADOPTING ORDINANCE NO. 1-21 AUTHORIZING THE LEVY OF SPECIAL TAXES ON PARCELS THAT WILL ANNEX TO A COMMUNITY FACILITIES DISTRICT – GROVELAND COMMUNITY SERVICES DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2021-01 (PUBLIC SERVICES)

**WHEREAS**, on June 8, 2021, the Board of Directors (the “Board”) of the Groveland Community Services District (the “District”) adopted Resolution No. 18-2021 entitled “A Resolution of the Board of Directors of the Groveland Community Services District Declaring its Intention to Establish a Community Facilities District Initially Consisting Solely of Territory Proposed for Annexation to the Community Facilities District in the Future and to Authorize the Levy of Special Taxes” (the “Resolution of Intention”), stating its intention to form the Groveland Community Services District Community Facilities District No. 2021-1 (Public Services) (the “CFD”); and

**WHEREAS**, the Resolution of Intention, incorporating a map of the proposed boundaries of the future annexation area of the CFD and stating the services to be provided, is on file with the Board Secretary and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

**WHEREAS**, the Resolution of Intention called for a public hearing pertaining to the formation of the CFD and the levy of said special tax to be held on Tuesday, July 13, 2021, at 10:00 a.m. or as soon thereafter as the matter may be heard, at the meeting place of the Board; and

**WHEREAS**, a notice of public hearing regarding the formation of Groveland Community Services District Community Facilities District No. 2021-1 (Public Services) was published in the Sonora Union Democrat on July 6, 2021; and

**WHEREAS**, following the public hearing held on July 13, 2021, the Board adopted Resolution 22-2021 forming the Community Facilities District No. 2021-1 and introduced and conducted the first reading of Ordinance No. 1-21 Authorizing the Levy of Special Taxes on Parcels That Will Annex to a Community Facilities District – Groveland Community Services District Community Facilities District No. 2021-01 (Public Services); and

**WHEREAS**, the District published a summary of proposed District Ordinance 1-21 and notice of its consideration of adoption by the Board on August 10, 2021 in the Union Democrat on July 29<sup>th</sup> and made available a full copy to the public at the District office as required by law; and

**WHEREAS**, the Board of Directors considered the second reading and adoption of Ordinance 1-21 during this meeting on August 10, 2021.

NOW THEREFORE BE IT RESOLVED THAT THE BOARD OF DIRECTORS OF THE GROVELAND COMMUNITY SERVICES DISTRICT DOES HEREBY:

1. Approve and adopt as introduced Ordinance 1-21 Authorizing the Levy of Special Taxes on Parcels that will Annex to a Community Facilities District – Groveland Community Services District Community Facilities District No. 2021-01 (Public Services).

RESOLVED FURTHER, that staff be directed to publish in a newspaper of general circulation a summary of Ordinance 1-21 as adopted no later than fifteen (15) days after adoption.

**WHEREFORE**, this Resolution is passed and adopted by the Board of Directors of the Groveland Community Services District on August 10, 2021, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST:

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Rachel Pearlman, Board Secretary

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Janice Kwiatkowski, President - Board of Directors

**CERTIFICATE OF SECRETARY**

I, Rachel Pearlman, the duly appointed and acting Secretary of the Board of Directors of the Groveland Community Services District, do hereby declare that the foregoing Resolution was duly passed and adopted at a Regular Meeting of the Board of Directors of the Groveland Community Services District, duly called and held on August 10, 2021.

DATED: \_\_\_\_\_





## **BOARD MEETING AGENDA SUBMITTAL**

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**TO: GCSB Board of Directors**

**FROM: Peter Kampa, General Manager**

**DATE: August 10, 2021**

**SUBJECT: Agenda Item 5B: Status Update Report on the Partnership and Lease Agreement with Cal.net for the Expansion of Broadband Internet Services Within the District**

---

**RECOMMENDED ACTION:**

*This agenda item is for information and Board input and direction/public input only at this time. If there is continued interest on the part of the Board, a Master Lease Agreement will be presented to the Board for future action.*

**BACKGROUND:**

Over the last 18 months, management has been meeting and working with local internet service provider (ISP) Cal.net with the intent of receiving more consistent and reliable high speed internet services for District facilities including treatment plants, pump stations and the administrative office. Local internet service has suffered significantly with the increase in local visitation and home occupancy rates, which has caused a high consumption of available internet bandwidth.

You may remember in 2020 we discussed that Cal.net had received state grant funding to expand broadband internet in “underserved” areas of California. Since our past discussion, Cal.net has been working with the California Public Utilities Commission (CPUC) to finalize project plans and secure the release of the grant funds to construct the broadband infrastructure. Cal.net had received conditional approval and authorization for \$3,608,224 in California Advanced Services Fund (CASF) grant funds from the CPUC in 2016 for a project to improve service in Tuolumne and Mariposa counties. This project has been in the planning, design and permitting process since that time, and on June 24, 2021, the CPUC adopted a Resolution that approves a categorical exemption prepared in compliance with the California Environmental Quality Act (CEQA) and authorizes the release of (CASF) grant monies to Cal.net to construct the Project.

The Tuolumne Mariposa Project is a last-mile fixed wireless infrastructure project that will provide broadband Internet and VoIP telephony services to 834 Census blocks, 7,711 households, 16 fire stations, and 19 anchor institutions with speeds of up to 25 Mbps download and 4 Mbps upload in the underserved rural communities of Tuolumne and Mariposa Counties. In Tuolumne County, Cal.net will construct nine new fixed-wireless broadband tower facilities subject to Conditional

Use Permits and the three fixed-wireless broadband antennas collocated on existing towers on a mix of public and private properties. After working closely with Cal.net and with the vigorous assistance of County Supervisor Kathleen Haff, two of these above listed systems is planned on GCSD property:

- Tank 2 Jones Hill Ct. – This location is important to fulfill the goals of the CPUC grant. Cal.net will build a 60’-80’ mast or tower at this location. This site will represent one of the two primary ingress for wireless links for the Groveland network. This site will feed the GCSD main offices directly.
- Tank 1 Tenaya Tank – This location is important to fulfill the goals of the grant CPUC grant. This will give Cal.net the ability to serve all the businesses and residents along the 120 corridor through Groveland. At this site, they would likely use magnetic mounts around the top of the tank to mount the equipment.

In addition, Cal.net is considering construction located:

- Tank 3 Alcan Ct – PML service
- There is a small unserved consumer base near the 2G Clearwell. This site may need a tower to reach into that adjacent valley. Cal.net would like to see if we can bring in service from the top of the tank from either Tank 2 or Tank 1.
- Tank 4 PML Airport – Cal.net would like to repurpose the empty utility pole for service delivery in a future phase

Ultimately, it has been discussed that from any GCSD site, there is a possibility to serve a remote few customer with Broadband, in addition to GCSD facilities having internet access for communications.

As discussed above, should the Board wish to continue to pursue this relationship with Cal.net, we will finalize a Master Lease Agreement for Board consideration.

**ATTACHMENTS:**

None

**TO: GCSB Board of Directors**

**FROM: Peter Kampa, General Manager**

**DATE: August 10, 2021**

**SUBJECT: Agenda Item 6A: Review of the District's Requests for Funding Under the American Rescue Plan Relief Funds Available to Tuolumne County and Formulation of a Final Request/Recommendation for the Board of Supervisors**

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**RECOMMENDED ACTION:**

*Staff seeks Board direction on its desired priorities for funding by Tuolumne County under its allocation from the American Rescue Plan Relief Funds.*

**BACKGROUND:**

On July 14, 2021 an article in the Sonora Union Democrat stated that the County of Tuolumne was to receive \$10.6 million from the American rescue plan relief funds from the federal government for the purpose of offsetting community impacts related to the COVID-19 pandemic. Although we knew by following this issue through the legislature that the county was going to receive these funds and that the district would not be eligible for funds on its own, we received from the county no formal notification or request for projects or needs. The County Board meeting at which requests for funding were to be heard was scheduled for June 22, 2021, leaving no time to address our Board for input and very little time for a short GCSB staff to put together a well planned request.

All funding received by the county must be spent by Dec. 31, 2024, and can only be used for the following purposes:

- responding to the COVID-19 public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits;
- providing general governmental services by replacing lost revenue;
- providing premium pay to individuals performing essential work during the public health emergency;
- and expanding water, sewer, or broadband infrastructure.

Attached to this item are the requests prepared by GCSB staff based on our priority infrastructure needs and the intent of the funding. In addition members of the board and the district general manager also received calls from the County Sheriff seeking support for funding for additional law enforcement officers and increased salaries for his officers,

so that they could improve services in the Groveland area.

At the Board of Supervisors meeting of August 3rd, the Board of Supervisors gave direction to the county staff, and a formal vote on the matter will come at their August 13 meeting. The board collectively agreed they are interested in allocating \$1 million to the Tuolumne County Fire Department for equipment needs, \$500,000 for local non-profits and \$500,000 for a local economic development RAD Card program. Money is also likely to go towards code enforcement/cleanup, a space needs study for county buildings, a capital improvement plan, IT related upgrades and employee workplace improvements. In all, it would cost around \$3 million. The list is still subject to change.

GCSD staff seeks input from our board on your formal position on priorities for this funding if any.

**ATTACHMENTS:**

- GCSD Project Funding Requests

Groveland  
Community  
Services  
District



## Groveland Community Services District- Project Submissions for American Rescue Plan Relief Funds



**GROVELAND COMMUNITY SERVICES DISTRICT**

**PROJECT No. 1 – WATER DISTRIBUTION IMPROVEMENTS PROJECT**

1. Project description and benefit to community

The project consists of increasing the capacity of the existing potable water distribution system supply line between Groveland and Big Oak Flat to support fire flow and maximum day demands.

2. Location

The water distribution system improvements projects will be located within both Groveland and Big Oak flat. The District has easements in place that allow for pipeline improvements. Therefore, no land acquisition or encroachment permits will be required.

3. Total Project Cost

The following table contains a summary of the total project costs:

Item Description	Cost
<b>Groveland to Big Oak flat</b>	
8" Potable Water Pipeline	\$966,030
<b>Big Oak flat</b>	
8" Potable Water Pipeline	\$429,520
<b>Subtotal</b>	<b>\$1,395,550</b>
Contingency	\$139,555
Surveying, Design, Engineering and Environmental	\$209,333
<b>Total Project Cost</b>	<b>\$1,744,438</b>

If funding is limited, the District will accept partial funding for either the Groveland to Big Oak Flat or Big Oak Flat Improvements.

4. Current project status / level of design (concept/site selection, preliminary scoping, %complete, ready to bid, etc.)

The engineering design has been completed for the construction of the proposed water distribution system improvements. District needs to complete environmental documentation to proceed with the construction of the Project.

5. Estimated time needed to complete project

It is estimated that the project will take one (1) year to construct.

6. Estimated number of residents directly benefitting

All residents within the District, Groveland and Big Oak Flat directly, will benefit from this project. The construction of these projects is driven by the serve fire warnings and drought conditions that are currently affecting the State of California, as well as growing maximum day

demands. If grant funded, the District will be able to maintain lower water rates, ensure fire protection throughout the community and have sufficient capacity to meet maximum day demands.

7. Potential obstacles / delays (permits, property acquisition, site selection, coordination with other utilities / agencies, etc.)

This project has been reviewed and approved by all the regulatory agencies with jurisdiction over the project. No obstacles or delays are expected.

**GROVELAND COMMUNITY SERVICES DISTRICT**

**PROJECT No. 2 – REPLACEMENT AND RELOCATION OF POTABLE WATER STORAGE TANK 4 PROJECT**

1. Project description and benefit to community

The project consists of constructing a new 500,000 gallon potable water storage tank in Pine Mountain Lake to replace Tank 4. This new storage tank will improve water pressures at Unit 12, eliminate the need of a booster pump station and hydropneumatics tanks and be able to serve the proposed Long Gulch Development area.

2. Location

The water storage tank improvements projects will be located within the northeast region of Pine Mountain Lake. The District will need to procure high elevation land, to allow the future water distribution system to flow by gravity, within the area to build the proposed storage tank improvements.

3. Total Project Cost

The following table contains a summary of the total project costs:

Item Description	Cost
<b>Pine Mountain Lake</b>	
500,000 Gallon Storage Tank	\$600,000
Water Main extension	\$260,000
Land Acquisition	\$200,000
<b>Subtotal</b>	<b>\$1,060,000</b>
Contingency	\$106,000
Surveying, Design, Engineering and Environmental	\$210,000
<b>Total Project Cost</b>	<b>\$1,376,000</b>

If funding is limited, the District will accept partial funding for any of the above referenced Improvements.

4. Current project status / level of design (concept/site selection, preliminary scoping, %complete, ready to bid, etc.)

The Groveland CSD will need to develop a feasibility analysis to evaluate the optimal location of the proposed water infrastructure. Furthermore, once the location has been determined, the District will need to develop complete plans and specifications for the proposed project, as well as environmental documentation to proceed with construction.

5. Estimated time needed to complete project



It is estimated that the project will take 3 months to complete the feasibility analysis, 6 months to complete the design, 2 months to complete the environmental documents and another year to construct.

6. Estimated number of residents directly benefitting

All residents within Groveland CSD will benefit from this project. Pine Mountain Lake and the expansion area will be directly benefitted as they will be supplied potable water, but the District as a whole will benefit as their monthly bill would be reduced due to the increased service area. The construction of these projects is driven by the drought conditions that are currently affecting the State of California, Groveland CSD planned expansion and growing maximum day demands. If grant funded, the District will be able to maintain lower water rates and provide potable water to regions of the district that are otherwise unattainable.

7. Potential obstacles / delays (permits, property acquisition, site selection, coordination with other utilities / agencies, etc.)

This project has been reviewed and approved by all the regulatory agencies with jurisdiction over the project. No obstacles or delays are expected.

**GROVELAND COMMUNITY SERVICES DISTRICT**

**PROJECT No. 3 – BIG OAK FLAT WATER STORAGE TANK IMPROVEMENTS PROJECT**

1. Project description and benefit to community

The project consists of increasing the capacity of the Groveland CSD water system by constructing a new 500,000 gallon potable water storage tank in Big Oak Flat. This new storage tank will reduce dead end pipes, allow Groveland CSD to meet fire flow demands and system wide maximum day demands.

2. Location

The water storage tank improvements projects will be located within the most southwest region of Big Oak Flat. The District will need to procure land within the area to build the proposed storage tank improvements.

3. Total Project Cost

The following table contains a summary of the total project costs:

<b>Item Description</b>	<b>Cost</b>
<b>Big Oak flat</b>	
500,000 Gallon Storage Tank	\$600,000
Miscellaneous Site Improvements	\$150,000
Land Acquisition	\$200,000
<b>Subtotal</b>	<b>\$950,000</b>
Contingency	\$95,000
Surveying, Design, Engineering and Environmental	\$142,500
<b>Total Project Cost</b>	<b>\$1,187,500</b>

If funding is limited, the District will accept partial funding for any of the above referenced Improvements.

4. Current project status / level of design (concept/site selection, preliminary scoping, %complete, ready to bid, etc.)

The Groveland CSD will need to develop a feasibility analysis to evaluate the optimal location of the proposed water infrastructure. Furthermore, once the location has been determined, the District will need to develop complete plans and specifications for the proposed project, as well as environmental documentation to proceed with construction.

5. Estimated time needed to complete project

It is estimated that the project will take 3 months to complete the feasibility analysis, 6 months to complete the design, 2 months to complete the environmental documents and another year to construct.

6. Estimated number of residents directly benefitting

All residents within Groveland CSD will benefit from this project as they will be capable of meeting the fire flow demands for the District. The construction of these projects is driven by the severe fire warnings and drought conditions that are currently affecting the State of California and growing maximum day demands. If grant funded, the District will be able to maintain lower water rates, ensure fire protection throughout the community and have sufficient capacity to meet maximum day demands.

7. Potential obstacles / delays (permits, property acquisition, site selection, coordination with other utilities / agencies, etc.)

This project has been reviewed and approved by all the regulatory agencies with jurisdiction over the project. No obstacles or delays are expected.

**TO:** GCSB Board of Directors

**FROM:** Peter Kampa, General Manager

**DATE:** August 10, 2021

**SUBJECT:** Agenda Item 6B: Review and Input on Agreement with Tuolumne County for the Collection of Development Impact Fees for New Development and the Scope of Work and Fees Associated with the Process of Annexation into the Community Facilities District 2021-01, Public Services

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**RECOMMENDED ACTION:**

*No specific action of the Board is requested at this meeting as the agreement is under review by the County. The purpose of today's discussion is to receive Board input and direction on the agreement.*

**BACKGROUND:**

At the board's July 13, 2021 board meeting, the district's first schedule of development impact fees for park and fire services were adopted unanimously by resolution. These fees apply to all new construction within the district boundaries at the time that a building permit is issued by the county. By law, the district is not authorized to collect these development impact fees as that is the responsibility of the land use authority, which is the county of Tuolumne.

We have presented the development impact fees to the county for their consideration of adoption and implementation. In order to fully implement the charging of these development impact fees, an agreement between the county and district is necessary to outline the roles and responsibilities of each agency in the collection, distribution and reporting regarding these fees. Attached is a draft agreement provided by our consultant, NBS, and reviewed/finalized by district legal counsel. This agreement has been submitted to the county for review and approval. At this meeting we will summarize the agreement and receive your input regarding its content.

**ATTACHMENTS:**

- Draft Development Impact Fee Agreement with Tuolumne County

**AGREEMENT BETWEEN THE COUNTY OF TUOLUMNE AND THE  
GROVELAND COMMUNITY SERVICES DISTRICT REGARDING  
COLLECTION OF A CAPITAL FIRE AND PARK FACILITIES FEE FOR NEW  
CONSTRUCTION AND DEVELOPMENT**

THIS AGREEMENT (“Agreement”) is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between the County of Tuolumne, a municipal corporation of the State of California, hereinafter referred to as "County," and the Groveland Community Services District, a district organized and existing under the laws of the State of California, hereinafter referred to as "District."

RECITALS

WHEREAS, on July 13, 2021, the Board of Directors of the District conducted a public hearing regarding the adoption of Development Impact Fees related to Capital Fire and Park Fees (“Fees”) for new development. At the conclusion of the hearing, the District’s Board adopted Resolution 21-2021 establishing the Fees; and

WHEREAS, California Government Code, Section 65962(b), requires a sixty (60) day waiting period before fees can become effective; and

WHEREAS, District has requested that County include the District’s Fees as part of the County’s development impact fees for those developments within the District; and

WHEREAS, District has requested that County processing of applications for building permits include the District’s Fees; and

WHEREAS, County is willing to collect the Fee as long as District pays the County its actual costs for calculating, reporting, and collecting the Fee; and

WHEREAS, County and District desire to formally define the parameters for collecting the Fee; and

WHEREAS, County and District desire to enter into this Agreement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth, County and District agree as follows:

I. SCOPE

This Agreement defines the parameters for County to collect the Fee on behalf of the District within its political boundaries, for which County is either responsible for or under contract to issue building permits and collect fees associated with new construction or

development within the County, deposit District's collected funds as directed, and prepare periodic statistical information reports for District.

## II. DISTRICT'S OBLIGATIONS

A. District shall, as required under California Government Code Section 66006, establish a separate capital facilities account for funds collected in accordance District Resolution 21-2021. District shall produce, at the close of its fiscal year, a report detailing the beginning and ending balance in the capital facilities account, fee revenues deposited into the account, interest earnings on the account, any other income in the account, the amount of expenditures from the account, and the amount of refunds from the account.

B. Annually, not less than sixty (60) days prior to the beginning of its fiscal year, the District shall notify the County of the per-unit amount of the fees to be collected under the District's Fee for all affected properties.

C. Annually, as part of its fiscal budget, the District shall appropriate funds, based on the County's estimates, sufficient to cover the administrative fee charged by the County to pay for its actual costs of time and materials for calculating, reporting and cashing functions associated with collecting the Fee.

## III. COUNTY'S OBLIGATIONS

A. The County shall adopt the District's Fees as part of its development impact fees which shall only be applicable to developments within the District or that will be annexed into the District.

B. The County shall develop or amend an existing building permit form that will enable it to collect a per dwelling unit, per room/space, or per square foot fee, as part of its permit process, for new construction or development at rates identified by District for a given fiscal year. The District shall accept the fee amount based on the number of dwelling units, lodging rooms or spaces permitted; or commercial square footage calculation as determined by the County.

C. The County shall deposit into a separate fund all funds collected by County in accordance with the Fee as part of the permit process.

D. To enable the District to comply with its required reporting obligations, the County shall provide to the District on a monthly basis a statement, in an electronic format, that at a minimum will report the County's permit activity by the type of property; parcel number address; rooms/spaces; square footage; fee collected; date fee collected.

E. The County shall remit to the District on a monthly basis all funds collected less the administrative fee charged to process the Fee.

F. The County shall commence collecting the fee effective \_\_\_\_\_, 2021.

IV. CONSIDERATION

In consideration for collecting the Fee, the County shall retain an annually agreed upon administration fee to cover the costs of the calculating, reporting and cashing functions.

V. REFUNDS

In the event that the County collects the Fee or a portion of the Fee in error or a building permit expires without construction taking place, the County will recalculate the correct Fee amount, process a refund to the customer if necessary, and notify the District of this action. If the fee collected has already been remitted to the District, the County will notify the District and the District will process a refund to the customer.

VI. FEE WAIVER OR ADJUSTMENT PROCEDURES

For applicants applying for a building permit to replace an occupied dwelling unit or commercial/industrial structure, the District has deemed that a credit for the structure demolished or destroyed will be applied to the new development on the same parcel. Alterations to residential structures shall be exempt from fees. Rehabilitation of commercial, industrial or hotel/B&B/RV Park facilities shall also be exempt, unless rehabilitation results in higher density commercial or industrial uses e.g., more units or square footage as determined by the County in consultation with the District.

VII. APPEAL

The District's Board of Directors shall hear all appeals for waiver or reduction in the District's Fee. The Board of Directors shall have the sole authority to grant or deny the appeal.

VIII. TERM

This Agreement shall be effective and commence as of \_\_\_\_\_, 2021 and shall end when either party terminates the agreement in accordance with Section IX.

IX. TERMINATION

Either party may terminate this Agreement by written notice served upon the other party by Certified Mail delivered not less than one hundred eighty (180) days prior to the proposed date of terminated at the address indicated in Section XIII of this Agreement.

X. SAVING CLAUSE

In the event that any portion of this Agreement shall at any time be declared invalid by any court of competent jurisdiction, or by governmental regulations or decree, such decision shall not invalidate the entire Agreement, it being the expressed intention of the parties hereto that all other provisions not declared invalid shall remain in full force and effect

XI. MODIFICATIONS

This Agreement contains the entire understanding of the parties and no alteration, amendment, variation, or waiver of the terms of this Agreement shall be valid unless made in writing and signed by both parties. Waiver by either party of any default, breach or condition precedent shall not be construed as a waiver of any other default, breach or condition precedent, or any other right hereunder.

XII. INDEMNIFICATION

The District shall defend, indemnify and hold harmless the County, its officers, directors, agents, employees and volunteers from and against all demands, claims, actions, liabilities, losses, damages, and costs, including payment of reasonable attorneys' fees, arising out of or resulting from the performance of the Agreement, caused in whole or in part by the negligent or intentional acts or omissions of the District's officers, directors, agents, employees, or subcontractors.

The County shall defend, indemnify, and hold harmless the District, its officers, directors, agents, employees, and subcontractors from and against all demands, claims, actions, liabilities, losses, damages and costs, including payment of reasonable attorneys' fees, arising out of or resulting from the performance of the Agreement, caused in whole or in part by the negligent or intentional acts or omissions of the County's officers, directors, agents, employees, or volunteers.

The District shall also defend, indemnify and hold harmless the County, its officers, directors, agents, employees, and subcontractors from and against any challenge to the Fee, including its validity, methodology, collection procedure, etc... except such challenge that is caused by the sole negligence of the County.

XIII. NOTICE

Any notice, demand, request, consent, or approval that either party hereto may or is required to give the other pursuant to this Agreement shall be in writing and shall be either personally delivered or sent by mail, addressed as follows:

The County of Tuolumne  
Attn: County Administrator

\_\_\_\_\_, CA \_\_\_\_\_

Groveland Community Services District  
Attn: General Manager  
18966 Ferretti Rd.  
Groveland, CA 95321

Either party may change the address to which subsequent notice and/or other communications can be sent by giving written notice designating a change of address to the other party, which shall be effective upon receipt.



XIV. GOVERNING LAWS AND JURISDICTION

This Agreement shall be deemed to have been executed and to be performed within the State of California and shall be construed and governed by the internal laws of the State of California. Any legal proceedings arising out of or relating to this Agreement shall be brought in Tuolumne County, California.

XV. SUCCESSORS

This Agreement shall bind the successors of the County and the District in the same manner as if they were expressly named.

XVI. INTERPRETATION

This Agreement shall be deemed to have been prepared equally by both of the parties, and the Agreement and its individual provisions shall not be construed or interpreted more favorably for one party on the basis that the other party prepared it.

XVII. ENTIRE AGREEMENT

This Agreement constitutes the entire contract between the County and the District regarding the collection, deposit and reporting of the Fee. Any prior agreements, whether oral or written, between the County and the District regarding the subject matter of this Agreement are hereby terminated effective immediately upon full execution of this Agreement.

XVIII. DUPLICATE COUNTERPARTS

This Agreement may be executed in duplicate counterparts. The Agreement shall be deemed executed when it has been signed by both parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the day and year first written above.

COUNTY OF TUOLUMNE

GROVELAND COMMUNITY SERVICES DISTRICT

BY \_\_\_\_\_  
Tracie Riggs, County Administrator

By \_\_\_\_\_  
Peter Kampa, General Manager

DATE \_\_\_\_\_

DATE \_\_\_\_\_

Reviewed and Approved by County Counsel

Approved as to Form

BY \_\_\_\_\_  
County Counsel

BY \_\_\_\_\_  
General Counsel

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DRAFT



**TO:** GCS D Board of Directors

**FROM:** Jennifer Flores, Administrative Services Manager

**DATE:** August 10, 2021

**SUBJECT:** Agenda Item 6C: Review of Plans for Replacement of the Mary Laveroni Park Restrooms with Partial Funding Provided by the State of California Per-Capita Grant Funds

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**RECOMMENDED ACTION:**

*“I move to direct staff to proceed with submitting an application to the state’s Per Capita Grant Program for the rehabilitation and upgrade of the restroom facility located in Mary Laveroni Park.”*

**BACKGROUND:**

On June 5, 2018, California voters approved Proposition 68, the “Parks and Water Bond Act of 2018” (Senate Bill 5). A number of grant programs for drought, water, parks, climate, coastal protection, and outdoor access will be supported with Proposition 68 bond proceeds. One is the “Per Capita Program”, which provides \$185,000,000 to cities, counties and eligible districts statewide for local park rehabilitation, creation and improvements on a per capita basis, with a minimum award of \$177,952 for low population areas such as GCS D. Under this program, grant recipients are encouraged to utilize awards to complete capital improvement projects including replacement of existing existing facilities and infrastructure and to address deficiencies in neighborhoods lacking access to the outdoors.

In March of 2019, the State of California released the Per Capita Grant Program, awarding counties, cities and districts funding for eligible projects based on population. In April 2019, the District Board adopted a resolution to submit a grant application, which would have been due mid 2020. However, due to COVID-19, the grant application deadline was extended to December 2021.

The District was allocated the minimum award of \$177,952 and has been working internally for over a year to identify the best use of these funds. After going back and forth on a number of needed projects, the rehabilitation and upgrade of the inadequate restroom facilities keeps coming to the top of the list. Having clean and adequate restroom facilities to meet and keep up with the current demand at the park is of primary importance. In addition, it seems a prudent choice with the plans the District has for future park development and improvements.

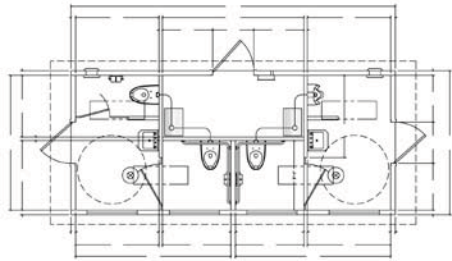
**ATTACHMENTS:**

1. Restroom Preliminary Quote and Drawings
2. Board Adopted Resolution

**FINANCIAL IMPACT:**

A first rough estimate of the total project is around \$250,000. This includes manufacture and delivery of the new prefabricated restroom facility, added options, demolition of the old facility, and installation of new plumbing to accommodate the new facility. The District would be responsible for expenses in excess of the \$177,952, or approximately \$72,048.

A 2021/22 budget adjustment will be necessary, and staff will be seeking additional grants and partnerships to accomplish the local investment.



Dakota with chase restroom building. Standard features include simulated barnwood texture walls, simulated cedar shake textured roof, vitreous china fixtures, 4-gallon water heater, interior and exterior lights, off loaded, and set up at site.

Base Price		Price per unit	Click to select
<b>Dakota 11' x 26'</b>		\$	
<b>Added Cost Options:</b>			
Final Connection to Utilities		\$	
Optional Wall Texture -choose one	Split Face Block (\$3,500)      Struck Trowel (\$3,500)      Stone (\$5,000)		
Optional Roof Texture -choose one	Delta Rib	\$	
Insulation and Heaters (per section)	Qty:	\$	
Stainless Steel Water Closet (each)	Qty:	\$	
Stainless Steel Lavatory (each)	Qty:	\$	
Stainless Steel Urinal (each)	Qty:	\$	
Electric Hand Dryer (each)	Qty:	\$	
Electronic Flush Valves (each)	Qty:	\$	
Electronic Lavatory Faucets (each)	Qty:	\$	
Electronic Urinal Valve (each)	Qty:	\$	
Exterior Mounted ADA Drinking Fountain w/Cane Skirt	Qty:	\$	
Optional Door Closure (each)	Qty:	\$	
Skylight in Restroom (each)	Qty:	\$	
Marine Grade Skylight in Restroom (each)	Qty:	\$	
Marine Package for Extra Corrosion Resistance (per section)	Qty:	\$	
Tile Floor in Restroom (per section)	Qty:	\$	
Fiberglass Entry and Chase Doors and Frames	Qty:	\$	
2K Anti-Graffiti Coating (per section)	Qty:	\$	
Timed Electric Lock System (2 doors - does not include chase door)	Qty:	\$	
Exterior Frostproof Hose Bib with Box (each)	Qty:	\$	
Paper Towel Dispenser (each)	Qty:	\$	
Toilet Seat Cover Dispenser (each)	Qty:	\$	
Sanitary Napkin Disposal (each)	Qty:	\$	
Baby Changing Station (each)	Qty:	\$	
CXT Wastebasket (each)	Qty:	\$	
<b>Stamped Plans</b>		\$	
Total Cost of Selected Accessories from Accessories Price List:		\$	
Estimated One-Way Transportation Costs to Site ( <b>quote</b> ):		\$	
Custom Options:		\$	
Non-taxable Items (i.e., freight, installation, etc.):		\$	
<b>Tax:</b>		\$	
<b>Estimated monthly payment on 5 year lease</b>		Total Cost per Unit Placed at Job Site:	\$

This price quote is good for 60 days from date below, and is accurate and complete.

CXT Sales Representative

Date



I accept this quote. Please process this order.

Company Name

Customer

Date

**Exterior Color Options:**

*(For single color mark an X or for two tone combinations use W = Walls / R = Roof.)*

<input type="checkbox"/> Amber Rose	<input type="checkbox"/> Liberty Tan	<input type="checkbox"/> Berry Mauve	<input type="checkbox"/> Sage Green
<input type="checkbox"/> Toasted Almond	<input type="checkbox"/> Oatmeal Buff	<input type="checkbox"/> Buckskin	<input type="checkbox"/> Rosewood
<input type="checkbox"/> Sun Bronze	<input type="checkbox"/> Golden Beige	<input type="checkbox"/> Mocha Carmel	<input type="checkbox"/> Malibu Taupe
<input type="checkbox"/> Sand Beige	<input type="checkbox"/> Natural Honey	<input type="checkbox"/> Salsa Red	<input type="checkbox"/> Java Brown
<input type="checkbox"/> Pueblo Gold	<input type="checkbox"/> Cappuccino Cream	<input type="checkbox"/> Coca Milk	<input type="checkbox"/> Raven Black
<input type="checkbox"/> Granite Rock	<input type="checkbox"/> Georgia Brick	<input type="checkbox"/> Western Wheat	<input type="checkbox"/> Nuss Brown
<input type="checkbox"/> Rich Earth	<input type="checkbox"/> Charcoal Grey	<input type="checkbox"/> Hunter Green	<input type="checkbox"/> Evergreen

Special roof color    #    \_\_\_\_\_

Special wall color    #    \_\_\_\_\_

Special trim color    #    \_\_\_\_\_

*(Sage green, hunter and evergreen colors are not available in colored through concrete.)*

**Rock Color Options:**

Basalt                                      Mountain Blend                                      Natural Grey                                      Romana

**Roof Texture Options:**

Cedar Shake                                      Ribbed Metal

**Wall Texture Options:**

*(For single texture mark an X or for different top and bottom textures use T = Top / B = Bottom.)*

Barnwood	Horizontal Lap	Napa Valley Rock	}	<i>Can only be used as bottom texture.</i>
Split Face Block	Board & Batt	River Rock		
Stucco/Skip Trowel	Brick	Flagstone		

*(Textures not included in CXT's quote are additional cost.)*

**Door Opener Options:**

Non-locking ADA Handle                      Pull Handle/Push Plate  
Privacy ADA Latch

**Deadbolt Options:**

CXT Supplied                      Customer Supplied: \_\_\_\_\_  
Type & Part Number

**Accessible Signage Options:**

Men                                      Women                                      Unisex

**Paper Holder Options:**

2-Roll Stainless Steel                      3-Roll Stainless Steel

**Notes:**

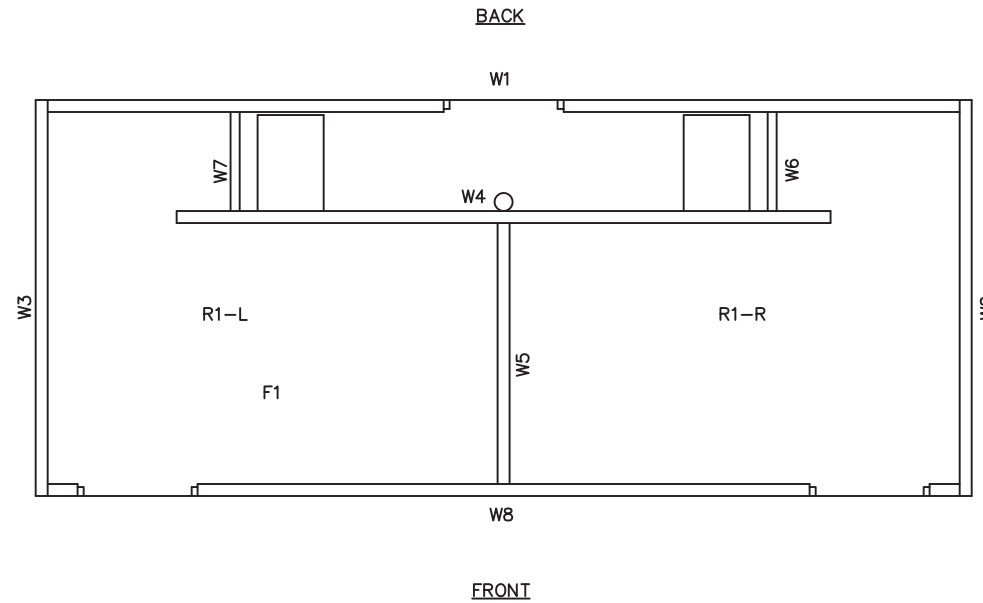


# DAKOTA

MORGAN PARK, CA

## NOTES

## PANEL MARK NO. KEY PLAN



## INDEX OF DRAWINGS

NO.	TITLE
DK-01	COVER SHEET
DK-02	HANDLING INSTRUCTIONS
DK-03	FLOOR PLAN
DK-04	BUILDING ELEVATIONS
DK-05	INTERIOR ELEVATIONS
DK-06	INTERIOR ELEVATIONS
DK-07	DETAILS
DK-08	WALL PANEL MARK W1
DK-09	WALL PANEL MARK W2
DK-10	WALL PANEL MARK W3
DK-11	WALL PANEL MARK W4
DK-12	WALL PANEL MARK W5
DK-13	WALL PANEL MARK W6
DK-14	WALL PANEL MARK W7
DK-15	WALL PANEL MARK W8
DK-16	FLOOR SLAB MARK F1
DK-17	ROOF SLAB MARK R1R
DK-18	ROOF SLAB MARK R1L
DK-19	GRAVEL PAD DETAIL
DK-20	FLOOR DRAIN LOCATIONS & BELOW FLOOR PIPING
DK-21	PARTIAL PLUMBING PLANS
DK-22	PLUMBING DETAILS, DIAGRAMS & SCHEDULE
DK-23	ELECTRICAL NOTES, DIAGRAMS & SCHEDULES
DK-24	ELECTRICAL PLANS
DK-25	MATERIAL LIST

## APPLICABLE CODES

2019 CALIFORNIA BUILDING STANDARDS CODE  
CALIFORNIA CODE OF REGULATIONS, TITLE 24

## SPECIAL CONDITIONS AND/OR LIMITATIONS

ACCESSIBILITY TO THIS BUILDING, INCLUDING PARKING, IS TO BE PROVIDED BY OTHERS AND CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

- BUILDING IS DESIGNED TO COMPLY WITH THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CBCS).
- DESIGN COMPLIES WITH THE PROVISIONS OF THE 2019 CBCS CODE FOR THE FOLLOWING LOADS:  
GROUND SNOW LOAD = 10 PSF  
FLOOR LOAD = 400 PSF  
IBC DESIGN SPECTRAL RESPONSE  $S_s = 1.500$ ,  $S_1 = 1.389$   
SITE CLASS D  
RISK CATEGORY: II  
SEISMIC DESIGN CATEGORY: E  
BEARING WALL SYSTEM  $R = 4.0$   
ULTIMATE DESIGN WIND SPEED = 150 MPH (3-SECOND GUST)  
WIND EXPOSURE C
- CONSTRUCTION TYPE: V-B  
OCCUPANCY: U  
EXTERIOR WALLS: 1-HR RATED PER IBC TABLE 721.1(2), ITEM 4-1.1  
MINIMUM FIRE SEPERATION DISTANCE: 10'
- CONCRETE STRENGTH  $f'_{ci} = 2500$  PSI INITIAL  $f'_c = 5000$  PSI  
FINAL AIR ENTRAINMENT  $6\% \pm 1\ 1/2\%$  IN PLASTIC CONCRETE.  
REINFORCING STEEL: ASTM A615 #3 GRADE 40, #4 AND LARGER GRADE 60. MINIMUM LAP 18" AT SPLICES. TIE BARS WITH DOUBLE ANNEALED 16 GA IRON WIRE. REINFORCING TO BE PLACED IN CENTER OF PANEL UNO.  
WELDED WIRE FABRIC(W.W.F.): ASTM A1064 GRADE 80, 4x4xW6.7xW6.7,  $F_y=80$  KSI (OR EQUIVAL), SMOOTH WIRE, MIN. LAP 2 SQUARES.
- EMBEDDED ITEMS IDENTIFIED ON DRAWINGS (i.e. PS-2, R301)  
REFER TO CXT STANDARD EMBEDMENT CATALOG.
- BACK OF PANELS TO HAVE SMOOTH TROWEL FINISH UNO.  
ALL SURFACES TO BE TEXTURED ARE NOTED ON PANEL DWG'S
- REFER TO SEPARATE CXT INCORPORATED SPECIFICATIONS COVERING DESIGN, MATERIALS, PRODUCTION, AND INSTALLATION CRITERIA FOR SPECIFIC STYLE OF BUILDING.
- ALL REBAR BENDS ARE TO HAVE A MINIMUM RADIUS OF 6x THE BAR DIAMETER
- INSTALLATION TO MEET APPLICABLE LOCAL, STATE & FEDERAL CODES, BY OTHERS.
- ADEQUATE PLUMBING FACILITIES MUST BE PROVIDED IN ACCORDANCE WITH 2019 CBCS (NOT BY CXT)
- ACCESSIBLE ROUTE TO BE PROVIDE BY OTHER ON SITE (NOT BY CXT).



March 26, 2021



**Precast Products**

6707 E. Flamingo Ave. Bldg 300, Nampa, ID 83687  
901 N. Highway 77 Hillsboro, TX 76645  
362 Waverly Road Williamstown, WV 26187

**DAKOTA**  
BUILDING NUMBER DK-089

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CXT Incorporated

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**PROGRESSIVE ENGINEERING, INC.**  
58640 STATE ROAD 15  
GOSHEN, INDIANA 46528  
(574) 533-0337 - Phone  
(574) 533-9736 - Fax

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STATE OF CALIFORNIA APPROVED

This document is certified as being in conformance with  
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PLAN APPROVAL NO.: PEI 21-4104  
APPROVED BY: EEJ  
DATE APPROVED: 03/29/2021  
DATE OF EXPIRATION: 06/29/2022

Approval of this document does not authorize or approve any omission or deviation from the requirement of the applicable State codes.

CASTING TOLERANCES:	
OVERALL LENGTH OR WIDTH	
10 FT OR UNDER	$\pm 1/8"$
10 TO 20 FT	$\pm 1/8"$ -3/16"
20 TO 40 FT	$\pm 1/4"$
TOTAL THICKNESS	$-1/8"$ +1/4"
VARIATION FROM SQUARE	$\pm 1/8$ PER 6 FT OF DIAGONAL
LOCAL SMOOTHNESS	$1/4"$ IN 10 FT
SHEEP	$\pm 1/4"$
POSITION OF TENDONS	$\pm 1/4"$
POSITION OF BLOCKOUTS	$\pm 1/4"$
SIZE OF BLOCKOUTS	$\pm 1/4"$
POSITION OF EMBEDS	$\pm 1/4"$
TYPING AND FLUSHNESS OF PLATES	$\pm 1/16$ , -1/4"
BOWING	LENGTH/200
END SQUARENESS	$\pm 1/8"$

## CALIFORNIA STATE

### APPROVAL TAG & PE DRAWINGS REQUIRED (2 SETS)

WALL TEXTURE: SPLIT FACE BLOCK  
WALL COLOR: NATURAL HONEY

ROOF TEXTURE: CEDAR SHAKE  
ROOF COLOR: SALSA RED

TRIM PAINT: DTM ALKYD ENAMEL BROWN

\*\*2K ANTI GRAFFITI SEALER - INTERIOR AND EXTERIOR

REV.	DESCRIPTION	DATE	APPROVAL	DATE
1	CHASE DOOR SHEET 1 AND 24	MCT		2/26/21
SCALE	1/4"=1'-0"	DATE		2/24/21
DRAWN	R9	FILE NO.	DK-089	
CHECKED	SKR	PLOT	32	

## COVER SHEET

DWG NO.	SHEET	REV.
DK-01	1/25	1



DAKOTA

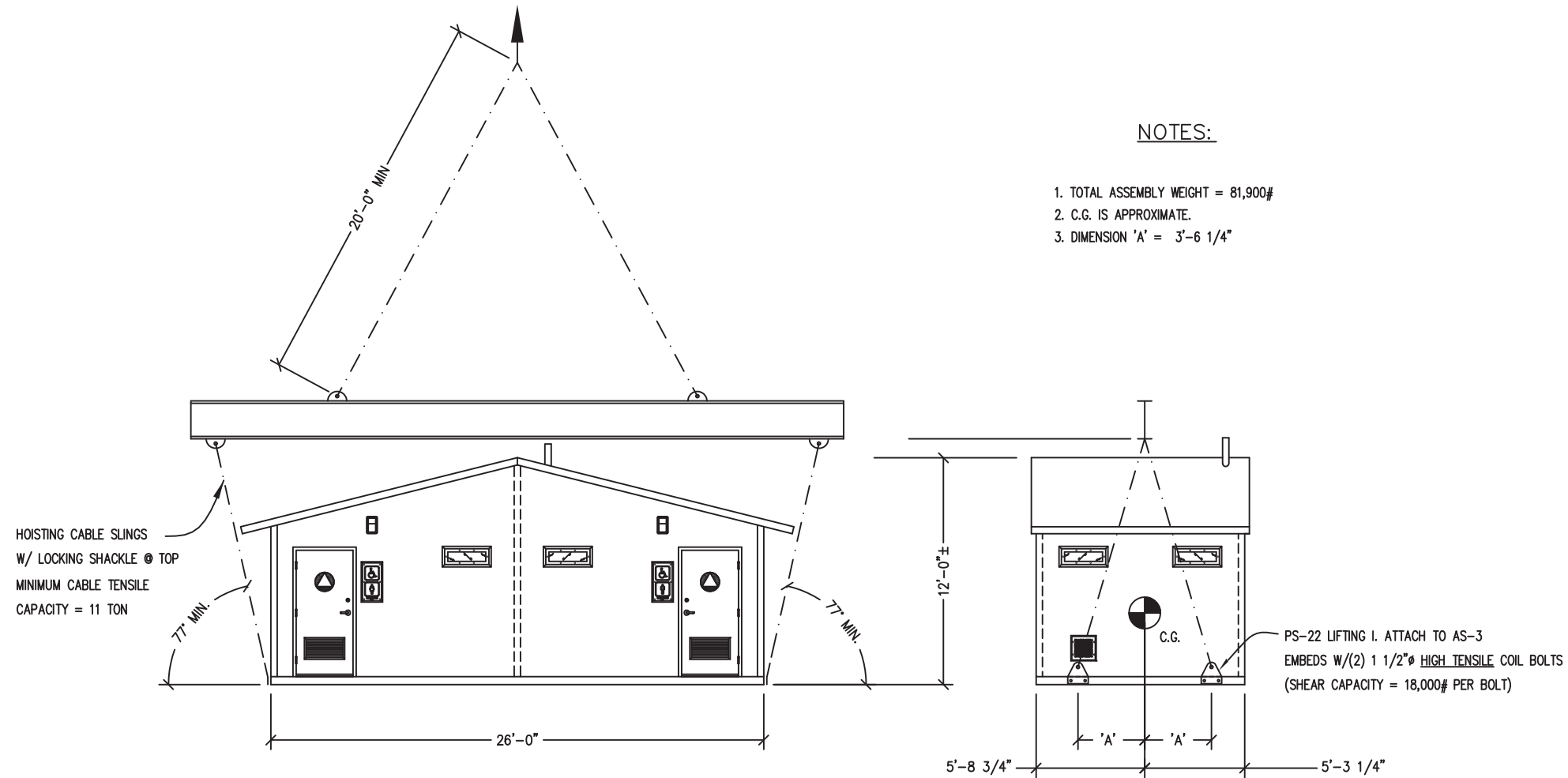
RECOMMENDED HANDLING AND INSTALLATION INSTRUCTIONS

NOTES:

1. THE DAKOTA STYLE BUILDING CONSISTS OF ONE UNIT TO BE PLACED AT THE PROJECT SITE. PROPER SITE PREPARATION AND HANDLING IS ESSENTIAL FOR THE SAFE AND PROPER INSTALLATION OF THE BUILDING.
2. PROVIDE UTILITY CONNECTIONS (PLUMBING & ELECTRICAL) AS REQUIRED AND/OR AS CALLED FOR ON THE DRAWINGS.
3. FILL FLOOR BLOCKOUTS AFTER COMPLETION OF UTILITY HOOKUPS WITH CONCRETE. SLOPE TO DRAIN.

NOTES:

1. TOTAL ASSEMBLY WEIGHT = 81,900#
2. C.G. IS APPROXIMATE.
3. DIMENSION 'A' = 3'-6 1/4"



CRANE LIFTING SCHEMATIC



March 26, 2021



**CXT Precast Products**

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PROJECT TITLE

DAKOTA

BUILDING NUMBER DK-089

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REV.	DESCRIPTION	DATE	APPROVAL	DATE
1	CHASE DOOR SHEET 1 AND 24	MCT		2/26/21
SCALE	1/8"=1'-0"	DATE		2/24/21
DRAWN	R9	FILE NO.	DK-089	
CHECKED	SKR	PLOT	96	

HANDLING INSTRUCTIONS

DWG NO.	SHEET	REV.
DK-02	2/25	1

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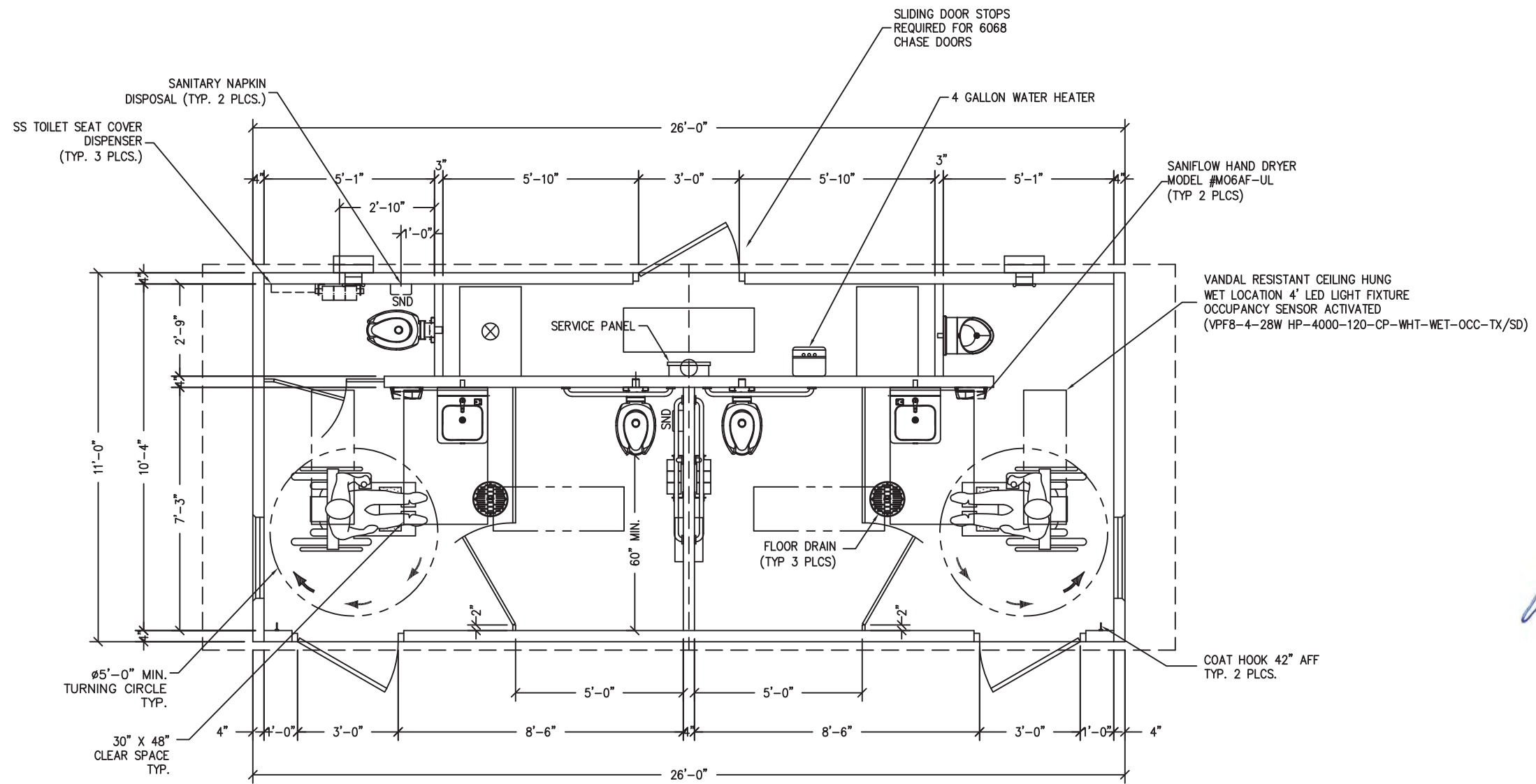
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SHIPPING WEIGHTS AND DIMENSIONS DK-089

SECTION	WEIGHT	LENGTH	WIDTH	HEIGHT
UNIT A	81,900	26'-0"	11'-6"	12'-0"



March 26, 2021



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**DAKOTA**

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SCALE	1/4"=1'-0"	DATE	2/24/21
DRAWN	R9	FILE NO.	DK-089
CHECKED	SKR	PLOT	48

**FLOOR PLAN**

DWG. NO.	SHEET	REV.
DK-03	3	1
	25	

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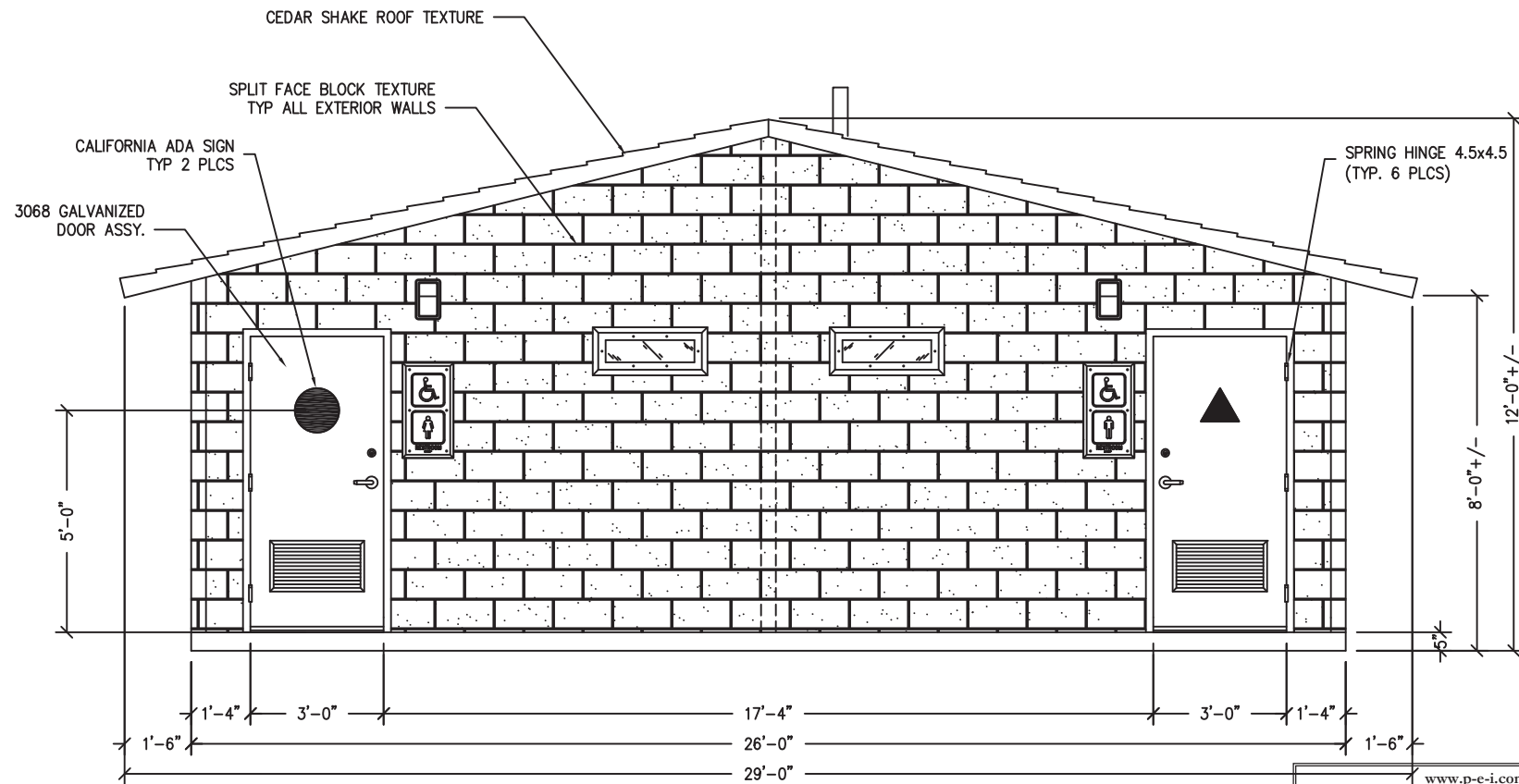
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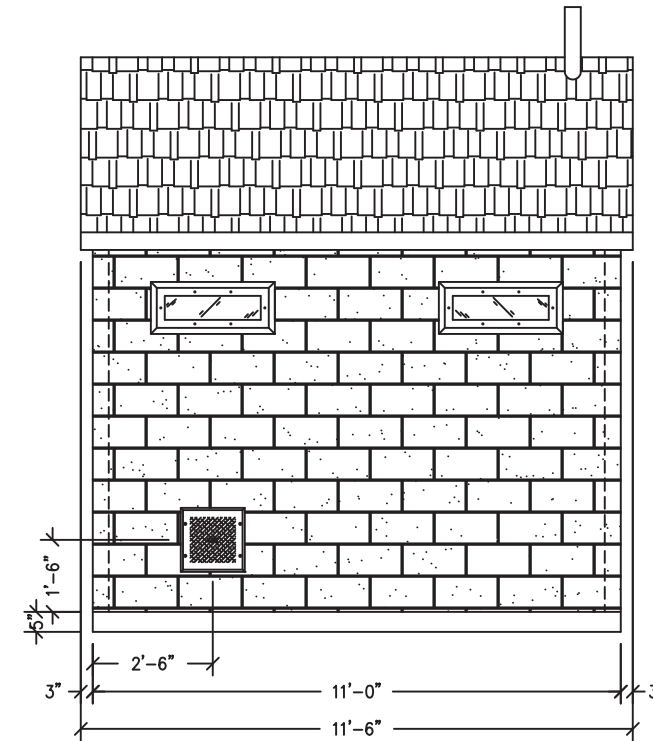
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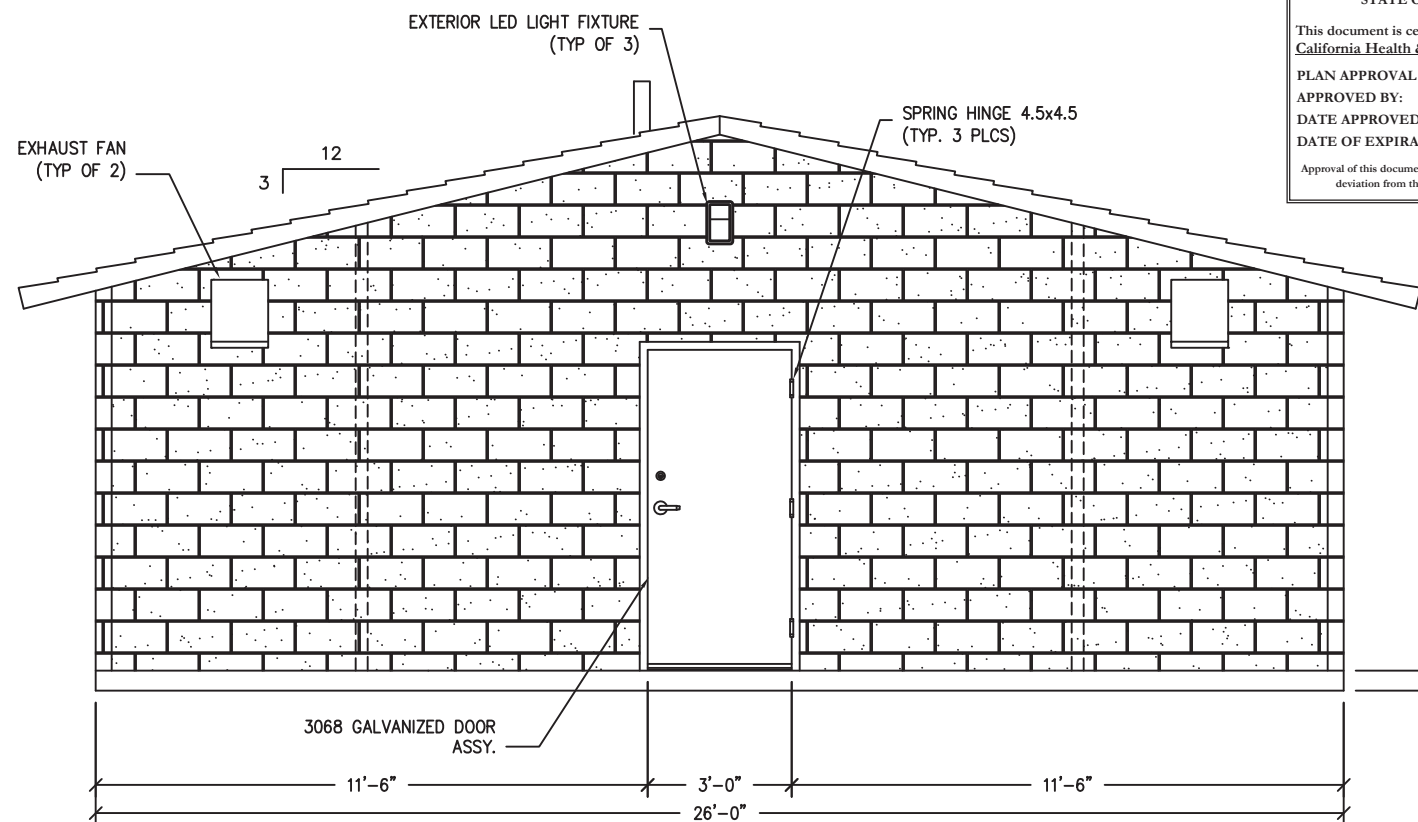
**NOTE:** ELECTRICAL AND PLUMBING COMPONENTS ARE SHOWN FOR GENERAL ARRANGEMENT ONLY. SEE SHEETS DK-20 THRU DK-24 FOR COMPLETE SYSTEM DESCRIPTIONS.



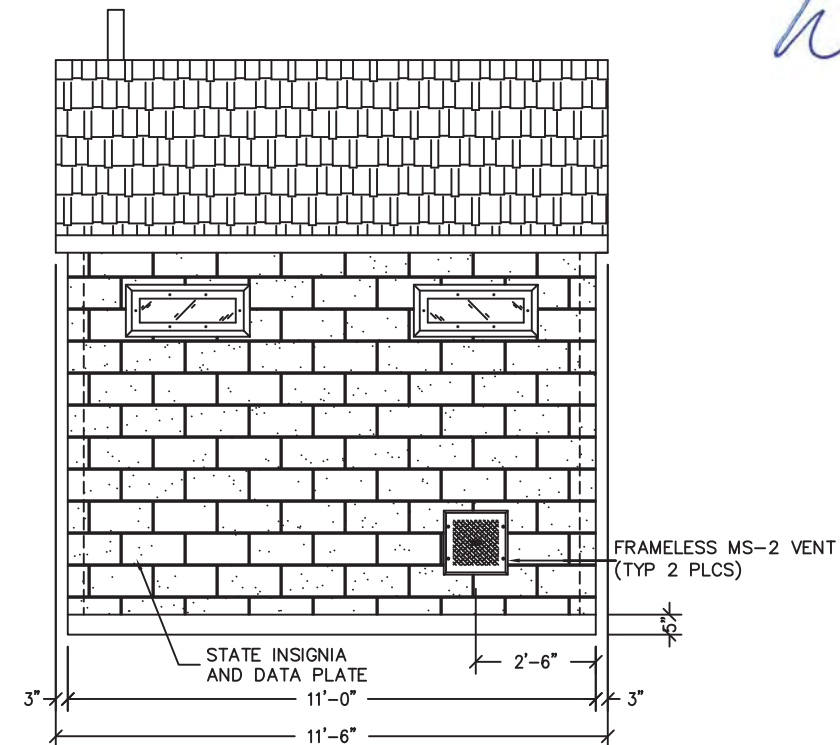
FRONT ELEVATION



RH ELEVATION



REAR ELEVATION



LH ELEVATION

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PROJECT TITLE  
**DAKOTA**  
 BUILDING NUMBER DK-089

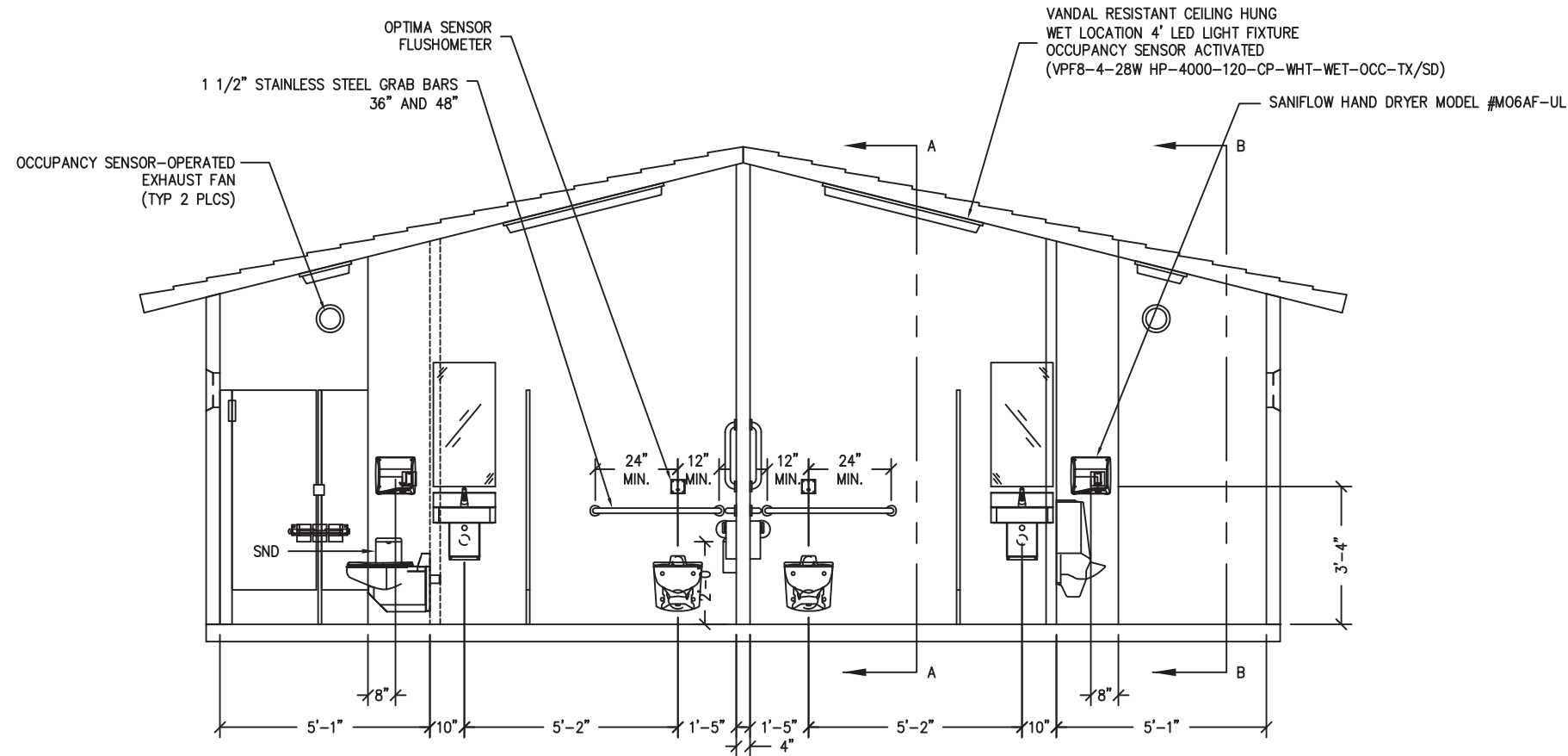
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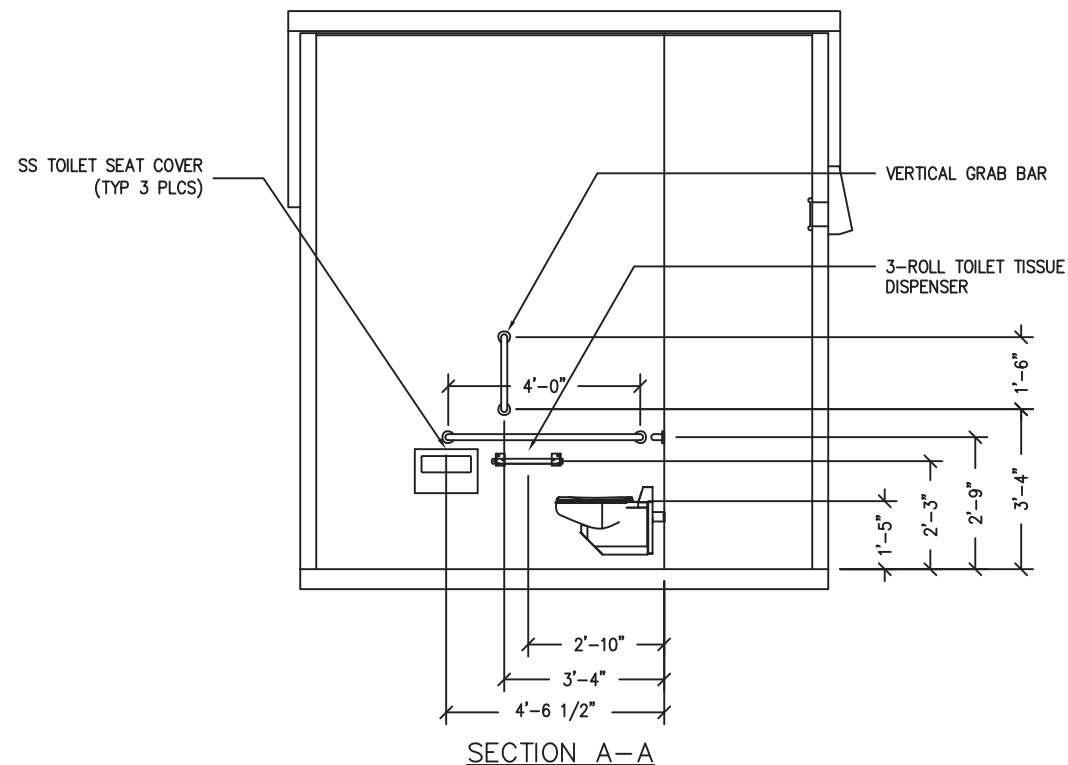

1	CHASE DOOR SHEET 1 AND 24	MCT	2/26/21
REV.	DESCRIPTION	DATE	APPROVAL
SCALE	1/4"=1'-0"	DATE	2/24/21
DRAWN	R9	FILE NO.	DK-089
CHECKED	SKR	PLOT	48

**BUILDING ELEVATIONS**

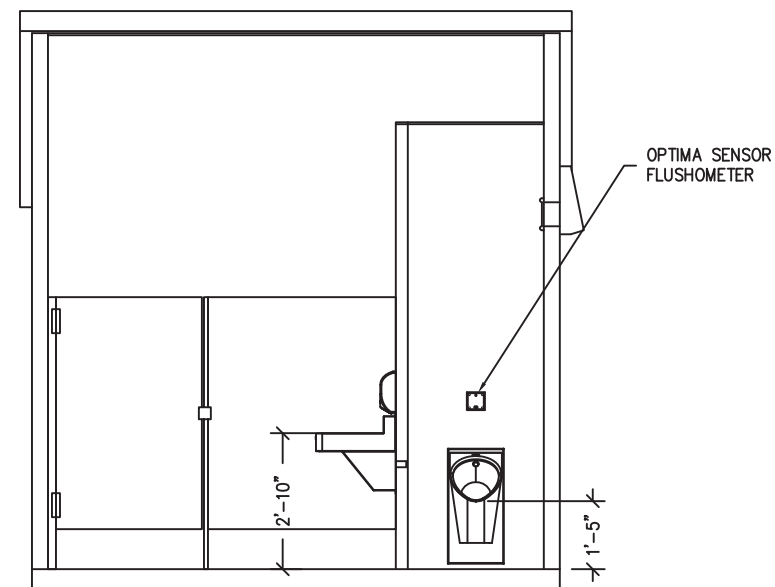
DWG NO.	SHEET	REV.
DK-04	4	1
	25	



INTERIOR ELEVATION – FRONT VIEW



SECTION A-A



SECTION B-B

INTERIOR ELEVATION – MEN'S RESTROOM  
WOMEN'S OPPOSITE HAND



March 26, 2021



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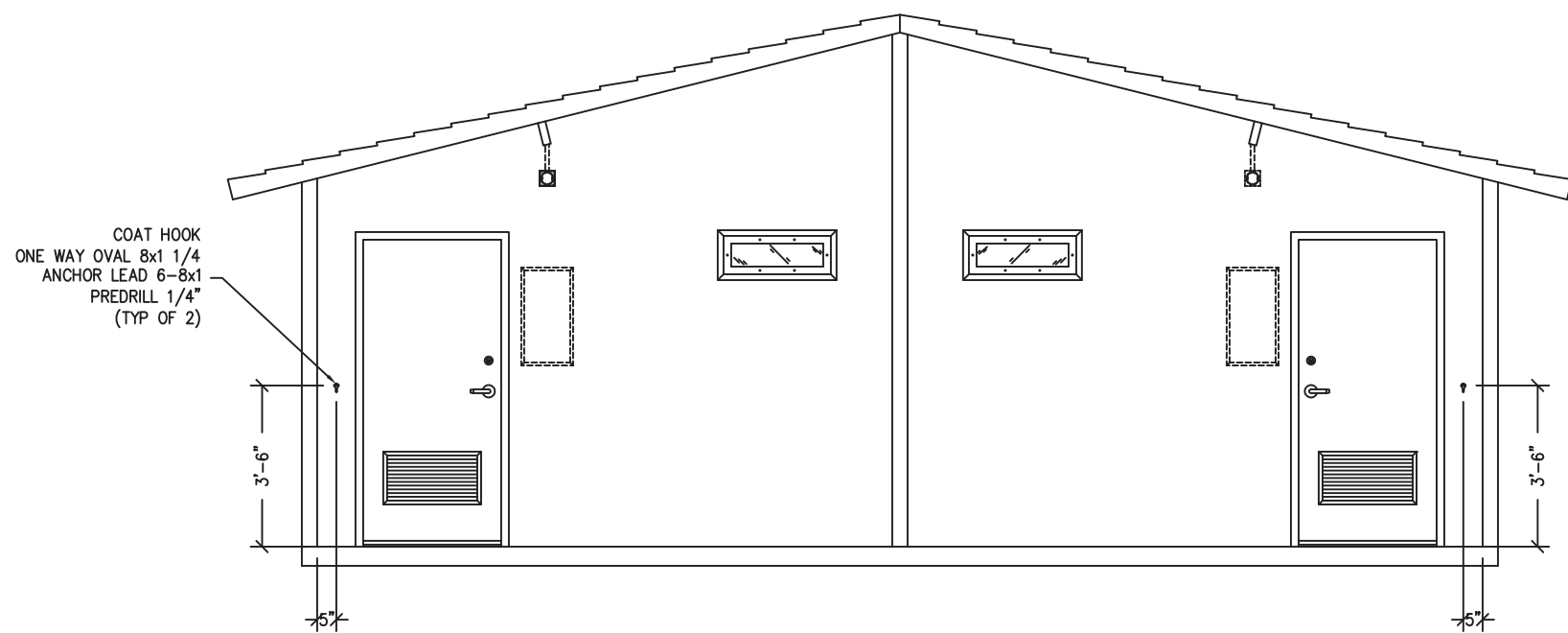
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SCALE	1/4"=1'-0"	DATE		2/24/21
DRAWN	R9	FILE NO.	DK-089	
CHECKED	SKR	PLOT	48	

INTERIOR ELEVATIONS

DWG NO.	SHEET	REV.
DK-05	5	1
	25	



INTERIOR ELEVATION – REAR VIEW

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March 26, 2021



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 362 Waverly Road Williamstown, WV 26187

PROJECT TITLE  
**DAKOTA**  
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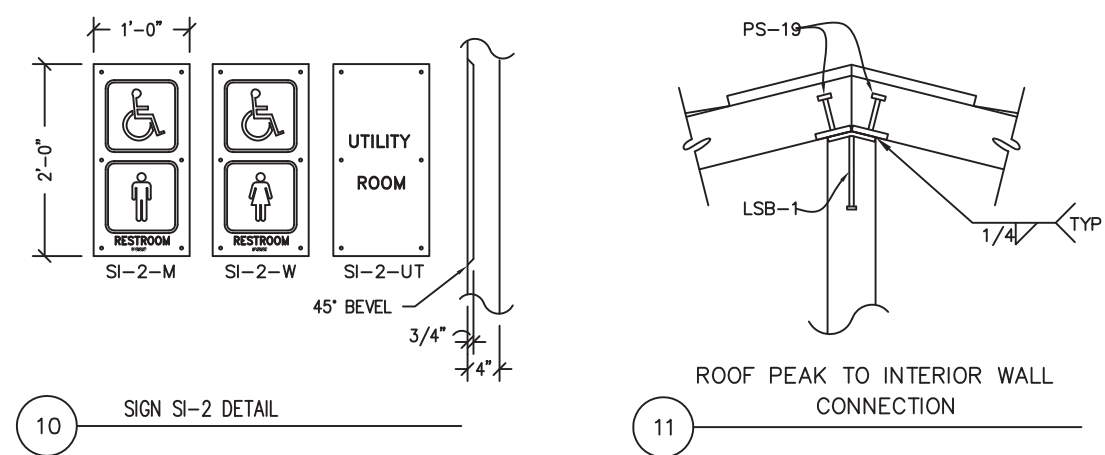
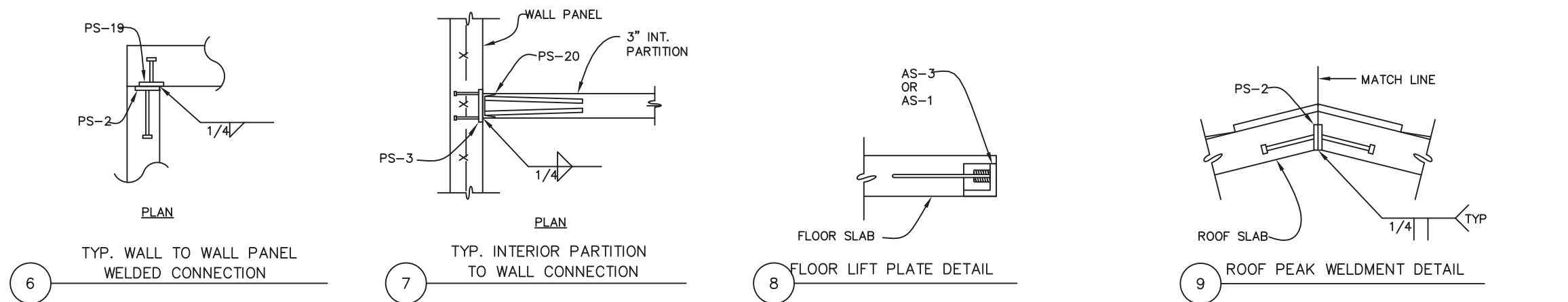
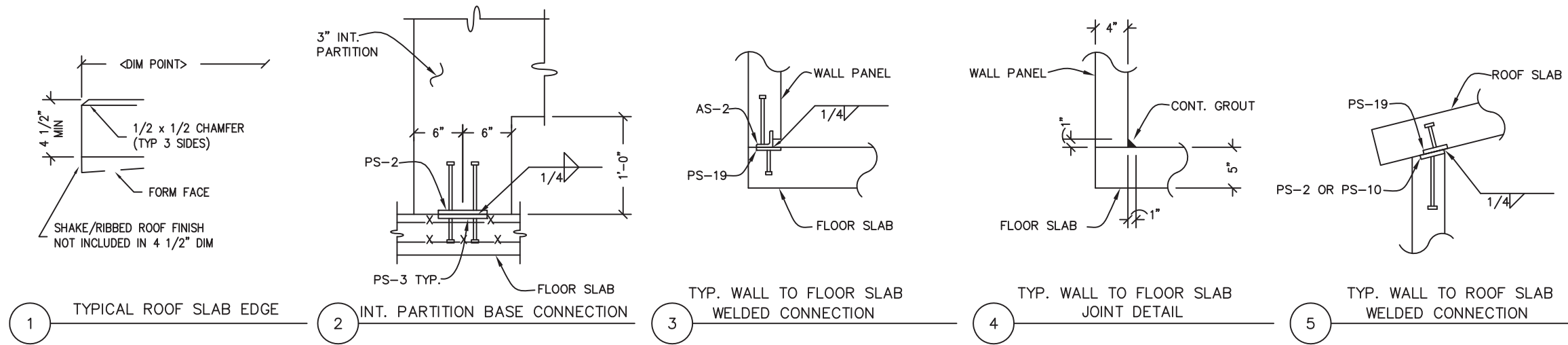
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1	CHASE DOOR SHEET 1 AND 24	MCT	2/26/21
REV.	DESCRIPTION	DATE	APPROVAL
SCALE	1/4"=1'-0"	DATE	2/24/21
DRAWN	R9	FILE NO.	DK-089
CHECKED	SKR	PLOT	48

INTERIOR ELEVATIONS

DWG NO.	SHEET	REV.
DK-06	6/25	1



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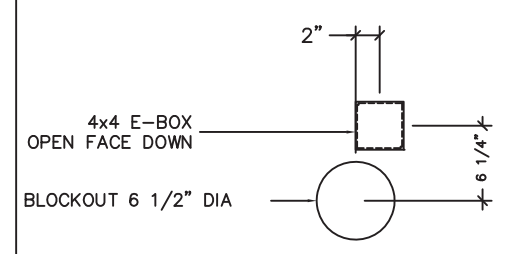
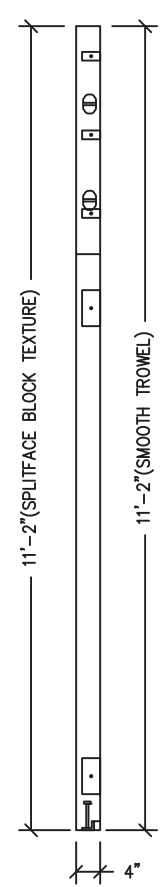
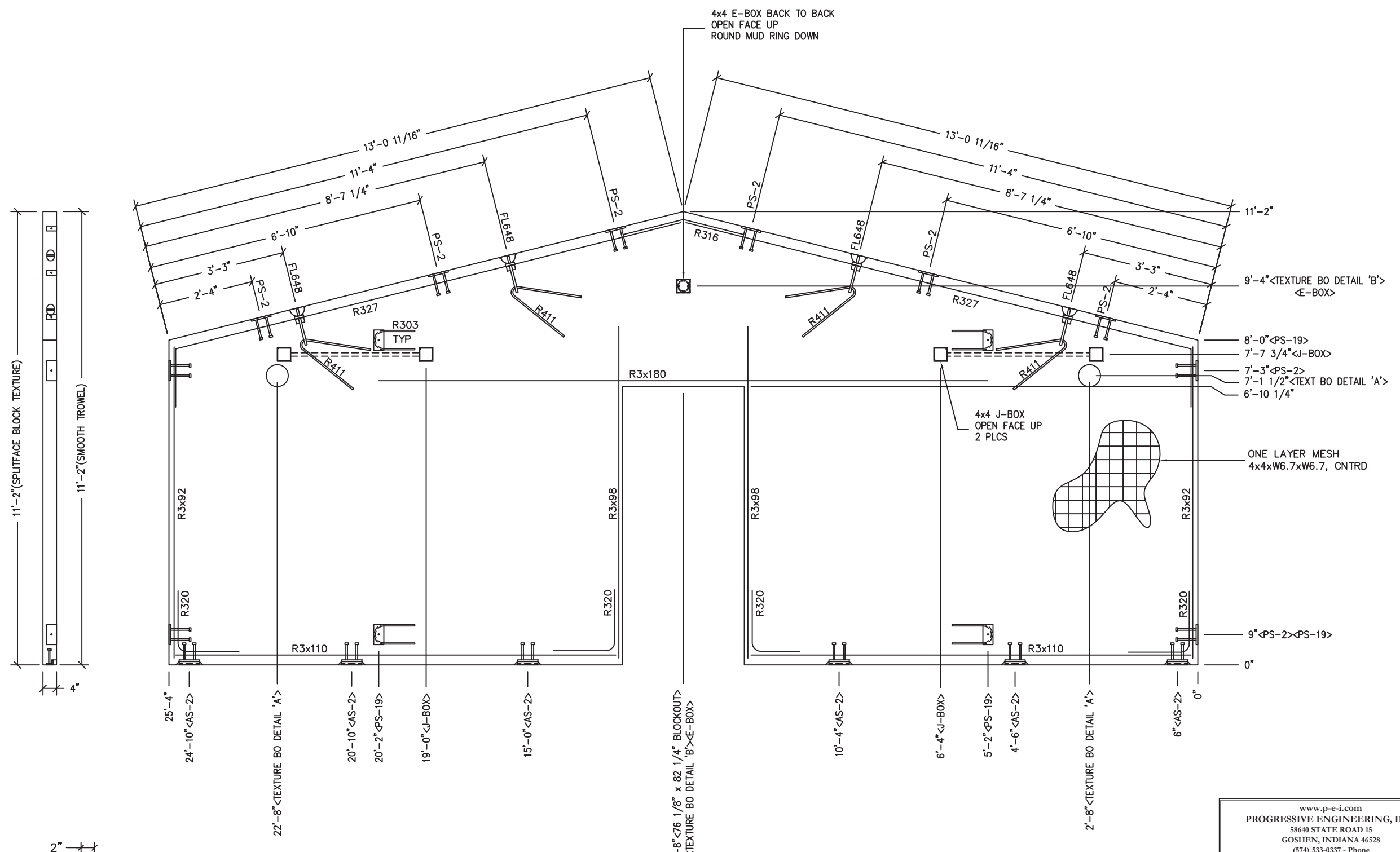
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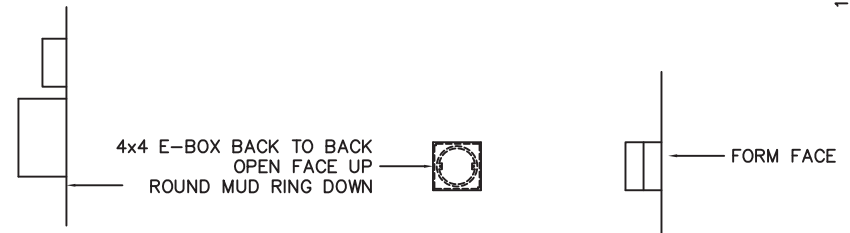
REV.	DESCRIPTION	DATE	APPROVAL	DATE
1	CHASE DOOR SHEET 1 AND 24	MCT		2/26/21
	SCALE	3/4"=1'-0"		2/24/21
	DRAWN	R9	FILE NO.	DK-089
	CHECKED	SKR	PLOT	16

DETAILS

DWG NO.	SHEET	REV.
DK-07	7 / 25	1



**DETAIL 'A'**  
TEXTURE BLOCKOUT  
FAN - FANTECH RVF6XL



**TEXTURE BLOCK OUT DETAIL 'B'**

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- NOTES:**
1. WALL THICKNESS = 4"
  2. EXCEPT R303, R411, R327 & R316, REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER ALL OTHER BARS TO BE CENTERED IN PANEL

EMBEDDED MATERIALS	
ITEM	QTY
AS-2	6
PS-2	10
PS-19	4
FL-648	4
R411	4
R303	4
R327	2
R3x92	4
R3x98	4
R316	1
R3x180	2
R3x110	4
R320	8
4x4 J-BOX	4
4x4 E-BOX	2
ROUND MUD RING	1
76 1/8" x 82 1/4" BLOCKOUT	1
3 1/2" DIA. B.O.	2
6 1/2" DIA. B.O.	2

CU. FT. CONC.	SQ. FT. W.W.F.
67.6 (2.50)	203
APPROXIMATE WEIGHT	
10,140	



March 26, 2021

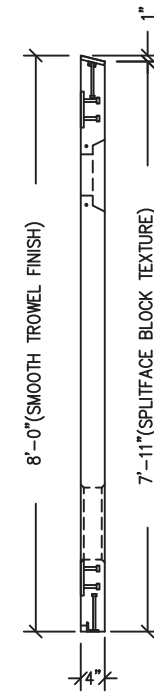
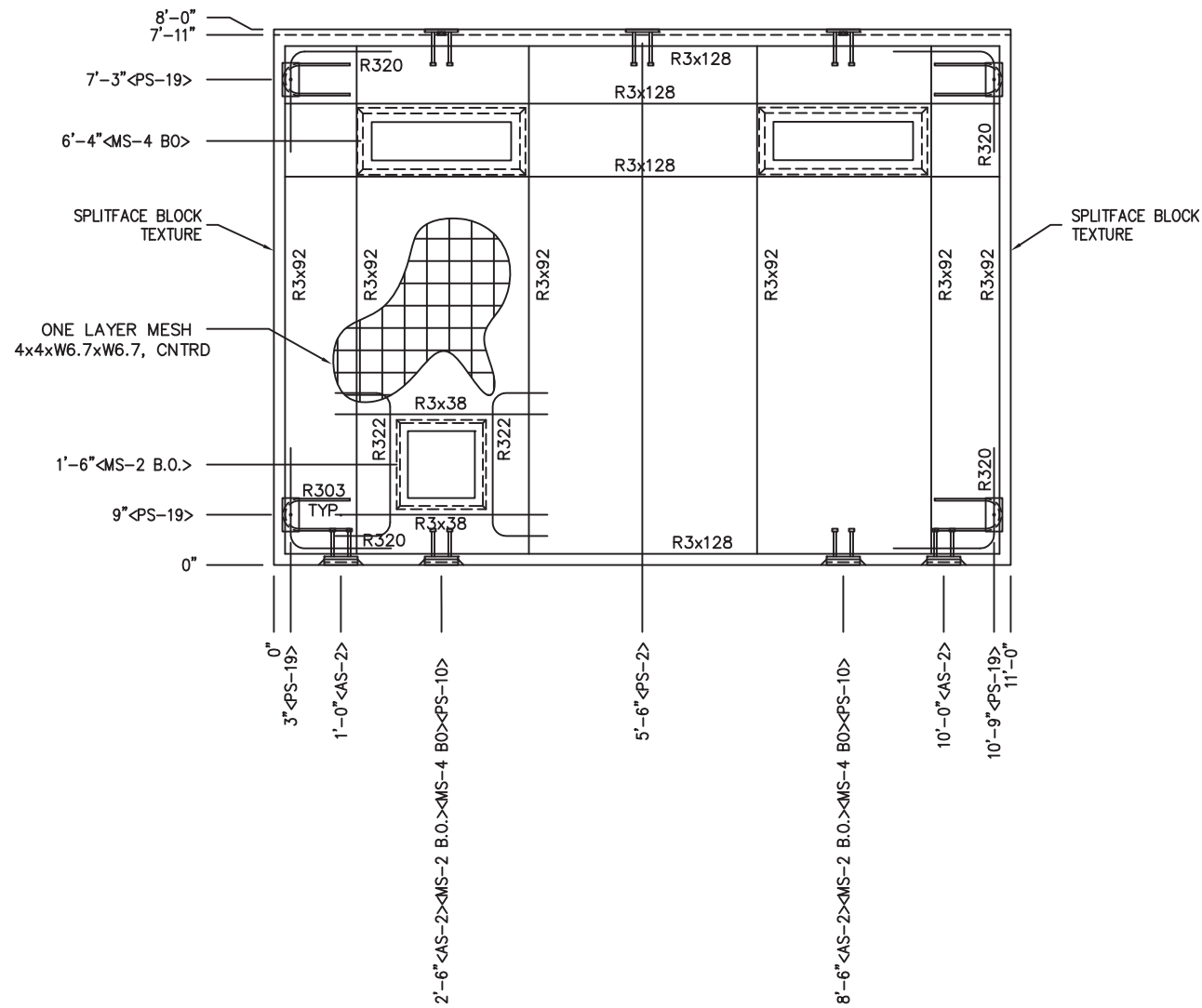
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PROJECT TITLE  
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 BUILDING NUMBER DK-089

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CXT Incorporated	
1	CHASE DOOR SHEET 1 AND 24
MCT	2/26/21
SCALE	3/8"=1'-0"
DATE	2/24/21
APPROVAL	
FILE NO.	DK-089
PLOT	32

<b>WALL PANEL MARK W1</b>		
DWG. NO.	SHEET	REV.
DK-08	8	1
	25	



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**NOTES:**

1. WALL THICKNESS = 4" + TEXTURE
2. EXCEPT R303, R322 & R3x38 REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER
3. ALL OTHER BARS TO BE CENTERED IN PANEL.

EMBEDDED MATERIALS	
ITEM	QTY
AS-2	4
PS-10	2
PS-19	4
R303	4
MS-4 BLOCKOUT	2
R3x128	8
R3x92	12
R320	8
MS-2 BLOCKOUT	2
PS-2	1
R322	4
R3x38	4

CU. FT. CONC.	SQ. FT. W.W.F.
28.2 (1.04)	88
APPROXIMATE WEIGHT	
4,230	



March 26, 2021

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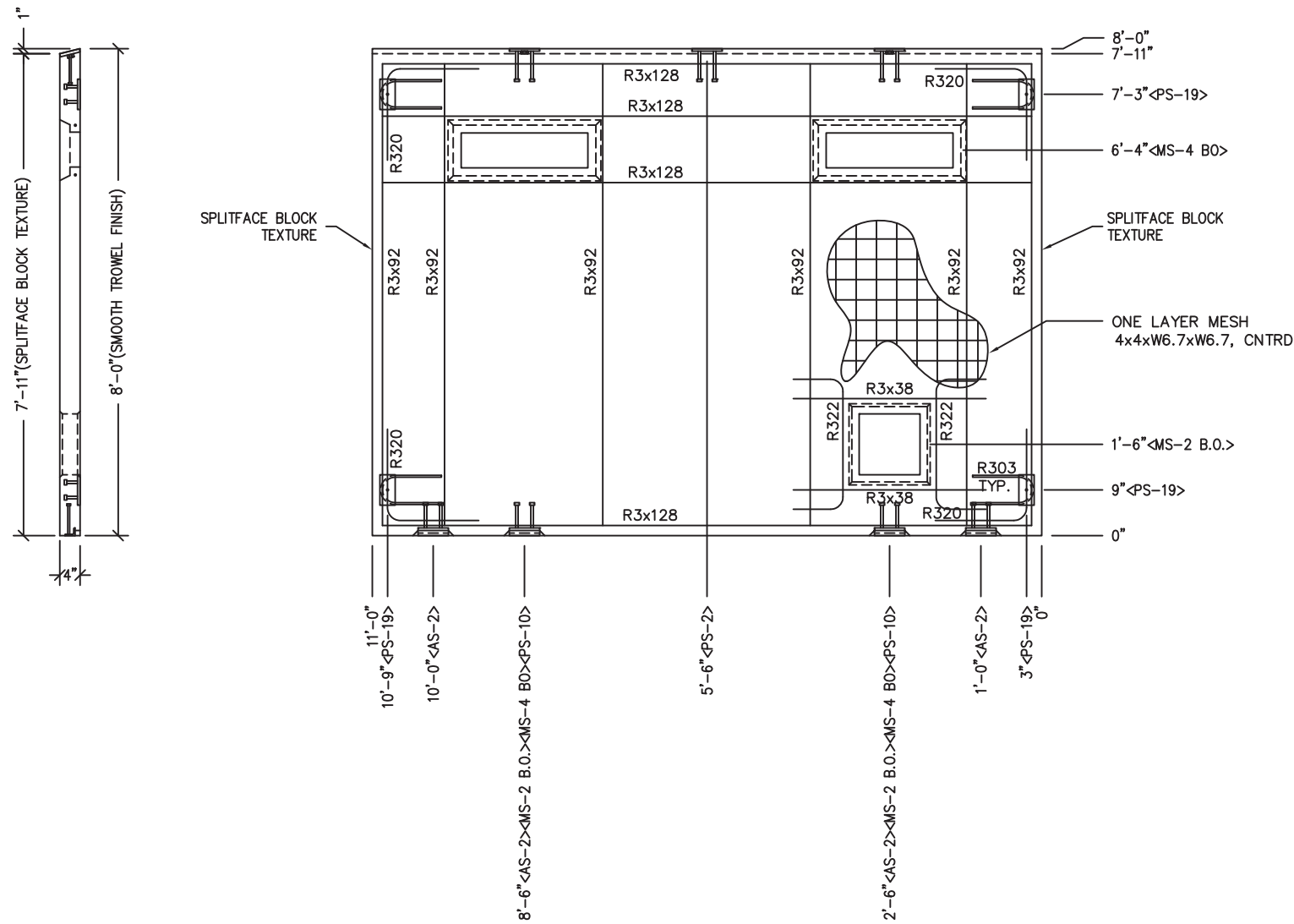
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	SCALE	3/8"=1'-0"	DATE	2/24/21
	DRAWN	R9	FILE NO.	DK-089
	CHECKED	SKR	PLOT	32

WALL PANEL MARK W2		
DWG. NO.	SHEET	REV.
DK-09	9 25	1





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 DATE OF EXPIRATION: 06/29/2022

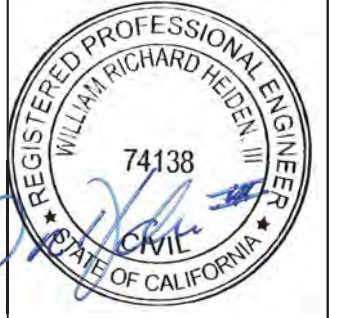
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**NOTES:**

1. WALL THICKNESS = 4" + TEXTURE
2. EXCEPT R303, R322 & R3x38 REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER
3. ALL OTHER BARS TO BE CENTERED IN PANEL.

EMBEDDED MATERIALS	
ITEM	QTY
AS-2	4
PS-10	2
PS-19	4
R303	4
MS-4 BLOCKOUT	2
R3x128	8
R3x92	12
R320	8
MS-2 BLOCKOUT	2
PS-2	1
R322	4
R3x38	4

CU. FT. CONC.	SQ. FT. W.W.F.
28.2 (1.04)	88
APPROXIMATE WEIGHT	
4,230	



March 26, 2021

**CXT**  
**Precast Products**  
 6707 E. Flamingo Ave. Bldg 300, Nampa, ID 83687  
 901 N. Highway 77 Hillsboro, TX 76645  
 362 Waverly Road Williamstown, WV 26187

PROJECT TITLE  
**DAKOTA**  
**BUILDING NUMBER DK-089**

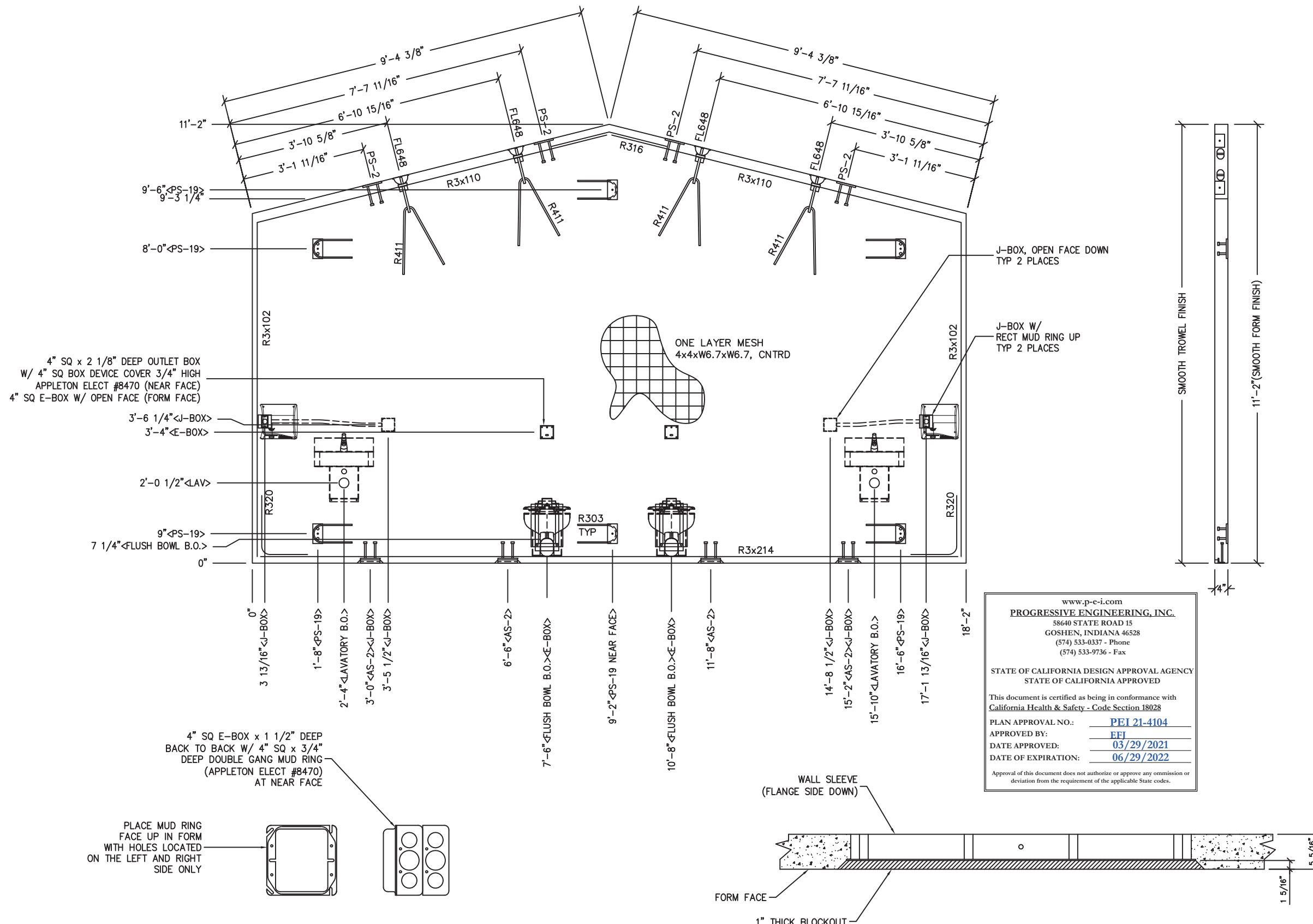
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1	CHASE DOOR SHEET 1 AND 24	MCT	2/26/21
REV.	DESCRIPTION	DATE	APPROVAL
SCALE	3/8"=1'-0"	DATE	2/24/21
DRAWN	R9	FILE NO.	DK-089
CHECKED	SKR	PLOT	32

**WALL PANEL**  
**MARK W3**

DWG. NO.	SHEET	REV.
DK-10	10 / 25	1



4" SQ x 2 1/8" DEEP OUTLET BOX  
W/ 4" SQ BOX DEVICE COVER 3/4" HIGH  
APPLETON ELECT #8470 (NEAR FACE)  
4" SQ E-BOX W/ OPEN FACE (FORM FACE)

3'-6 1/4" <J-BOX>  
3'-4" <E-BOX>

2'-0 1/2" <LAV>

9" <PS-19>  
7 1/4" <FLUSH BOWL B.O.>

4" SQ E-BOX x 1 1/2" DEEP  
BACK TO BACK W/ 4" SQ x 3/4"  
DEEP DOUBLE GANG MUD RING  
(APPLETON ELECT #8470)  
AT NEAR FACE

PLACE MUD RING  
FACE UP IN FORM  
WITH HOLES LOCATED  
ON THE LEFT AND RIGHT  
SIDE ONLY

SLOAN FLUSH SENSOR E-BOX DETAIL  
FOR 4" WALL THICKNESS

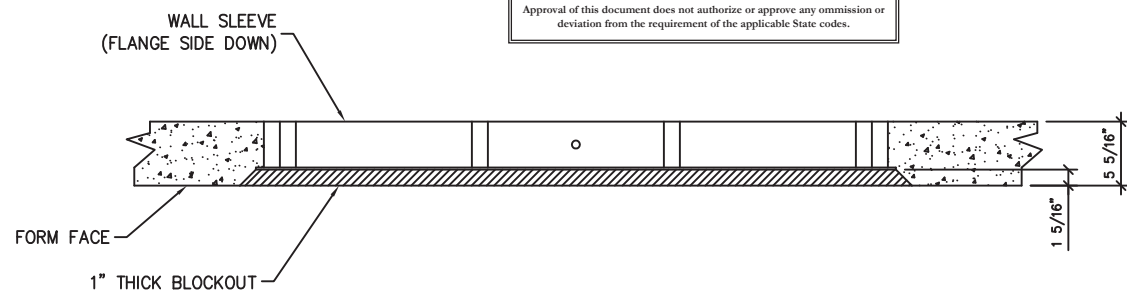
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**PROGRESSIVE ENGINEERING, INC.**  
58640 STATE ROAD 15  
GOSHEN, INDIANA 46528  
(574) 533-0337 - Phone  
(574) 533-9736 - Fax

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PLAN APPROVAL NO.: PEI 21-4104  
APPROVED BY: EEJ  
DATE APPROVED: 03/29/2021  
DATE OF EXPIRATION: 06/29/2022

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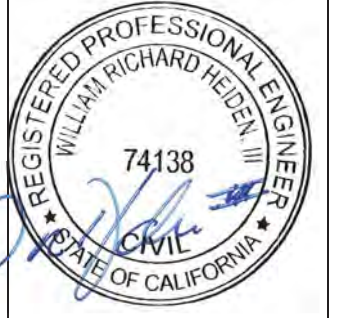


WALL SLEEVE BLOCKOUT DETAIL

- NOTES:
1. WALL THICKNESS = 4"
  2. EXCEPT R303, R411, R3x110 & R316, REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER ALL OTHER BARS TO BE CENTERED IN PANEL

EMBEDDED MATERIALS	
ITEM	QTY
AS-2	4
PS-2	4
PS-19	6
FL-648	4
R411	4
R303	6
R3x110	2
R3x102	4
R316	1
R3x214	2
R320	4
FLUSH BOWL BO	2
4x4 E-BOX	4
2 GANG MUD RING	2
4x4 J-BOX	4
RECT MUD RING	2
LAVATORY B.O.	2

CU. FT. CONC.	SQ. FT. W.W.F.
60.7 (2.25)	182
APPROXIMATE WEIGHT	
9,105	



March 26, 2021

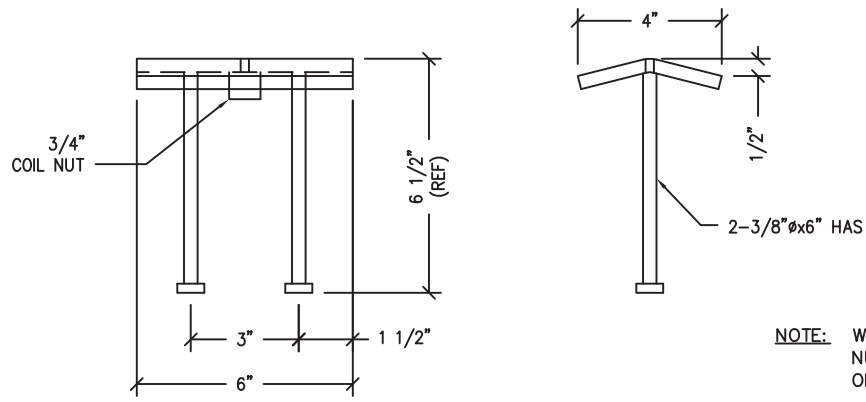
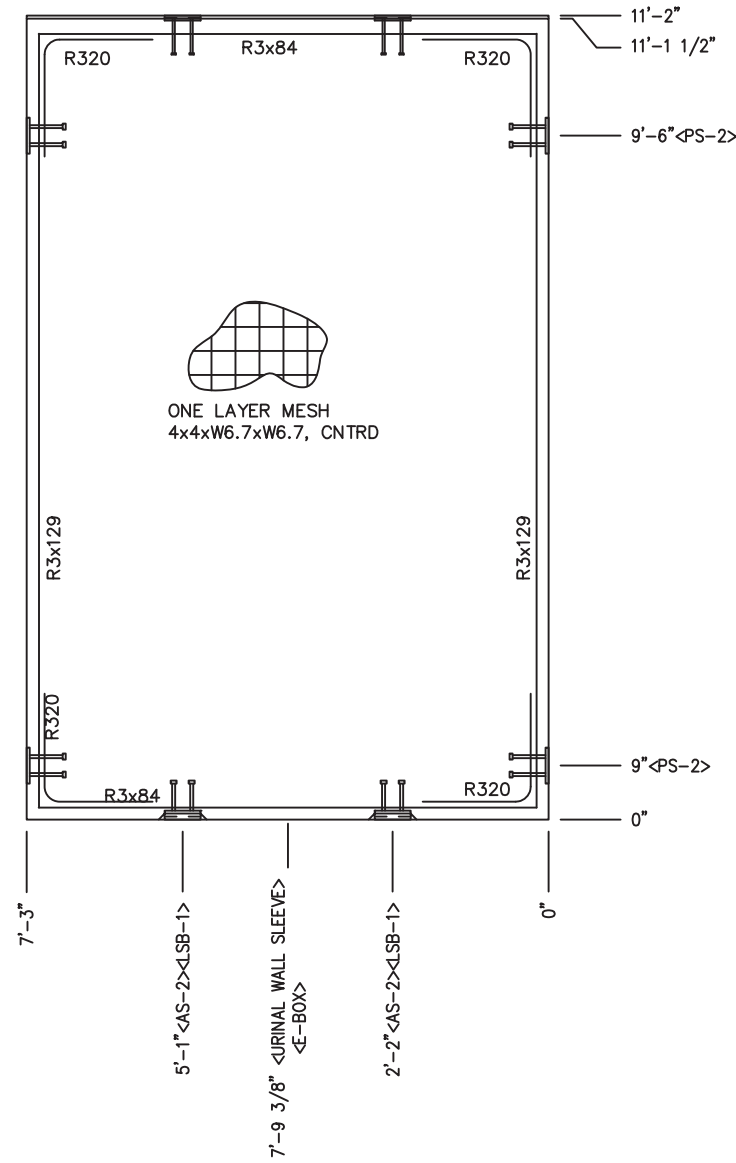
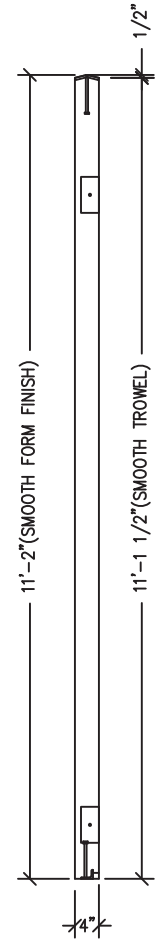
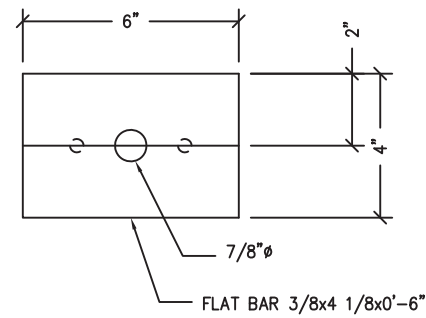
**CXT**  
**Precast Products**  
6707 E. Flamingo Ave. Bldg 300, Nampa, ID 83687  
901 N. Highway 77 Hillsboro, TX 76645  
362 Waverly Road Williamstown, WV 26187

PROJECT TITLE  
**DAKOTA**  
BUILDING NUMBER DK-089

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1	CHASE DOOR SHEET 1 AND 24	MCT	2/26/21
REV.	DESCRIPTION	DATE	APPROVAL
SCALE	3/8"=1'-0"	DATE	2/24/21
DRAWN	R9	FILE NO.	DK-089
CHECKED	SKR	PLOT	32

WALL PANEL MARK W4		
DWG NO.	SHEET	REV.
DK-11	11/25	1



NOTE: WELD 3/4" COIL NUT TO BACK SIDE OF PLATE

EMBED: LSB-1

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- NOTES:**
1. WALL THICKNESS = 4"
  2. EXCEPT R303, REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER ALL OTHER BARS TO BE CENTERED IN PANEL

EMBEDDED MATERIALS	
ITEM	QTY
AS-2	2
LSB-1	2
PS-2	4
R3x84	4
R3x129	4
R320	8

CU. FT. CONC.	SQ. FT. W.W.F.
26.9 (1.00)	81
APPROXIMATE WEIGHT	
4,035	

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PROJECT TITLE  
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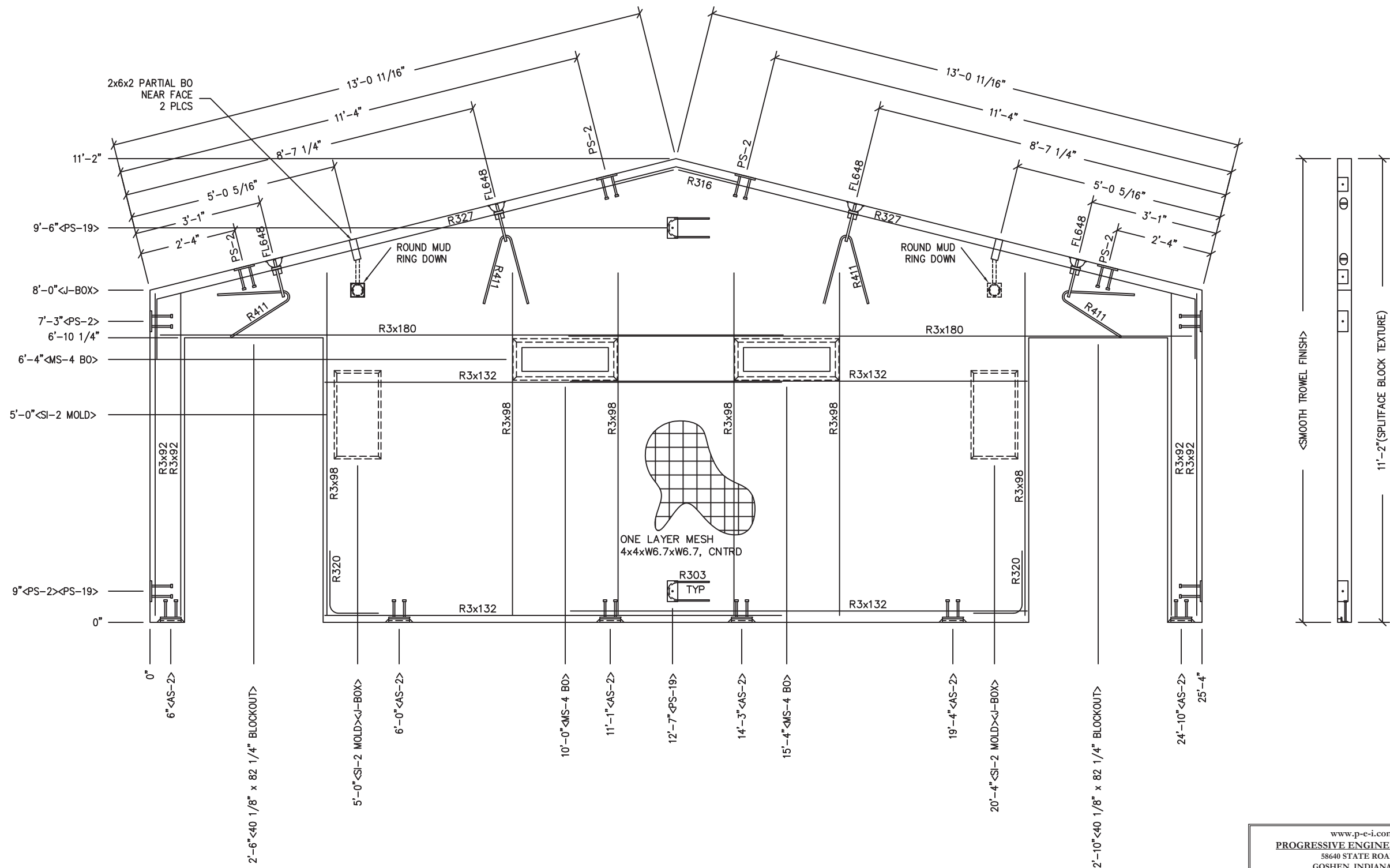
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REV.	DESCRIPTION	DATE	APPROVAL	DATE
1	CHASE DOOR SHEET 1 AND 24	MCT		2/26/21
	SCALE 3/8"=1'-0"	DATE		2/24/21
	DRAWN R9	FILE NO.		DK-089
	CHECKED SKR	PLOT		32

<b>WALL PANEL MARK W5</b>			
DWG NO.	SHEET	SHEET	REV.
DK-12	12	25	1







EMBEDDED MATERIALS	
ITEM	QTY
AS-2	6
PS-2	8
PS-19	2
FL-648	4
R411	4
R303	2
R327	2
R3x92	8
R3x98	12
R316	1
R3x132	8
R320	4
R3x180	4
SI-2 MOLD	2
40 1/8" x 82 1/4" BLOCKOUT	2
4x4 J-BOX	2
ROUND MUD RING	2
MS-4 BLOCKOUT	2
2"x6"x2" PARTIAL BO	2

CU. FT. CONC. 64.8 (2.40)	SQ. FT. W.W.F. 194
APPROXIMATE WEIGHT 9,720	



March 26, 2021

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**DAKOTA**  
**BUILDING NUMBER DK-089**

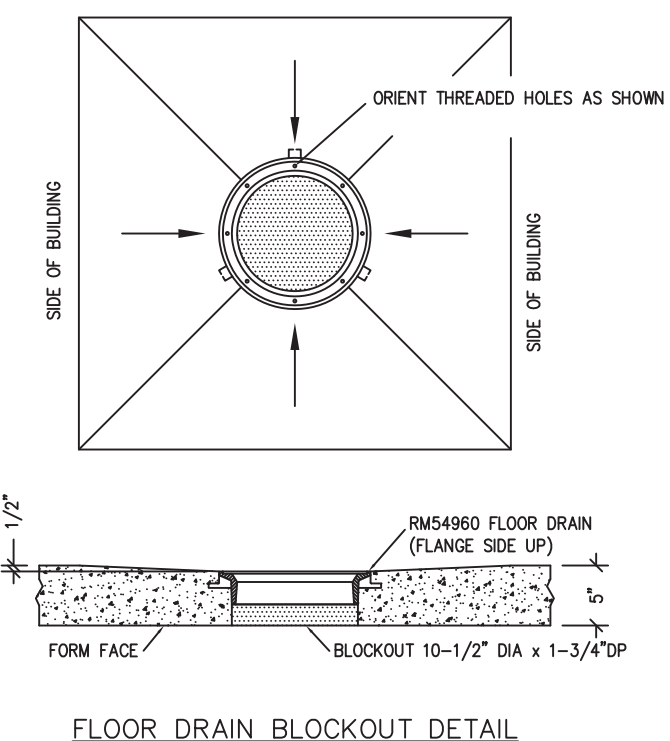
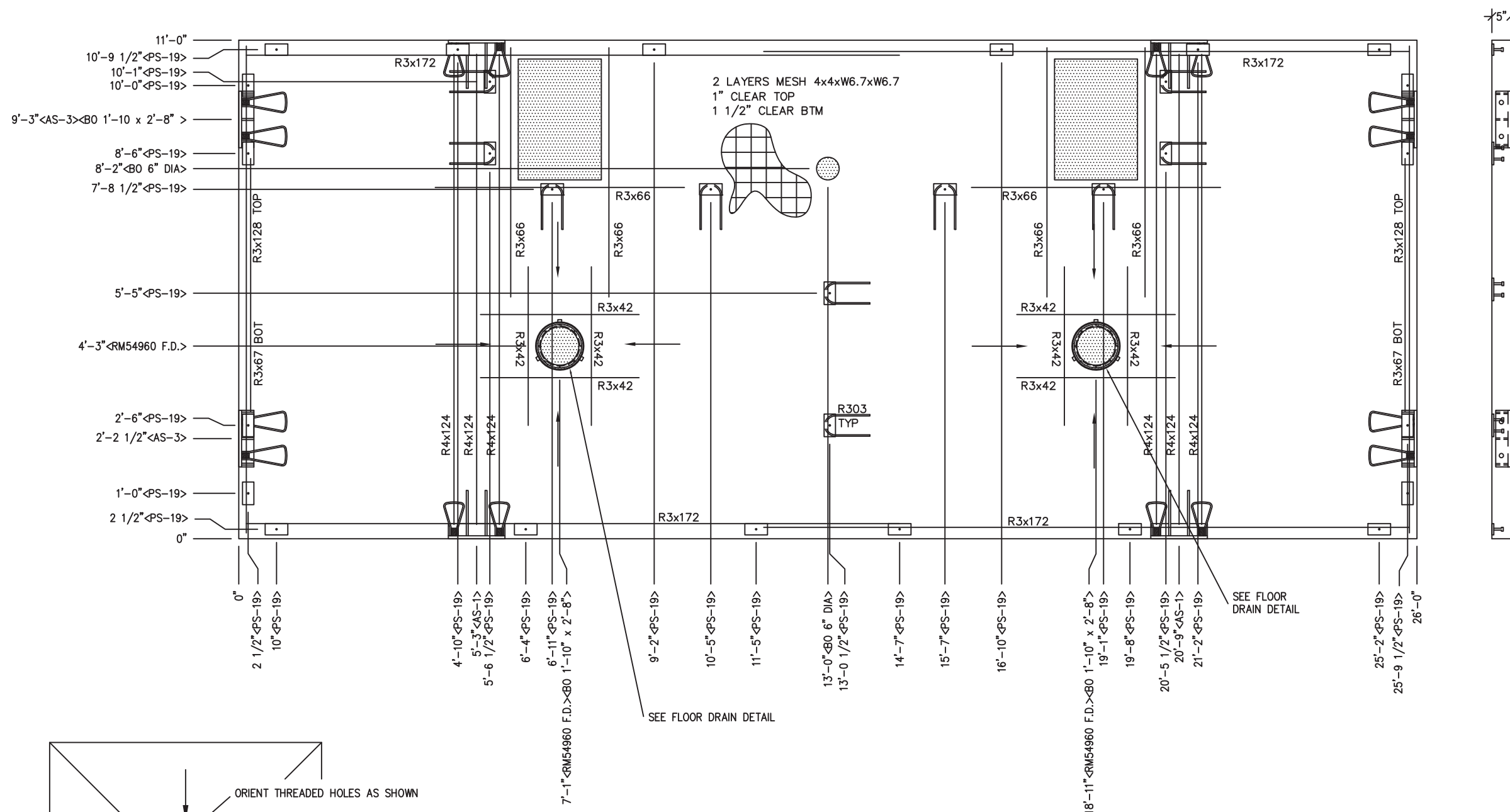
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REV.	DESCRIPTION	DATE	APPROVAL	DATE
1	CHASE DOOR SHEET 1 AND 24	MCT		2/26/21
	SCALE 3/8"=1'-0"	DATE		2/24/21
	DRAWN R9	FILE NO.		DK-089
	CHECKED SKR	PLOT		32

WALL PANEL MARK W8		
DWG NO. DK-15	SHEET 15/25	REV. 1

- NOTES:**
1. WALL THICKNESS = 4"
  2. EXCEPT R303, R411, R327 & R316, REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER  
ALL OTHER BARS TO BE CENTERED IN PANEL



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- NOTES:**
- FLOOR THICKNESS = 5". SLOPE 1/4" TO FLOOR DRAIN BLOCKOUTS AS INDICATED BY ARROWS.
  - EXCEPT R3x67, R3x128 & R4x124, REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL WITH 1 1/4" MIN. COVER
  - R4x124 TO BE PLACED IN BOTTOM OF PANEL WITH 1 1/4" COVER

EMBEDDED MATERIALS	
ITEM	QTY
AS-1	4
AS-3	4
PS-19	30
R303	10
R3x42	16
R3x67	2
R3x66	12
R3x128	2
R3x172	8
R4x124	6
RN54960 F.D.	2
BLOCKOUT 1'-10" x 2'-8"	2
BLOCKOUT 6" DIA	1

CU. FT. CONC. 114.1 (4.23)      SQ. FT. W.W.F. 572

APPROXIMATE WEIGHT 17,130



March 26, 2021

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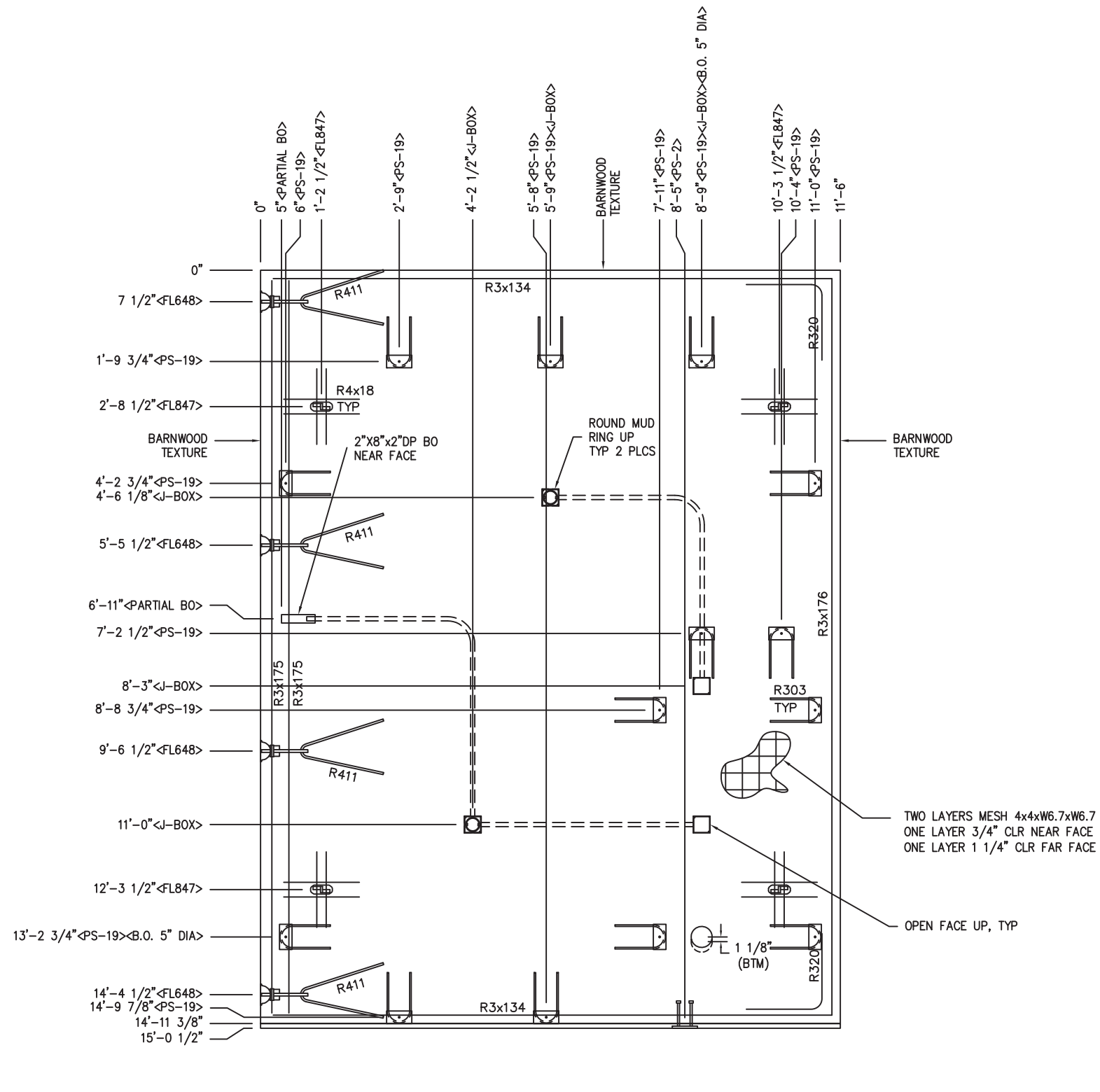
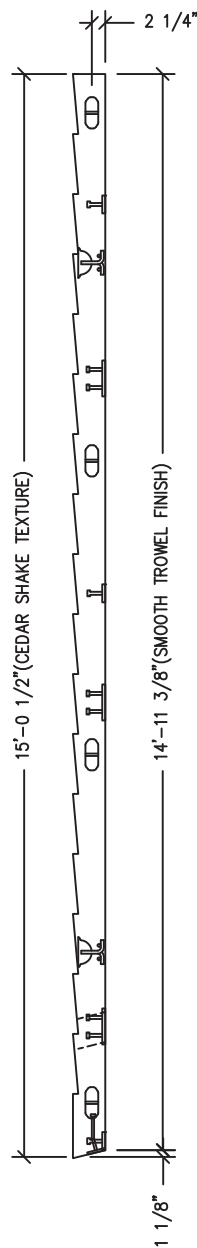
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**DAKOTA**  
 BUILDING NUMBER DK-089

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REV.	DESCRIPTION	DATE	APPROVAL	DATE
1	CHASE DOOR SHEET 1 AND 24	MCT		2/28/21
	SCALE 3/8"=1'-0"	DATE		2/24/21
	DRAWN R9	FILE NO.		DK-089
	CHECKED SKR	PLOT		32

**FLOOR SLAB**  
**MARK F1**

DWG. NO. DK-16      SHEET 16/25      REV. 1



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- NOTES:**
1. ROOF THICKNESS = 4 1/2" MIN
  2. EXCEPT R303, R411, R3x175 & R4x18 BARS TO BE PLACED IN PAIRS, ONE EACH FACE OF PANEL W/ 1 1/4" MIN. COVER.
  3. PLACE R4x18 REBAR WITH 1" COVER NEAR FACE.
  4. ALL OTHER BARS TO BE CENTERED IN PANEL.
  5. AFTER BUILDING ASSEMBLY, GROUT LIFTING INSERT VOIDS & FINISH TO MATCH

EMBEDDED MATERIALS	
ITEM	QTY
PS-19	14
FL-847	4
FL-648	4
R411	4
R303	14
R3x134	4
R3x175	2
R3x176	2
R320	4
PS-2	1
R4x18	16
PARTIAL B.O. 2"x8"x2"DP	1
BLOCKOUT 5" DIA	1
4x4 J-BOX	4
ROUND MUD RING	2

CU. FT. CONC.	SQ. FT. W.W.F.
72.8 (2.70)	345
APPROXIMATE WEIGHT	
10,920	



March 26, 2021

**CXT**  
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REV.	DESCRIPTION	DATE	APPROVAL
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SCALE	3/8"=1'-0"	DATE	2/24/21
DRAWN	R9	FILE NO.	DK-089
CHECKED	SKR	PLOT	32

<b>ROOF SLAB MARK R1R</b>		
DWG NO.	SHEET	REV.
DK-17	17/25	1





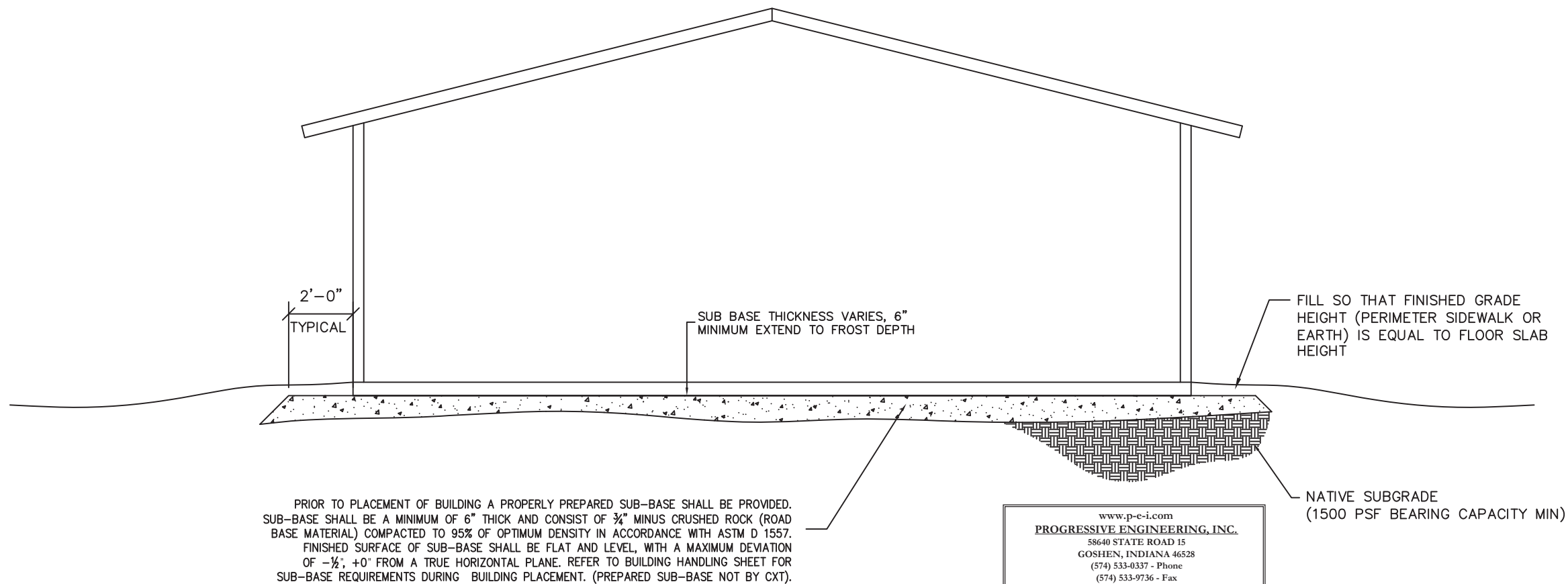
**NOTE:**

THIS FACTORY ASSEMBLED BUILDING, AS CONSTRUCTED, PROVIDES A RIGID BOX TYPE STRUCTURAL SYSTEM. VERTICAL LOADS ARE TRANSFERRED PRIMARILY THROUGH BEARING WALLS TO THE STRUCTURAL SLAB FLOOR OF THE BUILDING. THE VERTICAL LOADS ARE THEN DISTRIBUTED THROUGH THE REINFORCED CONCRETE FLOOR TO THE PREPARED GRANULAR, NON-FROST SUSCEPTIBLE (NFS) SUB-BASE WHICH DISTRIBUTES THE VERTICAL LOADS IN RELATIVELY UNIFORM FASHION TO THE NATIVE SUB-GRADE. AS WITH MOST CONSTRUCTION, THIS DOES REQUIRE THE NATIVE SUB-GRADE TO BE STRIPPED OF VEGETATION AND TOP SOIL PRIOR TO PLACEMENT OF THE PREPARED GRANULAR SUB-BASE. DUE TO THE INHERENT STIFFNESS OF THE BUILDING, IT WILL REMAIN SAFE AND STRUCTURALLY SOUND IN THE UNLIKELY EVENT OF FREEZING ACTION BELOW THE BUILDING REGARDLESS OF NATURAL FREEZE/ THAW CYCLES ANTICIPATED TO BE ENCOUNTERED IN THE STATE OF CALIFORNIA.

LATERAL LOADS ARE TRANSFERRED TO THE GROUND THROUGH FRICTIONAL RESISTANCE WITHOUT SLIDING OR SHIFTING BETWEEN THE BUILDING FLOOR SLAB AND THE PREPARED SOIL AND GRAVEL SUB-BASE ON WHICH THE BUILDING RESTS. SEISMIC ANALYSES ARE BASED ON LOADS DETERMINED IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE USING PARAMETERS, WHICH MEET OR EXCEED THE CODE PRESCRIBED REQUIREMENTS FOR THIS INSTALLATION.

THIS BUILDING AS DESIGNED, RESTING ON A PROPERLY PREPARED GRANULAR SUB-BASE WILL BE SAFE AND STRUCTURALLY SOUND FOR VERTICAL AND LATERAL LOADS AS DISCUSSED ABOVE. A FULL DEPTH FOUNDATION WALL AT THE BUILDING PERIMETER AND AN ANCHORAGE SYSTEM, TYPICAL FOR OTHER TYPES OF BUILDING CONSTRUCTION, ARE NOT REQUIRED FOR THIS BUILDING.

THE "FOUNDATION" FOR THIS STRUCTURE IS ESSENTIALLY THE COMBINATION OF THE COMPACTED SUB-BASE MATERIAL AND THE BUILDING'S REINFORCED SLAB. THE COMBINATION OF THE COMPACTED SUB-BASE MATERIAL AND THE BUILDING'S REINFORCED SLAB NEED TO BE AT LEAST 12" THICK AND THE COMPACTED SUB-BASE MATERIAL SHALL EXTEND BELOW THE LOCAL FROST DEPTH



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REV.	DESCRIPTION	DATE	APPROVAL	DATE
1	CHASE DOOR SHEET 1 AND 24	MCT		2/26/21
SCALE	1/4"=1'-0"	DATE		2/24/21
DRAWN	R9	FILE NO.	DK-089	
CHECKED	SKR	PLOT	48	

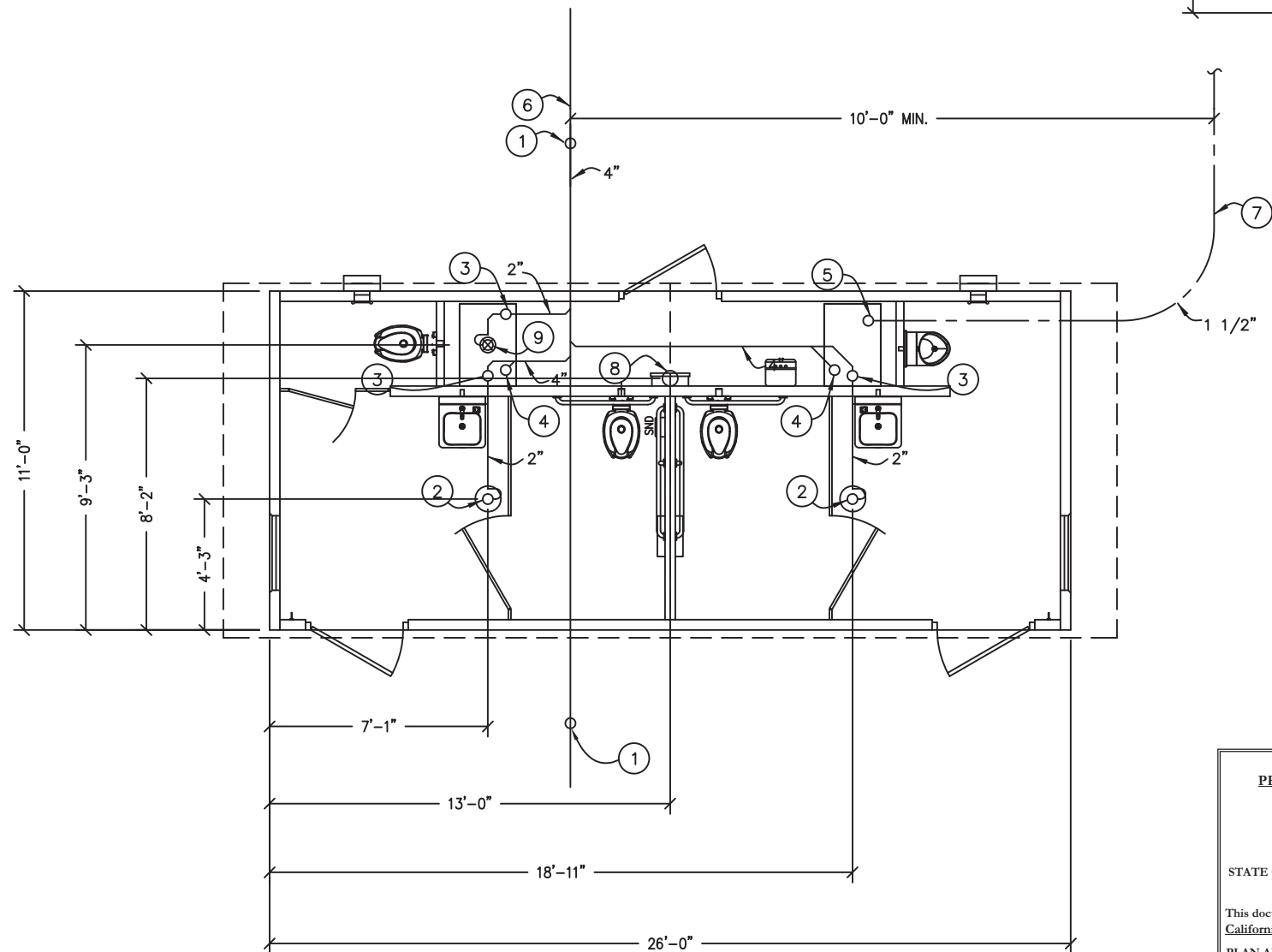
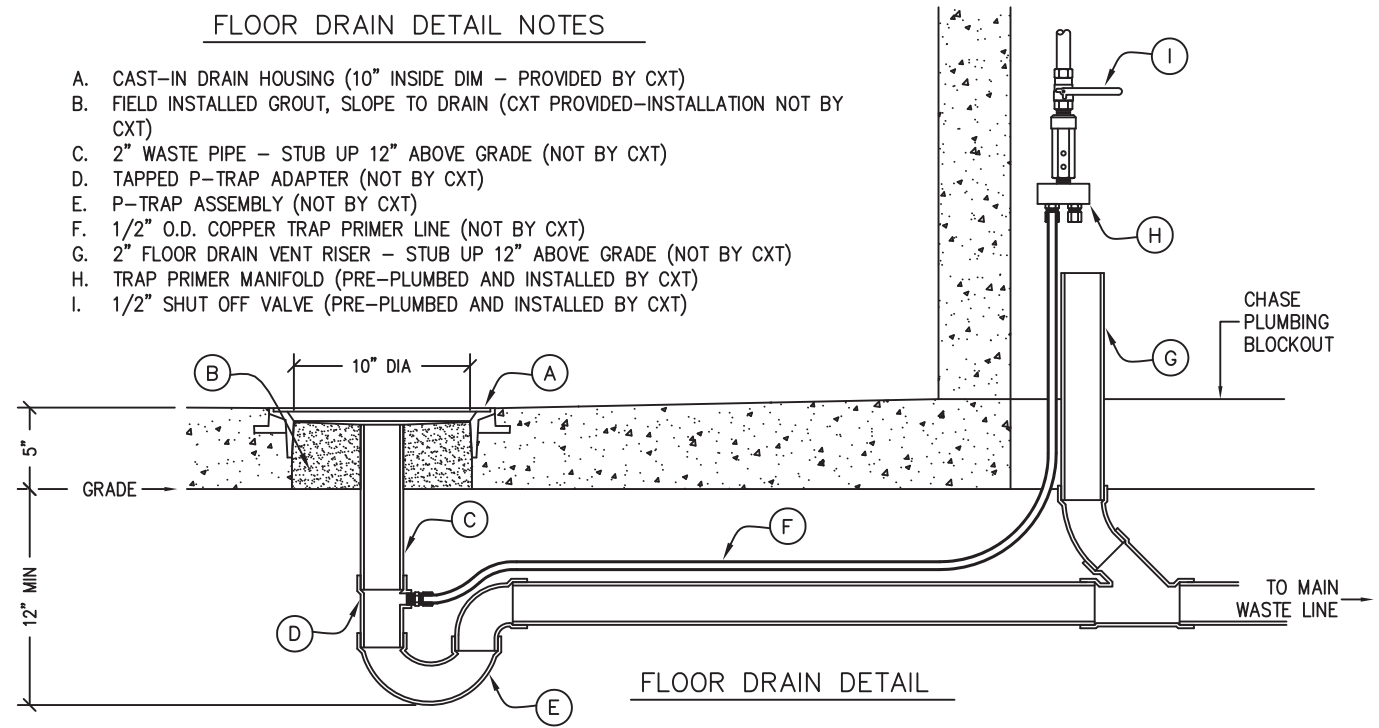
**GRAVEL PAD DETAIL**

DWG NO.	SHEET	REV.
DK-19	19	1
	25	

ALL PIPING INDICATED ON THIS SHEET IS NOT BY CXT

FLOOR DRAIN DETAIL NOTES

- A. CAST-IN DRAIN HOUSING (10" INSIDE DIM - PROVIDED BY CXT)
- B. FIELD INSTALLED GROUT, SLOPE TO DRAIN (CXT PROVIDED-INSTALLATION NOT BY CXT)
- C. 2" WASTE PIPE - STUB UP 12" ABOVE GRADE (NOT BY CXT)
- D. TAPPED P-TRAP ADAPTER (NOT BY CXT)
- E. P-TRAP ASSEMBLY (NOT BY CXT)
- F. 1/2" O.D. COPPER TRAP PRIMER LINE (NOT BY CXT)
- G. 2" FLOOR DRAIN VENT RISER - STUB UP 12" ABOVE GRADE (NOT BY CXT)
- H. TRAP PRIMER MANIFOLD (PRE-PLUMBED AND INSTALLED BY CXT)
- I. 1/2" SHUT OFF VALVE (PRE-PLUMBED AND INSTALLED BY CXT)



FLOOR DRAIN BLOCKOUTS & BELOW FLOOR PIPING  
1/4"=1'-0"

BELOW FLOOR PIPING - KEY NOTES

- 1. 4" CLEAN OUT TO GRADE.
- 2. 2" FLOOR DRAIN. FIELD INSTALLED TRAP PRIMER SYSTEM IF REQUIRED BY AUTHORITY HAVING JURISDICTION. (10"Ø BLOCKOUT)
- 3. 2" VENT PIPES EXTENDED 12" ABOVE FINISHED FLOOR LEVEL, PROVIDE TEST PLUG. (1'-10"x2'-8" BLOCKOUT)
- 4. 4" WASTE PIPE EXTENDED 12" ABOVE FINISHED FLOOR LEVEL, PROVIDE TEST PLUG. (1'-10"x2'-8" BLOCKOUT)
- 5. 1 1/2" TYPE K ANNEALED "SOFT" COPPER WATER SERVICE EXTENDED 12" ABOVE FINISHED FLOOR LEVEL, PROVIDE CAP AT END. (1'-10"x2'-8" BLOCKOUT)
- 6. 30" MIN. BURY, PROVIDE TRACER TAPE.
- 7. MIN. BURY PER LOCAL REQUIREMENTS TO PROTECT FROM FREEZING AND DAMAGE.
- 8. ELECTRICAL STUB UP, (6"Ø BLOCKOUT)
- 9. 2" FLOOR DRAIN. FIELD INSTALLED TRAP PRIMER SYSTEM IF REQUIRED BY AUTHORITY HAVING JURISDICTION. (1'-10"x2'-8" BLOCKOUT)

PIPING LEGEND

- BELOW FLOOR WASTE PIPING SCH 40 PVC TYPE DWV
- 1 1/2" TYPE "K" ANNEALED "SOFT" COPPER WATER SERVICE
- - - - - BELOW FLOOR VENT PIPING SCH 40 PVC TYPE DWV

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DATE APPROVED: 03/29/2021  
DATE OF EXPIRATION: 06/29/2022

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Page 83



March 26, 2021



**Precast Products**

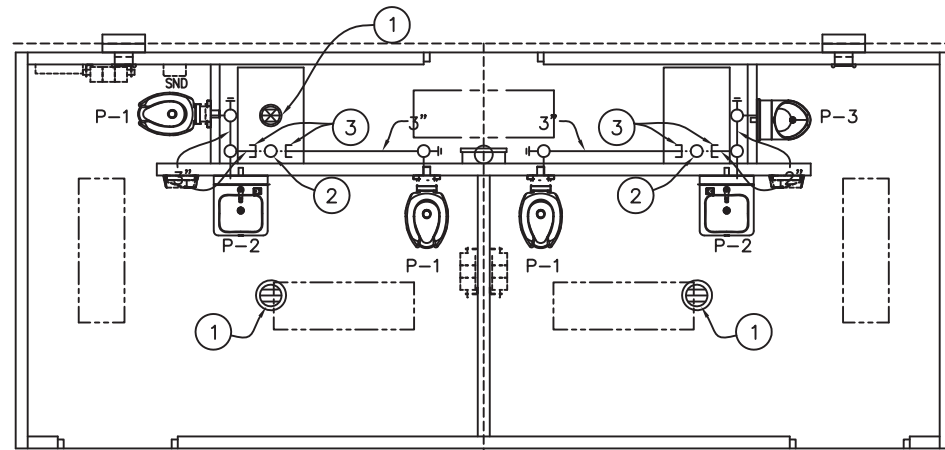
6707 E. Flamingo Ave. Bldg 300, Nampa, ID 83687  
901 N. Highway 77 Hillsboro, TX 76645  
362 Waverly Road Williamstown, WV 26187

PROJECT TITLE  
**DAKOTA**  
BUILDING NUMBER DK-089

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REV.	DESCRIPTION	DATE	APPROVAL	DATE
1	CHASE DOOR SHEET 1 AND 24	MCT		2/26/21
SCALE	3/16"=1'-0"	DATE		2/24/21
DRAWN	R9	FILE NO.	DK-089	
CHECKED	SKR	PLOT	64	

FLOOR DRAIN LOCATIONS & BELOW FLOOR PIPING		
DWG. NO.	SHEET	REV.
DK-20	20	1
	25	

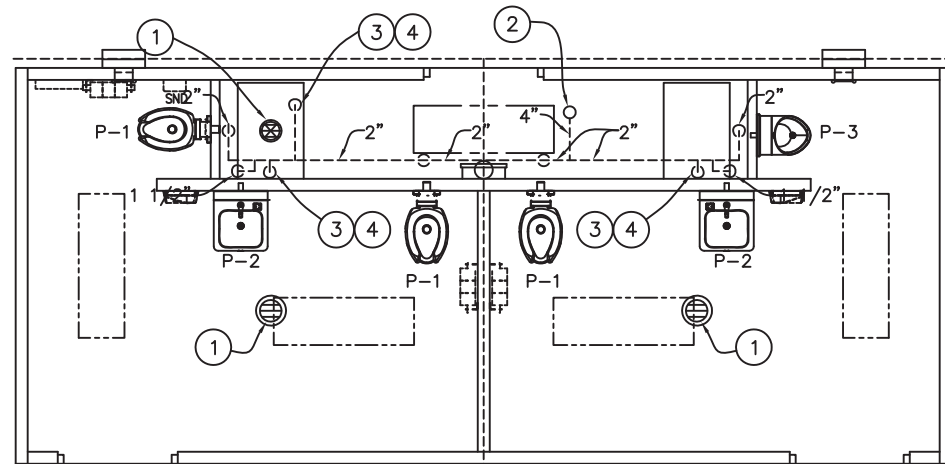


WASTE PIPE PLAN

1/4"=1'-0"

WASTE PIPING – KEY NOTES

1. 2" FLOOR DRAIN, FIELD INSTALLED (NOT BY CXT)
2. 4" WASTE THROUGH FLOOR, FIELD INSTALLED (NOT BY CXT)
3. PROVIDE TEST PLUG IN END OF WASTE PIPE. CONTINUATION OF PIPING IS FIELD INSTALLED & NOT BY CXT.

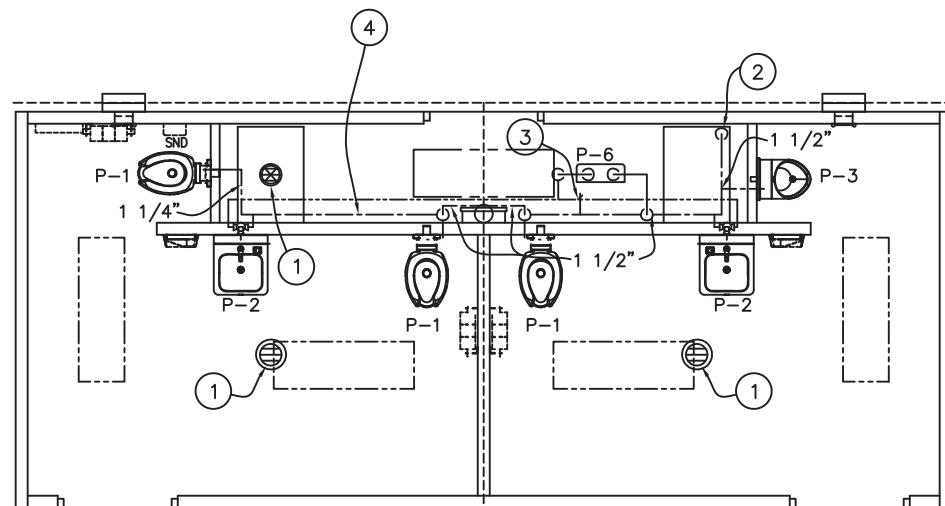


VENT PIPE PLAN

1/4"=1'-0"

VENT PIPING – KEY NOTES

1. 2" FLOOR DRAIN, FIELD INSTALLED (NOT BY CXT)
2. 4" VENT THROUGH ROOF.
3. 2" VENT WITH TEST PLUG.
4. FIELD INSTALLED 2" VENT PIPING FROM FLOOR DRAINS. (NOT BY CXT)



WATER PIPE PLAN

1/4"=1'-0"

WATER PIPING – KEY NOTES

1. 2" FLOOR DRAIN, FIELD INSTALLED (NOT BY CXT)
2. FIELD INSTALLED 1 1/2" WATER SUPPLY WITH SHUT-OFF VALVE NEAR FLOOR. (NOT BY CXT)
3. 3/4" HOSE BIBB WITH VACUUM BREAKER AND WHEEL HANDLE
4. WATER PIPING ALONG WALL, SEE DIAGRAM ON DK-22.

PIPING LEGEND

- COLD WATER
- HOT WATER
- VENT PIPING SCH 40 PVC TYPE DWV
- WASTE PIPE: PVC, ASTM D2665, SCHED. 40
- FIELD PIPING (NOT BY CXT)

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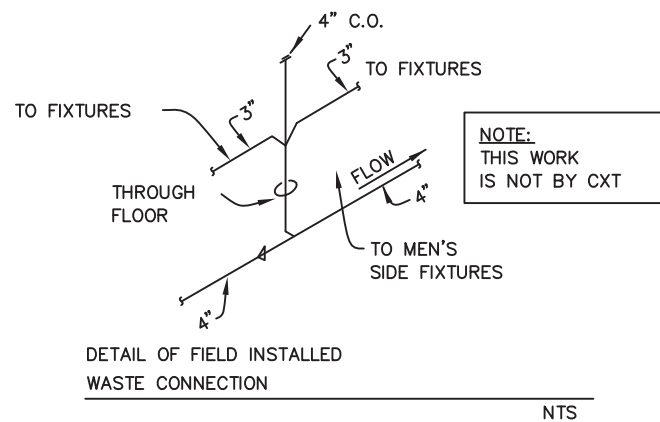
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**PARTIAL PLUMBING PLANS**

DWG NO.	SHEET	REV.
DK-21	21 / 25	1



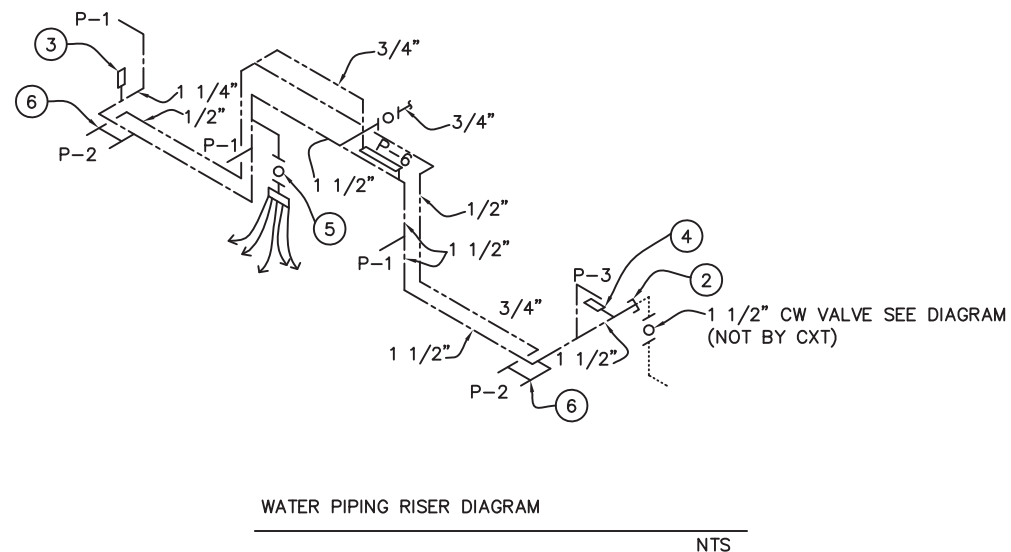
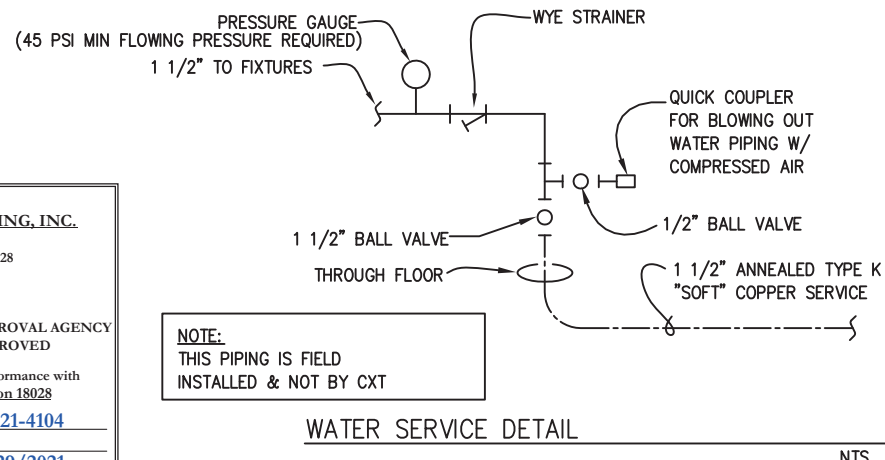
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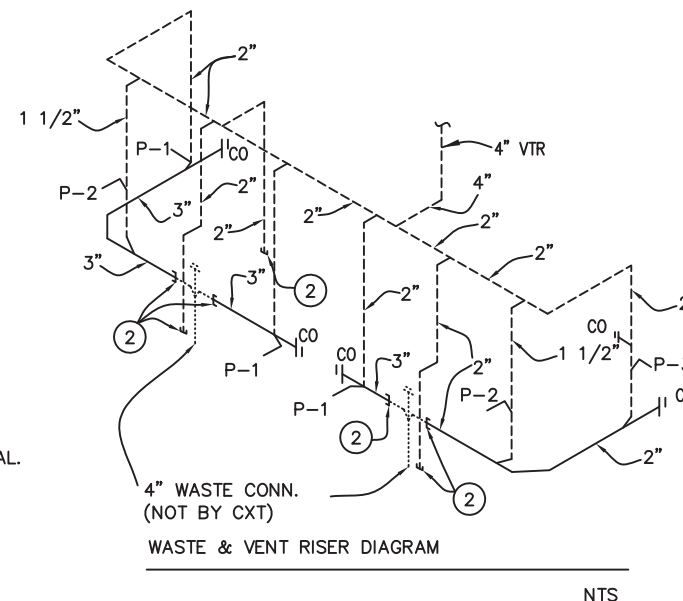
**PIPING LEGEND**

----- COLD WATER  
 ----- HOT WATER  
 ----- VENT PIPING  
 PVC, ASTM D2665, (TYPE DWV)

----- WASTE PIPE:  
 PVC, ASTM D2665, SCHED. 40

----- FIELD PIPING (NOT BY CXT)

- KEY NOTES**
- 3/4" HOSE BIBB WITH VACUUM BREAKER & WHEEL HANDEL.
  - TO THIS POINT BY CXT.
  - ASSE 1010 WATER HAMMER ARRESTOR SIOUX CHIEF HYDRA-RESTOR #654-C OR EQUAL.
  - 1/2" AIR QUICK CONNECTION W/ BALL VALVE FOR BLOWING OUT WATER PIPING.
  - 1/2" BALL VALVE & CAPPED CW LINE FOR FIELD INSTALLED TRAP PRIMER VALVE IF REQUIRED BY JURISDICTION HAVING AUTHORITY.
  - ASSE 1070 WATER TEMPERATURE LIMITING DEVICE.



March 26, 2021

SYM	DESCRIPTION	MANUFACTURER	CXT PART NUMBER	FLUSH VL/FAUCET	SUPPLIES	QTY	HW	CW	WASTE	VENT	SUPPLIES / NOTES
P-1	WATER CLOSET (SENSOR)	ACORN	PENAL-WARE 1680 SERIES 1680-W-1	SLOAN "OPTIMA" #152-1.28 ES-S	SLOAN EL-154			1-1/4"	3"	2"	1. SENSOR ACTIVATED FLUSH VALVES. 2. MOUNT RIM AT 17" ABOVE FLOOR. 3. USE CLOSET GASKET JG13534 AND Z1203 FINISH KIT
P-2	LAVATORY (SENSOR)	ACORN	PENAL-WARE 1652 SERIES 2652-1-BP-04-M	SLOAN "ETF-610"	SLOAN EL-154		1/2"	1/2"	1-1/2"	1-1/2"	1. HAMMER ARRESTOR JRS520-T-C, FLOOR DRAIN S2005A025NBLP, TRAP PRIMER- MIFAB MM500, DISTR UNIT- MIFAB 2. 1/2X15 COMP ANG LAV BSCR1915AC 3. 3 PC COVER SET PF202WH.
P-3	URINAL	ACORN	PENAL-WARE 1709HEU SERIES 1709HEU-W-1	SLOAN "OPTIMA" #195-0.125 ES-S	SLOAN EL-154		-	3/4"	2"	2"	1. SENSOR ACTIVATED FLUSH VALVES. 2. MOUNT RIM AT 17" ABOVE FLOOR.
P-4											
P-5											
P-6	WATER HEATER	EEMAX	EMT-4				1/2"	1/2"	-	-	1. 4 GALLON 120V WALL MOUNTED WATER HEATER. PROVIDE GFCI OUTLET IN CHASE PER MFR RECOMMENDATIONS.
P-7	FLOOR DRAIN	TRAVIS	54960-CXT (QTY 2)				-	-	2"	2"	1. TRAP PRIMER- MIFAB MM500, DISTR UNIT- MIFAB ASSE 1018 OR ASSE 1044
		SIOUX CHIEF (CHASE)	840-2A (QTY 1)								

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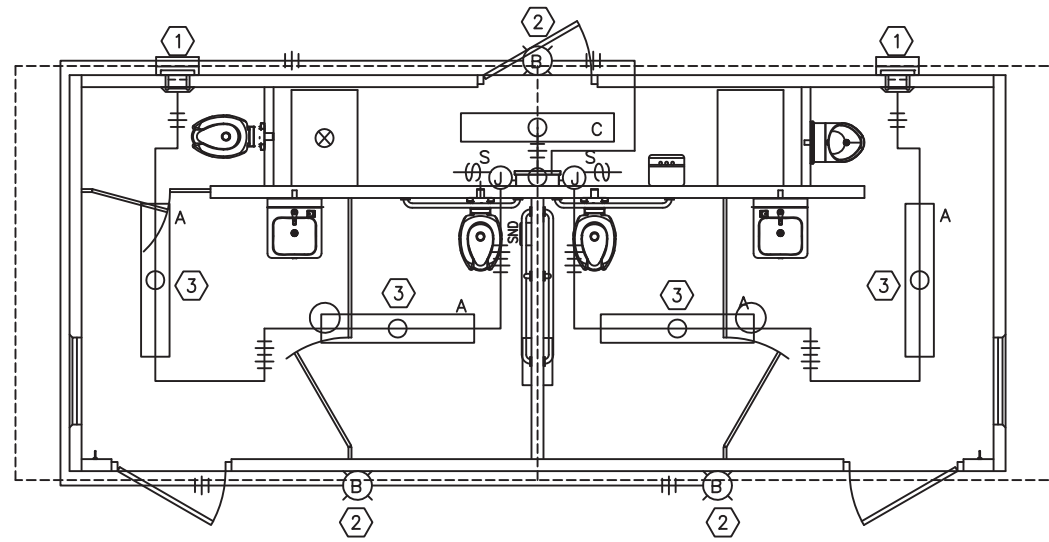
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CHECKED	SKR	PLOT	64

**PLUMBING DETAILS, DIAGRAMS & SCHEDULE**

DWG NO.	SHEET	REV.
DK-22	22	1
	25	

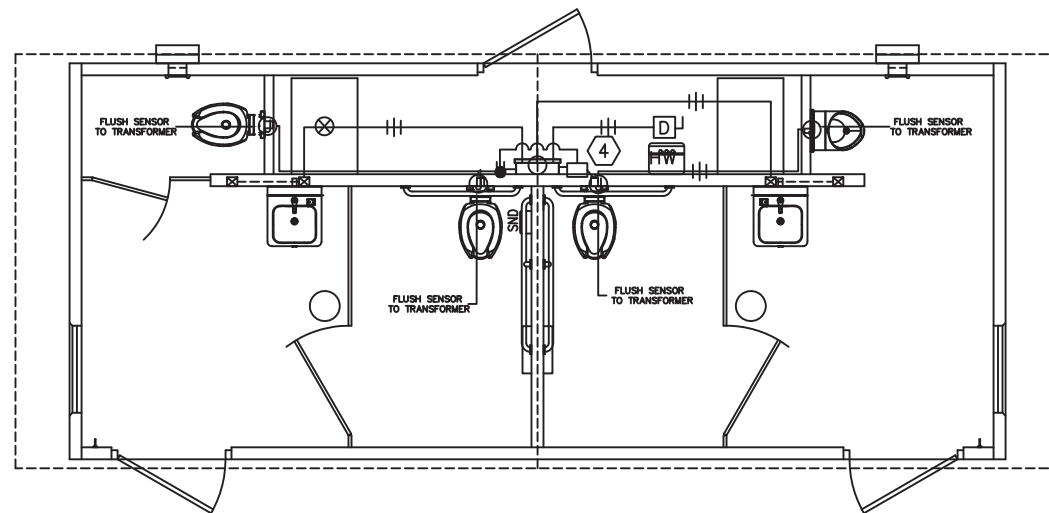




LIGHTING / EXHAUST FAN PLAN

ELECTRICAL - KEY NOTES

- ① CIRCUITS FOR EXHAUST FANS TO BE WIRED THROUGH SPEED SWITCHES IN CHASE
- ② LIGHT FIXTURE TO BE CONTROLLED BY PHOTOCELL. ROUTE WIRING IN CONCEALED CONDUIT.
- ③ MOTION CONTROLLED INTERIOR LIGHTS.
- ④ TRANSFORMER FOR PLUMBING SENSORS



HAND DRYER, PLUMBING SENSORS & WATER HEATER PLAN

SYMBOLS LEGEND

- ① NOTE REFERENCE
- LED INTERIOR FIXTURE
- ⊖ LED EXTERIOR FIXTURE
- ⊖ GCFI RECEPTACLE
- ⊖ SPEED SWITCH
- ⊖ LOAD CENTER/PANEL
- J JUNCTION BOX
- ⊖ OS OCCUPANCY SENSOR
- SURFACE MOUNTED CONDUIT, CROSSHATCH DENOTES WIRES, (ALL #12AWG UNO) ALWAYS ONE WIRE TO BE GROUND WIRE
- SURFACE MOUNTED CONDUIT
- CONCEALED CONDUIT
- ⊖ D HW SAFETY DISCONNECT
- ⊖ HW HOT WATER TANK

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ELECTRICAL PLANS		
DWG NO.	SHEET	REV.
DK-24	24	1
	25	





**RESOLUTION 14-19**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GROVELAND  
COMMUNITY SERVICES DISTRICT APPROVING APPLICATION(S) FOR PER  
CAPITA GRANT FUNDS THROUGH THE STATE DEPARTMENT OF PARKS  
AND RECREATION**

**WHEREAS**, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Per Capita Grant Program, setting up necessary procedures governing application(s); and

**WHEREAS**, said procedures established by the State Department of Parks and Recreation require the grantee's Governing Body to certify by resolution the approval of project application(s) before submission of said applications to the State; and

**WHEREAS**, the grantee will enter into a contract with the State of California to complete project(s);

**NOW THEREFORE BE IT RESOLVED THAT THE BOARD OF DIRECTORS OF THE  
GROVELAND COMMUNITY SERVICES DISTRICT DOES HEREBY:**

1. Approves the filing of project application(s) for Per Capita program grant project(s); and
2. Certifies that said grantee has or will have available, prior to commencement of project work utilizing Per Capita funding, sufficient funds to complete the project(s); and
3. Certifies that the grantee has or will have sufficient funds to operate and maintain the project(s), and
4. Certifies that all projects proposed will be consistent with the park and recreation element of the District's general or recreation plan (PRC §80063(a)), and
5. Certifies that these funds will be used to supplement, not supplant, local revenues in existence as of June 5, 2018 (PRC §80062(d)), and
6. Certifies that it will comply with the provisions of §1771.5 of the State Labor Code, and
7. (PRC §80001(b)(8)(A-G)) To the extent practicable, as identified in the "Presidential Memorandum--Promoting Diversity and Inclusion in Our National Parks, National Forests, and Other Public Lands and Waters," dated January 12, 2017, the District will consider a range of actions that include, but are not limited to, the following:
  - (A) Conducting active outreach to diverse populations, particularly minority, low-income, and disabled populations and tribal communities, to increase awareness within those communities and the public generally about specific programs and opportunities.
  - (B) Mentoring new environmental, outdoor recreation, and conservation leaders to increase diverse representation across these areas.

(C) Creating new partnerships with state, local, tribal, private, and nonprofit organizations to expand access for diverse populations.

(D) Identifying and implementing improvements to existing programs to increase visitation and access by diverse populations, particularly minority, low-income, and disabled populations and tribal communities.

(E) Expanding the use of multilingual and culturally appropriate materials in public communications and educational strategies, including through social media strategies, as appropriate, that target diverse populations.

(F) Developing or expanding coordinated efforts to promote youth engagement and empowerment, including fostering new partnerships with diversity-serving and youth-serving organizations, urban areas, and programs.

(G) Identifying possible staff liaisons to diverse populations.

8. Agrees that to the extent practicable, the project(s) will provide workforce education and training, contractor and job opportunities for disadvantaged communities (PRC §80001(b)(5)).

9. Certifies that the grantee shall not reduce the amount of funding otherwise available to be spent on parks or other projects eligible for funds under this division in its jurisdiction. A one-time allocation of other funding that has been expended for parks or other projects, but which is not available on an ongoing basis, shall not be considered when calculating a recipient's annual expenditures. (PRC §80062(d)).

10. Certifies that the grantee has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Procedural Guide; and

11. Delegates the authority to the General Manager or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope(s); and

12. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

**WHEREFORE**, this Resolution is passed and adopted by the Board of Directors of the Groveland Community Services District on April 12, 2019, by the following vote:

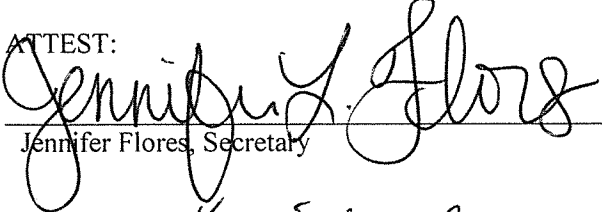
AYES: Directors Armstrong, Edwards, Kwiatkowski, Mora, and Swan

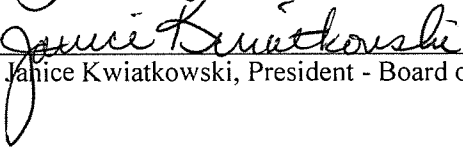
NOES:

ABSTAIN:

ABSENT:

ATTEST:

  
\_\_\_\_\_  
Jennifer Flores, Secretary

  
\_\_\_\_\_  
Janice Kwiatkowski, President - Board of Directors

**CERTIFICATE OF SECRETARY**

I, Jennifer Flores, the duly appointed and acting Secretary of the Board of Directors of the Groveland Community Services District, do hereby declare that the foregoing Resolution was duly passed and adopted at a Special Meeting of the Board of Directors of the Groveland Community Services District, duly called and held on April 12, 2019.

DATED: April 12, 2019.

**TO:** GCSB Board of Directors

**FROM:** Jennifer Flores, Administrative Services Manager

**DATE:** August 10, 2021

**SUBJECT:** Agenda Item 6D: Adoption of a Resolution Approving Consulting Services Agreement with WRT for the Design, CEQA Documentation and Related Services for the Mary Laveroni Community Park Improvements 2021; Adventure-Trails-Activities Master Plan

---

**RECOMMENDED ACTION:**

*“I move to adopt Resolution 23-2021 Approving Consulting Services Agreement with WRT for the Design, CEQA Documentation and Related Services for the Mary Laveroni Community Park Improvements 2021; Adventure-Trails-Activities Master Plan.”*

**BACKGROUND:**

The Board approved a consulting services agreement with WRT for the preparation of a park amenities plan and study in October 2020. Staff worked closely with WRT in the development of this plan that was delivered in late March, reviewed with the Park Committee, and presented to the Board at their June 8<sup>th</sup> regular meeting. Now that the initial amenities plan and study has been completed for the future park improvements, the next phase of design and CEQA work must begin if the District is going to make the deadlines for the upcoming recreation grants offered through the state.

Management requested that WRT issue the District a services proposal with a list of menu items and their related expense to keep moving this project forward, that the District could initiate by task order. WRT has delivered this proposal which has been included as Exhibit A with the Professional Services Agreement. The culmination of this work will result in a master plan for the Mary Laveroni Community Park improvements.

**ATTACHMENTS:**

1. Final Park Amenities Plan and Study
2. WRT Sample Graphics and Perspective Renderings
3. Professional Services Agreement
4. Resolution 23-2021

**FINANCIAL IMPACT:**

Expense will vary depending on the task orders the District authorizes. The Board approved a budget of \$55,000 for this work in their adopted FY 2021/22 budget.

# GROVELAND

## PARK AMENITIES STUDY & PLAN

July 28th, 2021



# GOALS

## **Over-arching goal:**

This report presents a preliminary evaluation of location, suitability, traffic flow, efficiency, accessibility and overall design of existing park structures, facilities, amenities, and landscape. It sets up further efforts to prepare site plans, including necessary support facilities and amenity details for recommended Park improvements to meet District goals.

The report considers the incorporation of additional features that enhance/increase the usability, function and revenue generation potential of the park and its facilities, such as safety and accessibility improvements, security, lighting, gazebos, BBQ/picnic areas, parking and infrastructure to support increased civi presence and use of the park.

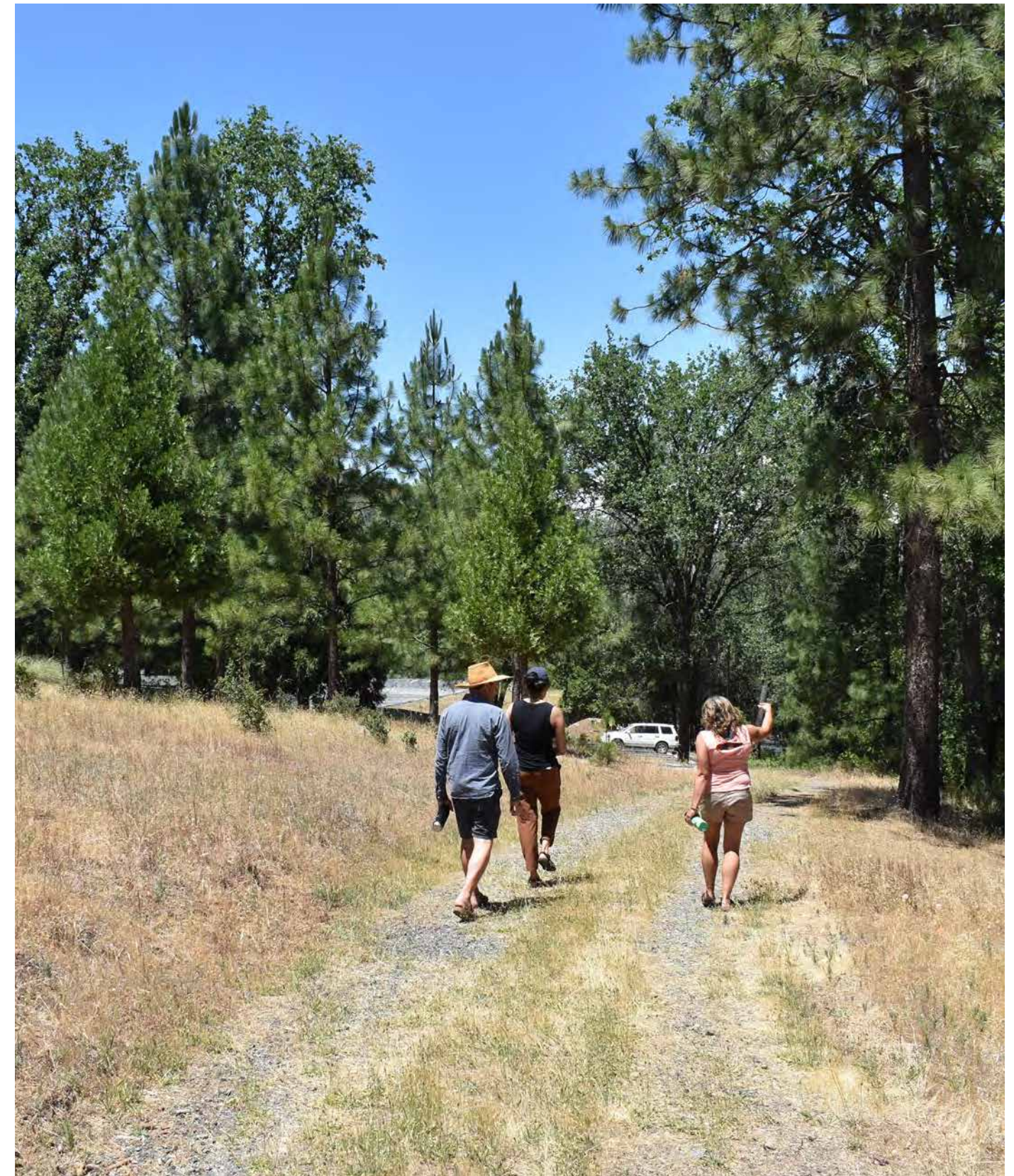
## **Expanded Goals for this Project Include:**

- Increase park safety and functionality.
- Increase recreation and tourism opportunities.
- Serve the needs of the local community first – this will capture the interest of tourists and generate larger appeal.
- Groveland is a gateway to Yosemite but also a memorable experience. For visitors, enhance the amenities and advantages of a small-town destination as opposed to the crowds of the Yosemite Valley. Develop a complementary experience to Yosemite – Groveland acts as a steppingstone with its own attractions and appeal.
- Create an identity for town-facing Mary Laveroni Park, with greater nature access and exploration through rest of the GCSD property.

# STRATEGIC PRIORITIES

Specific priorities the GCSD team has identified include:

- Reconfiguration of stage to hold community events such as concerts, plays, and movies.
- Reconfiguration of support facilities to create a venue to host and better support private events such as weddings, reunions, birthdays etc.
- Skate park recommendation (rebuild, remove, repurpose the area).
- Preparation of site plans including support facilities and amenity details for Phase One of the Hetch Hetchy Railroad Grade Trail and associated connections.
- Evaluation of the feasibility of developing an RV and tent campground.
- Evaluation of the feasibility of a competitive mountain biking course.
- Evaluation of the feasibility of a competitive disc golf course.



# STRATEGIC PRIORITIES

Additional Strategic Priorities identified by the Project Team include:

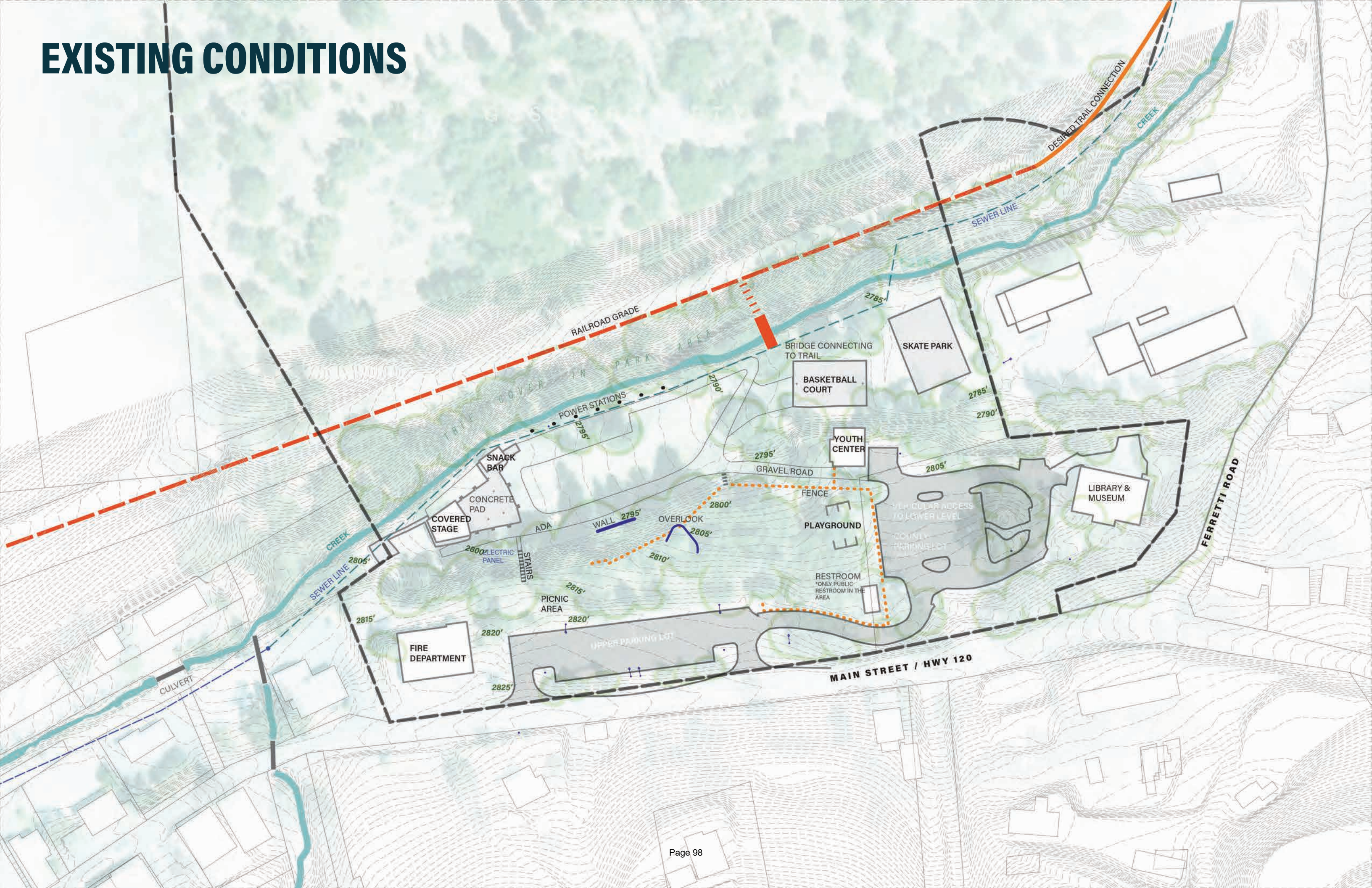
- Further develop Mary Laveroni Park as an enriched **special place that reinforces the identity of Groveland** – whether you're a resident walking your dog or a tourist seeking an authentic local attraction.
- Provide adequate space, circulation, and infrastructure to **support a destination venue for events** and community programmatic anchors – to reinforce **Mary Laveroni Park as a community hub**, and to enable the hosting of sought-after destination attractions/festivals.
- **Leverage creek-side and adjacent GCSD parcel recreation opportunities** for calm respite, play, adventure, exercise, nature immersion, and exploration – whether stretching your legs after a long drive or just going for a walk after work.
- Establish a vision for connections to regional trails and wider recreation network – **position Groveland as the “setting-off point” in the center of a vast, inter-connected system** of recreational destinations and attractions, drawing residents and tourists to boost the local economy.
- Carefully **prepare Groveland for influx of year-round residents and plan for capacity increases while retaining character**, reinforcing small-town appeal, and protecting natural resources.





# MARY LAVERONI PARK CONCEPT DEVELOPMENT

# EXISTING CONDITIONS



# FIRST STEPS



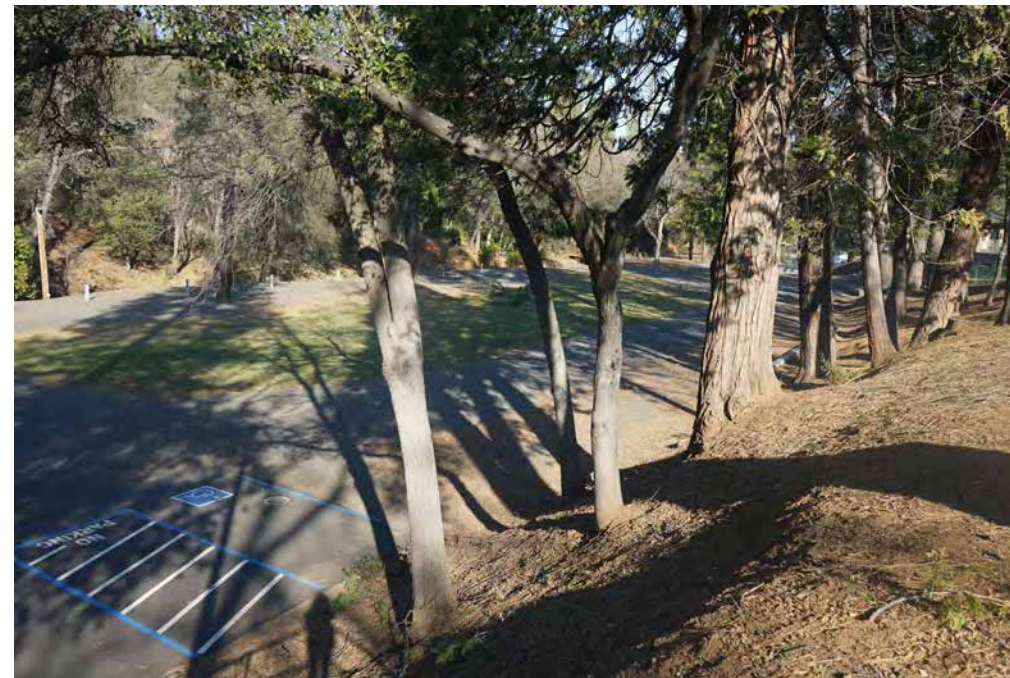
Remove the fence (selectively).



Provide clear pathways and defined spaces - ensure the lower part of the Park feels open and welcoming.



Clean up utility installations.



Stabilize eroding steep slopes



Remove old foundations / abrupt grade changes.

# 1. HOW DO WE UNLOCK POTENTIAL FOR PROGRAMMATIC ENHANCEMENTS TO ADD TO THE IDENTITY AND EXPERIENCE OF MARY LAVERONI PARK?

## Potential program themes:

Adventure Play + Climbing  
Native Planting + California Landscape  
Arts + Events

## Key Considerations:

- Do we keep the skate park and basketball court in place, or do we relocate them? If relocated, how could we use that space?
- Can we use the hillside to create a distinctive and attractive feature?
- How could we leverage the creek corridor?



# ADVENTURE PLAY + CLIMBING



NETS AND CLIMBERS



CREEKSIDE NATURE PLAY



CLIMBING TOWER



SWINGS



SLACKLINES



ROPES COURSE & TEAM BUILDING

# ADVENTURE PLAY + CLIMBING

Allow access to creek bed during the dry season and install natural features for unstructured play.

Span the "valley" with a feature pedestrian bridge.

Skate park and basketball court relocated to Sports Complex. Use open area for a climbing tower, bouldering area, swings, challenge features.

Use the slopes to weave slides through the trees, set up a slackline course, or have a ropes course through the trees.

# NATIVE PLANTING + CALIFORNIA LANDSCAPES



SIERRA FOOTHILLS LANDSCAPES



RIPARIAN HABITAT



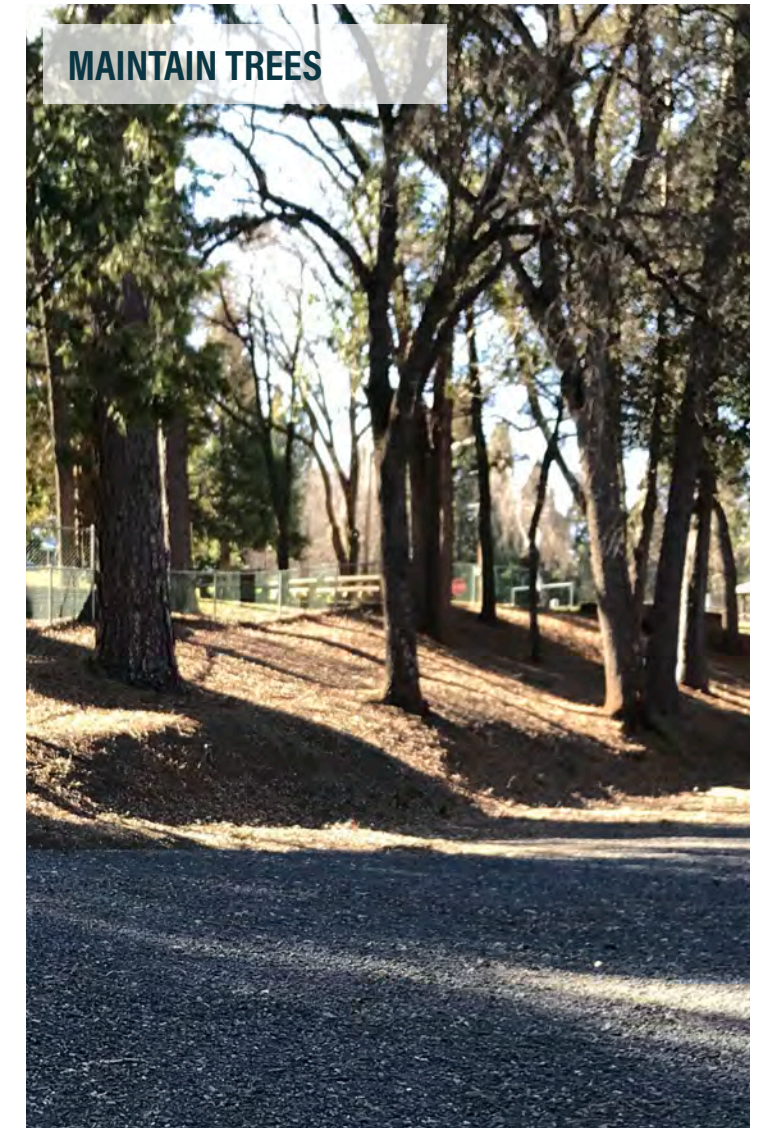
WILDFLOWER MEADOW



HORTICULTURE WALK



HILLSIDE PLANTING



MAINTAIN TREES

# NATIVE PLANTING + CALIFORNIA LANDSCAPES

Lay back creek bank, allow overflow / floodplain condition, showcase riparian corridor vegetation.

Add shaded bench areas throughout the park.

Valley floor / wildflower meadow

Native hillside (north-facing) vegetation

Upland meadow

Include a horticultural walk through the site to describe / educate / teach themes of the vegetation and ecology of Sierra Foothills.



# ARTS + EVENTS



**OUTDOOR FAIR SPACE**



**OUTDOOR CLASSROOM & SPEAKER PLATFORM**



**HILLSIDE AMPHITHEATER**



**FLEXIBLE EVENT SPACE**



**EVENT RENTALS**

# ARTS + EVENTS

Use former stage area for back of house and maintenance drop offs, concession service/delivery, or expanded ADA parking.

Relocate stage to face hillside and upper park.

Crushed stone plaza flex space for booths and tents, tables and chairs, concessions, special events.

Outdoor classroom pods / decks.

Remove existing infrastructure and build a large pergola.

Amphitheater seating on hillside.

Incorporate library and museum program into park, including book fairs, historical events, lecture series.

Renovated restrooms to accommodate large crowds.

Series of overlook points (box seats).

## 2. HOW COULD WE RETHINK THE VISITOR EXPERIENCE?

### Key Considerations:

- How could we reimagine the bus area or add a pavilion?
- What will make it easy for travelers to rest and recharge?
- What elements could act as gateway, to create a sense of arrival - **your vacation starts here.**
- Is there a future potential to work with Caltrans on their adjacent property?
- Can overflow parking be moved to the Resilience Center?



# VISITOR EXPERIENCE UPGRADES



BUS PAVILION

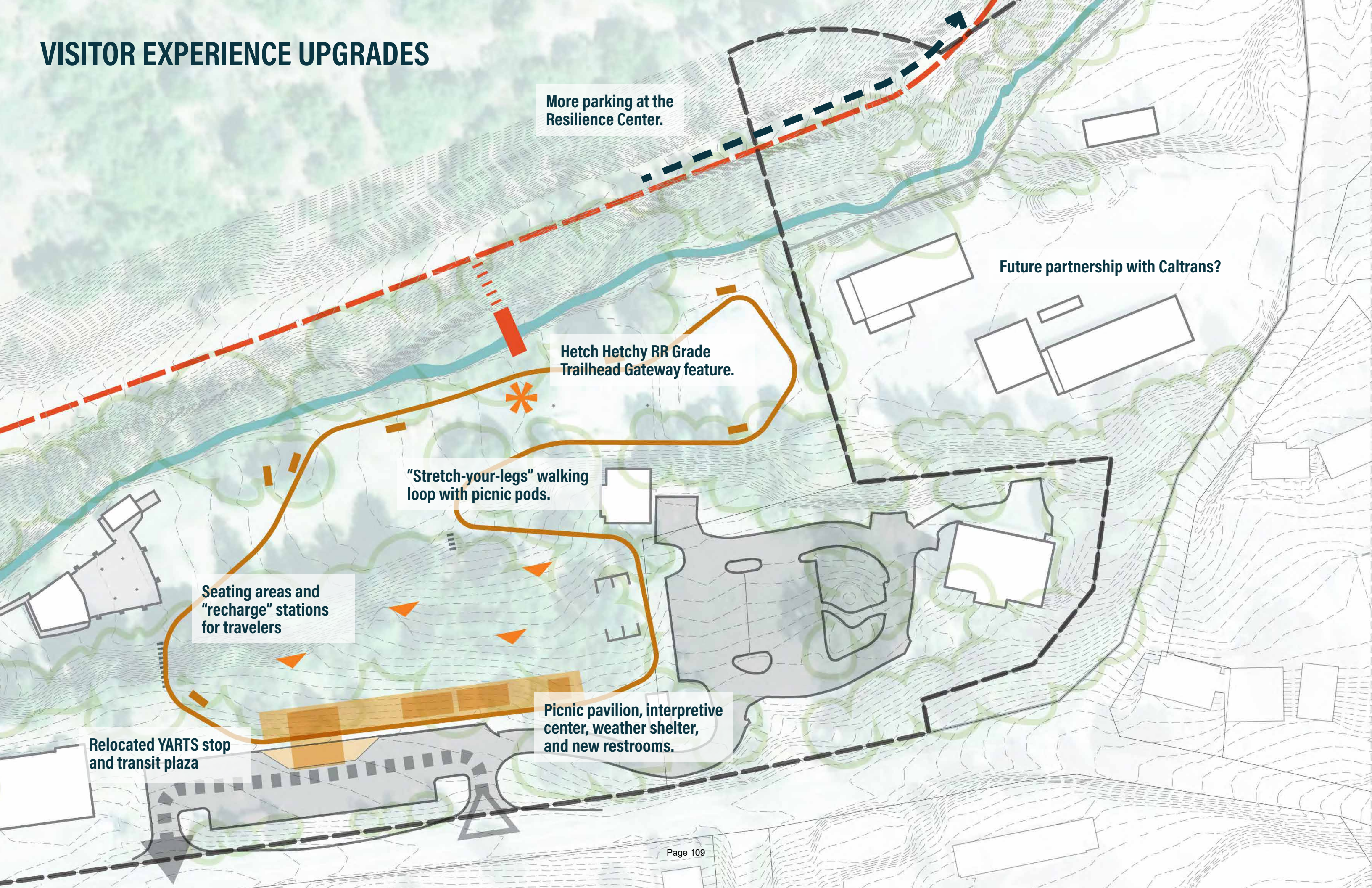


RANGER PROGRAMS



VISITOR CENTER

# VISITOR EXPERIENCE UPGRADES



More parking at the Resilience Center.

Future partnership with Caltrans?

Hetch Hetchy RR Grade Trailhead Gateway feature.

"Stretch-your-legs" walking loop with picnic pods.

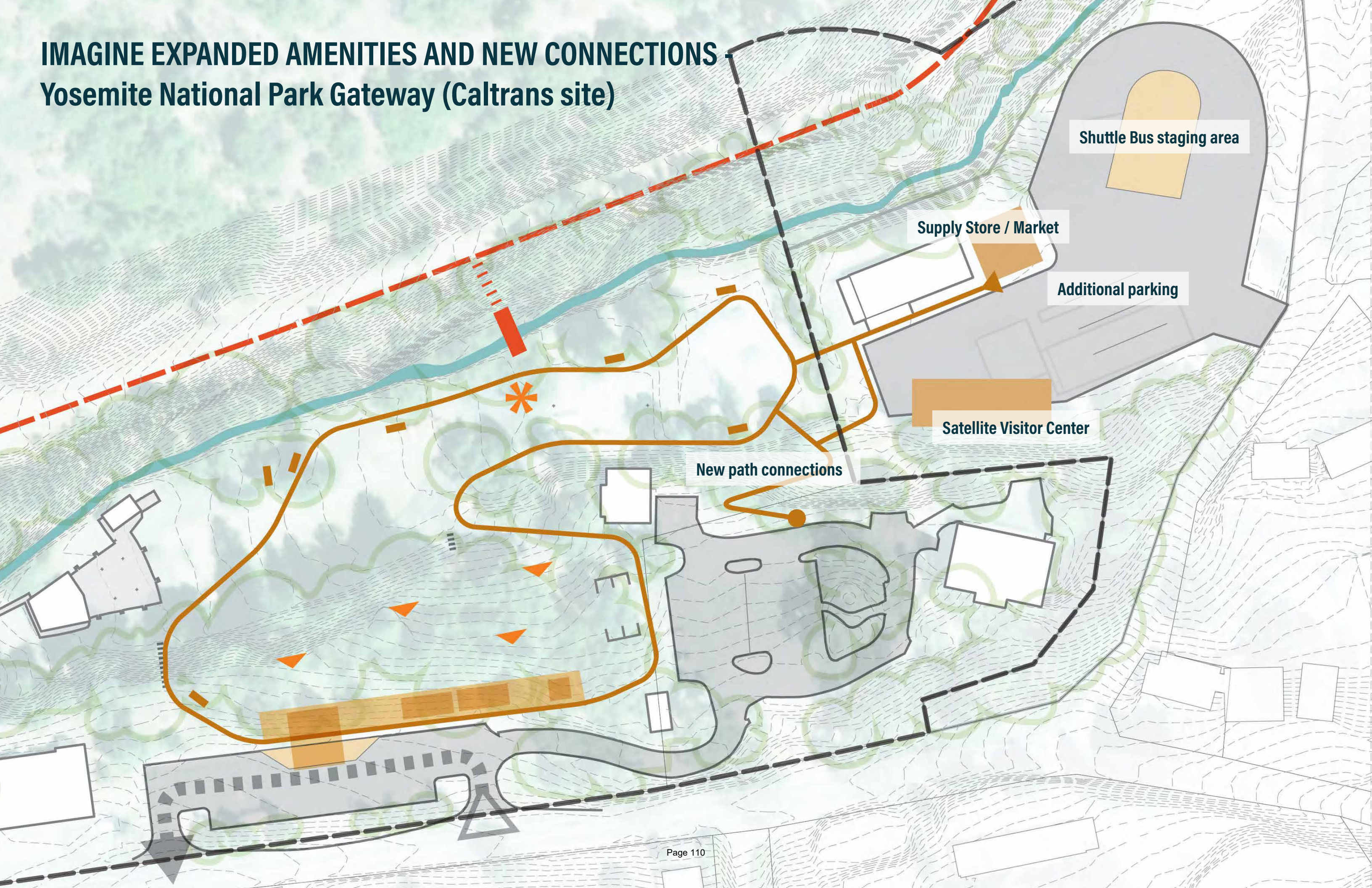
Seating areas and "recharge" stations for travelers

Picnic pavilion, interpretive center, weather shelter, and new restrooms.

Relocated YARTS stop and transit plaza

# IMAGINE EXPANDED AMENITIES AND NEW CONNECTIONS

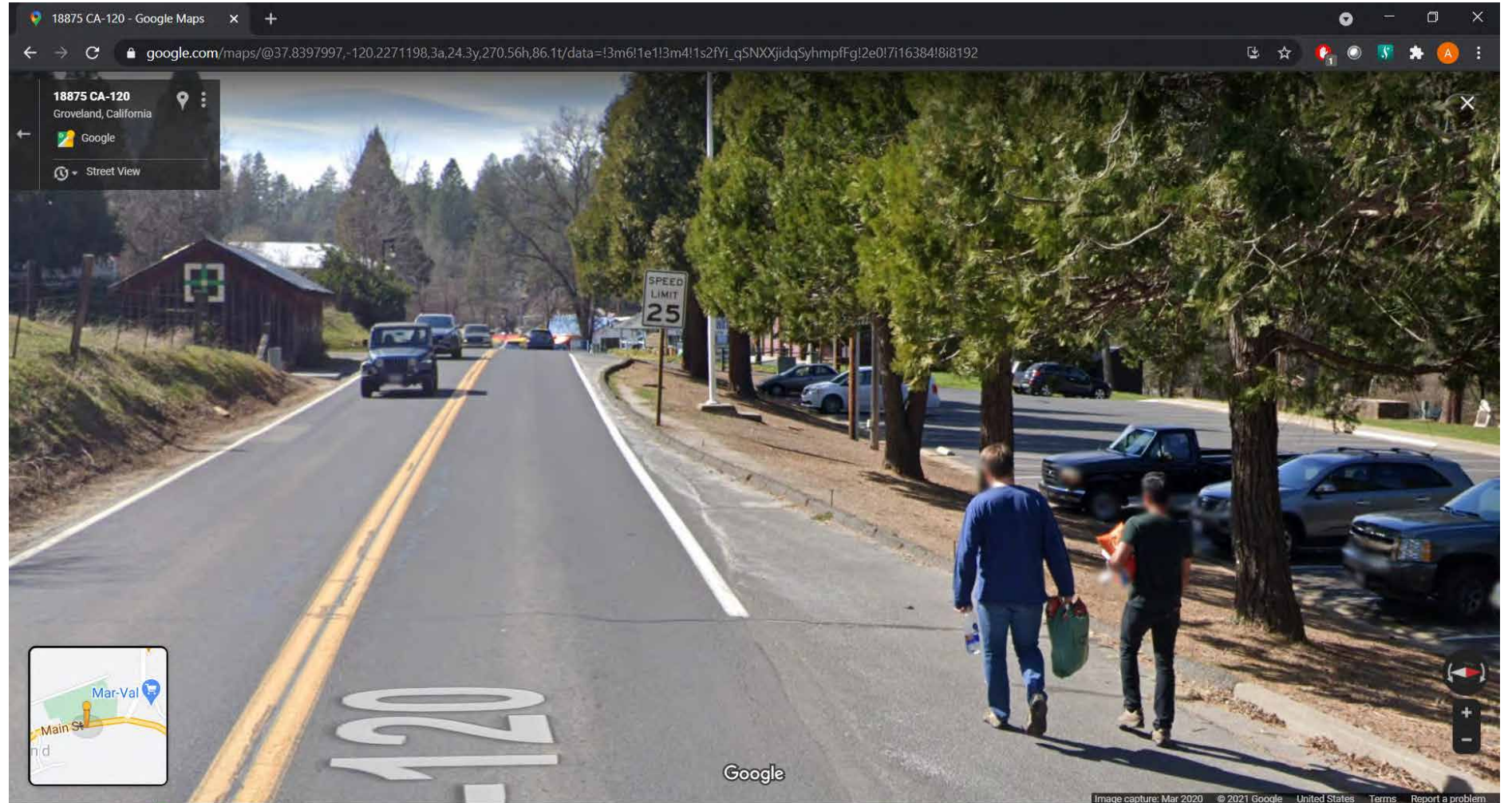
## Yosemite National Park Gateway (Caltrans site)



### 3. A STRONGER CONNECTION TO DOWNTOWN WOULD BE BENEFICIAL FOR MANY REASONS. HOW COULD WE CONSIDER BETTER CONNECTIONS FROM GCSD PARK PROPERTIES?

#### Key Considerations:

- How could we leverage the creek corridor and HH Railroad grade to create a new connection to downtown?
- What is the best way to connect along surface streets and sidewalks?
- What additional enhancements would strengthen these connections?



# ADDITIONAL POTENTIAL CONNECTION ENHANCEMENTS

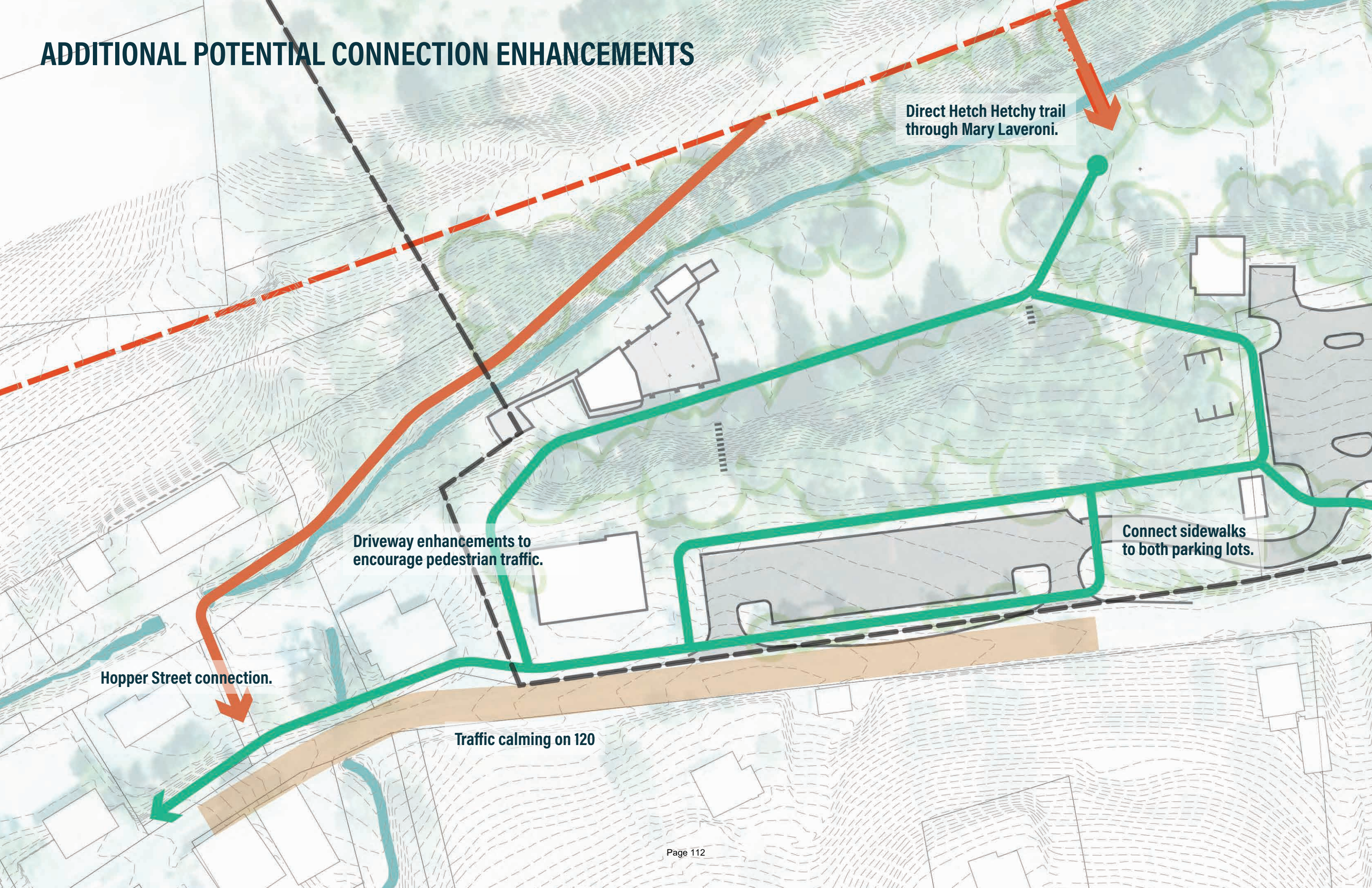
Direct Hetch Hetchy trail through Mary Laveroni.

Driveway enhancements to encourage pedestrian traffic.

Connect sidewalks to both parking lots.

Hopper Street connection.

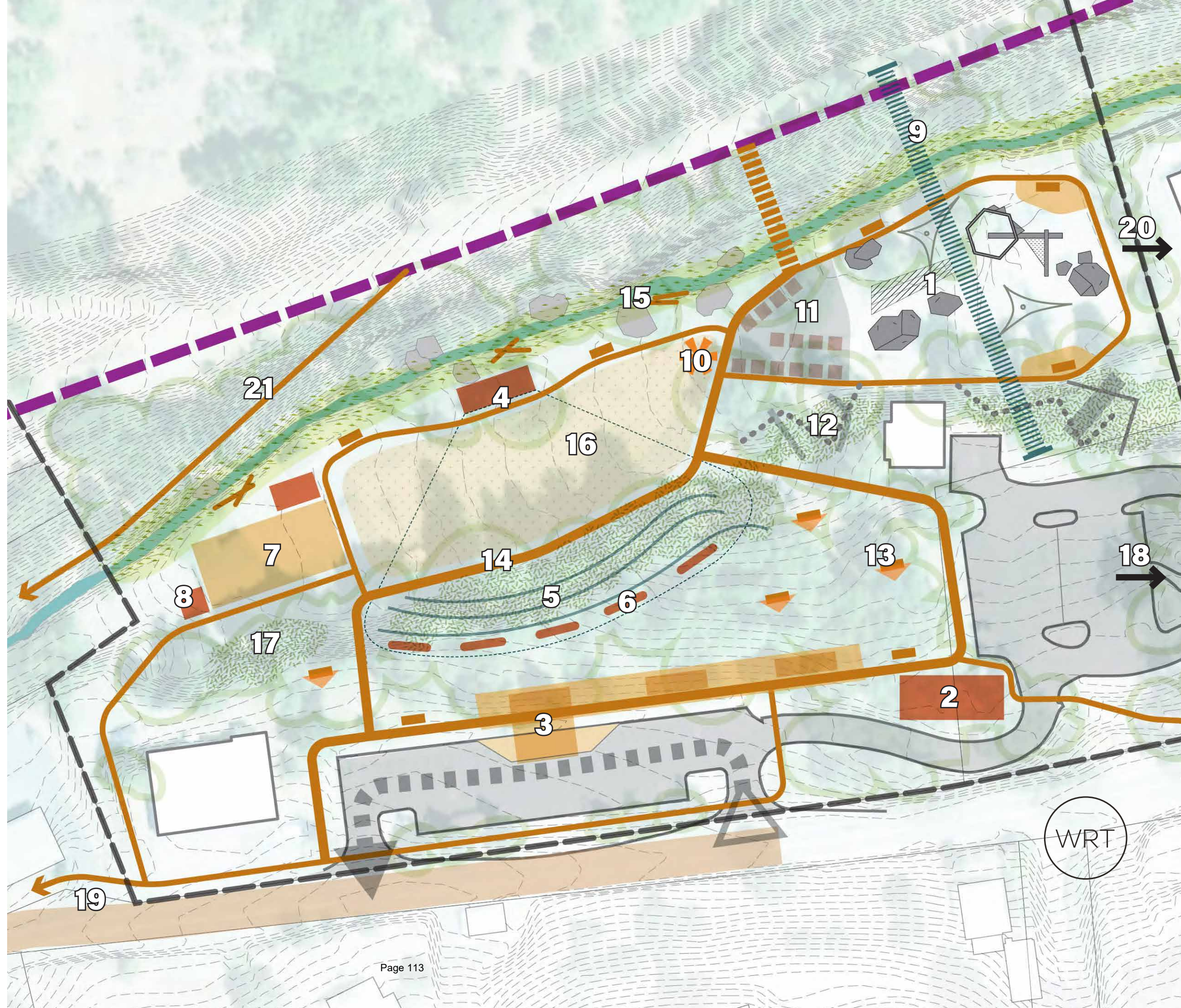
Traffic calming on 120





# PRELIMINARY CONCEPT

1. Skate park and basketball court relocated to Sports Complex. Use open area for a climbing tower, bouldering area, swings, challenge features.
2. Renovated restrooms to accommodate large crowds.
3. Relocated YARTS stop and transit plaza, with picnic pavilion, interpretive center, weather shelter.
4. Relocate stage to face hillside and upper park.
5. Add amphitheater seating on hillside.
6. Series of overlook points (box seats).
7. Remove existing band shell and build a large pergola.
8. Use former stage area for back of house and maintenance drop offs, concession service/delivery, or expanded ADA parking.
9. Span the "valley" with a feature pedestrian bridge.
10. Create a Hetch Hetchy RR Grade Trailhead Gateway.
11. Add crushed stone plaze flex space for booths and tents, tables and chairs, concessions, special events.
12. Use hillside to weave slides through the trees, set up a slackline course or a ropes course.
13. Add shaded benches throughout the park.
14. "Stretch-your-legs" walking loop with picnic pods.
15. Allow access to creek bed during the dry season and install natural features for unstructured play.
16. Native valley floor meadow (mowed for events).
17. Stabilize slopes with native hillside vegetation.
18. Incorporate library and museum program into park events with outdoor classroom pods / decks.
19. Better connections / streetscape improvements to downtown destinations.
20. Future partnership with Caltrans and NPS?
21. Additional connections to Hetch Hetchy trail.





# **GCS D PROPERTY CONCEPT DEVELOPMENT**

# FIRST STEPS



Allow visitor access throughout the site.



Create trail linkage between Mary Laveroni, Resilience Center, and Recreation Area.



Clearly define "NO-GO" zones at spray fields / reservoirs.



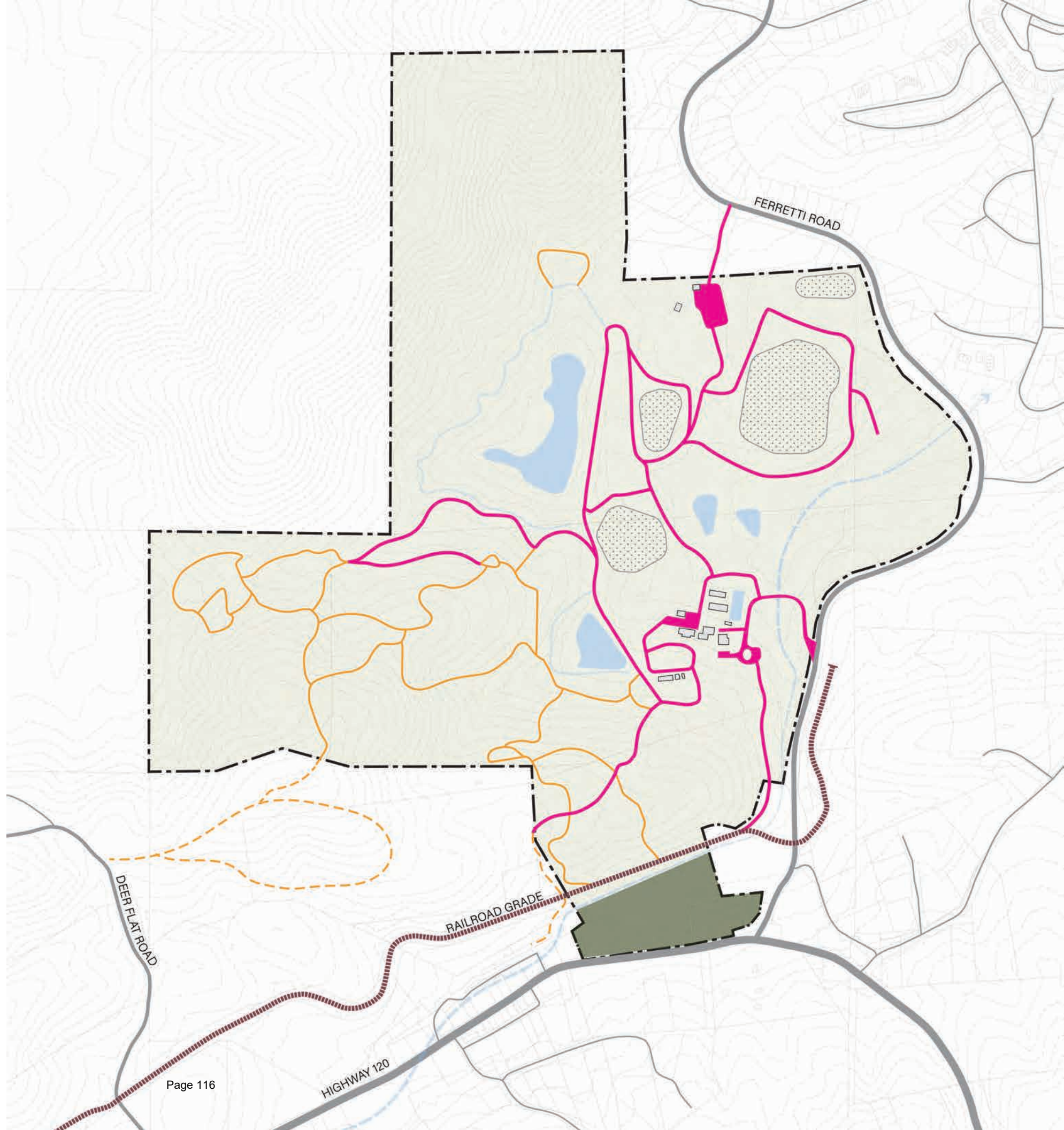
Clean up network of informal maintenance roads and trails.



Improved safety - remove debris or old and obsolete infrastructure.

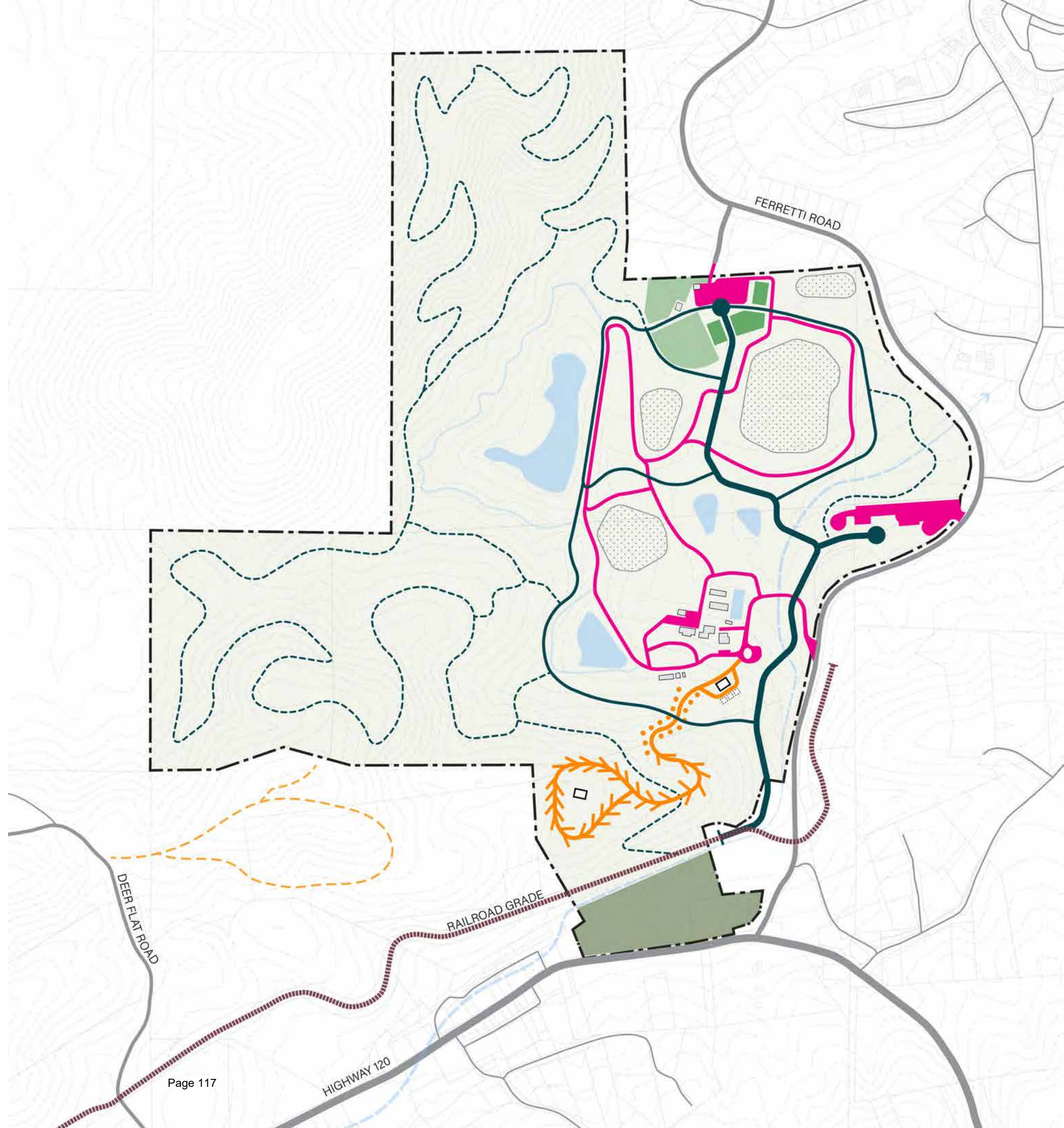
# EXISTING CIRCULATION

- ROADS / PARKING
- EXISTING TRAILS
- DIVERSION FLUMES



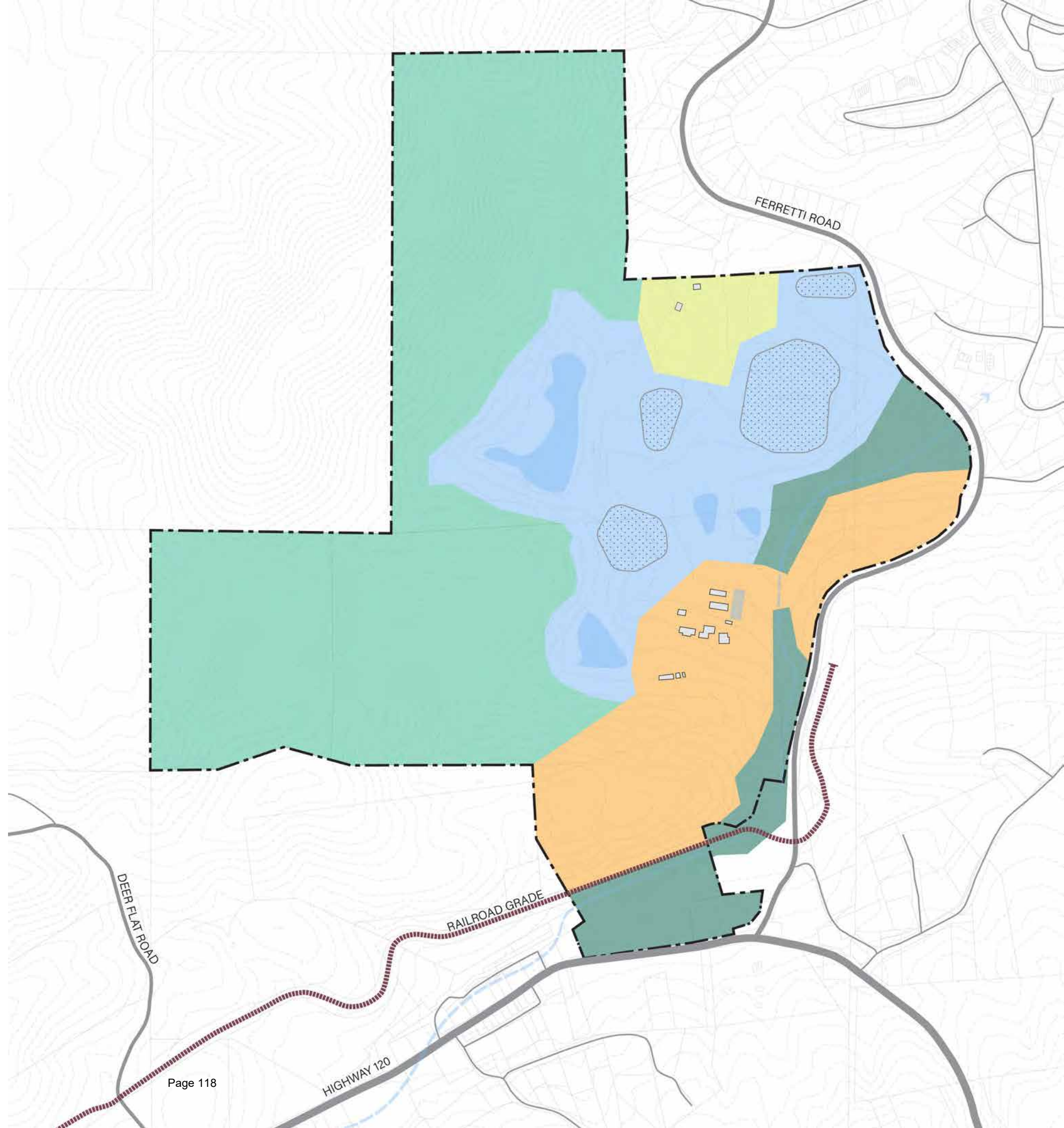
# PROPOSED CIRCULATION

- PRIMARY
- SECONDARY
- TERTIARY
- ROADS / PARKING
- RV
- DIVERSION FLUMES
- OFF-SITE CONNECTIONS



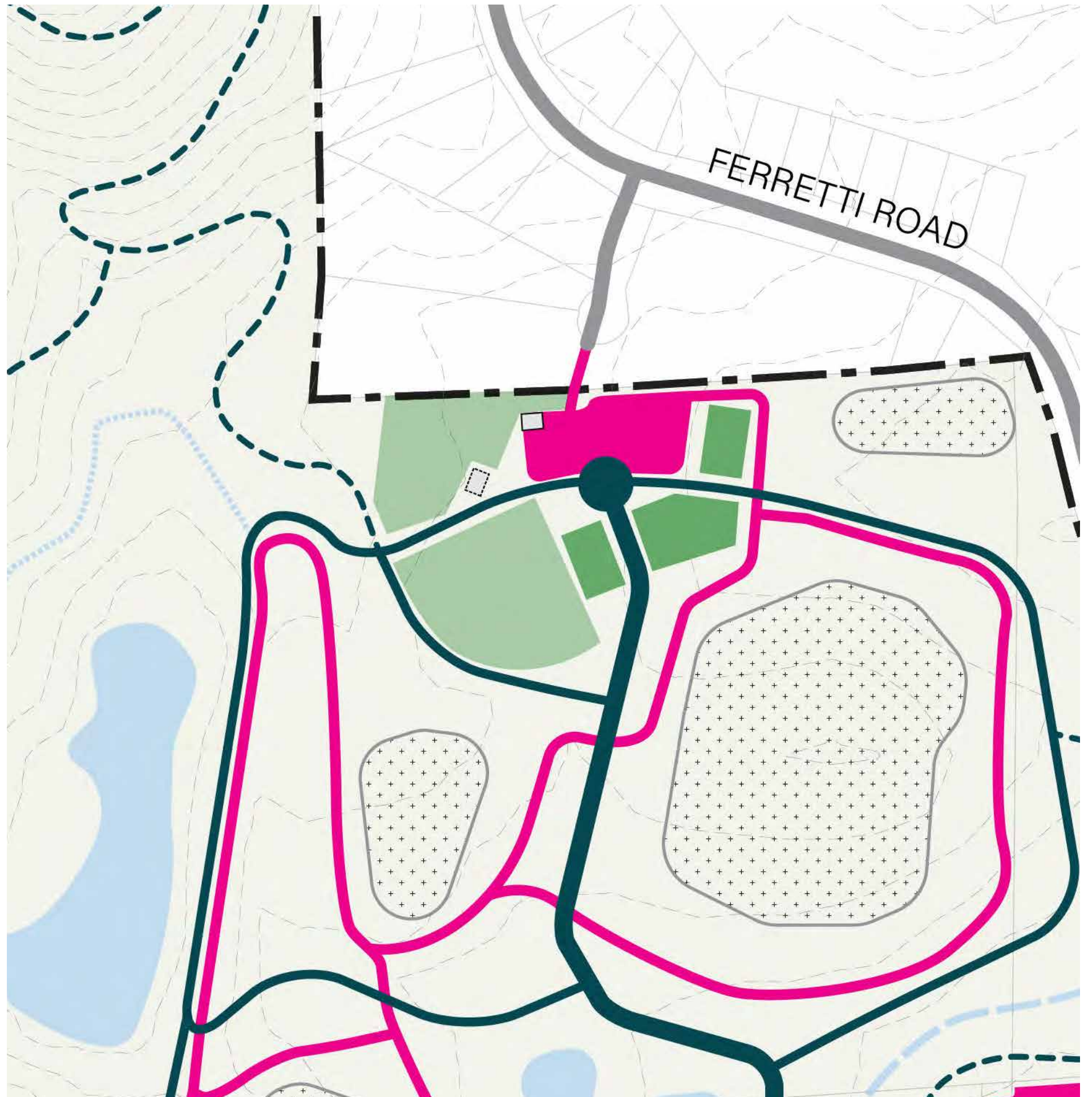
# USAGE ZONES

-  THE PRESERVE / TRAILS
-  SPRAY FIELDS / RESERVOIRS
-  SPORTS COMPLEX
-  OFFICE / RV / RESILIENCE CENTER
-  CREEK CORRIDOR / MARY LAVERONI PARK



# SPORTS COMPLEX PROGRAM ZONE

- baseball field
- dog park
- trailhead/restrooms/concession/  
event pavilion
- flex space for events
- pickleball
- lawn sports
- picnic/bbq
- reoriented parking lot
  
- RELOCATED basketball court
- RELOCAED skate park



# CYCLING / RUNNING / EVENTS

Too short for mountain biking (typ 60km or more), but perfect for:

## Cyclocross

- typically on a 1k to 3k circuit
- need to consider event logistics
- camping on site

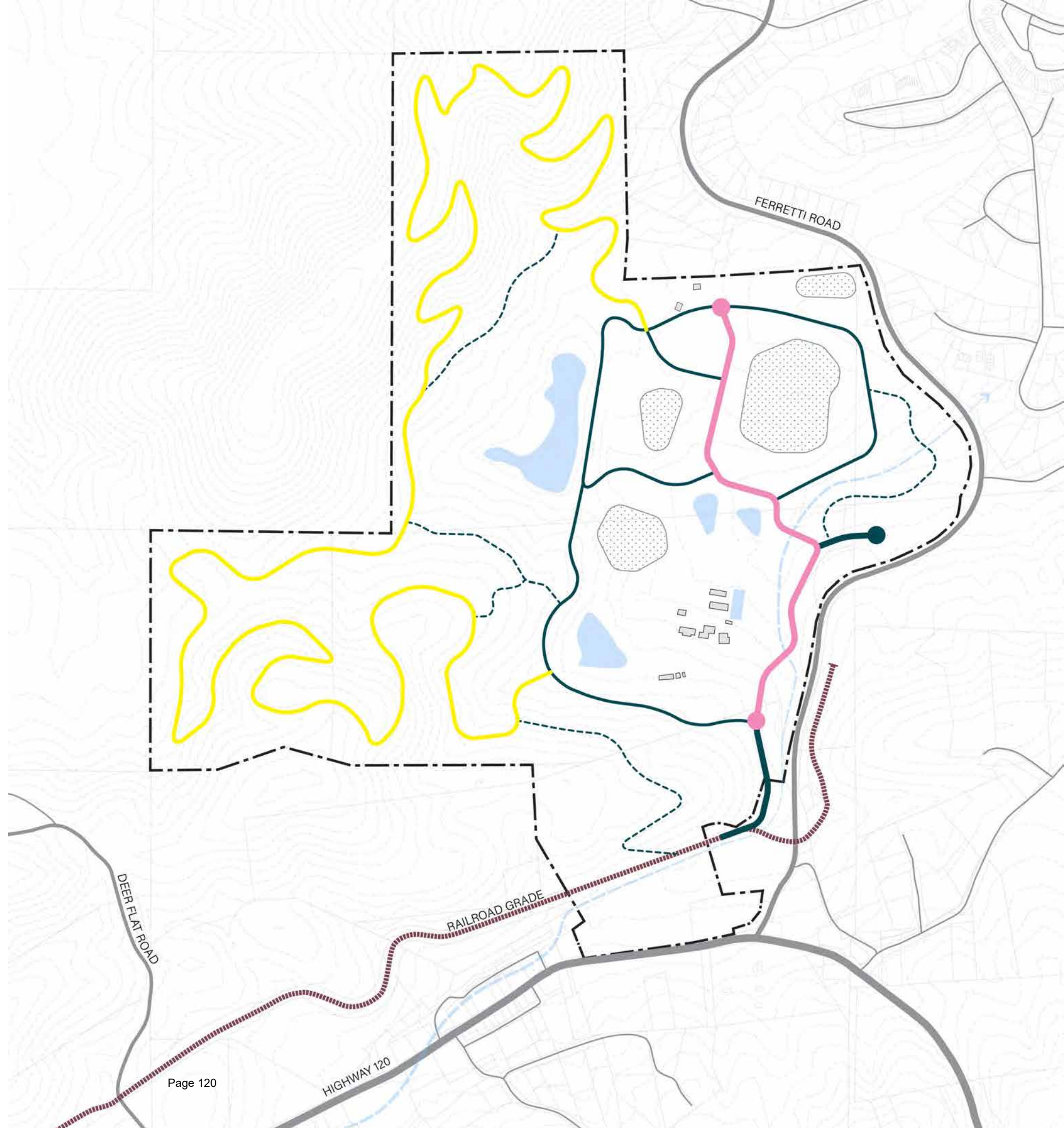
## Trail runs

- 5k, 10k
- need to consider event logistics
- tie into longer HH Rail Trail

## Pump track, bike skills course

- introduce kids to the sport
- potential for competitions

- 1k trail
- 5k trail



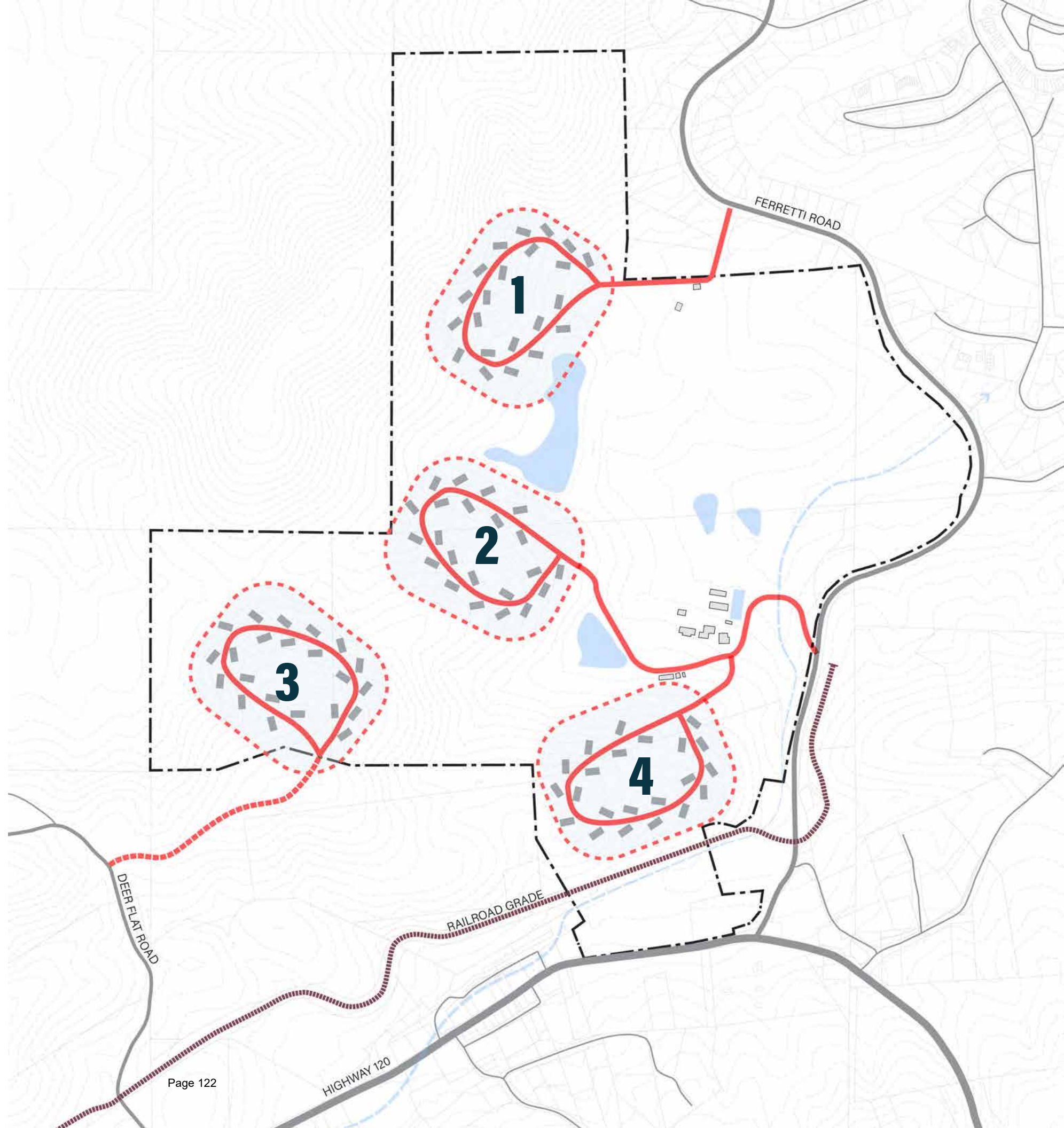


# CYCLOCROSS



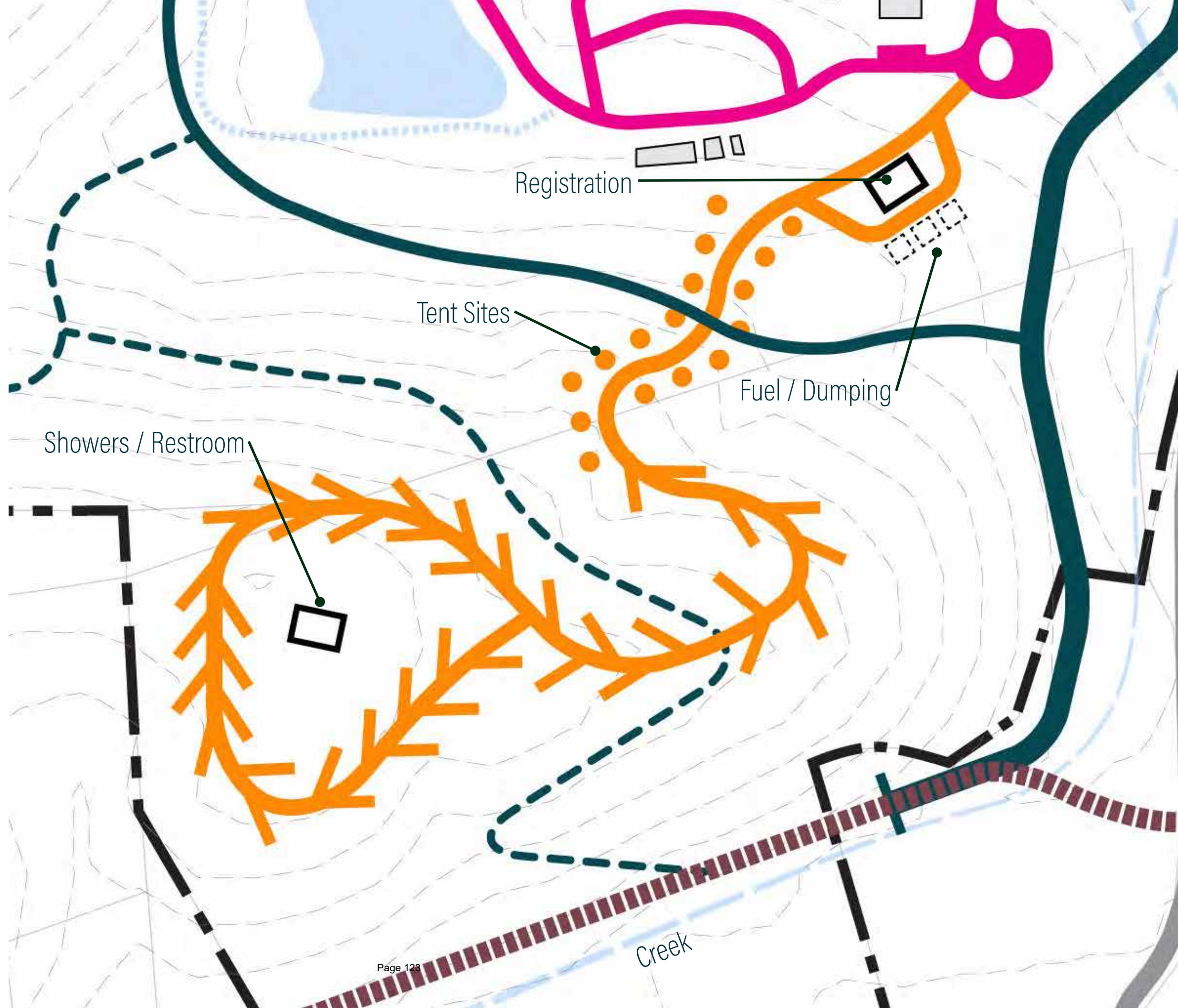
# RV PARK CONSIDERATIONS

- **Option 4** has been determined to be the most appropriate and feasible, due to its ease of access, relatively flatter slopes, and distance from the spray fields and reservoirs.



# RV PARK CONSIDERATIONS

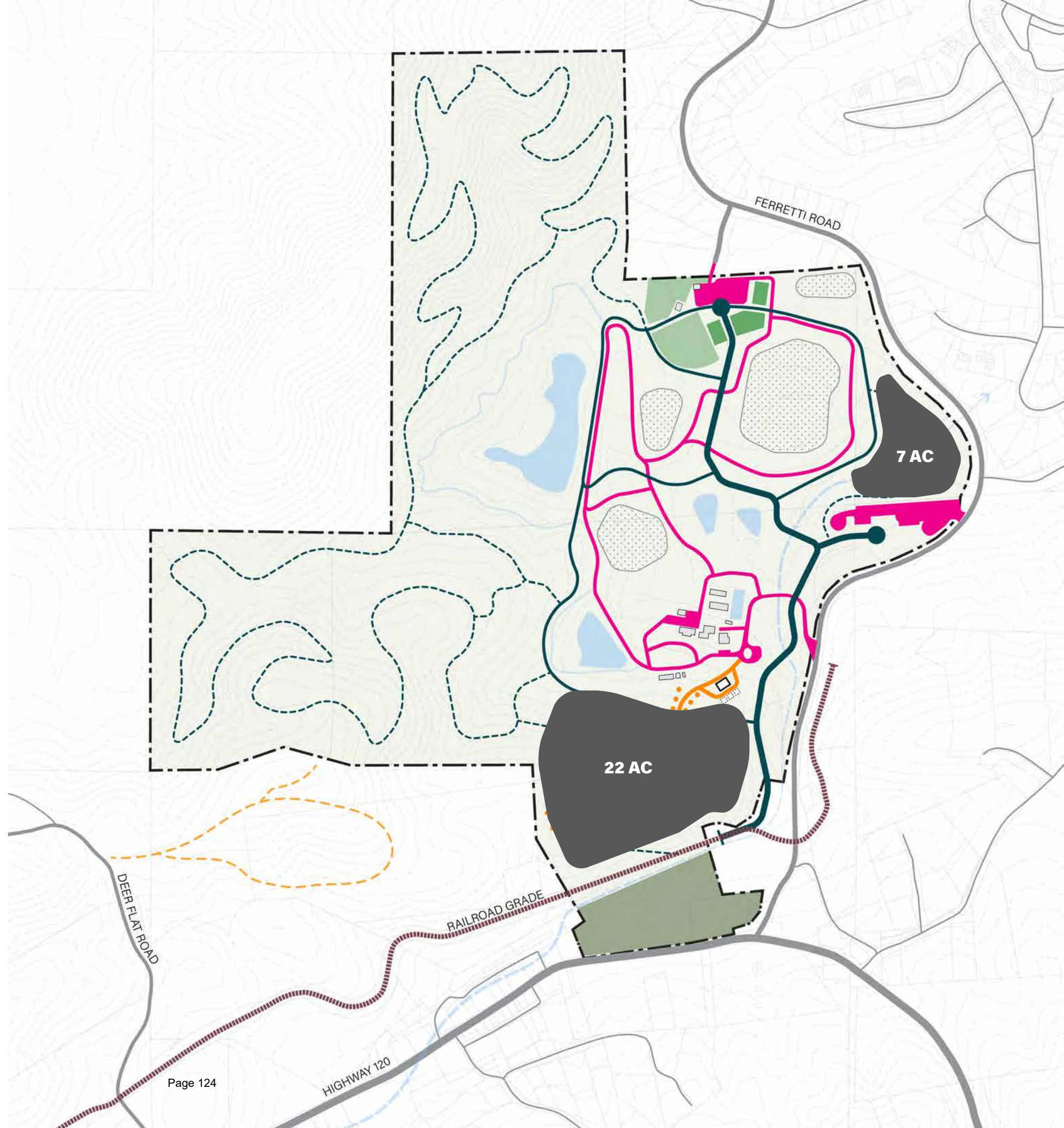
- Bikepacking
- Vanlife / Pop-tops
- Tent sites / car-camping
- 40' RV pads
- Grading questions



# DISC GOLF

A disc golf course is not considered viable for the site for the following reasons:

- limited space that is relatively flat and unconstrained
- potential conflicts with other uses
- significant degradation / erosion potential
- typical "pro" course is at least 25 acres
- needs parking

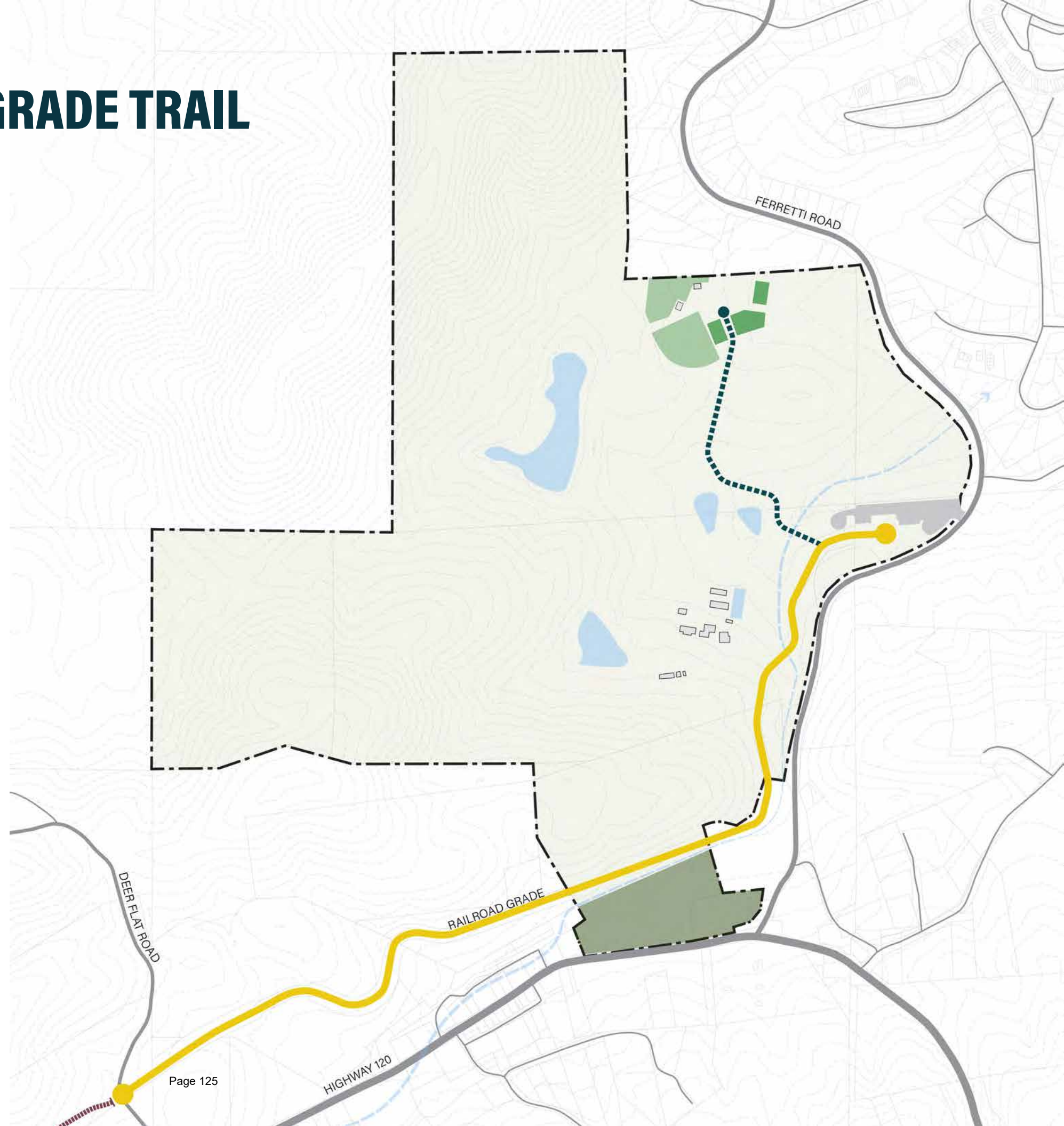


# HETCH HETCHY RAILROAD GRADE TRAIL

● PHASE I: DEER FLAT ROAD TO RESILIENCE CENTER

● (PHASE II)

- size should consider potential for vehicular evacuation route
- ties into primary spine to recreation area
- Phase II continues west toward Big Oak Flat
- equestrian considerations?
- Connections:
  - Resilience Center
  - Mary Laveroni Park
  - Downtown Groveland
  - Ballfieldand tied into regional trail systems (BLM, USFS)





**GCSD Additional Services**  
EXHIBIT A - Graphic Samples



**Perspective Renderings**



**Perspective Renderings**





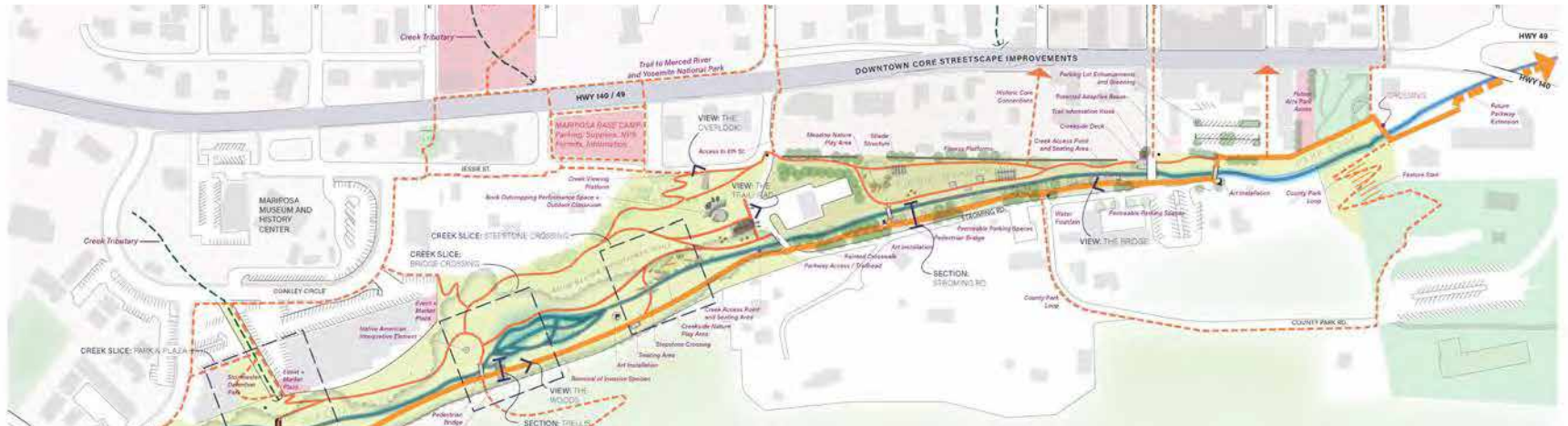
**Perspective  
Renderings**



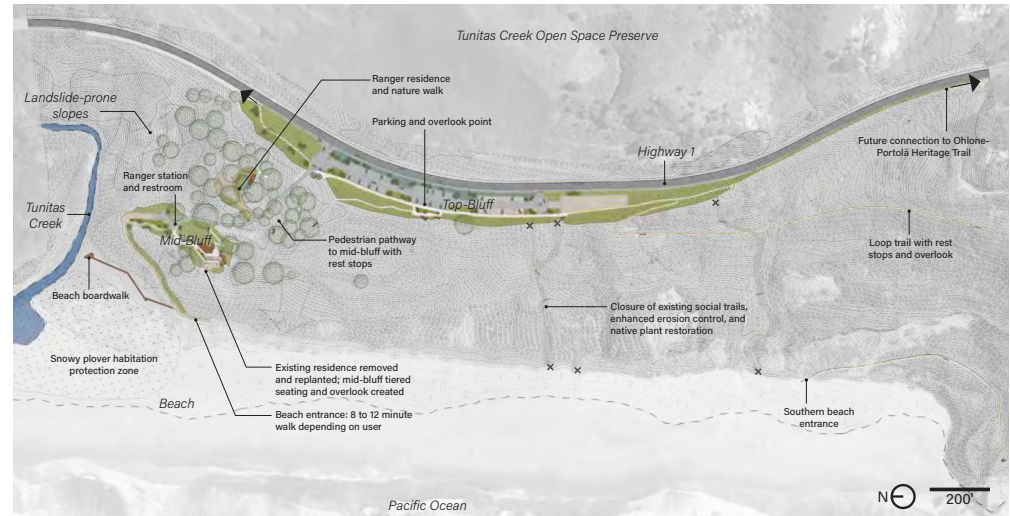
**Perspective Renderings**



- LOWER SEATING AREA WITH SHADE STRUCTURE
- BERM
- ADA PATH (-5% SLOPE)
- FOOTBRIDGE
- GRANITE STAIR WITH ELEVATION ENGRAVINGS
- BUILDING WALL MURAL
- BIKE WHEELING RAMP
- ROCK CHANNEL
- ADA RAMPS WITH HANDRAIL
- UPPER SEATING AREA WITH SHADE STRUCTURE
- LIGHT POLE
- PLANTING AREA



**Site Plans**





**Birds Eye Site Plans**



## Engagement Installations



**Engagement Installations**



**Engagement Installations**



## CONTRACT FOR PROFESSIONAL SERVICES

This Contract is made this 10<sup>th</sup> day of August, 2021 by and between Groveland Community Services District, a special district organized under the laws of California (hereinafter called "District") and Wallace Roberts & Todd, INC hereinafter called "Consultant."

### 1. THE CONTRACT

This Contract consists of: (1) the general terms and conditions contained herein, and (1) Exhibit attached hereto, as Exhibit A. The District has furnished the Consultant with the general program and requirements of Consultant's services and the Consultant acknowledges being informed as to the nature and extent of the services required. It is expressly understood between the parties that the District is relying on and looking to the Consultant for performing and establishing the specific and technical requirements of the professional services described below, except where otherwise provided.

### 2. THE PROFESSIONAL SERVICES

Consultant shall execute the following professional services specified in Exhibit A (Scope of Work and Compensation) attached hereto and incorporated herein by reference. The Consultant shall perform its services consistent with the skill and care ordinarily provided by similar consultants practicing in the same or similar locality under the same or similar circumstances. The Consultant shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. The Consultant makes no other representations or warranties, whether express or implied, with respect to the services rendered hereunder.

### 3. COMPENSATION FOR SERVICES

Consultant shall receive compensation for performance of the professional services in the amount, and at the times specified, in Exhibit A attached hereto and incorporated herein by reference.

### 4. CONSULTANT'S RESPONSIBILITIES

A. The Consultant shall perform those services specified in Exhibit A (Scope of Work and Compensation) and any such additional services as may be authorized in accordance with Article 6 hereof.

B. Consultant enters into this Contract, and will remain through the term of this Contract, as an independent contractor. Consultant agrees that Consultant is not and will not become an employee of the District while this Contract is in effect. Consultant is not entitled to the rights or benefits afforded to the District's employees, including but not limited to disability or unemployment insurance, worker's compensation, medical insurance, sick leave or other employment benefits. Consultant is responsible for providing at Consultant's own expense

disability, unemployment, and other insurance, workers' compensation (as set forth below), training, permits, and licenses for Consultant and for Consultant's employees and subcontractors. The Consultant shall be responsible for methods and means used in performing the Consultant's services under this Contract.

C. In the event the Consultant's services are related to a particular project, the Consultant's services shall be performed in a manner, sequence and timing so that they will be coordinated with the needs of the District and other consultants, engineers, architects or contractors for the project. The District shall be the general administrator of the professional services for the project and shall facilitate the exchange of information amongst the consultants, engineers, architects or contractors retained by the District for the project as necessary for the coordination of the project. Except as authorized by the District, all communications between the Consultants and the District or others for the project shall be through the District.

D. The Consultant shall provide progress copies of drawings, reports, specifications and other necessary information to the District and other contracted consultants for coordination and review. All aspects of the project designed by the Consultant shall be coordinated by the Consultant, and the Consultant shall also become familiar with aspects of the project designed by the engineers and/or contracted consultants as necessary for the proper coordination of the project.

E. Consultant may, at Consultant's own expense, use any employees or subconsultants as Consultant deems necessary to perform the services required of Consultant by this Contract. The District shall not control, direct or supervise Consultant's employees or subconsultants in the performance of those services.

F. Provided the District complies with its obligations under this Contract including, but not limited to, payment in full to Consultant for services rendered pursuant to the terms of this Contract, Consultant agrees that all designs, plans reports, specifications, drawings, inventions, processes and other information or documents (collectively referred to as the "Instruments of Service) produced by Consultant as a product of the performance of Consultant's services under this Contract will be and are hereby assigned to the District as the sole and exclusive property of the District and the District's assigns, nominees and successors, as well as any copyrights, patents, or trademarks obtained by Consultant in connection with the performance of services under this Contract. In the event the District uses the Instruments of Service (including without limitation any future additions or alterations to the Project) without retaining and maintaining the retention of the authors of the Instruments of Services, the District releases the Consultant and its subconsultant(s) from all claims and causes of action arising from such uses. The District, to the extent permitted by law, further agrees to indemnify and hold harmless the Consultant and its subconsultant(s) from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third party or entity to the extent such costs and expenses arise from the District's use of the Instruments of Service under this paragraph.

G. Any written, printed, graphic, electronically or magnetically recorded information furnished by the District for Consultant's use are the sole property of the District. All such information shall be proprietary, including, but not limited to customer requirements, customer

lists, marketing information and information regarding the project, the District's employees, products, services, prices, operations and subsidiaries. Consultant will keep such proprietary information in the strictest confidence, and will not disclose it by any means to any person except with the District's approval or except as required by law. On termination of the Contract, Consultant will return any proprietary information in Consultant's possession to the District.

H. Consultant agrees to indemnify and hold harmless the District, the members of its governing board and its officers, agents and employees from and against all demand, claims, damages, losses, liabilities, expenses and/or costs including reasonable attorney's fees and court costs, to the extent arising out of Consultant's willful misconduct, or negligent or reckless acts, errors, or omissions of services contemplated by this Contract, except however, for any such demands, claims, damages, losses liabilities, expenses and/or costs resulting from the willful misconduct, reckless acts, errors or omissions, or negligence of the District and/or its prorata share of negligence.

## 5. DISTRICT'S RESPONSIBILITIES

A. If the Consultant's services are related to a particular project, the District shall, with reasonable promptness, provide available information regarding the requirements for the project, including any existing or proposed plans and specifications and any requirements of public or quasi-public governmental agencies of which the District is aware.

B. The District may designate a representative authorized to act on the District's behalf with respect to the Consultant's services and, if applicable, the project. The District or such authorized representative shall render decisions in a timely manner pertaining to documents submitted by the consultant in order to avoid unreasonable delay in the orderly and sequential progress of the Consultant's services.

## 6. TERMINATION, SUSPENSION OR ABANDONMENT

A. Notwithstanding any other provision of this Contract, this Contract may be terminated by either party at any time by giving thirty (30) days written notice to the other party. In the event of such termination, Consultant shall be compensated hereunder for the value of services performed to the date of termination. In the event of such termination without cause, the District shall not be entitled to rely upon, nor shall Consultant have any liability arising out of the District's use of incomplete designs, plans, reports, specifications, drawings, or other uncompleted tasks.

B. This Contract may be terminated by either party upon not less than seven (7) days written notice should the other party fail to substantially perform in accordance with the terms of this Contract through no fault of the party initiating the termination. For purposes of this subparagraph, the failure to substantially perform in accordance with this Contract includes, but is not limited to, the following:

(1) The District's failure to pay Consultant any compensation due within sixty (60) days after written demand for payment.

(2) Consultant's failure to competently complete the services specified under this Contract within the time periods specified herein or as reasonably directed by the District.

(3) Consultant's or the District's material breach of any representation or agreement contained herein.

(4) Failure of consultant to maintain insurance coverage as required in Section 7.

(5) Consultant may also withdraw from this Contract upon seven (7) days written notice in the event of the District's refusal to cooperate with Consultant or to follow Consultant's advice on any material matter, or the occurrence of any fact or circumstance that would render Consultant's services unlawful or unethical.

(6) In the event of any such termination, Consultant shall be compensated hereunder for the value of services performed to the date of termination.

## 7. INSURANCE COVERAGE

A. Consultant shall maintain insurance covering claims arising out of the performance of professional services under this Contract and caused by the errors, omissions or negligent acts for which the Consultant is liable, in an amount of no less than \$1,000,000 per occurrence. Additional coverage or terms may be required for Consultant's services related to a particular project.

B. The Consultant shall carry the following additional insurance:

C. General Liability Insurance, which insurance shall have limits of liability not less than the following:

Bodily Injury:	\$1,000,000 each occurrence
	\$1,000,000 each person
	\$2,000,000 aggregate
Property Damage:	\$1,000,000 each occurrence
	\$2,000,000 aggregate

Consultant shall furnish the District, upon request, with (1) a certificate of insurance countersigned by an authorized agent or representative of the insurance company, that the insurance policies will not be cancelled, altered or reduced without thirty (30) days prior written notice to the District and that the policy or policies do not exclude coverage for contractual liability, and (2) an endorsement to the General Liability Policy, in the form of CG2010, or such other form reasonably acceptable to the District, confirming that the District and/or any of the affiliates and additional entities of the District that the District may designate, are named as additional insured on such policies. In the event of cancellation for non-payment,

the District may pay premiums due by Consultant and deduct the paid payment from amounts then or subsequently owing to the Consultant hereunder. Insurance limits called for herein shall be considered to be minimum and the District shall have the absolute discretion to require higher limits should the nature of the work and risks involved therein call for such higher limits.

## 8. SAFETY

A. Consultant shall strictly observe and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of persons or properties or their protection from damage, injury or loss. Without limiting the foregoing, Consultant shall comply with requirements, regulations, orders and directives promulgated under the Federal Occupational Safety and Health Act, the California Occupational Safety and Health Act, and the California Safe Drinking Water and Toxic Enforcement Act of 1986.

B. Consultant shall be liable to the District for all loss, cost and expense attributable to any acts of commission or omission by the Consultant, or its employees or agents resulting from the failure to use reasonable safety precautions and programs or to comply with safety laws, regulations or ordinances, including but not limited to any fines, penalties or corrective measures.

## 9. PAYMENT PROVISIONS

A. Unless otherwise specified in Exhibit B, the Consultant shall render monthly invoices in duplicate covering work completed in such month. Invoices received by the tenth (10<sup>th</sup>) of the month and approved for payment shall be paid within thirty (30) days.

B. Additional services, beyond the services listed in Exhibit A, may be required by the District. Such additional services shall be performed only in accordance with Change Orders, authorized and issued by the District or the District's designated representative. Each Change Order shall list the scope of revisions to be performed, state the time within which the work is to be completed, designate any special conditions, and state the agreed upon compensation for such services.

## 10. MISCELLANEOUS PROVISIONS

A. This Contract represents the entire and integrated agreement for the services between the District and Consultant and may be amended only by written instrument signed by both the District and Consultant.

B. Any notices required to be given under this Contract by either party to the other may be effected by personal delivery in writing or by mail, registered or certified, postage prepaid with return receipt requested, by facsimile, or by any nationally recognized overnight service. Notices must be addressed to the parties at the addresses indicated on this Contract, but each party may change the address by giving written notice in accordance with this paragraph. Notices personally delivered will be deemed communicated as of actual receipt. Mailed notices will be

deemed communicated as of the date of receipt or the fifth day after mailing, whichever occurs first. Notices sent by overnight services or facsimile shall be deemed communicated as of the earlier of the date of receipt or twenty-four (24) hours after mailing.

C. If any provision of this Contract is held by a court of a competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will continue in full force and effect without being impaired or invalidated in any way.

D. This Contract shall be binding upon the executors, administrators, heirs, successors and assigns of the District and the Consultant.

E. If any legal action or arbitration is instituted, including an action for declaratory relief to enforce or interpret the provisions of the Contract, the prevailing party will be entitled to reasonable attorney's and expert fees, which may be set by the court in such action or arbitration, or in a separate action brought for that purpose, in addition to any other relief to which that party may be awarded.

F. This Contract will be governed by and construed in accordance with the laws of the State of California.

G. In the event that either the District or the Consultant shall at any time waive any breach of this Contract by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Contract, whether of the same or any other covenant, condition, or obligation.

H. If any term, condition or covenant of this Contract is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Contract shall be valid and binding on District and Consultant.

I. If the scope of services includes Consultant's assistance in applying for governmental permits or approvals, Consultant's assistance shall not constitute a representation, warranty or guarantee that such permits or approvals will be acted upon favorably by any governmental agency.

J. Neither the District nor the Consultant shall be liable to the other or shall make any claim for incidental, indirect or consequential damages arising out of, or connected in any way to the Project or this Contract. This mutual waiver includes, but is not limited to, damages related to loss of use, loss of profits, loss of income, loss of reputation, unrealized savings or diminution of property value and shall apply to any cause of action including negligence, strict liability, breach of contract and breach of warranty. The mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of the Contract.

K. The Consultant shall not be responsible for delays caused by factors beyond the Consultant's control, including but not limited to delays due to strikes, lockouts, work slowdowns or stoppages, government ordered industry shutdowns, power or server outages, acts

of nature, widespread infectious disease outbreaks (including, but not limited to epidemics and pandemics), failure of any governmental or other regulatory authority to act in a timely manner, failure of the District to furnish timely information or approve or disapprove of the Consultant's services or work product, or delays caused by faulty performance by the District or by contractors of any level. When such delays beyond the Consultant's reasonable control occur, the District agrees that the Consultant shall not be responsible for damages, nor shall the Consultant be deemed in default of this Contract.

**District Signature:**

**Consultant Signature:**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
James K. Stickle

Groveland Community Services District  
18966 Ferretti Rd.  
Groveland, CA 95321  
Mailing Address:  
P.O. Box 350  
Groveland, CA 95321-0350

Wallace Roberts & Todd, INC  
478 Tehama Street, Suite 2B  
San Francisco, CA 94103

## **Exhibit A**

### **Scope of Work and Compensation**

1. The Scope of Work has been included as “Exhibit A” as presented by Consultant. The contract is entered into with respect to the following facts:

The Consultant has provided the District with a task options scope of work for the District to choose from based off its needs. The District will authorize task work to be performed via a Purchase Order/Task Order. Tasks are not authorized until a Purchase Order/Task Order has been issued by the District.

The District is also authorized under the agreement to engage the Consultant for work not detailed in the Consultant’s scope of work when it deems necessary and benefits the District and the mission of moving projects forward. This work will be negotiated and agreed upon with both the District and the Consultant.



## Exhibit A

June 3, 2021

Jennifer Flores  
Administrative Services Manager  
**Groveland Community Services District**  
18966 Ferretti Road  
Groveland, CA 95321

**Re: Proposal for Additional Landscape Architecture Services**

Dear Jennifer,

We are pleased to share the below additional service options for Mary Laveroni Park and the GCSD property. These are meant to be a menu of options that can be selected individually or grouped together. The ranges represent some flexibility in our level of detail and graphic clarity, and grouping items together would provide efficiencies. We have enclosed graphic examples as well in Exhibit A, which will help give a sense of the different directions we could go with this work.

**WRT Team:**

Our team will be led by WRT Principal John Gibbs, supported by Project Manager Andrew Dawson and Landscape Designer Emily Kelly, and other staff as needed.

---

**Additional Scope of Work Options:**

Tasks to be completed can be selected from the following options. We're happy to discuss options and refine the deliverables with you:

**Task A. Mary Laveroni Park Concept Design - \$7,000 - \$9,000**

Advance the thinking provided by the vision plan document to further detail the location, design, and type of amenities, circulation paths, and programming. Specific tasks include studying the amphitheater relocation and hillside seating, locating an event pergola and other event spaces, incorporating adventure play elements, picnic improvements, planting enhancements, shaded seating, and removing the basketball court and skate park.

Deliverables:

- Concept Level Illustrative Site Plan (1" = 20' scale)
- Programming / event studies

- (1) Perspective Rendering

**Task B. RV Park Feasibility Study - \$10,000 - \$15,000**

Advance a conceptual design of the RV Park at the GCSD's preferred location. Further analyze the site constraints and considerations for a concessionaire-hosted RV facility and its necessary infrastructure. Confirm concept level roadway alignments, utility infrastructure requirements, and site grading with a civil engineer (subcontracted under WRT).

Deliverables:

- Concept Level Illustrative Site Plan (1" = 20' scale)
- Infrastructure and grading diagrammatic plans
- (1) Perspective Rendering

**Task C. Sports Complex Concept Design - \$5,000 - \$7,000**

Coordinate the relocation of basketball court and skate park, align pathways and parking, and study potential amenities that could work in the Sports Complex, including pavilions, trailhead facilities, event spaces, and additional sport features. Consultation with civil engineer (subcontracted under WRT) if necessary for input on utility infrastructure.

Deliverables:

- Concept Level Illustrative Site Plan (1" = 40' scale)
- Usage and programming diagrams – sports and event logistics
- (1) Perspective Rendering

**Task D. Hetch Hetchy Trail Design Advancement - \$2,000 - \$3,000**

Continue to advance the HH Railroad grade design for Phase I (Deer Flat Road to the Resilience Center).

Deliverables:

- Graphic trail cross-sections at representative locations (steep slope, intersection, etc.)
- Linkage diagrams to show connectivity into existing or planned assets and neighborhoods
- (1) Perspective Rendering

**Task E. Trail System Concept Plan - \$2,000 - \$4,000**

Advance the considerations for a trail network on the GCSD property, including the primary spine and its connections to the HH Trail and the Resilience Center, secondary trails, and tertiary natural surface trails. Consider connections to regional trail network, and the ability to host cyclocross cycling events or trail running races.

Deliverables:

- Conceptual Trail System Layout

- (2) Trailhead concept diagrams
- Typical trail cross-sections and details
- Event and logistics diagrams

**Task F. Community Engagement Event - \$5,000 - \$10,000**

Coordinate and host an on-site community engagement event to share the conceptual designs and gather public input on suggested improvements. Create opportunities for additional idea sharing and community preferences.

Deliverables:

- Compile project information, vision plan, concept designs onto large format display boards or other visual exhibits.
- Construct a temporary installation in Mary Laveroni Park which will be the community hub for the event.
- Provide staff during the event; collect, manage, and summarize feedback.

**Additional Perspective Renderings - \$1,500 per rendering**

Enhance any of the existing work or any of the tasks described above with additional perspective renderings.

---

**Project Duration:**

Schedule is dependent on the chosen additional services. We anticipate working with you to determine the appropriate timeframe for each task.

**General:** The Landscape Architect shall provide landscape architectural services as defined herein. For purposes of this agreement, the services do not include the physical construction to which the service relates.

**Standards:** The Landscape Architect shall perform its services in accordance with the generally accepted professional standard of care and skill ordinarily practiced by professional consultants in like disciplines performing services of a similar nature under similar circumstances at the same time and in the same locale. It is understood that the Landscape Architect makes no warranty or guarantee, either expressed or implied under this Proposal or otherwise, in connection with the Landscape Architect's services.

**Payment:**

Monthly invoices shall be submitted by the Landscape Architect based upon percentage of work completed during the month up to the limits stated above without prior authorization from the client. The client has the responsibility for contacting WRT within 10 days of submittal of the invoice if they have noted any errors or omissions in the invoice so WRT can re-issue the invoice with the necessary corrections in a timely manner.

Our hourly-based fees are based on receipt of payment within 30 days from the date of invoice. Unpaid balances over 45 days shall increase the base fee by 1% per month of the then unpaid balance.

---

Jennifer, we are genuinely excited to be able to continue our work with the GCSD. Please don't hesitate to call me or John with any questions you may have or clarifications you want to discuss. We're happy to revisit these options and come up with a work plan that suits your needs and advances the assignment in the best way for you and your constituents.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Dawson', with a stylized, overlapping loop at the end.

Andrew Dawson  
Associate | Project Manager

Attachments: Exhibit A – Graphic Examples

## RESOLUTION 23-2021

### **A Resolution Approving Consulting Services Agreement with WRT for the Design, CEQA Documentation and Related Services for the Mary Laveroni Community Park Improvements 2021; Adventure-Trails-Activities Master Plan**

**WHEREAS**, the Groveland Community Services District (herein referred to as District) is a local government agency formed and operating in accordance with Section §61000 et seq. of the California Government Code; and

**WHEREAS**, Groveland Community Services District Park Committee has been working together over the last few years to engage the community in the efforts of enhancing the District Park Facilities; and

**WHEREAS**, the District entered into a Professional Services Agreement with WRT in October 2020 to conduct a park amenities plan and study; and

**WHEREAS**, WRT delivered this plan and study in March 2021 and was reviewed by staff with the Park Committee, and then later presented to the entire Board at their June 8, 2021 regular meeting; and

**WHEREAS**, the District desires to continue working with WRT to move the Mary Laveroni Park Improvements forward and to complete design and CEQA work necessary to apply for upcoming state recreation grants; and

**WHEREAS**, WRT has presented the District with a proposal for services listed as menu options that the District can initiate by task order;

**WHEREAS**, the Board approved funds in the adoption of the FY 2021/22 budget in the amount of \$55,000 for said work.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Directors of Groveland Community Services District adopts Resolution 23-2021 Approving Consulting Services Agreement with WRT for the Design, CEQA Documentation and Related Services for the Mary Laveroni Community Park Improvements 2021; Adventure-Trails-Activities Master Plan.

**WHEREFORE**, this Resolution is PASSED, APPROVED, and ADOPTED by the Board of Directors of the Groveland Community Services District on August 10, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

---

Rachel Pearlman, Secretary

---

Janice Kwiatkowski, President - Board of Directors

**CERTIFICATE OF SECRETARY**

I, Rachel Pearlman, the duly appointed and acting Secretary of the Board of Directors of the Groveland Community Services District, do hereby declare that the foregoing Resolution was duly passed and adopted at a Regular Meeting of the Board of Directors of the Groveland Community Services District, duly called and held on August 10, 2021.

DATED: \_\_\_\_\_

**TO:** GCSB Board of Directors

**FROM:** Pete Kampa, General Manager

**DATE:** August 10, 2021

**SUBJECT:** Agenda Item 6E: Review of Initial Draft of the District's  
Municipal Service Review (MSR) Under Consideration for Approval  
by LAFCO

---

**RECOMMENDED ACTION:**

*No Board action is proposed at this meeting, however input to staff is appropriate*

**BACKGROUND:**

State law requires that the LAFCO in every county conduct a municipal service review (MSR) for each special district every five years. The purpose of the MSR is to evaluate the ongoing operational and financial viability of the special district, identify whether the district is taking advantage of partnerships and other opportunities and delivering efficient and responsible services. The MSR is also intended to evaluate growth in and impacting the district for both its statutory boundaries, and sphere of influence. The sphere of influence is considered the logical ultimate district growth boundaries based on current circumstances. The district boundaries itself are the areas in which the district is expected to provide services, and from which they can receive fees charges and taxes.

GCSB's last MSR was completed in 2013 and is available for download [HERE](#). This MSR is not included in the Board agenda materials due to its length and irrelevance to the updated MSR. The 2021 MSR was emailed to the Board recently and is available for the public in the office, in this agenda packet and on the County website. As a career long special district manager, I take the municipal service review very seriously as it is a reflection of how competent, efficient and useful a special district is providing services in the area. As the GCSB manager, this is an important document that can inform the public about the services we provide and the hard work our staff perform under the policy direction of a great board.

District staff participated over the past two years in the preparation up this updated MSR and it appears that for the most part the consultant for the county has included most of the information that we have provided. At this time we are introducing the board to the MSR for informational purposes and to ensure that the document has the clarity necessary just tell the story about the district publicly and to LAFCO. It is also important that the MSR document the fact that district provided Fire Protection services are being stretched far outside our boundaries and that growth in those areas will continue distress services and reduce the level service available within the district

boundaries. In this way the MSR will serve as the documentation necessary for future legislative actions and agreements by the district and county in support up fire services in the region. The MSR is up for review by county LAFCO on Monday August 9th, and we will be in attendance at that meeting to provide comments. The MSR will likely be considered for action buy laugh go at its Sept 2021 meeting. A report will be provided verbally on any outcomes from the August 9th meeting. Please excuse the "comment icons" throughout the document, as these are areas where I have inserted comments for our response to LAFCO.

Please note that as discussed in the July 2021 General Manager's Report, I am attending the first of four workshops related to LAFCO'S role in review of fire services. The course instructor reached out in advance seeking participant concerns or questions to be addressed in the sessions; below is my response as submitted:

*Many of the Fire Districts in the county are struggling financially and service demands are increasing significantly. Commercial resorts and camps are being developed placing hundreds of additional visitors (and service demands) far outside fire district boundaries in a location not served by a county fire station. Some fire districts/city department in the county spend nearly as much time responding outside their boundaries on mutual aid, than they do responding in-district; and he trend will increase with additional growth outside district's normal response areas. This is causing longer response times which are outside acceptable NFPA standards.*

*How should LAFCO approach growth in fire service demands "outside the boundaries" when there are no other departments/stations in the area to respond? Annexation may not be reasonable due to long distances (20+ miles) from development to district boundaries. Forming additional districts would be difficult to support financially and operationally due to low population and parcel county.*

**ATTACHMENTS:**

- Draft GCSD MSR for August 9, 2021 LAFCO meeting



# **GROVELAND COMMUNITY SERVICES DISTRICT**

## **MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE UPDATE**

*Prepared for:*

Tuolumne LAFCo  
2 S. Green Street  
Sonora, CA 95370  
(209) 533-5633

June 2021

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# 1 AGENCY OVERVIEW

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## 1.1 HISTORY

### 1.1.1 Formation

The Groveland Community Services District (GCSD/District) was formed in accordance with California GC §61000 on August 19, 1953 by the State Board of Equalization (BOE) to bring much needed utility services to the Groveland and Big Oak Flat area. Resolution Number 9 of the Tuolumne County Board of Supervisors approved the formation of the Groveland Community Services District on August 19, 1953 (Tuolumne County 1953).

### 1.1.2 Boundary

The GCSD service area covers approximately 15 square miles in southern Tuolumne County. The District is bounded on the north by the Tuolumne River, on the south by Mariposa County, on the east by the Stanislaus National Forest, and on the west by Moccasin. (Figure 1)

The GCSD service area encompasses the community of Groveland, including the Pine Mountain Lake Subdivision and Big Oak Flat. The Communities of Groveland and Big Oak Flat are located approximately 25 miles southeast of Sonora on State Highway 120. Property owners within the District boundaries receiving general services such as water, sewer, park/recreation, community fire protection and emergency services are considered customers of the District (Tuolumne County LAFCo 2013).

The GCSD service boundary and SOI boundary are not coterminous. The GCSD is surrounded mainly by land zoned for agricultural and rural residential uses and public lands (lands managed by the United States Forest Service (USFS) and Bureau of Land Management (BLM)). The SOI boundaries consist of an additional 11,777 acres surrounding the current District service boundaries (Figure 2). The residential development potential discussed above is located within the SOI and could require annexation to the District in the future.

### 1.1.3 Services

The GCSD is a multi-purpose special district providing water, sewer, fire and emergency, and park and recreation services. In January 2006, LAFCo enumerated the latent powers of the GCSD as follows:

1. Supply water for any beneficial uses, in the same manner as a municipal water district, formed pursuant to the Municipal Water District Law of 1911, Division 20 (commencing with §7100) of the Water Code. [GC §61100(a)]
2. Collect, treat, or dispose of sewage, wastewater, recycled water and storm water in the same manner as a sanitary district, formed pursuant to the Sanitary District Act of 1923, Division 6 (commencing with §6400) of the Health and Safety Code. [GC §61100(b)]
3. Provide fire protection services, rescue services, hazardous material emergency response services, and ambulance services in the same manner as a fire protection district, formed pursuant to the Fire Protection District Law, Part 2.7 (commencing with §13800) of Division 12 of the Health and Safety Code. [GC §61100(c)]

4. Provide emergency medical services pursuant to the Emergency Medical Services System and the Prehospital Emergency Medical Care Personnel Act, Division 2.5 (commencing with §1797) of the Health and Safety Code, except ambulance service. [GC §61100(n)]
5. Acquire, construct, improve, maintain, and operate recreation facilities, including, but not limited to, parks and open space, in the same manner as a recreation and park district formed pursuant to the Recreation and Park District Law, Chapter 4 (commencing with §57800) of Division 5 of the Public Resources Code. [GC §61100(e)]
6. Organize, promote, conduct and advertise programs of community recreation, in the same manner as a recreation and park district formed pursuant to the Recreation and Park District Law, Chapter 4 (commencing with §57800 of Division 5 of Public Resources Code. [GC §61100(f)]
7. Acquire, construct, improve, maintain, and operate community facilities, including but not limited to, community centers, libraries, theaters, museums, cultural facilities and childcare facilities. [GC §61100s)]

## 1.2 GOVERNMENT STRUCTURE

### 1.2.1 Governing Body

The Board of Directors is the legislative body for the District and is responsible for establishing and implementing policy, adopting and amending the annual budget, enacting ordinances, and appointing committees. The GCSD is governed by a 5-member Board of Directors elected at-large to serve staggered, four-year terms (Table 1-1). If there are insufficient candidates for election, or if the number of filed candidates is equal to the number of vacancies, then Board members may be appointed in lieu of election by the County Board of Supervisors.

The Board of Directors elects officers annually, including a President and Vice-President. The Board may create additional offices and elect Board members to those offices, provided that no member of a Board of Directors shall hold more than one office. Board members receive compensation at the rate of \$75 per day's service, including regular or special meetings, trainings, conferences or seminars, negotiation sessions, depositions or meetings with District consultants, engineers, or other professionals for the purpose of conducting District business or potential business and other activities as approved by the Board, in accordance with Community Services District Law Section 61047(a), with a maximum of six paid meetings per month, and not to exceed 72 paid meetings per year by District policy. Board members may also receive compensation for their actual and necessary traveling and incidental expenses while on official business. Staff support for the Board includes the General Manager, contract attorney, contract auditor and contract engineer.


**Table 1-1: GCSD Governing Body**

Name	Role	Term Began	Term Expires
Janice Kwiatkowski	President	December 2018	November 2020
Nancy Mora	Vice-President	December 2018	November 2020
John Armstrong	Director	December 2018	November 2022
Spencer Edwards	Director	December 2018	November 2022
Robert Swan	Director	December 2018	November 2022

Source: GCSD 2020c.

## **1.2.2 Transparency and Accountability**

Regularly scheduled meetings for the District Board of Directors are held on the second Tuesday of the month starting at 10:00 a.m. at the District office located at 18966 Ferretti Road in Groveland. In accordance with the Brown Act, all meetings are open to the public and are publicly posted a minimum of 72 hours prior to regular meetings or a minimum of 24 hours prior to special meetings. Public notice and meeting information including agendas, meeting minutes, reports, resolutions, and ordinances are published on the District's website and are available at the District's office upon request. Minutes are kept for all public Board meetings and are adopted at a subsequent meeting. The District maintains a website with pertinent documents and agenda materials at <https://www.gcsd.org/>.

 The GCSD maintains customer-oriented programs including posting publication of articles about District activities on its website and in local publications. The GCSD solicits customer feedback and comments from property owners within the District. The GCSD holds monthly meetings of the Board of Directors. The meetings are held the second Tuesday of each month at 10:00 a.m. The agendas for the meetings are posted at several public places at least 72 hours prior to a Board Meeting and are published in a local newspaper. Meeting agendas and minutes are also available at the front desk in the GCSD office and on the District's web site.

Customers may submit verbal comments or complaints in person or by phone at the District office during regular business hours, Monday through Friday, 8:00am to 5:00pm, or at the Board of Directors meetings during the general public comment period. Complaints are addressed in person by District staff.

The Political Reform Act requires all state and local government agencies to adopt and promulgate a Conflict of Interest Code pursuant to Government Code §81000 et seq. The Act also requires persons who hold office to disclose their investments, interests in real property, and incomes by filing a Statement of Economic Interests (Fair Political Practices Commission Form 700) each year pursuant to Government Code §87203. The District updated its Conflict of Interest Policy in 2020, and is in compliance with the policy, including the timely filing of Form 700 by those identified in the Policy.

According to AB 1234, if a local agency provides compensation or reimbursement of expenses to local government officials, then all local officials are required to receive two hours of training on public service ethics laws and principles at least once every two years and establish a written policy on reimbursements pursuant to Government Code §53235. The District has an appropriate written policy on reimbursements and all directors and the General Manager are current on the Ethics training requirements.

## **1.3 OPERATIONAL EFFICIENCY**

### **1.3.1 Management and Staffing**

The GCSD Board of Directors oversees the General Manager who is a contract employee responsible for administration of the day-to-day operations of the District. The Board of Directors also oversees a contract attorney, contract auditor and the contract engineer. The General Manager oversees three departments: Administrative-Services, Fire (staffed and managed by CAL FIRE), and Operations. Three individuals report directly to the General Manager, including the Administrative Services Manager, the CAL FIRE Unit Chief and the Operations Manager (GCSD 2019a).

The GCSD has reduced its staff from 33 full time employees in 2007, to 23 full time employees in 2012, and to 19 full time employees in 2019. The GCSD now employs 19 full time employees

and 3 contract employees. There are also two part-time resident fire inspectors and two part-time resident firefighters that are managed and paid by CAL FIRE (Table 1-2).

**Table 1-2: Management and Staffing**

<b>Personnel Groups</b>	<b>FTE</b>	<b>PTE</b>	<b>Contract</b>
Administrative	5	0	3
Operations	13	0	0
Fire <sup>1</sup>	1	4	0
<b>Totals</b>	<b>19</b>	<b>4</b>	<b>3</b>

Notes: <sup>1</sup> Fire personnel are managed and paid by CalFire  
 Source: GCSO 2019a.

### 1.3.2 Agency Performance

The GCSO strives for maximum budget efficiency through the annual budget preparation and performance monitoring process and maintains a balanced budget for its enterprise services of water and wastewater. The District produces an annual Management Discussion and Analysis (MD&A) that outlines the financial condition of all services provided by the District and action plans to address revenue deficiencies in its Park and Fire government type services. Capital improvements are planned for during the budget process. Additionally, the Board of Directors reviews and revises the District’s goals and objectives each quarter and during the budget development process.

A component of agency performance is evaluating staff productivity, efficiency, safety, and service/work quality. The General Manager oversees three departments: Administrative Services Department, Fire Department (staffed by CAL FIRE), and the Operations Department. The District tracks employee workload through timesheets and software programs and conducts annual written performance evaluations for all employees. An employee portal and related software is in place to document and measure employee performance to established goals including training, certification, attainment of skills and other achievements. The Board of Directors holds quarterly public workshops during which they review the status of established goals and objectives assigned to the General Manager for implementation and make amendments and updates as needed. The performance of the General Manager is weighed annually against attainment of measurable goals and objectives. Fire department performance is monitored by reviewing monthly emergency call volume and trends, and call types and locations are reviewed on an annual basis.

### Training

The Board of Directors has adopted an Excellence in Board Governance program that outlines the required and recommended training and educational conferences supported and encouraged for all Board members to attend. The Board members attend training through webinars, workshops, and conferences as well as regularly reviewing and updating the District’s Adopted Board Norms and Protocols. Trainings include Ethics, Brown Act, The Great Board, Special District Governance, Manager Evaluation, Board Member training, Finance training, District Liability, Harassment Prevention, and Good Governance training, Conferences include Special District Leadership Academy and California Special Districts Association (CSDA) annual conference. The Board Secretary attends the CSDA Board Secretary Conference, covering topics of Brown Act Compliance, California Public Records Act, recording minutes, Board Member Liability, Online ADA Compliance, Transparency, Understanding Special District Laws, and Staying in Compliance.

The General Manager achieved certification as a California Special District Manager in 2010 and maintains this certification through required ongoing education and training including the annual

CSDA conference and General Manager Leadership Summit. Administration staff including the General Manager and Department Managers receive training such as Ethics, Harassment prevention, personnel management, employee supervision and leadership, and attendance at the annual General Manager Leadership Conference which provides the best networking and professional development opportunities for special district general managers and other management staff from districts of all types and sizes throughout California.

GCSD Administrative, Operations and Maintenance staff are trained and certified on a biannual basis in CPR-First Aid.

Operations and Maintenance staff are trained and Certified in Traffic Control, Trench and Shoring, Confined Space, Bucket Truck training and FROST Fit testing annually. Operators attend an onsite staff safety meeting on a weekly basis to go over important topics given by the Special District Risk Management Authority (SDRMA), as well as attend training courses through SDRMA's Target Solutions, a safety training library and documentation program. Operators' off-site training includes state certification preparation, Safety Day offered by SDRMA and Water Expo through Clean Water Environment Association (CWEA).

### **1.3.3 Regional and Service-Specific Participation**

The GCSD provides structural fire protection and emergency services, water service, sewer service, park/recreation services and community facilities management to the areas of Big Oak Flat, Groveland, and Pine Mountain Lake. Other service providers/districts in these areas include the County of Tuolumne, the Tuolumne County Resource Conservation District, and a County-wide ambulance district known as the Tuolumne County Ambulance Service (Tuolumne County LAFCo 2013).

The GCSD has a significant degree of interdependence with the surrounding area due to the services provided and the mutual aid provided to other fire protection agencies in the County, CAL FIRE and the USFS. Often the fire department responds outside its boundaries in accordance with mutual aid agreements (GCSD 2020a).

The Department is a signatory to the Tuolumne County Mutual Aid Plan and the State of California Master Mutual Aid Agreement. Under the County Plan, every fire agency agrees to provide free assistance to any other County fire agency upon request, as available. For the District, however, given its remote location at the top of Priest Grade, there are no mutual aid resources available within approximately 20-30 minutes travel time other than the CAL FIRE Groveland Station resources, when available. In addition, the District is signatory to the Automatic/Mutual Aid Agreement between Tuolumne County, Mariposa County, and Stanislaus Consolidated Fire, as well as an Assistance-by Hire Agreement with the CAL FIRE Tuolumne-Calaveras Unit.

### **1.3.4 Shared Facilities, Resources and Services**

The GCSD works collaboratively with other service providers to deliver services more effectively or efficiently by maintaining several mutual aid and automatic aid agreements.

- Mutual Fire Aid is provided to all other fire protection agencies in the County, CAL FIRE and the USFS.
- An agreement with the Tuolumne Utilities District to respond to calls for mutual water and sewer service aid in case of emergency situations.



- A Memorandum of Understanding (MOU) with Tuolumne County for operation of the Groveland Youth Center which is now located within the Mary Laveroni Community Park.

In December 2012, the Board of Supervisors approved an amendment to an existing agreement for CAL FIRE to operate the two fire stations in the GCSD. Firefighters working at these two fire stations are now contracted through and report directly to CAL FIRE.

### **1.3.5 Government Restructure Options**

The District is the primary municipal service provider in the area. The District is entirely unincorporated with the planning jurisdiction in the hands of Tuolumne County. The GCSD provides water, wastewater, fire protection and EMS, community facilities and park and recreation services. Law enforcement, code enforcement, transportation, and stormwater collection systems are provided by the County of Tuolumne. Since neither Groveland or Big Oak Flat are incorporated cities, public service districts, such as the GCSD, appear to be an excellent way to ensure effective community representation and accountability, public funds and operations transparency, and public participation high while at the same time maintaining consistent and adequate service levels. Consolidation of these services in a Community Services District is an efficient way to provide these services.

The Groveland Lighting District was created in 1919 to place electric lights in the downtown Groveland area of Tuolumne County. Lighting districts are commonly used by local governments to fund the costs of lighting in public areas. Many districts' funding can also be used to finance improvements such as parks, auditoriums, or other public infrastructure. Each lighting district receives its own ad valorem property tax allocations, which pays for its expenses. The County of Tuolumne currently operates the Groveland Lighting District. To obtain new lighting in the Mary Laveroni Park, or in downtown Groveland, the request must be approved by the County Administrator.

The GCSD boundaries overlap the boundaries of the Groveland Lighting District. A 2011 Grand Jury Report recommended a manager be hired to manage and oversee the County's lighting districts. The Groveland Lighting District could reorganize to be a part of the GCSD, which would then be responsible to maintain lighting, add lighting, and fund public improvements related to lighting. Such a reorganization would consist of an activation of latent powers for GCSD and concurrent dissolution of the Groveland Lighting District.

## **1.4 FINANCES**

### **1.4.1 Current Fiscal Health**

The GCSD prepares and adopts an annual budget prior to the beginning of the fiscal year (July 1), which serves as a financial planning tool and an expense control system. Expenses cannot exceed authorized budget amounts unless the budget is amended by the Board of Directors by resolution. The District has annual audited financial statements prepared by a Certified Public Accountant (CPA) which serves as financial assurance for the use of public funds.

Table 1-3 provides year-end financial information for the District. This table summarizes the Statement of Activities included in the reference fiscal year audits. Refer to the following hyperlink from the District's website to download full copies of the District's FY 2018-19 Audit: <https://www.gcsd.org/fy-2018-19-audited-financial-statements>.

**Table 1-3: GCSD Financial Summary**

	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>
Beginning Aggregated Net Position	9,274,140	9,486,579	9,563,414	10,686,304	11,533,780
Ending Aggregated Net Position	9,486,579	10,735,238	10,686,304	11,533,780	12,717,057
<b>Revenue</b>					
<u>General Revenue</u>					
Property Taxes	1,071,197	1,101,047	1,133,799	1,180,524	1,223,172
Interest earnings	6,717	17,833	17,697	56,162	77,989
Other Revenues	93,105	54,963	75,987	84,959	164,673
Loss on disposal of capital asset	-	-	-	(72,612)	-
<b>Sub-total</b>	<b>1,171,019</b>	<b>1,173,843</b>	<b>1,227,483</b>	<b>1,249,033</b>	<b>1,465,834</b>
<u>Program Revenues</u>					
Administration	-	-	-	-	-
Fire	-	-	-	-	-
Parks and Recreation	1,485	1,980	1,845	1,710	2,515
Water	2,603,079	3,168,754	3,165,584	3,184,980	3,256,867
Wastewater	1,867,943	1,862,515	1,862,027	2,023,058	2,283,618
Operating Grants/Contributions	-	-	-	-	-
Capital Grants/Contributions	-	868,469	348,699	410,016	431,844
Sub-total	4,472,507	5,901,718	5,414,155	5,619,764	5,974,844
<b>Total Revenue</b>	<b>5,643,526</b>	<b>7,075,561</b>	<b>6,641,638</b>	<b>6,868,797</b>	<b>7,440,678</b>
<u>Expenses</u>					
Administration	-	-	-	-	-
Fire	1,045,990	1,148,932	1,024,815	1,274,331	1,585,136
Parks and Recreation	83,112	96,952	109,500	331,678	167,847
Water	2,561,328	2,676,791	2,420,904	2,516,717	2,791,551
Davis-Grunksy	989	356	271	(113)	(314)
Wastewater	1,739,668	1,903,871	1,963,312	1,898,708	1,713,181
<b>Total Expenses</b>	<b>5,431,087</b>	<b>5,826,902</b>	<b>5,518,748</b>	<b>6,021,321</b>	<b>6,257,401</b>
<b>Change in net position</b>	<b>212,439</b>	<b>1,248,659</b>	<b>1,122,890</b>	<b>847,476</b>	<b>1,183,277</b>
Accumulated Depreciation	21,207,035	22,471,590	23,488,758	24,170,344	25,200,758

Source: GCSD Consulting CPA Gilbert and Associates Summary Spreadsheet with Notes

The GCSD employs various cost-avoidance practices in its daily operations and practices. The District has taken numerous actions in the last five years to save money and lower expenses. Cost saving practices include seeking grant funding opportunities, project performance tracking, and appropriately increasing water and sewage rates.

According to planned land uses in the GCSD's service area and its SOI, water and wastewater treatment plants and infrastructure will likely require improvements to accommodate growth and/or to meet new regulations.

## Water Rates

The current water rates for the GCSD include a fixed rate charge, a usage rate and a District-wide debt service charge. The fixed rate charge is dependent upon the size of the meter, starts at \$38.48 (for a 5/8" x 3/4" meter) and increases to \$300.18 (for a 4" meter).

The District also charges a *Usage (Variable) Rate* with the cost per gallon depending on the number of gallons of water that are used in a month. A residence using between 0 and 3,300 gallons of water is charged \$0.00743 per gallon. A residence using greater than 3,300 gallons of water a month is charged \$0.01469 per gallon. As is indicated by the figures above, the per gallon price of water increases as the amount of water usage increases (GCSD 2019c).

In addition to monthly rates, all water customers are required to pay a *1996-1998 Capital Facilities Bond Fee* of \$9.83 and a *2007 Water Debt Service Fee* of \$10.75 for each water service connection, per month, to pay off water system improvement loans incurred in 1997 and 2007. These loans will be paid off in March 2026 and July 2027, respectively (Tuolumne County LAFCo 2013).

## Sewer Rates

The sewer fees consist of a monthly fixed rate service charge and a monthly usage (variable) charge. The monthly fixed rate for sewer service is \$72.69 for both residential and commercial properties. The monthly volume usage charge is \$0.00955 per gallon of metered water for residential use, and \$0.01535 per gallon of metered water for commercial use (GCSD 2019c).

A *2007 Wastewater Debt Service Fee* of \$10.75 is required to be paid for each sewer service connection per month. In addition, there is a district-wide Debt Service Charge of \$25.75 for all accounts that are tributaries to Lift Station 7, which serves parcels in the Pine Mountain Lake Subdivision. This debt was incurred in 2007 for State mandated upgrades to the District's sixteen sewer lift stations. This debt will be paid off in July 2027 (Tuolumne County LAFCo 2013).


A 2018 Sewer Rate Study determined that the fees established above would generate adequate revenue through the District's connection and service charges to keep up with its operation and maintenance costs (GCSD 2018a).

It is the GCSD Board's policy to strive to keep rates for water and sewer as low as possible. The GCSD charges a fixed rate charge, a usage rate and a District-wide debt service charge as discussed above. Other sources of revenue are sought to off-set customer water and sewer rates, such as charging for septic tank and Recreational Vehicle (RV) waste dumping and seeking grant funding.

## Fire Services

During the winter months, the GCSD is charged for providing emergency services through CAL FIRE's Amador station located on Merrill Road. An Amador station is a CAL FIRE station, with CAL FIRE staff and equipment. The cost of running the station is borne by the GCSD during fire season. The current contract is for a three-year term at \$263,466 a year.

In 2019, the Tuolumne Board of Supervisors was informed by GCSD of the challenges involved with affording the cost of providing fire services. Recently, the GCSD General Manager has stated that within three years GCSD will find themselves in a difficult place to afford to fund the CAL FIRE contract for fire services that are provided at the CAL FIRE station in Groveland. Due to the current evaluation of several land use projects that could utilize GCSD fire resources, the GCSD Board directed their General Manager to work with the County towards future fire revenues and/or

services. In considering the issues GCSD is facing and that the County does not provide any fire services along the Groveland SR-120 corridor, on September 22, 2020, the County approved an allocation of \$263,466 for the Groveland Amador station to fund the GCSD portion of the CAL FIRE contract. The action allowed the County to move towards their goal of providing additional first responder services along the SR-120 corridor as well as providing financial relief to GCSD. The County's payment for the three-year contract allowed the GCSD to direct over \$790,000 to other needs within the District, including additional staffing and/or equipment for provision of fire services. (ESA 2020) 

## 1.4.2 Long Term Financial Considerations

### Public Debt and Bonds

The GCSD has incurred outstanding public debt for purchases, upgrades, or replacement of capital improvements such as storage tanks, water and sewer lines, and water treatment facilities. The most significant source of debt is from the District's capital facilities projects.

In 1996, bonds totaling \$4,600,000 were issued for the purpose of acquisition, construction and improvement of water storage and treatment facilities for the District. Increased population and State Health Department standards necessitated the addition of storage and water treatment capacity to be provided by the construction of two new storage tanks with related water treatment facilities. The project financing included the acquisition of land for one water storage site as well as engineering costs and costs of issuance of the securities. This bond was refinanced in 1998 (*1998 Refunding Bonds*) to acquire a lower interest rate and is expected to be paid off in March 2026. Each water service customer pays \$9.83 per month to help pay off this debt.

In 2007, the District issued an additional \$9,560,000 in bond/debt for various water and sewer capital projects as follows:

- *2007 Water Installment Sale Agreement – La Salle Bank National Association:* incurred a debt of \$5,031,000 in May 2007 to pay for federal and State-mandated disinfection upgrades to the two water treatment plants, construction of an alternative water supply system, and upgrades to the radio telemetry and control system (SCADA). The GCSD is collecting a \$10.75 per month *Water Debt Service Fee* from each customer to help repay this debt. This debt was refinanced for cost savings in 2014 and again in 2021, and will be paid off in July 2027, which was the original payoff date prior to refinancing.
- *2007 Sewer Installment Sale Agreement—La Salle Bank National Association:* a debt of \$4,529,000 was incurred in June 2007 to pay for State-mandated upgrades to the District's sixteen sewer lift stations. A monthly *Wastewater Debt Service Fee* of \$25.75 is charge to all wastewater customers tributary to Lift Station 7 to help repay this debt. This debt was refinanced for cost savings in 2014 and again in 2020, and will be paid off in 2026, which was the original payoff date prior to refinancing. Lift Station 16, which serves Big Oak Flat, was not included as a part of this indebtedness and was not upgraded as part of the 2007 debt issuance and was ultimately upgraded in 2016 with a grant from the Department of Water Resources for \$349,424.
- In 2008, a Commercial Loan, from Rabobank in the amount of \$35,586 was incurred as a business loan to finance vehicle replacement and was paid off in September 2013.
- In 2019, a Commercial Loan through the Municipal Finance Corporation in the amount of \$1,525,000 for immediately required Wastewater Treatment Plant Improvements (2019) with annual payments of \$105,234 and scheduled to be paid off in 2039. This Installment Sales Agreement was included with the refinancing of the 2014 Sewer Bonds detailed

above. Revenue from wastewater rate increases approved in 2018 fund the annual loan payments.

Most of the District's debt was incurred to upgrade facilities and infrastructure improvements as mandated by regulating federal and State authorities. The existing debts detailed above are repaid through a per lot water stand-by fee, debt service charge, and allocation of water/sewer enterprise funds. The GCSD has never defaulted on repayment of any bonds or other debt (Tuolumne County LAFCo 2013).

### Reserve Funds

The GCSD's reserve funds, categorized in the Operational Policies and Procedures Manual (Manual) adopted by the Board in October of 2010, are Designated Reserve for capital improvements, Designated Reserve for operating and other contingencies, and Restricted Debt Service Reserve. The Manual defines the Operational Reserve as funds allocated for the purpose of paying the costs and expenses associated with unanticipated events including but not limited to: temporary cash flow shortages, repair/replacement of facilities, equipment, supplies or infrastructure resulting from a catastrophic event, or expenditures required to respond to an emergency which threatens public health and safety. Funds allocated to the Operational Reserve may also be used to pay damage claims against the District which are not covered by insurance. The Board of Directors may authorize expenditure of the funds allocated to the Operational Reserve on any expenses that may be incurred during the fiscal year for which no specific appropriation has previously been made.

The Manual also stipulates that in a State of Emergency, or in a local emergency as defined by GC §8558, the Board of Directors may temporarily transfer funds from the Operational Reserve to the District's General Fund to fund those costs necessary to respond to such emergencies. The Board of Directors shall restore any such funds to the designated reserve from which such funds were drawn as soon as feasible pursuant to the requirements of GC §61112 (GCSD 2010).

## **1.5 GROWTH**

### **1.5.1 Present and Planned Land Use and Development**

Future development will be based on land uses designated by the Tuolumne County General Plan and the ability of the GCSD to serve the area with water, sewer, fire protection and park and recreation services to meet the development requirements of the County of Tuolumne.

The District contains a combination of residential, commercial, industrial, and recreational land uses. Tuolumne County's General Plan governs land use within the District and includes the following designations: Parks and Recreation (R/P), Public (P), Open Space (O), Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Estate Residential (ER), Homestead Residential (HR), Rural Residential (RR), Large Lot Residential (LR), Agricultural (AG), Neighborhood Commercial (NC), General Commercial (GC), Mixed-Use (MU), Business Park (BP), Light Industrial (LI), Heavy Industrial (HI), Special Commercial (SC) and Heavy Commercial (HC). (Tuolumne County 2018a)

The area encompassed by the District boundary of the GCSD contains property zoned R-1 (Single-family Residential), R-2 (Medium Density Residential), R-3 (Multiple-family Residential) RE-1 (Residential Estate, One Acre Minimum), RE-2 (Residential Estate, Two Acre Minimum), RE-3 (Residential Estate, Three Acre Minimum), RE-5 (Residential Estate, Five Acre Minimum), , A-10 (General Agricultural, Ten Acre Minimum), A-20 (General Agricultural, Twenty Acre Minimum), AE-37 (Exclusive Agricultural, Thirty-Seven Acre Minimum), M-U (Mixed Use), C-O (Neighborhood

Commercial), C-1 (General Commercial), C-2 (Heavy Commercial), C-K (Commercial Recreation), B-P (Business Park), M-1 (Light Industrial), M-2 (Heavy Industrial), K (General Recreation), O (Open Space) and P (Public). (Tuolumne County 2019b).


### **1.5.2 Existing Population and Projected Growth**

Within the GCSD District boundary there are 4,335 total parcels, of which 807 are undeveloped (GCSD 2020d). According to Tuolumne County GIS data there are 4,613 total parcels within the SOI Boundary (Tuolumne County 2019b).

The 2010 US Census indicates that there were 4,924 residents in 2010 in the Groveland/Big Oak Flat Census County Division (CCD). The communities of Groveland and Big Oak Flat consist of both year-round and seasonal households. Many properties in the Pine Mountain Lake Subdivision contain second homes, which are only seasonally occupied (Census 2010)

Population growth is expected to increase at an annual rate of approximately 0.8% for Tuolumne County (Tuolumne County, 2019). Based on this growth rate, the District can expect a population increase of approximately 670 people within the next five years.

There are two development projects that are being considered within the District's Sphere of Influence: the Airport Estates and the Long Gulch Subdivision project. Construction of the Airport Estates project would result in 9 residential lots, ranging in size from approximately 2 to 2.9 acres (see Section 4.1.2 for further detail). The Long Gulch project would result in 19 residential lots, ranging in size from approximately 3.0± acres to 12.5± acres.

Additionally, Yonder Yosemite is a proposed hospitality development on 36 acres located within the District's boundaries. The development includes 200 guest suites, a lodge, restaurant, pool, spa and outdoor movie theater. The project proposes connection to the District's water and wastewater systems. 

## **1.6 DISADVANTAGED UNINCORPORATED COMMUNITIES**

Pursuant to GC §56430(a)(2), LAFCo is required to include in a MSR a description of the location and characteristics of any disadvantaged unincorporated communities (DUC) within or contiguous to the SOI. Government Code §56033.5 defines a DUC as "inhabited territory that constitutes all or a portion of a disadvantaged community as defined Section 79505.5 of the Water Code." A disadvantaged community is defined as a community with a median household income (MHI) of less than 80 percent of the statewide annual MHI.

Further, GC §56425(e)(2) requires LAFCo to adopt additional determinations for an update of a SOI of a special district that provides public facilities and services related to sewer, water, and fire protection. The GCSD provides sewer, water, fire protection, park and recreation services to the DUC of Groveland, including the communities of Big Oak Flat. The GCSD also provides services to the Pine Mountain Lake Subdivision. These services and facilities are provided in an efficient manner to all property owners, residents and visitors of the area regardless of income.

The GCSD service area encompasses the unincorporated community of Groveland, including the Pine Mountain Lake Subdivision, and Big Oak Flat. The communities of Groveland and Big Oak Flat are located approximately 25 miles southeast of Sonora on State Highway 120. Property owners within the District boundaries receiving general services such as water, sewer, park/recreation, community fire protection and emergency services, are considered customers of the District. The Groveland Fire Department routinely provides fire suppression and rescue

response outside the District boundaries under an Automatic and Mutual Aid Agreement Local Operating Plan between the Tuolumne County Fire Department, Mariposa County Fire Department and the GCSD. Mutual Fire Aid is provided to all other fire protection agencies in the County, including CalFire, and the USFS.

The 2010 Census identifies the Groveland community as a census designated place (CDP) with a MHI of \$31,587 per year. Pine Mountain Lake is also a CDP that has a MHI of \$54,200 per year. The Census further indicates that the MHI for the State of California is \$61,632 per year. Eighty percent of the statewide MHI is \$49,306 per year. Since the MHI of the Groveland community is less than 80 percent of the Statewide median household income, the Groveland community is a DUC. However, the Pine Mountain Lake Subdivision does not meet the definition of a DUC (Census 2010).

Senate Bill 1087 requires that water use projection of an Urban Water Management Plan (UWMP) include projected water use for single-family and multi-family residential housing for lower income households as identified in the housing element of any city, county or other applicable general plan. Housing Elements rely on the Regional Housing Needs Assessment (RHNA) generated by the State Department of Housing and Community Development (HCD) to allocate the regional need for housing for incorporation into housing element updates. Tuolumne County last updated Chapter 3, the Housing Element of the Tuolumne County General Plan in September 2019. The County's Housing Element identifies a five-year (2019-2024) low-income housing development goal. The target number for new lower income households is 62 extremely low-income units, 63 very low-income units, and 93 low-income units for a total of 218 lower-income units.

Consistent with GC §65589.7, it is GCSD policy to prioritize proposed developments seeking water and/or sewer service that include housing units affordable to lower income households. To further this policy, the GCSD adopted the following procedures:

GCSD will not deny or condition the approval of an application for services to, or reduce the amount of service by a proposed development that includes housing units affordable to lower income households unless GCSD makes a specific written finding that the denial, condition, or reduction is necessary due to the existence of one or more of the following:

1. GCSD does not have "sufficient water supply" as defined in paragraph (2) of subdivision (a) of Government Code Section 66473.7, or is operating under a water shortage emergency as defined in Section 350 of the California Water Code, or does not have sufficient water treatment or distribution capacity to serve the needs of the proposed development, as demonstrated by a written engineering analysis and report.
2. GCSD is subject to a compliance order issued by the State Department of Health Services that prohibits new water connections.
3. The proposed development is seeking sewer service, and GCSD does not have sufficient collection, treatment, or reclamation capacity, as demonstrated by a written engineering analysis and report on the condition of the collection, treatment, or reclamation works, to serve the needs of the proposed development.
4. The proposed development is seeking sewer service, and GCSD is under an order issued by a Regional Water Quality Control Board (RWQCB) that prohibits new sewer connections.
5. The applicant failed to agree to reasonable terms and conditions relating to the provision of service generally applicable to development projects seeking service

from GCSD, including but not limited to the requirements of local, state, or federal laws, and regulations or payment of a fee or charge.



## **2 INTRODUCTION**

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### **2.1 LOCAL AGENCY FORMATION COMMISSION**

Local Agency Formation Commissions (LAFCo) are quasi-legislative, independent local agencies that were established by State legislation in 1963 to regulate the boundaries of cities and special districts. There is a LAFCo in each of the 58 counties in California; each LAFCo is an independent public agency.

Through the implementation of the Cortese-Knox-Hertzberg (CKH) Local Government Reorganization Act of 2000 (California Government Code (GC) §56000 et. seq.), the objectives of LAFCo are to encourage the orderly formation of local government agencies and promote the efficient provision of public services, preserve agricultural and open space lands, and to promote orderly growth and discourage urban sprawl.

LAFCo has the authority to establish and reorganize cities and special districts, change their boundaries and authorized services, allow the extension of public services, and a responsibility to perform municipal service reviews (MSRs), and establish spheres of influence (SOI). Some of LAFCo duties include regulating boundary changes through annexations or detachments and forming, consolidating, or dissolving local agencies.

### **2.2 TUOLUMNE LAFCO**

The CKH provides for flexibility in addressing State regulations to allow for adaptation to local needs. Tuolumne County LAFCo has adopted policies, procedures and principles that guide its operations. These policies and procedures can be found on Tuolumne LAFCo's website at the following location: <https://www.tuolumnecounty.ca.gov/143/Local-Agency-Formation-Commission>. The Tuolumne County LAFCo adopted policies related to Municipal (urban) Services on November 26, 2001.

Tuolumne LAFCo has a public Commission with seven regular Commissioners and four alternate Commissioners. The Commission is composed of two members of the Tuolumne County Board of Supervisors, two City Council members, two Special District representatives, and one Public Member-At Large. The Commission also includes one alternate member for each represented category.

### **2.3 MUNICIPAL SERVICE REVIEW**

The CKH (GC §56430) is the statutory authority for the preparation of an MSR and periodic updates of the SOI of each local agency. MSRs are required prior to and in conjunction with the update of a SOI.

An MSR is a comprehensive analysis of the services provided by a local government agency to evaluate the capabilities of that agency to meet the public service needs of their current and future service area. An MSR must address the following seven factors:

1. Growth and population projections for the affected area.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers,

municipal and industrial water, and structural fire protection in any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

4. Financial ability of agencies to provide services.
5. Status of, and opportunities for, shared facilities.
6. Accountability for community service needs, including governmental structure and operational efficiencies.
7. Any other matter related to effective or efficient service delivery, as required by commission policy.

MSRs include written statements or determinations with respect to each of the seven mandated areas of evaluation enumerated above. These determinations provide the basis for LAFCo to consider the appropriateness of a service provider's existing and future service area boundary.

## **2.4 SPHERE OF INFLUENCE**

The CKH Act requires LAFCo to adopt a SOI for all local agencies within its jurisdiction and review the SOIs every five years (GC 56425(g)). A SOI is "a plan for the probable physical boundary and service area of a local agency or municipality as determined by the Commission" (GC §56076).

The SOI is only one of several factors LAFCo must consider in reviewing individual proposals, such as an application for an annexation to a district or city. (California Government Code Section 56668). However, inclusion of a particular area within an agency's SOI does not necessarily mean that the area will eventually be annexed.

In determining the SOI for each local agency, LAFCo must consider and prepare a written statement of determinations with respect to each of the following (GC 56425(e)):

1. The present and planned land uses in the area, including agricultural and open space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

These determinations provide the basis for LAFCo to consider the appropriateness of establishing or modifying a service provider's SOI or probable future boundary.

## **2.5 DESCRIPTION OF PUBLIC PARTICIPATION PROCESS**

As a public agency, LAFCo proceedings are subject to the provisions of California's open meeting law, the Ralph M. Brown Act (Government Code Sections 54950 et seq.) The Brown Act requires advance posting of meeting agendas and contains various other provisions designed to ensure that the public has adequate access to information regarding the proceedings of public boards and commissions. Tuolumne County LAFCo complies with the requirements of the Brown Act.

Each MSR is prepared as a draft and will be subject to public and agency comment prior to final

consideration by the Commission. The contents of this review are based primarily upon the information provided in the “Request For information for Municipal Service Reviews” completed for the Groveland Community Services District (GCSD) by Peter Kampa, General Manager, and staff of the GCSD.

## **2.6 CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Municipal service reviews are planning studies that are statutorily exempt from environmental review pursuant to GC §15262 of the *State CEQA Guidelines*. The MSR will be considered by LAFCo in connection with subsequent proceedings regarding the GCSD SOI. An SOI review or update is a project and as such is subject to CEQA consideration.

## **2.7 SENATE BILL 215**

Senate Bill 215 (Wiggins) requires LAFCo to consider regional transportation plans and sustainable community strategies developed pursuant to SB 375 before making boundary decisions. Senate Bill 375 (Sustainable Communities and Climate Protection Act) requires each metropolitan planning organization (MPO) to address regional greenhouse gas (GHG) emission reduction targets for passenger vehicles in their Regional Transportation Plan (RTP) by integrating planning for transportation, land-use, and housing in a sustainable communities strategy.

Tuolumne County is not located within an MPO boundary and therefore is not subject to the provisions of SB 375. However, the Tuolumne County Transportation Council (TCTC) is responsible for developing transportation improvements that reflect the needs, concerns and actions of all the agencies (including Tribal Governments) involved in the Tuolumne County region, while contributing to the region's mobility needs, economic health, and environmental quality. TCTC is also responsible for allocating regional transportation funding to transportation improvement projects consistent with the 2016 RTP for Tuolumne County.

Tuolumne County and the City of Sonora are the local agencies primarily responsible for planning regional growth patterns through adoption and implementation of general plan and zoning regulations. While Tuolumne County is not subject to the provisions of SB 375, LAFCo will review applicable regional transportation and growth plans when considering a change of organization or reorganization application.

## 3 MUNICIPAL SERVICE REVIEW

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### 3.1 SERVICE OVERVIEW

The CKH identifies seven factors, listed in Section 1.3, to be addressed when preparing a MSR. For each factor, information is gathered and analyzed, with written determinations prepared for LAFCo's consideration. This MSR will be used as an information base to update the GCSD's SOI, including any annexation considerations, and provides a basis for the public, County and LAFCo to discuss changes to the SOI.

#### 3.1.1 Services

The GCSD water system distributes the water to the populated areas of Big Oak Flat, Groveland, and Pine Mountain Lake. The GCSD water supply and distribution system includes 3 water treatment plants, 5 storage reservoirs, and approximately 70 miles of distribution piping. The District provides a treated water supply to approximately 3,500 customers. The District also owns and operates the regional wastewater collection, treatment, and regional recycled water system, which provides sewer service to approximately 1,500 customers within the District's service area.

The areas of Groveland and Big Oak Flat encompassed by the GCSD include 3,230 water service connections, 1,590 sewer service connections and approximately 4,500 residents who receive Fire Protection/Emergency Services and Parks/Recreation Services, the majority of which are single-family residences (GCSD 2016a; GCSD 2019b; GCSD 2020a).

Additionally, Pursuant to the Tuolumne County Automatic and Mutual Aid Agreements, the Fire Department of the GCSD provides automatic and mutual aid response to fire and medical emergencies between Moccasin and Yosemite National Park along Highway 120 (Table 3-1). The Fire Department is the only staffed response agency in that unincorporated area of the County except for the CalFire Groveland Station when staffed and available (GCSD 2020a).

**Table 3-1: GCSD services provided to the Groveland and Big Oak Flat Communities**

Service	Connections	Population (full time)
Water	3,230	3,147
Wastewater	1,590	
Fire/EMS		4,500
Parks/Recreation		4,500

Source: GCSD 2016a; GCSD 2019b; GCSD 2020a.

#### 3.1.2 Service Areas

The GCSD provides potable water delivery, wastewater collection, parks, and fire protection services to a 14.9 square-mile service area that includes the communities of Groveland, Big Oak Flat and Pine Mountain Lake with a population of approximately 4,500 residents. In addition to this resident population, the Tuolumne County Visitor's Bureau estimates upwards of 400,000 vehicles access Yosemite National Park annually by way of Highway 120 through Groveland (GCSD 2020a).

## 3.2 WATER

### 3.2.1 Service Overview

The GCSD operates 3 water treatment plants, 5 storage reservoirs, and approximately 70 miles of distribution piping. The GCSD provides potable water service to 3,230 service connections (See Figure 3). The Agreement with the San Francisco Public Utilities Commission (SFPUC) allows for the District to purchase a sufficient quantity of water to supply the total water needs of the District service area. The GCSD currently provides water service to 3,147 full-time residents (GCSD 2016a).

#### Capital Improvement Projects in Progress

As of the date of this review, the District has the following projects documented as recently completed, in construction, preparing for public bid or waiting for funding prior to bidding:

General Projects (Provide benefits to all services):

- Administrative Office Building Upgrades – completed 2020
- Administrative Office Asphalt Rehabilitation – construction contract to be awarded January 2021

Water Projects

- Big Creek/Second Garotte Clearwell Rehabilitation - in construction
- Tank 4 Emergency Generator – in construction
- Butler Way Bypass Pump – in construction
- Alternative Water Supply (AWS) Improvements – in planning and design
- Downtown Groveland/Big Oak Flat-Water Distribution System Replacement, design and permitting complete, awaiting \$3.4 million grant funding contract

Sewer Projects

- Wastewater Treatment Plant Headworks Replacement – Bidding March 2021
- Sludge Drying Bed Improvements – Bidding March 2021
- Rattlesnake Creek Crossing Replacement – completed 2020, \$45,000 grant funded
- Groveland/Big Oak Flat Sewer Collection System Rehabilitation – \$5.8 Million, 75% grant funded, Public Bidding in March 2021
- Generator Replacements for PSPS preparation – in design, grant applications submitted, \$300,000 in grants received for two generators
- Lift Station 5 Sewer Line Repair – in design
- Wastewater Treatment Plant Road Restoration – Bidding planned 2021
- Wastewater Treatment Plant Valve Vault Replacement – completed 2019
- Lift Station 2 Improvements – bidding planned for March 2021

Fire Projects

- Jones Hill Fire Fuel Break – in progress, \$165,000 grant funded
- Fire Station Driveway Restoration – completed 2019
- Fire Station Siding Replacement and Paint – completed 2020

Park Projects (all projects in Master Planning process)

- 2021 Capital Improvements – Irrigation system replacement, restroom plumbing replacements, parking lot resurfacing and striping, replacement of concrete slab under skate park, table, and barbeque replacements
- Bike Pump Track, Disc Golf Course, RV Park Development, Mountain Bike Course
- Hetch Hetchy Railroad Trail Development

### 3.2.2 Water Demand and Capacity

#### Water Sources

The GCSD has two sources of water: 1) Surface water from the SFPUC Hetch Hetchy Mountain Tunnel at two locations (Second Garrote Shaft and Big Creek Shaft); 2) Surface water that flows into Pine Mountain Lake (water rights owned by the Turlock Irrigation District). The majority of the District's water is sourced from the Hetch Hetchy Mountain Tunnel (GCSD 2020b).

The surface water supplied to the GCSD from the Hetch Hetchy Mountain Tunnel is provided through a 1967 Agreement with the SFPUC, which was extended in 1984 and will not expire until March of 2034. Under the terms of the Agreement, the GCSD is a retail customer of the City and County of San Francisco. The source of supply for the Hetch Hetchy Reservoir is the Tuolumne River. Big Creek Shaft and Second Garrote tap the underlying Hetch Hetchy Mountain Tunnel as the primary source of water for the GCSD area. This water is considered "pristine" since it originates from high in the Sierra Nevada Mountain Range and is protected in tunnels until it gets to the GCSD. Although the US Environmental Protection Agency (EPA) and the Department of Public Health (DPH) have approved the use of this water without filtering, water from both facilities is treated prior to distribution to its customers. The GCSD treats the water with ultraviolet (UV) light disinfection and chloramines before it is transmitted through the water distribution systems. The Big Creek Water Treatment Facility primarily serves Pine Mountain Lake, while the Second Garrote Water Treatment Facility serves Groveland and Big Oak Flat. The District has an interconnection tying the two distribution systems together between Water Storage Tanks 1 and 3 (Tuolumne County LAFCo 2013).

From the treatment plants, the treated water travels to the GCSD's distribution system through the underground piping mainly contained in road rights-of-way. The GCSD serves its customers through a network of primarily asbestos cement pipe and polyvinyl chloride pipe ranging in diameter from 2 to 6 inches. The water distribution system is approximately 71 miles long and contains 11 different pressure zones. Figure 3 displays a map of the GCSD water system. Approximately 80% of the existing connections have pressure reducing valves, and all system services are metered (GCSD 2020b). The District has 3,246 active water connections and serves a population that varies between approximately 4,500 in the winter months to about 9,000 on busy holiday weekends in the summer. (GCSD 2020b)

#### Water Storage

The overall SFPUC system provides 265 million gallons per day (mgd) of water, of which the GCSD has a share of 0.4 mgd. The GCSD's two water treatment facilities have a combined water storage capacity of 4 million gallons. The GCSD also has five (5) storage reservoirs with a total capacity of approximately 2.5 million gallons. The tank number and storage capacity are shown in Table 3-2.

The District's total storage volume, including the storage at the water treatment plants is 6.64 million gallons of water storage, which is much more than current daily customer demands (discussed below). The GCSD has completed a *Water Supply Critical Dry Period Analysis* that shows even in dry and critical dry years the District has sufficient water storage to meet its customers' daily demands through year 2034 (Tuolumne County LAFCo 2013).

**Table 3-2: GCSD Storage Tanks**

<b>Tank Number</b>	<b>Water Source</b>	<b>Area Served</b>	<b>Tank Volume (gallons)</b>
1	Second Garrotte Treatment Facility	Groveland, Big Oak and Yosemite Highland Subdivision	500,000
2	Big Creek Treatment Facility	Pine Mountain Lake Subdivision	750,000
3	Big Creek Treatment Facility	Pine Mountain Lake Subdivision	750,000
4	Big Creek Treatment Facility	Pine Mountain Lake Subdivision	500,000
5	Groveland Pressure Zone	Yosemite Highlands Subdivision	140,000
<b>Total Tank Capacity</b>			<b>2,640,000</b>

Source: GCSD 2020b.

### Water Demand

According to the California Code of Regulations (CCR), Title 22, Section 64554, when monthly water usage data is available, the maximum monthly water usage for the past 10 years should be implemented to project the community's future water demands. Based on the observed water consumption from 2016 to 2019, the GCSD maximum monthly water consumption in August of 2017. Table 3-3 displays the observed water consumption for the GCSD from 2016 to 2019 (GCSD 2020b).

**Table 3-3: GCSD Historical Water Consumption**

<b>Month</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
	<b>Million Gallons</b>	<b>Million Gallons</b>	<b>Million Gallons</b>	<b>Million Gallons</b>
January	7.2	8.48	6.69	6.55
February	6.85	1.64	7.2	5.75
March	6.61	1.55	6.51	7.18
April	8.43	8.22	7.39	8.13
May	10.71	6.3	9.64	10.53
June	13.51	12.39	12.56	11.48
July	16.85	13.19	15.31	14.73
August	16.2	20.05	13.82	15.31
September	12.52	15.52	12.04	11.45
October	9.98	12.31	10.15	9.71
November	8.11	11.08	8.56	8.64
December	8.48	7.73	8.06	8.12
<b>Total Usage</b>	<b>125.45</b>	<b>118.47</b>	<b>117.93</b>	<b>117.59</b>
<b>Maximum Usage</b>	<b>16.85</b>	<b>20.05</b>	<b>15.31</b>	<b>15.31</b>
<b>Maximum Month</b>	<b>July</b>	<b>August</b>	<b>July</b>	<b>August</b>

Source: GCSD 2020b.

Table 3-4 provides a summary of the District's potable water demand projections, as well as the Average Day Demand (ADD), Maximum Day Demand (MDD) and Peak Hour Demand (PHD) for the GCSD's water system through 2040. The ADD's were calculated from the maximum month demands reported for the region during the specified year and projected through the year 2040.

The MDDs were calculated using the ADD and a factor of 1.5, as specified in the CCR Title 22, Section 64554. The PHD was calculated by applying a factor of 1.5 to the MDD as specified by CCR Title 22, Section 64554 (GCSD 2020b).

**Table 3-4: Projected Water Demands (Million Gallons)**

	2017	2020	2025	2030	2035	2040
Projected ADD	0.65	0.66	0.68	0.69	0.71	0.73
Projected MDD	0.97	0.99	1.01	1.04	1.07	1.1
Projected PHD	1.46	1.48	1.52	1.56	1.6	1.65

Source: GCSD 2020b.

### Water Treatment Plants

GCSD has three (3) Water Treatment Plants (WTP's). GCSD has relied on filtration avoidance to achieve compliance with the Surface Water Treatment Regulations (SWTR) using the disinfection process only. However, since the adoption of the Federal Disinfection Byproducts Rule (DBPR) on January 1, 2004, GCSD modified the disinfection process to achieve compliance with the DBPR and maintain filtration avoidance. Only two (2) of the three (3) treatment facilities are reliant on filtration avoidance: the Big Creek and Second Garrotte treatment facilities.

The GCSD has an alternative water treatment facility that is utilized when the Hetch Hetchy Mountain tunnel is undergoing maintenance or during emergency situations. This treatment facility is recognized as the Alternative Water System (AWS) WTP (GCSD 2020b). The water treatment capacity for each of the WTP's is listed in Table 3-5.

**Table 3-5: Water Treatment Plant Capacity**

Facility Name	Gallons Per Minute (GPM) Capacity	Gallons Per Day (GPD) Capacity
Big Creek Treatment Facility	1650	2,376,000
Second Garrotte Treatment Facility	620	892,800
Groveland AWS Treatment Facility	600	864,000

Source: GCSD 2020b.

### Water for Fire Flows

Fire services in communities are classified by the Insurance Service Office (ISO), which is an advisory organization depended on by insurance companies for establishing the availability and costs for fire insurance. The ISO rating classifies fire service in communities with a ranking from 1 to 10, indicating the general adequacy of coverage. Communities with the best fire protection facilities, systems for water distribution, fire alarms, communications, equipment, and personnel receive a rating of 1. Primary factors assessed in establishing ISO ratings are maintaining more than one fire station within a district boundary to meet the 5-mile radius requirements, ensuring appropriate facility maintenance and upgrades are made, and sufficient personnel and volunteers exist to respond to each station.

The Tuolumne County Fire Department recently received an updated Public Protection Classification rating by ISO of 04/04x, which includes the services of and rating for the Groveland CSD Fire Department. The current ISO ratings are based on fire prevention activities and water storage and pumping capacity.



The GCSD has approximately 535 fire hydrants strategically placed throughout the service area. GCSD's Standards specify a fire flow requirement of 500 gpm for commercial and residential areas. In 2001, Tuolumne County performed a hydrant test within GCSD. The findings indicated that a majority of GCSD's fire hydrants are capable of exceeding the 500 gpm fire flow standard (GCSD 2020b). Figure 5 shows the location of the GCSD hydrants and Fire Stations.

Fire flow is dependent of volume, pressure, and flow duration. GCSD is capable of providing adequate volume of water, therefore satisfying two of the three requirements (volume, flow duration). In all regions where fire flow requirements were not met, the reasons were directly related to low pressure. Table 3-6 shows the areas that did not meet the fire flow requirements.

**Table 3-6: Low Pressure Zones**

Zone	Zone	Location	Pressure <sup>1</sup>
GL-C Fire	GL-C	HWY 120	< 0.0 psi
	GL-C	Millen Trailer Park	3.62 psi
BOF Fire	BOF	Majority of Community	< 0.0 psi
PML-W Fire	PML-W	Muller Dr. near PRV-PML-06	< 0.0 psi
	PML-W	Jackson Mill Rd.	< 0.0 psi
	PML-W	Ferretti Rd.	< 0.0 psi
GL-SE Fire	GL-SE	Hillhurst Circle below Tank No. 3	< 0.0 psi
	GL-SE	Elder Lane	< 0.0 psi
PML-C Fire	PML-C	Lower Skyridge Drive	< 0.0 psi

Notes:

<sup>1</sup> A pressure of < 0.0 psi indicates that the fire demand would not be achieved.

Source: GCSD 2020b.


The GL-C zone's low pressure was caused by a looped system comprised of 4-inch pipelines. The low-pressure zone at the Millen Trailer park may be resolved by increasing the hydraulic gradient line for the system.

The Big Oak Flat (BOF) zone's low pressure was triggered by system deficiencies. The BOF zone is provided potable water entirely through a single 6-inch dead-end pipeline. A 6-inch dead-end pipeline is not sufficient to provide fire flow conditions.

The PML-W zone is connected to the PML-SW zone. PRV-PML-06, separates the two zones. In normal operation, PRV-PML-06 is closed. By closing this valve, it creates low pressure within PML-W.

Similar to the BOF zone, the GL-SE zone's low pressure is introduced by system deficiencies. The GL-SE zone's deficiency is that it is supplied potable water through a single dead-end 6-inch pipeline that is connected directly to Tank No. 3.

The PML-C zone's low pressure was caused by an un-looped dead-end pipeline within Skyridge Drive.

The District has completed the design of a new water distribution system within Groveland and BOF to address the fire flow conditions and is waiting for DWSRF funding to construction the new distribution system improvements.  Funding is expected to become available in 2021 (GCSD 2020b).

### 3.2.3 Operations and Capital Needs

GCSD is located on the uppermost portion of the transmission system and has a contract with the SFPUC for raw water supply until 2034. GCSD and SFPUC estimate that sufficient quantities of water will be available from the Hetch Hetchy system to meet projected demands over the next 14 years (GCSD 2016a). Despite being under contract with SFPUC until 2034, repairs to the Hetch Hetchy Mountain Tunnel are needed. During the period of 2007 to 2017 the tunnel was shut down once a year for approximately 60 days. Throughout those 10 years, the raw water supply was interrupted, which required the GCSD to find a new alternative way to supply the community. As stated above, the District was given rights to draw water from Pine Mountain Lake (PML), which is treated at the AWS WTP. The life span of the repairs made between 2007 and 2017 is unknown, and it is evident that the tunnel will need to be shut down again for repairs/maintenance in the future. To prepare for these shutdowns or any other catastrophic problem that could cause the shutdown of the tunnel, the GCSD recommends transitioning the temporary AWS WTP to a permanent facility (GCSD 2020b).

The 2020 GCSD Agency Facilities and Infrastructure Report indicates that the GCSD provides water service to 3,246 active water connections. In 2019, the total water consumption for the District was 117.59 million gallons (GCSD 2020b).

### 3.2.4 Water Infrastructure Needs and Deficiencies

The GCSD water system is in good condition. The 2020 GCSD Agency Facilities and Infrastructure report stated that the GCSD water system does not have any active violations and has not received any violations since 2007. Potable water being provided to their customers meets the requirements set forth under the California Waterworks Standards and the SWRCB-DDW (GCSD 2020b).

Indicators of distribution system integrity are the number of breaks and leaks in the system and the rate of unaccounted for water loss. GCSD has drastically reduced the amount of water loss through the distribution system in recent years. This reduction is due mainly to metering the quantity of water being used for fire suppression or line flushing and replacement of outdated customer/source water meters. The 2020 report identified two major water infrastructure needs for the district: water meters and AWS WTP improvements (GCSD 2020b).

#### Water Meter Improvements

The GCSD utilizes manual water meters to monitor and measure the amount of water used within each active connection. The District's operators must visit each individual meter and manually record each water meter reading to obtain water usage information. This is an outdated, inaccurate, and inefficient way to monitor water usage. District residents pay a fixed plus variable rate for water services. The variable rate is approximately \$0.01 per gallon, which plays a small role in the resident's total monthly water bill. The current rate structure is not conducive to encouraging water conservation within the District.

California legislature has recognized the importance of water metering and has passed several bills requiring meters throughout the State. In 2004, AB 2572 closed the loophole in the SB 229 by requiring urban water utilities to meter all municipal and industrial users by 2025 and charge metered customers based on the actual volume of water delivered.

Metering water usage and billing residents based on volumetric rates is the best way to promote water conservation and reduce lost or unmetered water. The District needs to transition their current metering system to a more efficient, accurate and more time efficient system before the 2025 deadline.

To fund the construction of these improvements, the GCSD has applied for a United States Department of Agriculture (USDA) grant/loan funding to pay for the installation of a water meter improvements.

### *AWS WTP Improvements*

The AWS WTP is a revolutionary facility that was designed with simplicity in mind. The District's main objective was designing a temporary facility that runs simply and can be constructed/deconstructed effortlessly and construct a treatment facility capable of treating raw water from the Pine Mountain Lake to drinking water standards. However, while the AWS WTP is capable of treating raw water from Pine Mountain Lake to drinking water standards, it is neither simple to run nor easily constructed/deconstructed. Many aspects of the treatment must be manually monitored and altered to ensure proper treatment is achieved and overflow does not occur (GCSD 2020b).

The AWS WTP was designed to be a temporary pop-up water treatment facility. The intent was that the plant would be constructed before the first day of maintenance each year and deconstructed after the annual 60-day maintenance shutdown period of the Hetch Hetchy Mountain Tunnel had lapsed. This way, the AWS WTP would not interfere with the Pine Mountain Lake Homeowner's Association (PMLA) or County Sheriff Department. Due to the complexity of the treatment facility, required tools to deconstruct and transport the treatment units and the need for the membrane filters to be submerged underwater, GCSD has decided to leave the AWS WTP system up year-round. For this reason, PMLA charges the District an annual fee to house the AWS WTP.

The GCSD must be capable of providing their customers potable water under the worst-case scenario. Due to the aging infrastructure of the Hetch Hetchy Mountain tunnel, the GCSD require a permanent alternative water supply method. For this reason, the GCSD has applied for a USDA grant/loan funding to fund the construction of a permanent AWS WTP (GCSD 2020b).

## **3.3 WASTEWATER**

### **3.3.1 Service Overview**

The GCSD wastewater infrastructure consists of a sewer collection system, a wastewater treatment plant (WWTP) and reuse/disposal fields. The District's WWTP receives wastewater generated by residential and commercial customers throughout the Groveland, Big Oak Flat and Pine Mountain Lake communities. The District provides sewer service to approximately 1,590 connections including residents and businesses.

The GCSD operates a wastewater collection, treatment, and storage system and a potable water treatment, storage, and distribution system. These facilities are managed by the Operations Department Manager. Most employees in this department are certified by the State of California in the areas of water treatment, wastewater treatment, sewage collection, and/or water distribution (GCSD 2019b).

### **3.3.2 Wastewater Collection, Treatment and Disposal**

The District owns and operates one WWTP with a nominal capacity of 250,000 gallons per day (gpd). The treatment plant consists of primary and secondary treatment. On-site facilities consist of a mechanical shop, laboratory, and offices.

GCSD's sewer collection system consists of 16 lift stations, 7 miles of force main, 35 miles of

gravity lines, which serve the District's 1,590 connections. All of the lift stations are located in Pine Mountain Lake, except Lift Station 16, which serves Big Oak Flat. The physical state of some of these sewer lines is in poor condition and requires rehabilitation (discussed in detail below) (GCSD 2020b). Capital Improvement Projects are prioritized based on criticality to system operation and impact on system maintenance requirements and Sanitary Sewer Overflows, cost savings, safety, and regulatory requirements. Portions of the sewer collection system are internally evaluated annually using CCTV. Failed or failing items that affect regulatory compliance including system overflows are replaced and upgraded as the highest priority. Projects that improve operations and operator/public safety are typically second priority, and improvements for cost savings only are third priority. The District has a draft Capital Improvement Plan that is being evaluated and integrated into the 2021 Water/Wastewater Master Plan Update expected to be completed by February 2021.

There are two reclaimed water storage reservoirs. Reservoir 1 has a storage volume of approximately 14 acre-feet (AF). Reservoir 2 has a volume of approximately 170 AF. Pine Mountain Lake Golf Course operates a small reservoir that blends a portion of the District's effluent with lake water for irrigation of the 110-acre golf course and landscaping. The golf course uses 135 AF annually on average. The remainder of the District's reclaimed water is disposed of on the 14 acres of spray fields on District property (Tuolumne County LAFCo 2013).

### Collection

A planning study grant was received in 2015 and a comprehensive engineering report evaluating the condition of the sewer collection network was completed. To fund the construction of the required repairs to the GCSD sewer collection network, the District has applied for and received SWRCB Clean Water State Revolving Fund (CWSRF) construction grant and loan funding (GCSD 2020b) in the amount of \$4,384,176 (Grant) and \$1,461,392 (Loan).

The study revealed that the overall condition of the sewer collection system within Groveland and Big Oak Flats is rated as fair to good in accordance with pipeline standards described below. There are several areas of the collection system, including the pipelines rated as Fair to Immediate Action Required that are causing significant maintenance problems, including many collection manholes not included in the pipeline ratings, that require renovation and replacement. Currently, repairs are prioritized in response to emergency calls from the District's residents. Response consists of GCSD staff addressing problems with the collection system that typically consist of location and repair of back-ups and overflows/spills within the system. Additionally, some manholes become submerged under water during high precipitation events. In some cases, the structural condition of manholes is extremely poor, with cracks and erosion present in the concrete. Further, some areas within Pine Mountain Lake require frequent flushing due to sags in the sewer pipe.

In Spring of 2016 as a component of the planning study, the District conducted a comprehensive Closed-Circuit Television (CCTV) inspection of the sewer collection system within the Groveland and Big Oak Flat communities, assessing approximately 35,000 feet of sanitary sewer.

The condition of the sewer mains was rated using the National Association of Sewer Service Companies (NASSCO) Pipeline Assessment Condition Program (PACP) standardized ratings. NASSCO PACP provides a standardized system for the consistent assessment of sanitary sewer conditions. PACP provides the capability to benchmark sewer conditions in order to track deterioration over time.

The PACP process identifies the major deterioration factors and assigns a rating that is related to the likelihood of failure or collapse. Deterioration factors include surrounding soil condition, position of groundwater table, frequency of sewer surcharging, above ground traffic loading, methods and materials used in construction, third party damages and defects such as roots, grease and debris

that result in the need for more frequent cleaning. It is important to note that while the condition of the sewer involves many deterioration factors, both internal and external, a CCTV inspection can only determine the internal defects that affect the sewer condition (GCSD 2020b).

PACP defects are assigned a grade of 1 to 5 in order of increasing severity. Table 3-7 shows the criteria of NASSCP PACP ratings.

**Table 3-7: NASSCO Ratings**

Rating	Importance	Likelihood of Failure
5- Immediate Attention	Defects require immediate action	Pipe has failed or will likely fail within the next 5 years
4- Poor	Severe defects	Pipe will probably fail in 5 to 10 years
3- Fair	Moderate defects that will continue to deteriorate	Pipe may fail in 10 to 20 years
2- Good	Defects that have not begun to deteriorate	Pipe unlikely to fail for at least 20 years
1- Excellent	Minor defects	Failure unlikely in the foreseeable future

Source: GCSD 2020b.

Due to the topography of the area, the sewer collection system was designed with numerous changes in pipe alignment. Structural pipe ratings are only based on the structural integrity of the pipes and do not factor in operation and maintenance issues such as changes in pipe alignment. Table 3-8 presents a summary of the ratings observed in the 35,037 feet of CCTV video evaluated.

**Table 3-8: Summary of Structural PACP Defects**

Rating	Size (inches)	Total Length (ft)
5	6"	170
4	none	0
3	6"	340
2	6"	721
1	6" and 8"	34,172

Source: GCSD 2020b.

The CCTV inspection has revealed the condition of approximately 170 feet of line that require immediate attention and another 340 feet that are rated fair. Defects found in the lines include a crushed pipe, delamination, infiltration runners, sags, medium to large joint displacements, deposits, and root intrusion.

### 3.3.3 Operations and Capital Needs

There are plans for several other repairs, rehabilitations, replacements, and capital improvements at the District's treatment facility. The GCSD has received a loan to fund the construction of various improvements throughout the District's WWTP. The various upgrades include improvements to the headworks, irrigation pump station, scum pump station, polymer activation system, screw press and effluent pump station. By completing these improvements, it will increase the plant's efficiency, overall sustainability, and introduce redundancy within the facility (GCSD 2020b).

A planning study grant was received in 2015 and a comprehensive engineering report evaluating the condition of the sewer collection network was completed. To fund the construction of the required repairs to the GCSD sewer collection network, the District has applied for SWRCB Clean Water State Revolving Fund (CWSRF) construction grant funding (GCSD 2020b).

### 3.3.4 Regulatory Environment

All wastewater treatment providers are required to comply with effluent quality standards under the waste discharge requirements determined by the RWQCB. There have been no formal Notices of Violation (NOV) from regulatory agencies concerning the District's collection system. The major concerns associated with the GCSD sewer are age and operating condition of the District's collection system. The District has adopted a Sewer System Management Plan (SSMP), evaluates performance annually and updates the SSMP every five years as required.

The GCSD operates under a permit issued by the California Regional Water Quality Control Board, Central Valley Region (CRWQCB). The permit regulates waste discharge requirements for the wastewater collection, treatment and reclamation system as well as the National Pollutant Discharge Elimination System (NPDES) permit. The CRWQCB adopted Cleanup and Abatement Order No. 5-01-713 in 2001 as a result of sanitary sewer overflows and other Waste Discharge Permit violations. As a result, the District secured the 2007 Sewer Installment Sale Agreement—La Salle Bank National Association and upgraded fifteen sewer lift (pump) stations surrounding Pine Mountain Lake and completed wastewater treatment plant improvements. In 2011, the District was issued a Notice of Violation (NOV) from the California Regional Water Quality Control Board (CRWQCB) alleging various violations of water quality and reporting laws as a result of two sewer spills occurring in 2010 and 2011, and a second NOV on April 9, 2012 for unapproved sludge disposal practices at the wastewater treatment plant.

In response to the two NOV, in May of 2013, the CRWQCB issued the District a Settlement Agreement and Stipulation for Entry of Administrative Civil Liability Order R5-2013-0542. The District complied fully with this order by development of a Sewer System Management Plan (SSMP) in 2012, increasing sewer system inspections and maintenance, making payments to the State Water Board, and completing improvements at the wastewater treatment plant.

The District received a planning grant from the State Water Board to evaluate the condition of the sewer collection system, which has resulted in the Downtown Groveland/Big Oak Flat Sewer Collection System Renovation project and which has received a state water board funding agreement in the amount of \$5.8 million of which \$4.8 million is grant. Construction will begin in May 2021 and be completed by December 31, 2022. This project is expected to likely eliminate SSO caused by poor system condition.

## **3.4 FIRE PROTECTION AND EMERGENCY SERVICES**

### **3.4.1 Service Overview**

The GCSD is authorized to provide fire prevention services, fire suppression, paramedic or emergency medical response and search and rescue. The Fire Master Plan prepared by Citygate in 2020 found that the GCSD Fire Department is well organized to accomplish its mission to serve a rural population across a varied land-use pattern with a minimal career staff and no volunteer firefighters. The GCSD provides mutual aid to the Tuolumne County Fire Department, CAL FIRE and the USFS under its CAL FIRE Schedule A contract and Amador Plan Agreement. The department receives good value and benefit from its CAL FIRE Schedule A contract and Amador Plan Agreement, including mutual aid as needed from the CAL FIRE Groveland Station when staffed during the summer fire season (GCSD 2020a).

The District owns, maintains, and is responsible for the operations of the GCSD Fire Department. The District funds the entire fire department operation including equipment and fire station, and contracts with CAL FIRE for personnel to staff the station through a combination of the Schedule A Contract. The Groveland Fire Station is staffed on a full-time basis. The Schedule A contract provides for five (5) fire fighters total that rotate; one (1) captain and four (4) engineers. Two (2) bodies man the station 24/7. When the state declares the official end to a fire season, funding is halted for the CAL FIRE Schedule B station located on Merrell Rd. Prior to the 2020/21 fiscal year, the District then funded the staffing of two (2) fire fighters at this station through its Amador Plan contract. The financial obligation for the cost of the Amador Plan contract was assumed by the County of Tuolumne effective July 1, 2020. This ensures the District always meets the two in two out requirements to enter a structure fire to initiate fire suppression measures (GCSD 2020d).

The GCSD Fire Department currently provides fire protection services and emergency response to a population of approximately 4,500 in the winter months to about 9,000 on busy holiday weekends in the summer. The GCSD provides Mutual Aid to the Tuolumne County Fire Department, CAL FIRE and the USFS. There are two fire stations within the District. The GCSD Station # 78 houses two Type-1 engines and one Type-3 engine, while the CAL FIRE Groveland Station houses two Type-3 engines (GCSD 2020a).

GCSD completed a Fire Department Master Plan in 2020 that contains various recommendations that are identified in Section 3.6.1.3 below (GCSD 2020a).

### **3.4.2 Facilities and Assets**

The Department provides services from one District fire station with a daily response force of two personnel as summarized in Table 3-9. The County also has an Amador Plan contract with CAL FIRE that maintains a two-person CAL FIRE engine based at the CAL FIRE Groveland Station, located approximately one mile west of Groveland, during the winter months. The CAL FIRE Groveland Station also responds to emergency incidents within the District during the summer wildland fire season, as available. Response personnel work a 72/96-hour shift of three consecutive 24-hour days on duty, followed by four consecutive days off (GCSD 2020a).

**Table 3-9: Department Facilities, Resources, and Staffing**

Station	Address	Assigned Resources	Resource Type	Minimum Staffing	
				Fire Season 5/1- 10/30	Non-Fire Season 11/1- 4/30
GCSD Station 78	18930 State Highway 120 Groveland, CA	<b>E-781</b> E-787 E-783	<b>Type-1 Engine</b> Type-1 Engine (Reserve) Type-3 Engine	<b>2</b>	<b>2</b>
CAL FIRE Groveland Station	11300 Merrill Road Groveland, CA	<b>E-4466</b> <b>E-4476</b>	<b>Type-3 Engine</b> <b>Type-3 Engine</b>	<b>3</b> <b>3</b>	<b>2</b>
<b>Total Daily Staffing</b>				<b>8</b>	<b>4</b>

Note: Bold font indicates staffed apparatus  
Source: GCSD 2020a.

### 3.4.3 Service Adequacy

There are no mandatory federal or state regulations directing the level of fire service staffing, response times, or outcomes. Thus, the level of fire protection services provided is a local policy decision and communities have the level of fire services they can afford, which may not always be the level desired. However, if services are provided, all local, state, and federal regulations relating to firefighter and citizen safety must be followed (GCSD 2020a).

Service response time includes three distinct components (1) 9-1-1 call processing/dispatch time; (2) crew turnout time; and (3) travel time. Recommended best practices for these response components for urban population density areas are 1:30 minutes, 2:00 minutes, and 4:00/8:00 minutes respectively for first-due and multiple-unit Effective Response Force (ERF) responses. For rural response areas, they equate to 1:30 minutes, 2:00 minutes, and 10:30/16:00 minutes, respectively. This slower response performance goal also generally results in less-desirable outcomes including total building fire loss, lower serious emergency medical services (EMS) survivability, and larger wildland fires. Table 3-10 summarizes the GCSD Fire Department’s 90th percentile operational response performance over the previous three years (GCSD 2020a).

**Table 3-10: Best Practice and GCSD Response Performance**

Response Performance Component	Best Practice Goal	GCSD
Call Processing/Dispatch	1:30	0:46
Crew Turnout	2:00	4:25*
First-Due Travel	10:30	9:51
First-Due Call-to-Arrival	14:00	13:42

\*Crew turnout performance cannot be accurately measured given current CAL FIRE Tuolumne-Calaveras Unit Emergency Command Center procedures.



Source: GCSD 2020a.

The 2020 Fire Master Plan Update found that the District is providing the best quality fire services it can afford and is facing two primary challenges in its efforts to continue to maintain adequate fire services: (1) long-term fiscal sustainability, and (2) daily staffing capacity (GCSD 2020a).

### 3.4.4 Operations and Capital Needs

Beginning in Fiscal Year (FY) 2016–17, and continuing again since FY 2018–19, the District has spent more on fire services than it received in revenue. This is the result of several factors including voter defeat of the District's former parcel tax in 2012, minimal growth in the District's property tax base, an increase in revenues of 19 percent from FY 2014–15 to FY 2018–19 compared to an increase in expenditures of 63 percent over the same time, and a 50 percent increase in the District's CAL FIRE Schedule A contract cost over the same time. Tables 3-11 and 3-12 summarize projected Fire Fund expenditures and revenues through FY 2029-30 (GCSD 2020a).

**Table 3-11 Projected Fire Service Costs - FY 2020-21 through FY 2024-25**

Cost Category	Annual Change Factor	Projected Costs				
		FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
CAL FIRE Schedule A Contract	5.00%	1,131,604	1,188,184	1,247,593	1,309,973	1,375,472
Operations/Maintenance	5.00%	76,124	79,930	83,927	88,123	92,529
District Administration	5.00%	21,007	22,058	23,161	24,319	25,535
Fire Fund Reserve	0.00%	26,500	26,500	26,500	26,500	26,500
Capital Replacement/Renewal		236,500	211,500	231,500	233,500	213,500
<b>Total Projected Expenditures</b>		<b>1,777,873</b>	<b>1,828,616</b>	<b>1,928,147</b>	<b>2,013,655</b>	<b>2,081,337</b>
<b>Projected Revenue</b>		<b>1,142,871</b>	<b>1,174,452</b>	<b>1,208,541</b>	<b>1,244,167</b>	<b>1,280,862</b>
<b>Gap</b>		<b>-635,002</b>	<b>-654,164</b>	<b>-719,607</b>	<b>-769,488</b>	<b>-800,475</b>

Source: GCSD 2020a.

**Table 3-12 Projected Fire Service Costs - FY 2025-26 through FY 2029-30**

Cost Category	Annual Change Factor	Projected Costs				
		FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
CAL FIRE Schedule A Contract	5.00%	1,444,245	1,516,457	1,592,280	1,671,894	1,755,489
Operations/Maintenance	5.00%	97,156	102,013	107,114	112,470	118,093
District Administration	5.00%	26,811	28,152	29,559	31,037	32,589
Fire Fund Reserve	0.00%	26,500	26,500	26,500	26,500	26,500
Capital Replacement/Renewal		236,500	236,500	242,500	239,500	218,500
<b>Total Projected Expenditures</b>		<b>2,196,404</b>	<b>2,299,074</b>	<b>2,397,578</b>	<b>248,157</b>	<b>2,645,065</b>
<b>Projected Revenue</b>		<b>1,318,658</b>	<b>1,357,588</b>	<b>1,397,685</b>	<b>1,438,986</b>	<b>1,481,525</b>
<b>Gap</b>		<b>-877,746</b>	<b>-941,487</b>	<b>-999,893</b>	<b>1,044,171</b>	<b>1,163,540</b>

Source: GCSD 2020a.

Elimination of the District’s CAL FIRE Amador Plan Agreement would not close this budget gap, and the District would require an additional estimated \$0.635 million in revenue next fiscal year to close the projected gap to maintain current fire services, increasing approximately five percent each subsequent year to an estimated \$1.164 million in FY 2029-30. Section 3.6.1.3 below identifies potential funding strategies for the District to consider to close this revenue gap (GCSD 2020a).

The Fire Master Plan found that the Department’s physical resources are appropriate to protect against the hazards likely to impact the District; however, the daily staffing of two to five career response personnel and volunteers is barely adequate to safely perform the critical tasks associated with small, emerging fires and routine single-patient EMS incidents. Even a best-case staffing level of nine career personnel (two District personnel and seven CAL FIRE Groveland Station personnel including a Chief Officer) is insufficient to safely and effectively perform the critical firefighting/rescue tasks at a confined building fire, moderate vegetation/wildland fire, serious multiple-patient EMS incident, or complex rescue incident in a timely manner without additional assistance. In addition, the District is not geographically located for timely mutual aid, thus a worst-case District staffing of two personnel reflects a likely outcome of not even being able to confine building fires to the building or parcel of origin, an inability to confine a rapidly developing vegetation/wildland fire, and the non-survival of some EMS patients (GCSD 2020a).

Recognizing that the District is currently providing the best fire services it can afford, according to the Fire Master Plan, optimal daily operational response staffing for the District is six personnel given the values to be protected and the risks. This could be achieved incrementally as funding permits by adding one full-time equivalent (FTE) on the District engine, and one Amador Plan firefighter during the winter months, with associated estimated annual costs as summarized in Table 3-13 and Table 3-14. To help ease the fiscal transition associated with adding daily on-duty staffing, the District could seek a Federal Emergency Management Agency (FEMA) Staffing for Adequate Fire and Emergency Response (SAFER) grant that reimburses 75 percent of first- and second-year costs, and 35 percent of third-year costs.

**Table 3-13: Estimated Optimal Staffing Level Costs (FY 20-21 through FY 24-25)**

Expenditure Category	Annual Change Factor	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
CAL FIRE Schedule A Contract	5.00%	1,131,604	1,188,184	1,247,593	1,309,973	1,375,472
3.0 Additional Engineer FTEs	5.00%	616,497	647,322	679,688	713,673	749,356
<b>Schedule A Contract Total</b>		<b>1,748,101</b>	<b>1,835,506</b>	<b>1,927,281</b>	<b>2,023,646</b>	<b>2,124,828</b>

Source: GCSD 2020a.



**Table 3-14: Estimated Optimal Staffing Level Costs (FY 25-26 through FY 29-30)**

Expenditure Category	Annual Change Factor	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
CAL FIRE Schedule A Contract	5.00%	1,444,245	1,516,457	1,592,280	1,671,894	1,755,489
3.0 Additional Engineer FTEs	5.00%	786,824	826,165	867,473	910,847	956,389
<b>Schedule A Contract Total</b>		<b>2,231,069</b>	<b>2,342,623</b>	<b>2,459,754</b>	<b>2,582,741</b>	<b>2,711,879</b>

Source: GCSD 2020a.

### 3.5 PARKS AND RECREATION

#### 3.5.1 Service Overview

The GCSD owns and operates two parks: Mary Laveroni Community Park and Leon Rose Ball Field. There is an amphitheater in the Mary Laveroni Community Park that consists of a grassy area, one stage and three sets of bleachers. In 2008, the County’s Youth Center relocated to Mary Laveroni Community Park. The Mary Laveroni Community Park also includes a dog park, a skate park, basketball court and a “tot lot”. In 2012, the parking lot and lighting were upgraded at Mary Laveroni Community Park as a joint project with Tuolumne County. Funding was provided by the Groveland Lighting District. The GCSD hopes to do more improvements to Mary Laveroni Community Park as more Lighting District Funds become available.

The Leon Rose Ball Field is used for baseball and softball games, including practice and league play by the Tioga High School Boys Baseball Team and Girls Softball Team. The ballpark has a snack bar, announcer’s stand, restrooms, and lighting for night games. Playground equipment is also located at the Leon Rose Ball Field (GCSD 2017a).

#### Community Facilities

Community events are held at Mary Laveroni Community Park in the stage area. The District has been working to develop the Groveland Community Resilience Center. Located partially on a parcel of land donated by the District to the County. There is also a library and museum adjacent to the Mary Laveroni Park that is operated by the Southern Tuolumne County Historical Society.

#### 3.5.2 Operations and Capital Needs

As discussed above, the GCSD owns and operates two parks: Mary Laveroni Community Park and Leon Rose Ball Field. These facilities are maintained annually, and improvements added regularly with funding from grants and donations. The following improvements were recommended in the GCSD Parks Master Plan:

##### *Mary Laveroni Park (Upper Park)*

- Replacing current play structures to make ADA compliant;
- Access to play structure needs improvement;
- Routine maintenance of grounds, landscaping, trash receptacles, restrooms, parking lot, and picnic areas;
- Park rules signage should be introduced in more locations to reinforce proper behavior in the park.

### *Mary Laveroni Park (Lower Park)*

- Routine maintenance of grounds, landscaping, trash receptacles, restrooms, parking lot, picnic areas, and play structure could be improved to enhance image and condition of the park;
- Park rules signage should be introduced in more locations to reinforce proper behavior in the park;
- Deferred maintenance is needed to the shade structure, storage, and amphitheater facilities.

### *Leon Rose Ballpark*

- Accessibility of public restrooms needs to be verified;
- Accessibility improvement to and from parking lot (including signage) need to be verified;
- Accessible pathway to existing play structure is needed or new play structure may be required if no longer ADA compliant
- Parking lot is in need of resurfacing, restriping and drainage improvements;
- Undertake certified ADA Compliance assessment to identify opportunities to improve accessibility;
- Routine maintenance of grounds, landscaping, trash receptacles, restrooms, parking lot, picnic areas and play structure could be improved;
- Park entrance signage could be improved to allow motorists travelling along Ferretti road to more easily determine park location;
- Park rules signage should be introduced in more locations to reinforce proper behavior in the park (GCSD 2017a).

## **3.6 DETERMINATIONS**

### **3.6.1 MSR Review Factors**

#### ***3.6.1.1 Growth***

1. With the development of the Airport Estates and the Long Gulch project discussed above, an additional 28 lots could be developed. Additionally, there are 807 vacant parcels within the district that could be developed, resulting in growth occurring in the Groveland Community Services District.
2. In the Groveland Community Service District, parcels can be divided, or discretionary permits issued to allow additional development that would be dependent on GCSD services.

#### ***3.6.1.2 Disadvantaged Communities***

1. The community of Groveland/Big Oak Flat has been identified as a disadvantaged unincorporated community.
2. The Groveland Community Services District (GCSD) provides water, sewer, structural fire protection, park and recreational services within its District.
3. The GCSD provides services and facilities to property owners, residents, and visitors within its District in an efficient manner.

### ***3.6.1.3 Capacity of Facilities and Adequacy of Services***

#### **Water**

1. The GCSD's water system is adequate to serve the existing and future population until at least 2034.
2. The GCSD needs to transition their current metering system to a more efficient, accurate and time efficient system before 2025.
3. The PML AWS WTP must be converted to a permanent alternative water treatment plant due to the aging infrastructure of the Hetch Hetchy Mountain tunnel.
4. In the future, replacement of infrastructure may be necessary due to age-related degradation and changes in regulations.

#### **Wastewater**

1. The GCSD sewer collection system within Groveland and Big Oak Flats is poor and requires repairs.
2. Repairs are needed in areas identified in the Engineering Report.
3. Repairs, rehabilitations, replacements, and capital improvements at the District's WWTP are needed. The various proposed upgrades include improvements to the headworks, irrigation pump station, scum pump station, polymer activation system, screw press and effluent pump station. Completing these improvements will increase the plant's efficiency, overall sustainability, and add redundancy within the facility.
4. In the future, replacement of infrastructure may be necessary due to age and changes in State regulations.


#### **Fire Protection and Emergency Services**

1. The District Board of Directors adopted the following fire deployment goals to deliver outcomes that will save medical patients when possible upon arrival and to keep small but serious fires from becoming more serious.
  - a. Distribution of Fire Stations: First-due response units should arrive within 14:00 minutes, 90 percent of the time from the receipt of the 9-1-1 call at the fire dispatch center, which equates to a 90-second dispatch time, 2:00-minute crew turnout time, and 10:30-minute travel time.
  - b. Multiple-Unit Effective Response Force (ERF) for Serious Emergencies: A multiple-unit ERF, including at least one Chief Officer, should arrive within 19:30 minutes from the time of 9-1-1 call receipt at fire dispatch, 90 percent of the time. This equates to a 90-second dispatch time, 2:00-minute company turnout time, and 16:00-minute travel time.
  - c. Hazardous Materials Response: To provide hazardous materials response designed to protect the community from the hazards associated with uncontrolled release of hazardous and toxic materials, a fire-due response should arrive within 14:00 minutes, 90 percent of the time from the receipt of the 9-1-1 call at the fire dispatch center to isolate the hazard, deny entry into the


hazard zone, and notify appropriate officials/resources to minimize impacts on the community. Following initial hazard evaluation and/or mitigation actions, a determination can be made whether to request additional resources from a regional hazardous materials team.

- d. Technical Rescue: To respond to technical rescue emergencies as efficiently and effectively as possible with enough trained personnel to facilitate a successful rescue, a first-due response unit should arrive within 14:00 minutes, 90 percent of the time from the receipt of the 9-1-1 call at the fire dispatch center to evaluate the situation and/or initiate rescue actions. Following the initial evaluation, assemble additional resources as needed within a total response time of 19:30 minutes to safely complete rescue/extrication and delivery of the victim to the appropriate emergency medical care facility.
2. The Department should work with the CAL FIRE Tuolumne-Calaveras Unit Emergency Command Center to modify its procedures to accurately track crew turnout time.
3. The District should consider augmenting daily on-duty staffing as funding permits.
4. The District's staffing would be much safer and more effective if a total of six firefighters were always stationed in Groveland between the District and CAL FIRE.
5. The District should consider seeking voter approval off an annual parcel assessment or special tax to provide necessary supplemental funding to, at a minimum, maintain current fire protection services.
6. The District should consider seeking a cost recovery/reimbursement agreement with Tuolumne County for the District's percentage of total responses outside of the automatic mutual aid zone.


### Parks & Recreation

1. The services provided by the GCSD are adequate for the community. 
2. The GCSD operates two public park facilities, including Mary Laveroni Community Park and Leon Rose Ball Field.
3. The Groveland Youth Center is now located within Mary Laveroni Community Park. The District has an MOU with Tuolumne County for the operation of the Youth Center.
4. Improvements are needed at both parks to meet ADA compliance.
5. Routine maintenance of both parks is recommended in the Parks Master Plan.
6. Deferred maintenance is needed to the shade structure, storage, and amphitheater facilities at Mary Laveroni Community Park.
7. Parking lot is in need of resurfacing, restriping, and drainage improvements at Leon Rose Ball Field.
8. The community services currently provided by GCSD are adequate. Community events are held at Mary Laveroni Community Park at two stage areas. The District's Board/Conference room is also available for public meetings.


### **3.6.1.4 Financial Ability of Agency**

1. The GCSD prepares a budget annually. Water and sewage rates were determined through rate studies conducted in 2016 and 2018, respectively. These studies determined that multi-year increases to the current rates were necessary to provide sufficient revenue in both services to fund operations and capital improvements (GCSD 2019c). A portion of the sewer rate increases approved in 2018 was necessary for the District to be in a financial condition to secure the \$1.4 million loan and \$4.8 million grant from the State Water Resources Control Board for the 
2. It is the GCSD Board's desire to strive to keep rates for water and sewer applied as equitably as possible among current and future District customers. The Board has directed the preparation of long-term master plan updates in the fire, water and sewer services to accurately understand current cost and the predictable, long term cost of infrastructure and major equipment replacements. These infrastructure and operations plans establish the financial framework to be used by the District to ensure that known long term investments and costs are not deferred to future generations for the sake of subsidizing low service rates today. The GCSD charges a fixed rate charge, a usage rate and a debt service charge as discussed above. Other sources of revenue are sought to off-set customer water and sewer rates, such as evaluating and updating connection and capacity fees charged based on current capital improvement plans, leasing property to cellular providers, charging for services such as new development and building plan review and charging fees for certain permits and seeking grant funding (GCSD 2019c). The District is in the process of establishing Development Impact Mitigation fees for fire and park services, intended to offset the facility and equipment impacts of new development projects and provide funding for service capacity increases such as new fire engines, fire station expansion and new park amenities to serve increased populations. The District is in the process of forming a Community Facilities District (CFD) to levy a special parcel tax on new development projects to fund the ongoing operating expenses of fire and park services.
3. The GCSD follows the Governmental Accounting Standings Board (GASB) 34 accounting standards.
4. The GCSD has incurred outstanding public debt for purchases, upgrades, or replacement of capital improvements such as sewage pump stations, water and sewer lines, water and wastewater treatment facilities. The most significant source of debt is from the capital facilities projects. The current debts are repaid through a per lot water stand by fee, debt service charge, water and sewer enterprise fund revenues. The GCSD has never defaulted on repayment of any bonds or other debt.
5. The funding sources for water and wastewater are from user rates. The fire and park funds are special revenue funds and are funded with general property taxes. A fire services special parcel assessment was not continued by the voters in 2012, and as a result fire department staffing in the GCSD is now provided by CAL FIRE under a Schedule A Cooperative Agreement. GCSD owns and operates the Groveland fire station and provides/maintains all equipment and apparatus used by the CAL FIRE staff. GCSD administers the fire service and manages its planning and finances.
6. As discussed in Section 3.4.4 above, since Fiscal Year (FY) 2016–17, the District has spent more on fire services than it received in revenue. Five full time career fire staff are needed to provide two persons on duty at all times, 24 hours per day, 365 days per year. As detailed in the District's 2020 Fire Master Plan Update, the current daily staffing of two full time career response personnel is barely adequate. The District is


working with the County to plan for increased fire staffing in the region, and the GCSD Board has directed evaluation of the cost and funding opportunities to increase full time GCSD contracted staff to a minimum of 10 to provide 4 on duty at all times. Section 3.6.1.3 discusses recommendations to ensure that the department has adequate funding.

7. The GCSD takes advantage of cost avoidance opportunities, including moving from reactive maintenance programs to pro-active and preventative maintenance programs, establishing infrastructure replacement reserves and replacing maintenance-intensive infrastructure/equipment, cross-training personnel, better computer tracking of operations, maintenance and finance, seeking grant funding, project performance tracking and developing a 5-year running budget. The District is also updating its 20-year-old water and sewer Master Plans, expected for completion in February 2021 and which will include a comprehensive Capital Improvement Plan. The District has secured over \$9 million in state grant funding in the past year for critical infrastructure projects and refinanced outstanding debt to lower interest rates and cost.
8. The five-member Board of Directors receive a stipend per meeting, which is determined at the first meeting of each fiscal year in July.
9. The GCSD employs 19 full-time employees, 4 part-time employees and 3 contract employees. One recently established Information Technology position is currently vacant.
10. The District is under a Schedule A contract with CAL FIRE. The Schedule A contract provides for five (5) fire fighters total that rotate; one (1) captain and four engineers. Two (2) bodies man the station 24/7. When the state declares the official end to a fire season, funding is halted for the CAL FIRE Schedule B station located on Merrell Rd. Prior to the 2020/21 fiscal year, the District funded the staffing of two (2) fire fighters at this station through an Amador Plan contract. The financial obligation for the cost of the Amador Plan contract was assumed by the County of Tuolumne effective July 1, 2020.
11. There is an adequate number of customers within the GCSD to pay the current operating costs for providing water and sewer services.
12. It is likely that additional parcels will be annexed, improved, or divided in the future which would increase the number of customers paying water and sewer fees. 

#### **3.6.1.5 Shared Facilities**

1. The Groveland Lighting District could be reorganized to be a part of the GCSD. The GCSD would then be responsible to maintain lighting, add lighting, make public improvements related to lighting. This would also increase funding opportunities for the GCSD. 

#### **3.6.1.6 Accountability, Structure, and Operational Efficiencies**

1. There are very few government structure options currently available to the Communities of Groveland and Big Oak Flat and the GCSD.
2. Changing the governmental structure in GCSD is generally not feasible. The CSD is an efficient way to provide public services, such as water and sewer  the area.
3. Landowners within the GCSD service area are adequately provided water, wastewater,



fire protection, emergency, community facilities, and parks and recreation services.

4. The Groveland Lighting District could be reorganized to be a part of the Groveland Community Services District. The potential for this reorganization is discussed further below.
5. The Groveland Community Services District has reduced its staff from 33 full time employees in 2007, to 23 full time employees in 2012, to 19 full-time employees in 2019. The GCSD now employees 19 full time employees and 3 contract employees.
6. It is reasonable to conclude that management is efficient.
7. The GCSD's outreach program includes distribution of articles about the District and maintaining a website. The District website design engine is a special service provided to California local government, updated continuously to ensure continuous compliance with all state laws and requirements including SB 929. The District received recognition for Excellence in Transparency issued in 2019 by the Special District Leadership Foundation of the California Special Districts Association.
8. The GCSD conducts business during the regularly scheduled monthly meetings that are open to the public, in compliance with the Brown Act.
9. There is an e-mail address on the website maintained by the GCSD where customers can send comments and/or request information.
10. The GCSD solicits customer feedback and comments from property owners within the District. Customers can submit feedback electronically on the District website, physically at the District office, and the District board meetings.

## 4 SPHERE OF INFLUENCE

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### 4.1 SOI UPDATE

LAFCo prepares a MSR prior to or in conjunction with the SOI Update process. An SOI Update considers whether a change to the SOI, or probable future boundary, of a local government agency is warranted to plan the logical and orderly development of that agency in a manner that supports CKH Law and the Policies of the Commission. The MSR and required determinations are presented in Chapter 3 of this document and form the basis of information and analysis for this SOI Update. This chapter presents the SOI Update and required determinations pursuant to California Government Code §56425(e) for GCSD.

#### 4.1.1 Existing Sphere of Influence

The existing SOI for GCSD is larger than the District boundary. The SOI for the GCSD was established concurrently with formation of the Community Services District. There have not been any reorganizations of the GCSD or changes in its Sphere of Influence since its establishment. The existing Sphere of Influence boundary for the GCSD is farther reaching than the existing District boundary. In its contract for water with the City of San Francisco and SFPUC, the GCSD's SOI was referred to as its "contract area." The contract area is the extent to which the SFPUC will supply water to GCSD (Figure 2) (Tuolumne County LAFCo 2013).



#### 4.1.2 Study Areas

See Study Areas in Figure 6.


##### Airport Estates Subdivision

The Airport Estates Subdivision consisting of 21.6± acres and 9 parcels, was approved by Tuolumne County in 2018; however, the subdivision has not been developed. This subdivision is located immediately east of the Pine Mountain Lake Subdivision. The parcels range in size from approximately 2 to 2.9 acres. The 21.6-acre property was rezoned from AE-37:AIR (Agricultural Exclusive, Thirty-Seven-Acre Minimum Airport Combining) to RE-1:AIR (Residential Estate, One-Acre Minimum Airport Combining); and included a General Plan Amendment to change the land use designation from Rural Residential (RR) to Low Density Residential (LDR). The proposed residential subdivision is intended for homeowners with private airplanes to be able to access the adjacent Pine Mountain Lake Airport.

The Subdivision is not located within the GCSD service area boundary; however, the entirety of the project is located within its SOI (Tuolumne County 2018b). Although not a condition of approval for the subdivision, the project developer has requested the GCSD provide water service to all lots and sewer service to one lot within the Subdivision. The GCSD agreed to annex the proposed project to its service area to provide water, sanitary sewer, fire and parks services on the condition that the applicant assume all expenses related to design, preparation of plans, specifications, development, construction and installation of the necessary improvements to extend GCSD services (GCSD 2020e). To facilitate water and sewer service being provided to this subdivision, an application requesting annexation and an annexation agreement has been approved by GCSD's Board of Directors. GCSD has conducted an analysis of the capacity of its sewer and water facilities to accommodate the Airport Estates project. LAFCO will be able to accept the annexation application for processing upon completion of the GCSD MSR/SOI Update.

In the interim, the Tuolumne LAFCo approved an Out of Boundary Service Agreement on October 8, 2020 to allow provision of water and sewer services to Lots 1 through 8 of the Airport Estates. A condition of approval requires the GCSO and property owner to complete an annexation of the property within one year of the approval of the Agreement.

### Long Gulch Ranch Subdivision


The Long Gulch project would result in 19 residential lots, ranging in size from approximately 3.0± acres to 12.5± acres. The project proposes to use on-site wells and private septic systems. It is unclear what impact there will be on GCSO's emergency services. The project is located within the District's SOI and is eligible for application for annexation. 

### Terra Vi

Terra Vi Lodge Yosemite is a master planned hotel lodging development designed to address the increased demands for eco-sensitive resorts and local recreation tourism. The project is comprised of various single, two- and three- story buildings and structures beginning at the northwest entrance of Sawmill Mountain Road and continuing northeast as it unfolds and curves back towards SR120. Elements of the project include a public market, general lodge with 100 guestrooms, two manager's suites, and multi-purpose uses, indoor and outdoor areas, and seven guest cabins providing 26 guestrooms, as well as five employee apartments with four rooms in each unit, for a total of 20 employee rooms. It is estimated that the buildings would host an average of 104 guests, and they would accommodate a maximum occupancy of 156 guests.

The project is located outside of the GCSO boundaries and SOI. However, all hazard emergency response service to the project site and the surrounding area is currently provided by the GCSO, though resources from other providers (CALFIRE, USFS, NPS) also could be dispatched to the site depending on the type of incident and resource availability. The GCSO responds to emergencies within its District, and also to out-of-District areas like the project site and the surrounding area through its mutual aid agreement with the County.

To assist with the provision of emergency response services to the project site, the project applicant has agreed to financially support emergency response efforts on the Highway 120 corridor. The County is currently in the process of determining an appropriate fair-share fee for the project, which would be based on per unit of lodging. Proceeds from the fee would be utilized to offset the cost of providing emergency services to the project, and to assist the County with equipment and staffing needs. (Tuolumne County 2020c)

The language of the project's condition of approval reflects the possibility that the future will bring changes to the funding of emergency services. Currently, the County is conducting a study evaluating the potential for a commercial County Services Impact Fee to be adopted, which would collect funds at the time of a building permit for a development's fair share draw on County services. Additional efforts by County staff are underway to increase emergency response availability on the Highway 120 corridor. Therefore, at this time, it is not certain how the fair share payment will be made. In the event that at the time of the issuance of the building permit for this project, no other fees or assessments have been adopted by the Board of Supervisors to fund the cost of providing emergency response to the project site, the applicant will be required to pay an annual fair share contribution to Tuolumne County for their use of emergency services. This fair share fee will be collected for the life of the project or until another substantially similar funding mechanism is in place. (Tuolumne County 2020c) 

### Yosemite Under Canvas Project

The Under-Canvas project is a transient, 99-tent campground with supporting facilities located

adjacent to SR 120 in the vicinity of Hardin Flat, east of the community of Groveland. The camp will operate March through October, as weather allows. Potable water and sanitary sewer is provided by on-site systems owned and operated by Under Canvas (ESA 2020). Mitigation measures for the project include fire prevention planning review by agencies, including the GCSD, for construction and operations.

Similar to the Terra Vi project, all hazard emergency response service to the project site and surrounding areas is also provided by the GCSD, which responds to emergencies within its boundaries and also to out-of-district areas through its mutual aid agreement with the County. To assist with the provision of emergency response services to the project site, the project applicant has agreed to financially support emergency response efforts on the Highway 120 corridor. The County is currently in the process of determining an appropriate fair-share fee for the project, which would be based on per unit of lodging. Proceeds from the fee would be utilized to offset the cost of providing emergency services to the project, and to assist the County with equipment and staffing needs. (ESA 2020) (See also Section 2.4)

### Groveland Lighting District

The Groveland Lighting District (GLD) was created in 1919 to place electric lights in the downtown Groveland area of Tuolumne County. The GLD is governed by the Highway Lighting District Act of 1941, Streets and Highway Code Section 19000 et seq. The County of Tuolumne currently operates the Groveland Lighting District, which is governed by the County Board of Supervisors. The Groveland Lighting District is approximately 239 acres and located entirely within the GCSD and SOI boundary (Tuolumne County 2020b).

The GLD is funded through a portion of the ad valorem property taxes paid by the owners of the parcels within the District. In FY 2018-19, District revenues were \$28,404 and expenses were \$2,439. GLD expenses typically consist of paying power bills for the streetlights and changing bulbs in the lights. The District revenues typically exceed the expenses; consequently, the GLD has accumulated a maintenance fund of approximately \$410,594 (beginning balance, FY 2019-20). (Tuolumne County 2020b)

During the 2012 Municipal Review of the Groveland Lighting District, LAFCo recommended that the Groveland Lighting District be dissolved and future lighting services be provided by the GCSD.

### Community Facilities District

In June 2021 the GCSD sought adoption of a resolution of intention for the formation of a Community Facilities District (CFD) within the boundaries of the GCSD to provide funding for fire and park services from new development projects. Tuolumne County's approval of new land development projects would be conditioned on annexation into the CFD and a special tax would then be levied on the properties that annex into the CFD. This funding is an annual tax to fund the additional operating cost of providing fire and park services for these new projects. Individual parcels securing building permits, lot splits/combinations, and/or parcel maps of five parcels or less would not be required to annex into the CFD. Annexation to the CFD would be required for subdivisions of more than five lots, new commercial developments, and/or properties receiving Conditional Use Permits for commercial development through the county and other similar entitlements.

The services to be funded, in whole or in part, by the CFD would consist of services authorized under Section 53313 of the Government Code, including, but not be limited to, fire protection and suppression services, ambulance and paramedic services, and park maintenance and landscaping services. These services may include direct and incidental costs related to providing for the maintenance of public infrastructure within the area of the CFD and areas adjacent to or in the

vicinity of such areas. In addition, the CFD may fund the following related services: furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the Services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services would be provided by the GCSD, either with its own employees or by contract with third parties, or a combination thereof. The services to be financed by the CFD are in addition to those provided in the territory of the CFD before the date of creation of the CFD and would not supplant services already available within that territory if/when the CFD is created.

#### **4.1.3 Proposed SOI Changes**

There is no current proposal by the GCSD to expand or reduce its SOI. There is no anticipated change to the provision of water, wastewater and parks and recreation services. However, there exists a demand for GCSD fire and emergency response services as the primary responding entity outside its SOI. The GCSD continues to work closely with Tuolumne County through the discretionary entitlement process for pending applications (4.1.2 Study Areas) to identify impacts and mitigation for providing fire and emergency services to these areas, particularly along the SR-120 corridor.

#### **4.1.4 Consistency with LAFCo Policies**

The District is comprised of a historical mixed use residential and commercial community with a visitor-oriented economy and open space resources. Affirming the District's 2013 SOI is consistent with LAFCO Policies.

### **4.2 DETERMINATIONS**

It is recommended that the Commission affirm the existing SOI for the GCSD. The following statements have been prepared in support of this recommendation.

#### **4.2.1 Land Uses**

- The present and planned land uses in the area, including agricultural and open space lands.

The GCSD contains a combination of residential, commercial, industrial, and recreational land uses and densities. Land use designations within the District include Parks and Recreation (R/P), Public (P), Open Space (O), Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Estate Residential (ER), Homestead Residential (HR), Rural Residential (RR), Large Lot Residential (LR), Agricultural (AG), Neighborhood Commercial (NC), General Commercial (GC), Mixed-Use (MU), Business Park (BP), Light Industrial (LI), Heavy Industrial (HI), Special Commercial (SC) and Heavy Commercial (HC) General Plan Land Use designations as provided in the Tuolumne County General Plan.

The area surrounding the GCSD and SOI also contains residential zoning which will allow for future development. The area surrounding the District is primarily rural residential, agricultural and forest.

#### **4.2.2 Need for Facilities and Services**

- The present and probable need for public facilities and services in the area.

The District provides structural fire protection and emergency services, water service, sewer

service, park/recreation services and community facilities management to the areas of Big Oak Flat, Groveland, and Pine Mountain Lake. Other service providers/districts encompassing these areas include the County of Tuolumne, the Tuolumne County Resource Conservation District, and County-wide Ambulance District (Tuolumne County LAFCo 2013). The GCSD is estimated to serve a population of approximately 4,500 residents in the winter months and up to 9,000 on busy summer weekends. The residents and visitors currently receiving services from the District will continue to need these public services. Additionally, as discussed above, it is recommended that the 239-acre Groveland Lighting District, which funds lighting in the downtown Groveland area, be dissolved and future lighting services be provided by GCSD.

The Study Areas discussed in Section 4.1.2 will impact the District's provision of fire protection and emergency services due to their location along the SR-120 corridor. Because the District participates in Mutual Aid Agreements with other local, state, and federal emergency response agencies in the area (CAL FIRE, USFS, County), it routinely provides emergency services outside of its boundaries and SOI. In response to the Study Area developments, the County is undertaking a study to determine appropriate funding mechanisms and structures to fund the cost of emergency services in the area.

#### **4.2.3 Capacity of Facilities and Adequacy of Services**

- The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

As determined in the MSR prepared for the District, the GCSD requires updates and repairs to existing infrastructure, facilities, and equipment to meet current and future demands for public services within the next five years. The GCSD water system is adequate to serve the existing and future population until at least 2034, however the District needs to transition their current metering system to a more efficient, accurate and time efficient system before 2025. The PML AWS WTP must be converted to a permanent alternative water treatment plan due to aging infrastructure of the Hetch Hetchy Mountain tunnel. The MSR determined that the GCSD sewer collection system is poor and requires repairs. The district has spent more on fire services than it received in revenue since Fiscal Year (FY) 2016-17, thus the District should consider seeking voter approval off an annual parcel assessment or special tax to provide the necessary supplemental funding to, at a minimum, maintain current fire protection services.

The Study Areas discussed in Section 4.1.2 will impact the District's provision of fire protection and emergency services due to their location along the SR-120 corridor. In response to the increasing demand for out-of-District emergency service provision, the District has identified the need for additional funding. The County has agreed to fund the District's Amador contract with CAL FIRE for a three-year period. Further, in response to the proposed developments along the SR-120 corridor outside the District's boundaries and SOI, the County is undertaking a study to determine appropriate funding mechanisms and structures to fund the cost of emergency services in the area.

#### **4.2.4 Communities of Interest**

- The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The Airport Estates and Long Gulch Subdivisions are included in the Sphere of Influence, which makes them eligible to be annexed into the District boundary upon application to LAFCo (GC Section 56375.5).

The proposed projects known as Airport Estates, Terra Vi, and Yosemite Under Canvas are recreation lodging/camping projects along the SR-120 corridor. The projects are located outside of

the GCSD boundary and in some cases, the SOI as well; however, offsite traffic generated by the project will be using SR-120 and could increase the impact on emergency and fire services, which are provided by the District.

#### **4.2.5 Disadvantaged Unincorporated Communities**

- The present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

As discussed in Section 2.6 above, the Groveland community is a disadvantaged unincorporated community. Groveland has a MHI of \$31,587 per year while the MHI for the State of California is \$61,632 per year. Eighty percent of the statewide MHI is \$49,306 per year. Since the MHI of the Groveland community is less than 80% of the statewide MHI, the Groveland community is considered a disadvantaged unincorporated community consistent with LAFCo Policy.



## 5 REFERENCES

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- 2019c. Fee Schedule for Fiscal Year 2019-2020.
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2019b. Parcel Data Shapefile.

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## 6 ACRONYMS

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ADD	Average Daily Demand
AF	Acre-feet
AWS	Alternative Water System
BLM	Bureau of Land Management
BOE	Board of Equalization
CCR	California Code of Regulations
CCTV	Closed-Circuit Television
CEQA	California Environmental Quality Act
CDP	Census Designated Place
CKH	Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
CRWQCB	California Regional Water Quality Control Board
CSD	Community Services District
CWSRF	Clean Water State Revolving Fund
DPH	Department of Public Health
EMS	Emergency Management Services
EPA	Environmental Protection Agency
ERF	Effective Response Force
FEMA	Federal Emergency Management Agency
FTE	Full Time Equivalent
FY	Fiscal Year
GC	Government Code
GCSD	Groveland Community Services District
GHG	Greenhouse gas emissions
GPM	gallons per minute
HCD	Housing and Community Development
ISO	Insurance Service Office
LAFCo	Local Agency Formation Commission
MDD	Maximum Day Demand
MG	million gallons
MGD	million gallons per day
MHI	Median household income
MPO	Metropolitan Planning Organization
MSR	Municipal Service Review
NASSCO	National Association of Sewer Service Companies
NPDES	National Pollutant Discharge Elimination System
PACP	Pipeline Assessment Condition Program
PHD	Peak Hour Demand
PMLA	Pine Mountain Lake Homeowner's Association
RHNA	Regional Housing Needs Assessment
RTP	Regional Transportation Plan
RV	Recreational Vehicle
SAFER	Staffing for Adequate Fire and Emergency Response

SB	Senate Bill
SFPUC	San Francisco Public Utilities Commission
SOI	Sphere of Influence
TCTC	Tuolumne County Transportation Council
USFS	United State Forest Service
UV	Ultraviolet
UWMP	Urban Water Management Plan
WTP	Water Treatment Plant
WWTP	Wastewater Treatment Plant

## **7 ACKNOWLEDGEMENTS**

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### **7.1 REPORT PREPARATION**

This MSR/SOI Update was prepared by Helix Environmental, Inc. and Hinman & Associates Consulting, Inc.

Robert Edgerton, Project Manager, Helix Environmental Planning, Inc.  
Dan Van Essen, Planner, Helix Environmental Planning, Inc.  
David Ludwig, Planner, Helix Environmental Planning, Inc.  
Uma Hinman, Hinman & Associates Consulting, Inc.

### **7.2 ASSISTANCE AND SUPPORT**

This MSR/SOI Update could not have been completed without the assistance and support from the following organizations and individuals.

Groveland Community Services District  
Peter Kampa, General Manager  
Jennifer Flores, Administrative Services Manager  
Rachel Pearlman, Administrative Services Technician II

Tuolumne County Community Development Department  
Quincy Yaley, Director  
Richard Walker, Community and Housing Program Manager

**TO:** GCSB Board of Directors

**FROM:** Pete Kampa, General Manager

**DATE:** August 10, 2021

**SUBJECT:** Agenda Item 6F: Consideration of the Potential Activation of Street Lighting Latent Powers, Assuming its Services and the Dissolution of the Groveland Lighting District

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**RECOMMENDED ACTION:**

*I move to direct staff to notify Tuolumne County LAFCO of the District's interest to proceed with activating the Street Lighting latent powers available to CSDs in the California Government Code*

**BACKGROUND:**

The Groveland Lighting District was formed on August 27th, 1919, for the purpose of providing streetlighting to 127 properties located in the downtown Groveland area. The lighting district is allocated a portion of the general Ad-Valorem property tax revenue received in the county to cover the cost of providing the streetlighting services.

You will find attached to this agenda item a very helpful memo prepared by the Tuolumne County public works department that summarizes the function of the Groveland lighting district, its revenue, level of effort/services provided and expenses. I have also linked [HERE](#) and below the municipal service review from 2013 for the lighting district which provides additional information for your reference. The lighting district MSR was not included in the packet as much of the document is not relevant to the matter at hand.

In the municipal service review for GCSB in 2013, and as contained in the draft 2021 MSR, LAFCO is recommending that the Groveland lighting district be dissolved and those services assumed by activating the streetlighting latent powers of GCSB. The memo from County Public Works also recommends the same. Also attached to this agenda item is a copy up the trial balance detailing the financial condition of the lighting district as of this week. Historically expenses have been far less than revenue and there have been no lighting expansion plans for which to establish reserves. There is no legislative or obvious legal requirement for the district to provide any higher level of streetlighting service if it were to assume this service from the lighting district.

Further, there is no indication that there would be any current or future financial impact on GCSB revenues that are not covered by the fund balance and tax revenue that would be transferred from

the lighting district when it was dissolved. As you can see the lighting district has accumulated a fund balance of over \$456,000 which is large compared to its annual operating expenses. This ensures that there would be no risk on GCSD customers/taxpayers, and would provide GCSD with the opportunity to engage the community to determine if lighting improvements may be desired. This fund balance will maintain adequate cash flow and contingencies to ensure that all costs were covered. Administrative costs and effort would be minimal and in my experience have typically been 1% or less of the total administrative cost of the district. Considering this, assuming the lighting district services and its revenue source would help offset existing administrative expenses by the estimated 1%, thereby reducing that cost charged to our other services.

Activating the lighting services under the GCSD may provide opportunities for the lighting to be extended further into the park and along the proposed trail system if so desired by the community through the Board. To activate the powers, there are still financial, legal and procedural matters that must be worked out, and this will require additional board action to take the next steps in the process. Activating the streetlighting latent powers under the California government code requires an action of LAFCO, and therefore we propose board action today to proclaim our interest to initiate the process.

The Groveland Lighting District MSR from 2013 can be viewed and downloaded [HERE](#).

**ATTACHMENTS:**

- Memo from Tuolumne County Public Works re Groveland Lighting District
- Trial Balance for Groveland Lighting District dated 8-2-2021



# Department of Public Works

Kim MacFarlane, P.E.  
Director

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Mailing: 2 S. Green Street  
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[www.tuolumnecounty.ca.gov](http://www.tuolumnecounty.ca.gov)

Date: March 31, 2020  
To: Sheila Shanahan, LAFCO Analyst  
From: Renee Hendry, Environmental Analyst, Department of Public Works  
Re: Dissolution of the Groveland Lighting District

The Engineering Division of the Department of Public Works currently oversees the operation of the Groveland Lighting District, which is a Special District as defined by the Local Agency Formation Commission (LAFCO). During the 2012 Municipal Review of the Groveland Lighting District ("District"), LAFCO recommended that the Groveland Lighting District be dissolved and future lighting services be provided by the Groveland Community Services District ("GCSD").

The Groveland Lighting District was formed on August 27, 1919. Records do not indicate which act of legislation this district was formed under. It could have been the Improvement Act of 1911, the Street Improvement Act of 1913 (repealed), the Municipal Improvement Act of 1913, the Improvement Bond Act of 1915 or the Street Lighting Districts Act of 1919.

The District is governed by the Highway Lighting District Act of 1941, Streets and Highway Code Section 19000 et seq. Lighting provided by the District includes "public highway" and "highway" including any highway, County highway, State highway, public street, avenue, alley, park, parkway, driveway or public place, in any unincorporated town or village, which is dedicated to the public and generally used for traffic by the public, or privately owned and opened to public traffic, and located within the boundaries of a District. The governing Board is the County Board of Supervisors.

The Groveland Lighting District is funded through a portion of the ad valorem property taxes paid by the owners of the parcels within the District. In Fiscal Year 2018-2019, District revenues were \$28,404.00 and expenses were \$2,439.00. District expenses typically consist of paying power bills for the street lights and changing bulbs in the lights. The lights are owned and maintained by the Pacific Gas & Electric Company (PG&E). PG&E charges flat rate (LS1) per lamp for the operation and maintenance of the street lights. The District revenues typically exceed the expenses; consequently, the District has accumulated quite a large maintenance fund. At the beginning of Fiscal Year 2019-2020, the fund balance was \$410,594.00.

The Engineering Division would be agreeable to the dissolution of the Groveland Lighting District, as this would reduce the workload of the Engineering Division which currently spends staff time on the maintenance of the Lighting District. The Engineering Division would like to request the following Conditions be added to the dissolution process for consideration by LAFCO for the operation of this lighting district by the GCSD:

- The GCSD needs to adopt a Resolution stating their intent to accept the area currently designated as the Groveland Lighting District into their district.
- The GCSD needs to provide an updated Plan to Provide Services which includes the operation and maintenance of lighting services for the area currently served by the Groveland Lighting District. Future lighting improvements could be added to the Plan which could include providing lighting along non-vehicular paths, such as bicycle and

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County Surveyor  
Warren Smith, L.S.  
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pedestrian routes, as proposed in Appendix C of the 2004 *Tuolumne County Bikeways and Trail Plan*.

- The GCSD needs to provide an updated Financial Analysis of their district which includes a special account to retain the current funds collected for the operation of lights, the payment of lighting bills from PG&E and any future new lighting fixtures for the area served by the Groveland Lighting District.
- LAFCO should provide a condition that all funds collected from taxes, in the current area encompassed by the Groveland Lighting District, be allocated only for the maintenance of lights, the payment of power bills related to the operation of the lights and the cost of replacing or adding new lighting fixtures within this area.
- The Board of Supervisors should adopt a Resolution transferring 100% of the portion of property taxes, that presently funds the Groveland Lighting District, including any tax increases, to the Groveland Community Services District. The Resolution shall address the transfer of all assets, dues not yet received, liabilities and the fund balance of the Groveland Lighting District to the Groveland Community Services District.

Thank you for providing us with the opportunity to submit information for the request to dissolve the Groveland Lighting District and transfer its function to the Groveland Community Services District.



## Selection Criteria:

Fiscal Year 2021 Period 12 (June)

Fund 1710 Groveland Lighting District

<u>Account</u>	<u>Description</u>	<u>Beginning</u>	<u>Net Activity</u>	<u>Ending</u>
100100	Equity In Treasurers Pooled Ca	454,601.89	2,262.36	456,864.25
106950	Property Tax Receivable	0.00	22.54	22.54
106955	Allow For Uncollectible Taxes	0.00	-0.23	-0.23
	<b>Total Assets</b>	<b>454,601.89</b>	<b>2,284.67</b>	<b>456,886.56</b>
202100	Accounts Payable	0.00	-136.44	-136.44
	<b>Total Liabilities</b>	<b>0.00</b>	<b>-136.44</b>	<b>-136.44</b>
257200	Restricted Fund Balance	-432,001.71	0.00	-432,001.71
	<b>Total Fund Balance</b>	<b>-432,001.71</b>	<b>0.00</b>	<b>-432,001.71</b>
411110	Ppty Taxes -Current Secured	-19,274.88	-1,520.30	-20,795.18
412110	Ppty Taxes - Current Unsecured	-408.40	-66.78	-475.18
414110	Ppty Taxes - Prior Unsecured	0.00	-10.75	-10.75
416110	Supplemental Property Taxes -	-196.85	-102.15	-299.00
441110	Interest Income	-4,316.76	-1,214.32	-5,531.08
458110	State - Homeowners' Property T	-204.79	0.00	-204.79
	<b>Total Revenue</b>	<b>-24,401.68</b>	<b>-2,914.30</b>	<b>-27,315.98</b>
526106	P S & S - Tax Admin Fee	0.00	493.20	493.20
526110	P S & S-Professional Services	401.00	0.00	401.00
526124	P S & S-Auditor-Controller	38.50	0.00	38.50
529210	Utilities	1,362.00	272.87	1,634.87
	<b>Total Expenditures</b>	<b>1,801.50</b>	<b>766.07</b>	<b>2,567.57</b>
		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**TRIAL BALANCE**

BY FUND

Selection Criteria:

Fiscal Year 2021 Period 12 (June)

Fund 1710 Groveland Lighting District

<u>Account</u>	<u>Description</u>	<u>Beginning</u>	<u>Net Activity</u>	<u>Ending</u>
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**TO:** GCSB Board of Directors

**FROM:** Jennifer Flores, Administrative Services Manager

**DATE:** August 10, 2021

**SUBJECT:** Agenda Item 6G: Adoption of a Resolution Establishing Board Member Remuneration, in Accordance with Director's Policy 10.3, for Attendance at Board Meetings, Training, and Other Approved Events

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**RECOMMENDED ACTION:**

*I move to approve adoption of Resolution 24-21 Establishing Board Member Remuneration, in Accordance with Director's Policy 10.3, for Attendance at Board Meetings, Trainings, and other Approved Events*

**BACKGROUND:**

The Board of Director's Policy Manual states that, "*Members of the Board of Directors shall receive a Director's Fee for each "meeting day", with a maximum of six meeting days per month. The fee shall be annually established by the Board at the first regular meeting in July.*"

The Board voted in August of 2019 to increase it's per day of service compensation from \$50 to \$75. CSD Law in Government Code Section 61047 establishes a maximum of \$100 for "each day of service" and then up to a 5% inflator each year thereafter. It also provides that no member may receive compensation for more than 6 days of service (aka \$600 maximum).

Most districts with a budget the size of GCSB compensate directors at the maximum rate allowed by law. Before the Board today for consideration is whether or not they would like to adjust Board member compensation, and if so, to what amount not-to-exceed \$100 per day of service. It has been suggested that the Board consider increasing to \$100 per meeting.

Resolution No. 24-21

RESOLUTION ESTABLISHING BOARD MEMBER REMUNERATION, IN ACCORDANCE WITH DIRECTOR'S POLICY 10.3, FOR ATTENDANCE AT BOARD MEETINGS, TRAINING, AND OTHER APPROVED EVENTS

WHEREAS, the Board of Directors Policy Manual establishes that Directors shall receive a fee for each day of service;

WHEREAS, the policy also states that the fee shall be annually established by the Board at the first meeting in July;

WHEREAS, Board member remuneration has not changed since August 2019;

WHEREAS, if the Board so desires, per CSD Law Government Code Section 61047, it may increase the Director fee to a maximum of \$100 per day of service with up to a 5% inflator each year thereafter;

WHEREAS, the law provides that no member shall receive compensation for more than six (6) days of service.

THEREFORE BE IT RESOLVED,

1. The Board of Directors hereby sets Board Member remuneration to \$ \_\_\_\_\_ per day of service for Fiscal Year 2021/22.

PASSED AND ADOPTED by the Board of Directors of the Groveland Community Services District on August 10, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

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Janice Kwiatkowski, President  
Board of Directors

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Rachel Pearlman, District Secretary