

# Tuolumne County LAFCO

LOCAL AGENCY FORMATION COMMISSION OF TUOLUMNE COUNTY

## Commissioners

Steve Arreguin  
Glen Jacobs  
John Feriani  
David Goldemberg  
Kathleen Haff  
Matt Hawkins  
Mark Plummer

## Alternates

Adam Artzer  
Ryan Campbell  
Suzanne Cruz

## Executive Officer

Quincy Yaley, AICP

## AGENDA

### TUOLUMNE COUNTY LAFCO

September 11, 2023

### BOARD OF SUPERVISORS CHAMBERS

2 SOUTH GREEN STREET, SONORA, CA, 4<sup>TH</sup> FLOOR

4:00 p.m.

You may submit written comments by U.S. Mail to 2 South Green Street, Sonora, CA 95370, or via email to [cdd@tuolumnecounty.ca.gov](mailto:cdd@tuolumnecounty.ca.gov) for retention as part of the administrative record. Comments will not be read during the meeting.

### COMMISSION BUSINESS:

- A. Salute the Flag
- B. Minutes of the July 10, 2023
- C. Reports

“Reports” are a brief oral report from a committee or commission member and/or County staff, and no committee or commission action will occur. This item is not intended to include in-depth presentations or reports, as those matters should be placed on an agenda for discussion.

### PUBLIC COMMENT: 15 Minutes

The public may speak on any item not on the printed agenda. No action may be taken by the Commission.

### PUBLIC HEARING:

Consideration of adopting a Resolution to dissolve Jupiter Subdivision Unit 1 County Service Area (CSA) No. 4, Lake Don Pedro Units 4 and 5 CSA No. 8, Curtis Creek Ranch Unit 2 CSA No. 31, Sunny Hill Subdivision CSA No. 40, Bueno Oaks Estates CSA No. 45, Mountain Ridge Estates CSA No. 46, Yosemite Estates CSA No. 50, Gina Avenue CSA No. 52, Vilas Lane CSA No. 55, and Granite Ridge Subdivision CSA No. 61 and their respective Spheres of Influence.

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**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**ADJOURNMENT**

Disclosure of Campaign Contributions – Government Code Section 84308 requires that campaign disclosure reports provide the public with the identity of contributors and the amounts they give, and the amount that officeholders, candidates, and committees spend. A LAFCO Commissioner must disqualify herself or himself from voting on an application involving an “entitlement for use” (such as an annexation or sphere amendment) if, within 12 months, the Commissioner has received \$250.00 or more in campaign contributions from the applicant, any financially interested person who actively supports or opposes the application (such as an attorney, engineer, or planning consultant) representing the applicant or interested party. The law also requires any applicant or participant in a LAFCO proceeding to disclose the contribution amount and name of the recipient Commissioner on the official record of the proceeding. The law also prohibits an applicant from making a contribution of \$250.00, or more to a LAFCO Commissioner while a proceeding is pending or for 3 months afterward.

Disclosure of Expenses Supporting and Opposing Proposals - If a person or group contributes or expends \$1,000.00 or more in support of, or in opposition to, a proposal before LAFCO, those contributions and expenditures must be disclosed. Pursuant to Section 56100.1 of the Government Code, disclosure shall be made to the Commission’s executive officer.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (209) 533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28FR35.102-35.104 ADA Title 11).

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# Tuolumne County LAFCO

## LOCAL AGENCY FORMATION COMMISSION OF TUOLUMNE COUNTY

August 1, 2023

TO: Local Agency Commissioners  
FROM: Dave Ruby, AICP, Planning Manager  
RE: Dissolution of Ten County Service Areas

Commissioners  
Steve Arreguin  
John Feriani  
David Goldemberg  
Glen Jacobs  
Kathleen Haff  
Matt Hawkins  
Mark Plummer

Alternates  
Adam Artzer  
Ryan Campbell  
Suzanne Cruz

Executive Officer  
Quincy Yaley, AICP

### **EXECUTIVE OFFICER'S REPORT**

#### **PROPOSED PROJECT**

Consideration of adopting Resolution No. 302 to dissolve Jupiter Subdivision Unit 1 County Service Area (CSA) No. 4, Lake Don Pedro Units 4 and 5 CSA No. 8, Curtis Creek Ranch Unit 2 CSA No. 31, Sunny Hill Subdivision CSA No. 40, Buena Oaks Estates CSA No. 45, Mountain Ridge Estates CSA No. 46, Yosemite Estates CSA No. 50, Gina Avenue CSA No. 52, Vilas Lane CSA No. 55, and Granite Ridge Subdivision CSA No. 61 and their respective Spheres of Influence.

#### **BACKGROUND INFORMATION**

1. Pursuant to Government Code section 56375, LAFCo has the authority to initiate the dissolution of CSAs following the completion of a study.

On December 9, 2013, the Local Agency Formation Commission (LAFCo) adopted Resolution No. 277, approving the 2013 Municipal Service Review (MSR) study of numerous CSAs, including Jupiter Subdivision Unit 1 County Service Area (CSA) No. 4, Lake Don Pedro Units 4 and 5 CSA No. 8, Curtis Creek Ranch Unit 2 CSA No. 31, Sunny Hill Subdivision CSA No. 40, Buena Oaks Estates CSA No. 45, Mountain Ridge Estates CSA No. 46, Gina Avenue CSA No. 52, Vilas Lane CSA No. 55, and Granite Ridge Subdivision CSA No. 61 and their respective Spheres of Influence, as shown in Exhibits A through J of the proposed Resolution xxx attached hereto. This study made the determination that these CSAs qualified as inactive, and should be considered for dissolution, and the remaining balance in each account be transferred to the Tuolumne County General Fund.

2. On July 19, 2005, LAFCo adopted Resolution No. 100-05, approving the 2004/2005 Annual Report for Yosemite Estates CSA No. 50, confirming the report's determination that CSA No. 50 was inactive, and authorized the Director of Public Works to expend the remaining budget of the CSA for emergency and scheduled work as needed.
3. The Jupiter Subdivision Unit 1 CSA No. 4 was established on January 21, 1969 to provide road maintenance on Jupiter Drive (1.3 miles) and Philadelphia Road (1.2 miles), both of which are earthen (dirt) roads. Prior to adopting Resolution 277, LAFCo deemed

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CSA 4 inactive per Resolution 285-90, adopted September 11, 1990, and authorized its fund balance to be expended on emergency road work. Its fund balance is depleted. The existing Sphere of Influence (SOI) boundary matches the existing CSA No. 4 boundary, as seen on Exhibit A.

4. The Lake Don Pedro Units 4 and 5 CSA No. 8 was created on February 17, 1970 by the adoption of LAFCo Resolution 40, and the CSA was approved by the Tuolumne County Board of Supervisors (BOS) on May 5, 1970 via Resolution 200/70. This CSA was formed to provide road maintenance, public water, and public sewer service. However, the development was never constructed, so there was never any infrastructure to maintain or spend funds on. The 2013 MSR determined that the CSA should be dissolved, and any funds collected for it be placed into the County General Fund, as per Resolution 277. The existing Sphere of Influence (SOI) boundary matches the existing CSA No. 8 boundary, as seen on Exhibit B.
5. The Curtis Creek Ranch Unit 2 CSA No. 31 was established on May 31, 1989 by LAFCo Resolution 133, and then approved by the BOS on July 27, 1989 via Resolution 167-89. This CSA was created to provide road improvements and maintenance, including snow removal on 0.3 miles of roads in the subdivision, including Barron Ranch Road (0.18 mile in length) and Tomahawk Court (0.12 mile length). On July 1, 1998, the BOS adopted Resolution 142-98 which reflected a majority protest ballot count of 87% of the CSA voters against special assessment funding for the CSA. Thus the funds in the CSA are currently budgeted for emergency use only, and since Resolution 277 was adopted in 2013, no snow removal services have been contracted for the CSA as its status is inactive. The 2013 MSR determined that the CSA should be dissolved, and any funds collected for it be placed into the County General Fund, as per Resolution 277. The existing Sphere of Influence (SOI) boundary matches the existing CSA No. 31 boundary, as seen on Exhibit C.
6. The Sunny Hill Subdivision CSA No. 40 was created on June 24, 1991, with the adoption of LAFCo Resolution 155, and approved by the BOS on August 13, 1991 by Resolution 179-91. CSA No. 40 was established to provide road maintenance for interior roads in the Sunny Hill Subdivision, including Sunny Hill Court, to the northeast of Covey Circle and Cabezut Road. Between 1996 and 1998, the BOS acknowledged a majority protest of benefit assessment in the CSA, and since that time, assessments have not been collected. The 2013 MSR determined that the CSA should be dissolved, and any remaining funds collected for it be placed into the County General Fund, as directed by Resolution 277. The existing Sphere of Influence (SOI) boundary matches the existing CSA No. 40 boundary, as seen on Exhibit D.
7. The Buena Oaks CSA No. 45 was created on January 25, 1993, by the adoption of LAFCo Resolution No. 178, and the creation of the CSA was approved by the BOS on February 16, 1993, with the adoption of Resolution 18-93. This CSA encompasses the Buena Oaks subdivision, including Buena Oaks Court. Services to be provided for by the CSA was road maintenance on Buena Oaks Court, which is 0.07 mile in length. Between 1994 and 1998, the BOS acknowledged a majority protest of benefit assessments in the CSA, and since that time, CSA No. 45 has not collected further

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assessments, and is inactive. The 2013 MSR determined that the CSA should be dissolved, and any funds collected for it be placed into the County General Fund, as per Resolution 277. The existing Sphere of Influence (SOI) boundary matches the existing CSA No. 45 boundary, as seen on Exhibit E.

8. Mountain Ridge Estates CSA No. 46 was established on March 29, 1993, by the adoption of LAFCo Resolution No. 179, and was approved by the BOS on April 13, 1993 by Resolution No. 75-93. This CSA was formed to provide for road maintenance on the interior road of the subdivision, Mountain Ridge Road, 0.25 mile in length. On June 13, 2006, pursuant to Resolution 64-06, and again on July 3, 2007, pursuant to Resolution 80-07, the BOS acknowledged a majority protest of benefit assessments in the CSA. CSA No. 46 has not collected assessments since Fiscal Year 2005-2006 and is inactive. The 2013 MSR determined that the CSA should be dissolved, and any funds collected for it be placed into the County General Fund, as per Resolution 277. The existing Sphere of Influence (SOI) boundary matches the existing CSA No. 46 boundary, as seen on Exhibit F.
9. CSA No. 50, Yosemite Estates, was created on August 31, 1995 by the adoption of LAFCo Resolution No. 185, to provide annual maintenance and long-term preventative maintenance of the access roads within the proposed subdivision, and administration of the maintenance. The roads included are Mountain Bluff Road (1.66 miles in length), Fairway Court (0.5 mile in length), Mesa Vista Road (0.25 mile in length), and an emergency access road (0.88 mile in length). On July 19, 2005, the BOS adopted Resolution No. 100-05, approving the 2004/2005 Annual Report for the CSA, and acknowledged a majority protest of the benefit assessment. No assessments for CSA No. 50 have been collected since that time, and Resolution No. 100-05 authorized the Director of Public Works to expend the budget for this CSA on emergency or scheduled work as needed. On October 27, 2008, the Sphere of Influence of CSA No. 50 was modified by the removal of BLM lands originally included in the CSA, via LAFCo Resolution No. 243. The current Sphere of Influence (SOI) boundary matches that revised CSA No. 50 boundary, as seen on Exhibit G.
10. CSA No. 52, known as Gina Avenue (but pertaining to the Cedarview Subdivision Units 1 and 2) was created on April 27, 1998 by the adoption of LAFCo Resolution No. 188b, and approved by the BOS on June 16, 1998 by Resolution 128-98. This CSA was formed to provide road maintenance services within the Cedarview Subdivision, Units 1 and 2, on Gina Avenue (0.07 mile in length), Cari Court (0.09 mile in length), Virginina Avenue (0.40 mile in length), Sandberg Court (0.06 mile in length), and Kimball Court (0.10 mile in length). On July 10, 2007 and on June 3, 2008, the BOS acknowledged a majority protest of benefit assessments via Resolutions 94-07 and 69-08. CSA No. 52 has not collected assessments since Fiscal Year 2007-2008, and is considered inactive, with existing funds earmarked for emergency work. Property owners are currently responsible for snow removal. The 2013 MSR determined that the CSA should be dissolved, and any funds collected for it be placed into the County General Fund, as per Resolution 277. The existing Sphere of Influence (SOI) boundary matches the existing CSA No. 52 boundary, as seen on Exhibit H.

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11. Vilas Lane CSA No. 55 was created on June 3, 1999 with the adoption of LAFCo Resolution No. 191, and approved by the BOS on July 6, 1999 with Resolution 77-99. This CSA was intended to provide for road maintenance on Vilas Lane, from Lyons Bald Mountain Road to the south end of the turning bulb at the intersection of Vilas Lane and Hedy Lane, as well as the bridge crossing over Power Creek. On August 5, 2003, the BOS acknowledged a majority protest of benefit assessments pursuant to Resolution 116-03. CSA No. 55 has not collected any assessments since Fiscal Year 2002-2003 and is inactive. The 2013 MSR determined that the CSA should be dissolved, and any funds collected for it be placed into the County General Fund, as per Resolution 277. The existing Sphere of Influence (SOI) boundary matches the existing CSA No. 55 boundary, as seen on Exhibit I.
  12. Granite Ridge Subdivision CSA No. 61 was created on January 31, 2005, by the adoption of LAFCo Resolution No. 208. CSA No. 61 encompasses the Granite Ridge subdivision and was formed to provide road maintenance on Granite Ridge Lane, 0.08 mile in length, and does not include snow removal services. On June 13, 2006, and again on July 3, 2007, the BOS acknowledged a majority protest of benefit assessments by the property owners within CSA No. 61, pursuant to Resolutions 70-06 and 85-07. CSA No. 61 has not collected assessments since Fiscal Year 2006-2007 and is inactive. The 2013 MSR determined that the CSA should be dissolved, and any funds collected for it be placed into the County General Fund, as per Resolution 277. The existing Sphere of Influence (SOI) boundary matches the existing CSA No. 61 boundary, as seen on Exhibit J.
  13. The proposed dissolutions of the CSAs would reduce the number of districts in the County to govern, which will result in financial savings for LAFCO, the County Auditor and the Special Districts Administration Division of the Community Recourses Agency, because they would no longer be required to study and/or provide information about non-functioning districts.
  14. The property owners and registered voters within the boundaries of the respective CSAs and 300 feet of each CSA were notified of the LAFCO hearing by mail. The notice advised the property owners and registered voters within the county services area of their opportunity to submit written protest.
  15. The LAFCO has no discretion regarding the protest findings requiring an election. The decision is based strictly upon the percentage of protests submitted. There are fewer than 300 property owners and fewer than 300 registered voters within the boundaries of each of the subject CSAs. Therefore, an election is required if landowners owning 25 percent or more of the assessed value of the land, or 25 percent of the registered voters residing within any of the aforementioned CSAs submitted written protest prior to the close of the hearing pursuant to the laws.
  16. The certification of a valid property owner protest and registered voter protest will be verified first by LAFCO staff by comparing the name of the person who signed the protest to either the property owner mailing list or registered voter list as deemed appropriate.
  17. If the protester's name is on the property owner list, LAFCO Staff will research the

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assessed value of each of the protesting property owners' land by accessing the "Parcel Quest" program of the Tuolumne County Assessor's Office, and determine what percentage of the total assessed value of all of the property in a subject CSA to determine if there are sufficient protests to require an election.

18. Written protests submitted by the registered voters residing within the boundaries of the subject CSA will be accepted until the close of the public hearing. If prior to the close of the hearing, written protest is submitted by any registered voters, staff will compare the name(s) on the protest to the list of registered voters on file with LAFCO to verify that the voters reside within the CSA. The percentage of the eligible votes submitted in protest will be determined by comparing the valid protests to the total number of registered voters within the CSA.
19. Under LAFCO law, the dissolution of a subject CSA shall be terminated without an election if landowners owning 50 percent or more of the assessed value of the land, or 50 percent of the registered voters submits written protest prior to the close of the hearing. If such protests are not submitted, the LAFCO shall order the dissolution.

### **ENVIRONMENTAL ANALYSIS**

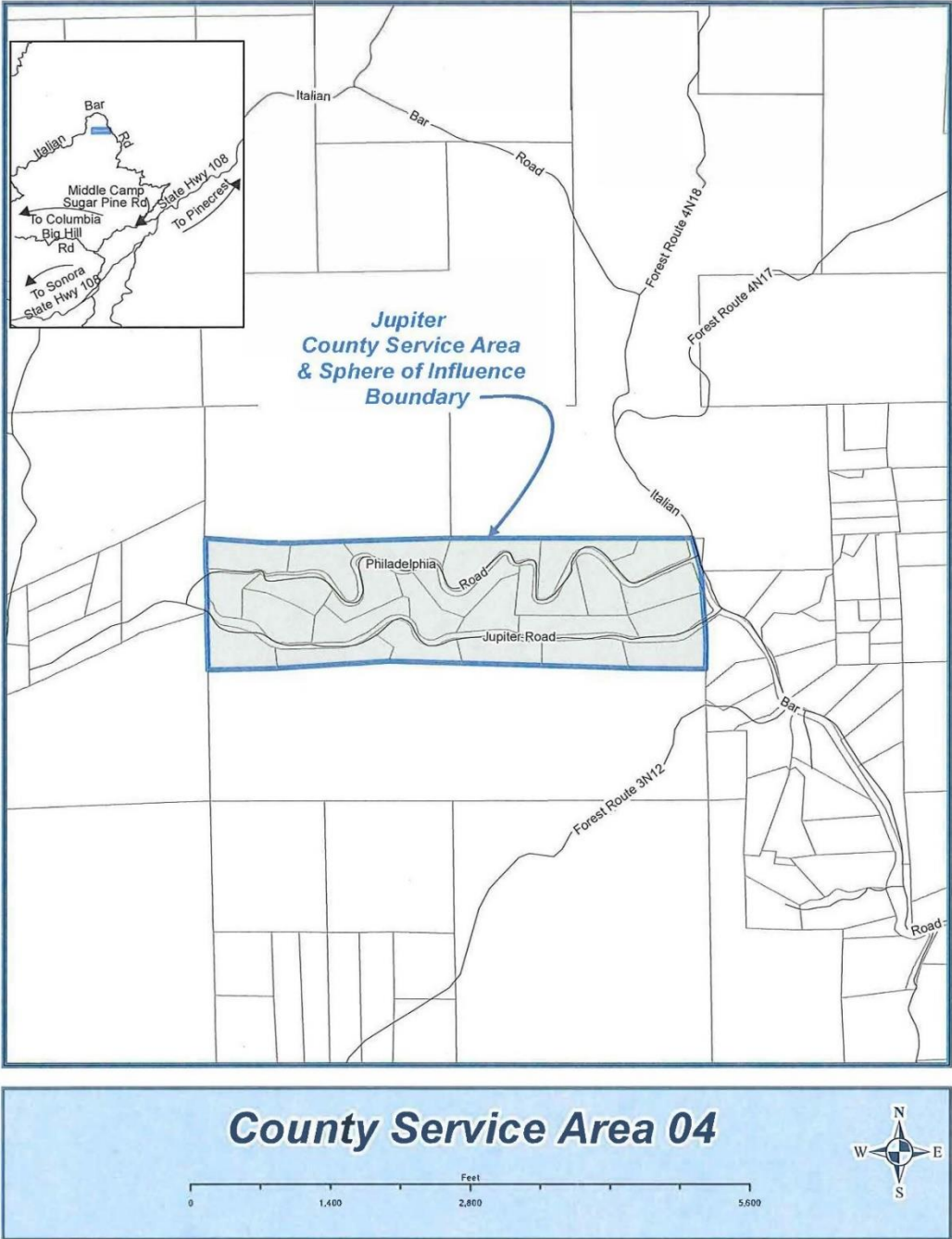
The proceeding to dissolve CSA No. 4, CSA No. 8, CSA No. 31, CSA No. 40, CSA No. 45, CSA No. 46, CSA No. 50, CSA No. 52, CSA No. 55, and CSA No. 61, and their associated spheres of influence is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15320 of the State CEQA Guidelines because the proposal consists of changes in the organization of local governmental agencies where the changes do not alter the geographical area in which previously existing powers are exercised.

### **RECOMMENDATION**

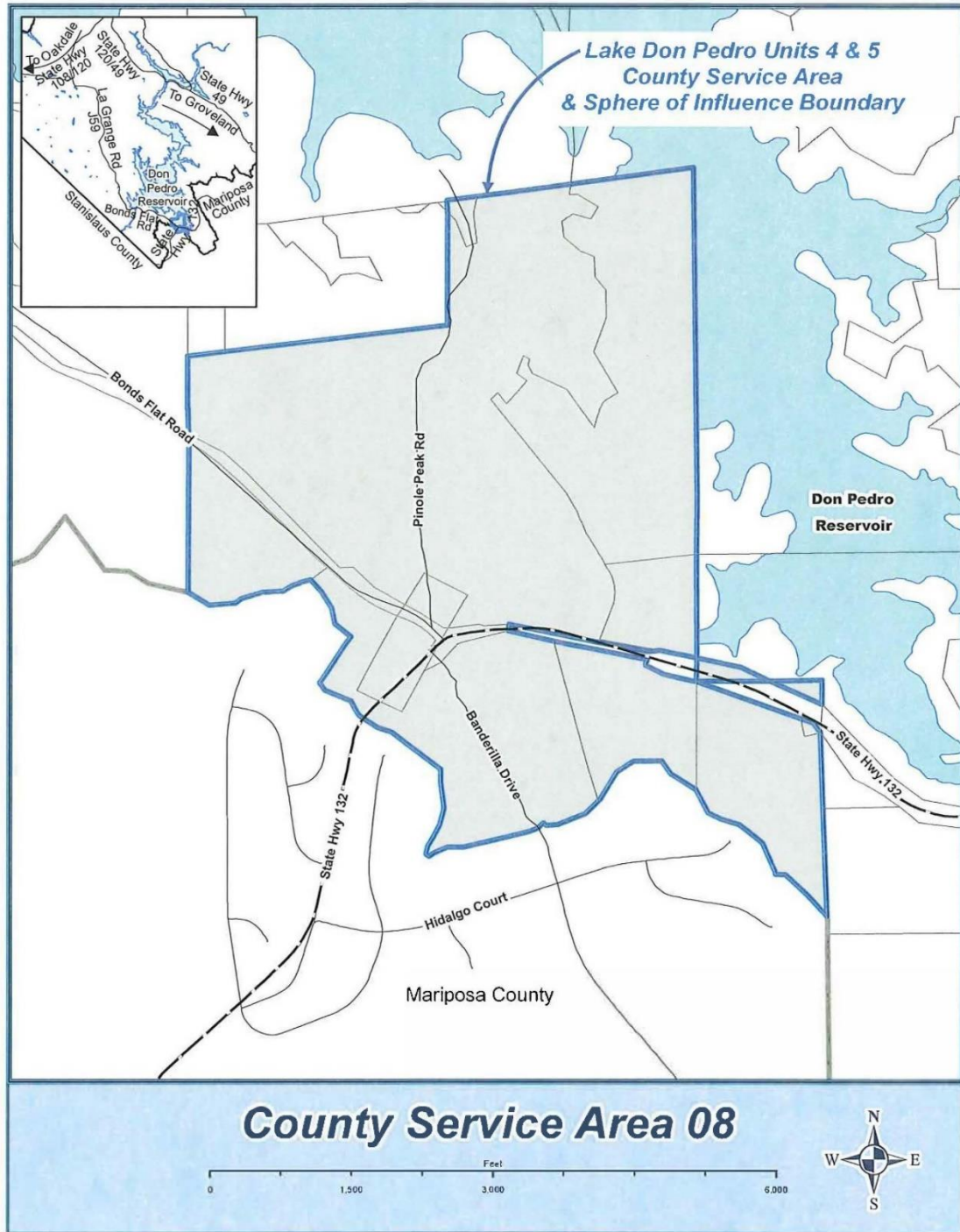
The Executive Officer recommends adoption of Resolution No. 302 dissolving County Service Area Nos. 4, 8, 31, 40, 45, 46, 50, 52, 55, and 61 and their Spheres of Influence, based upon the following findings:

- A. Pursuant to Government Code Section 26375, LAFCo has the authority to dissolve these County Service Areas because they are non-functioning;
- B. Prior to the close of the hearing, sufficient written qualified protests to cause an election or terminate the proceedings were not submitted; and
- C. The dissolution of the ten CSAs and their respective Spheres of Influence is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15320 of the State CEQA Guidelines.

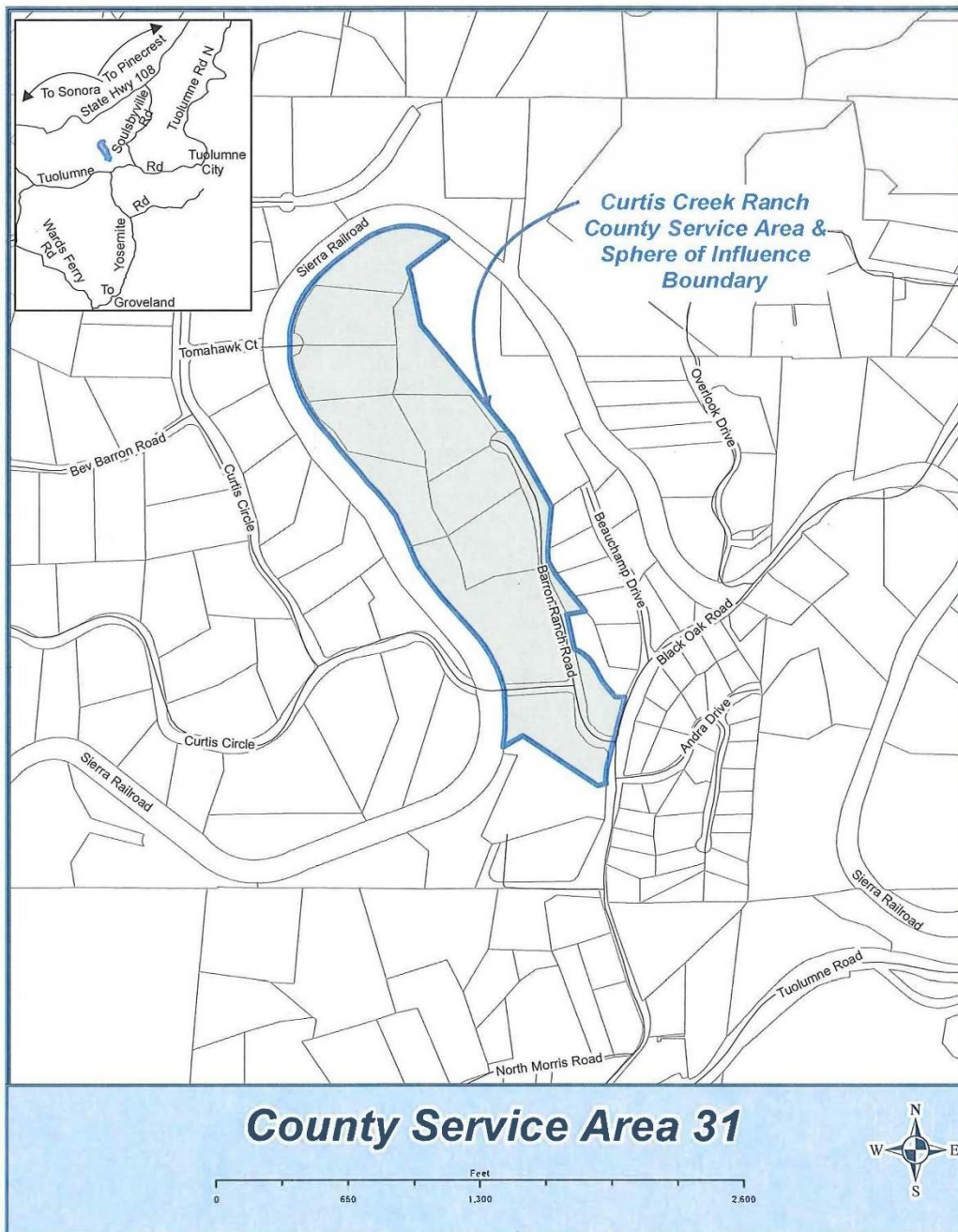
**Exhibit A**



## Exhibit B



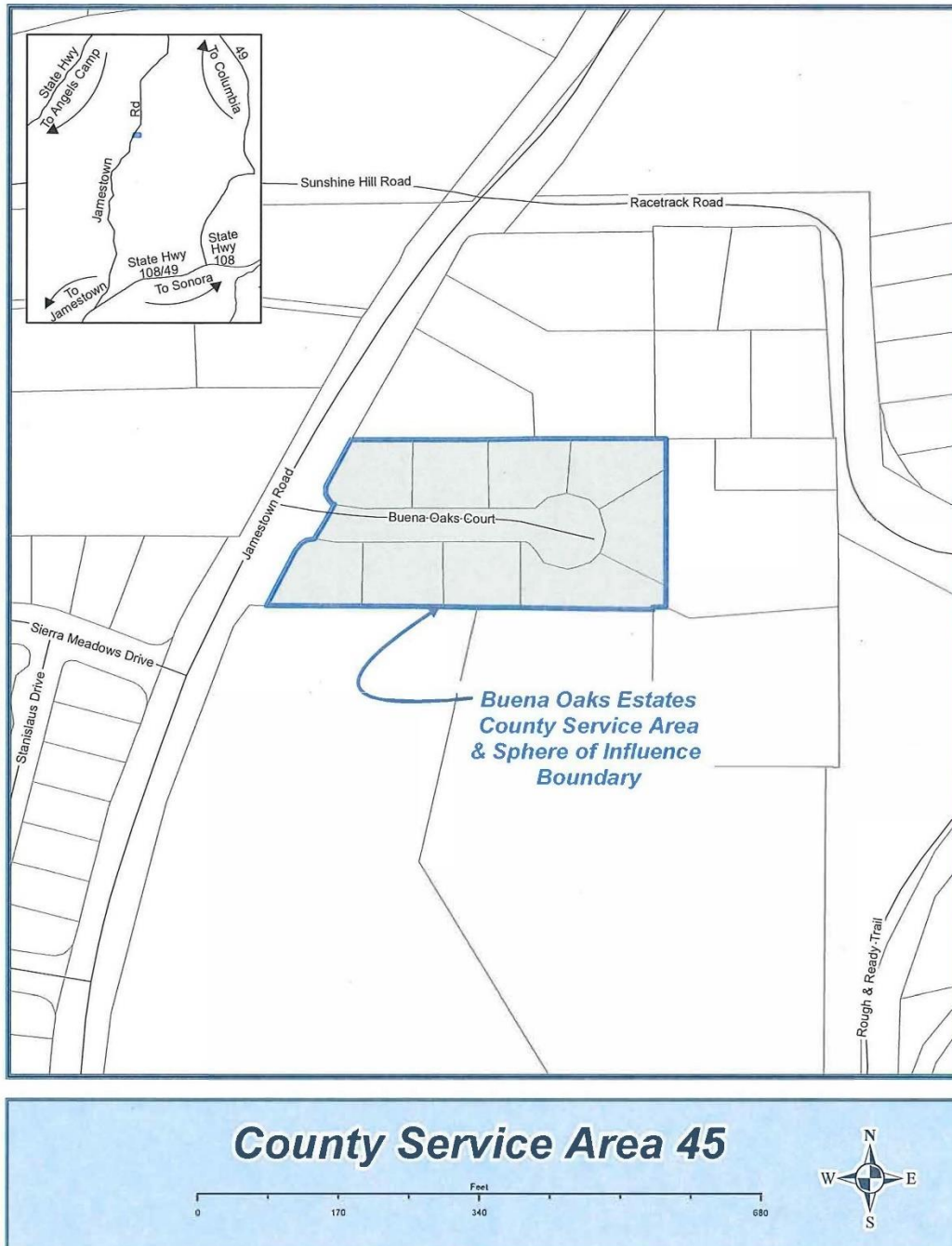
## Exhibit C



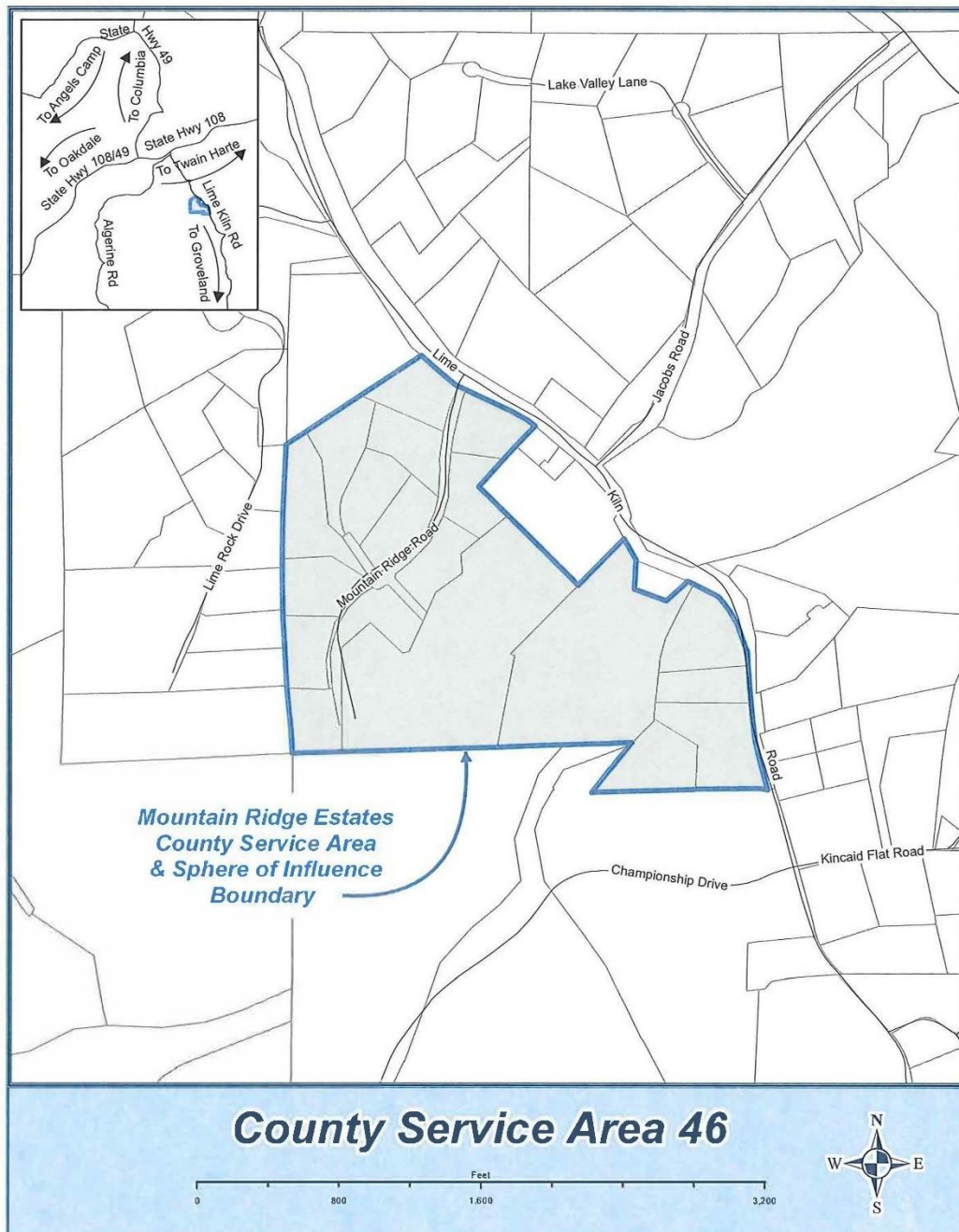
## Exhibit D



## Exhibit E



## Exhibit F



## Exhibit G

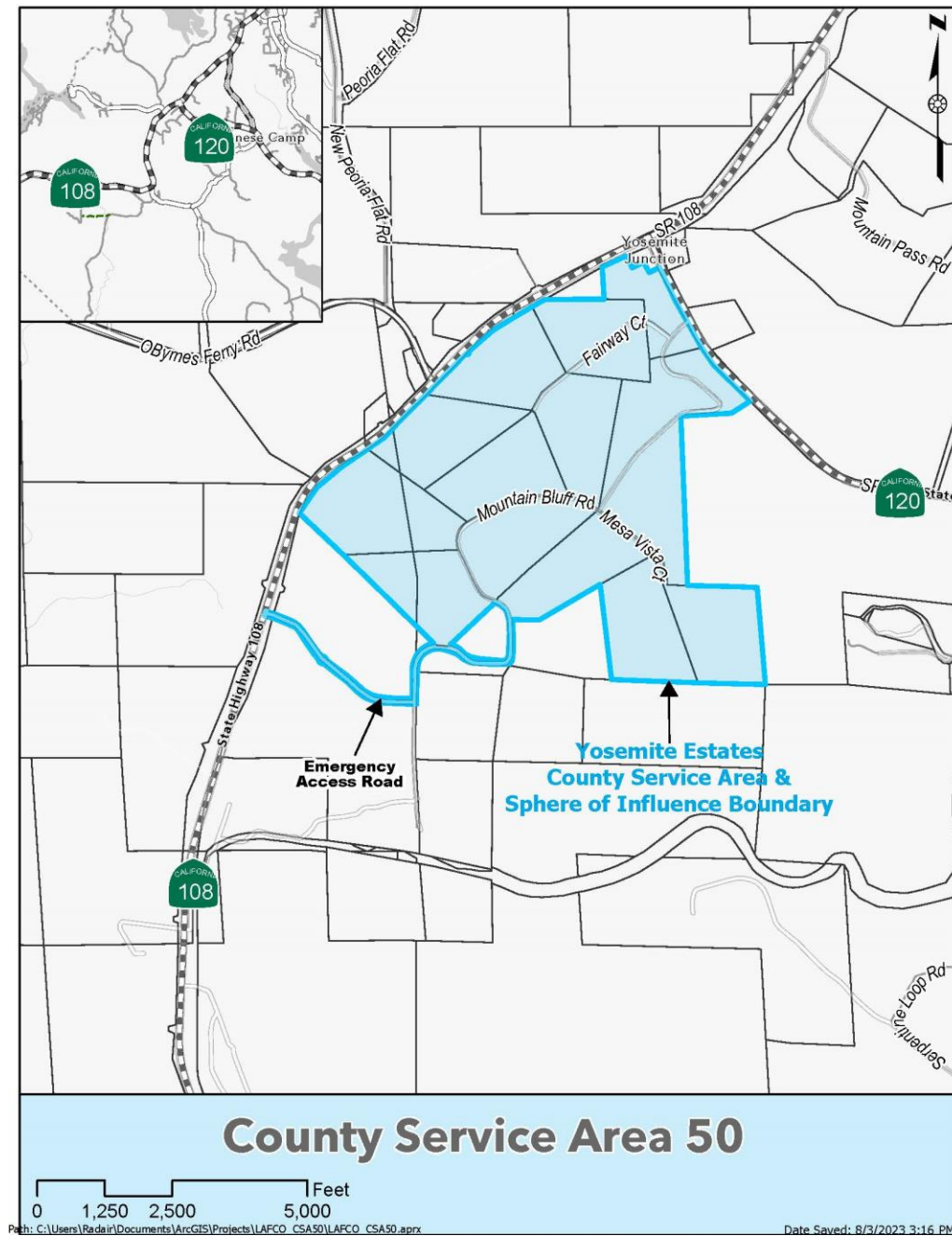
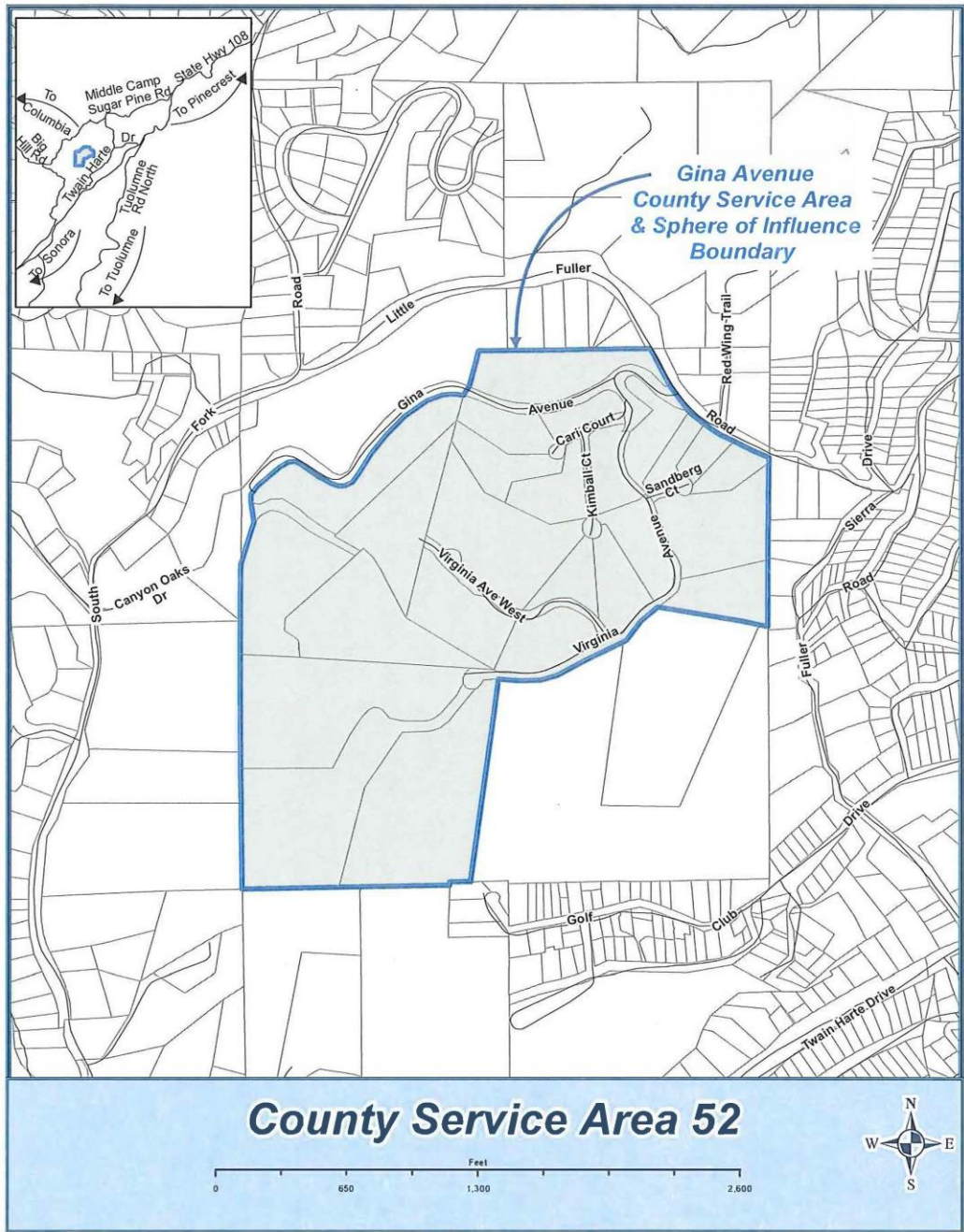
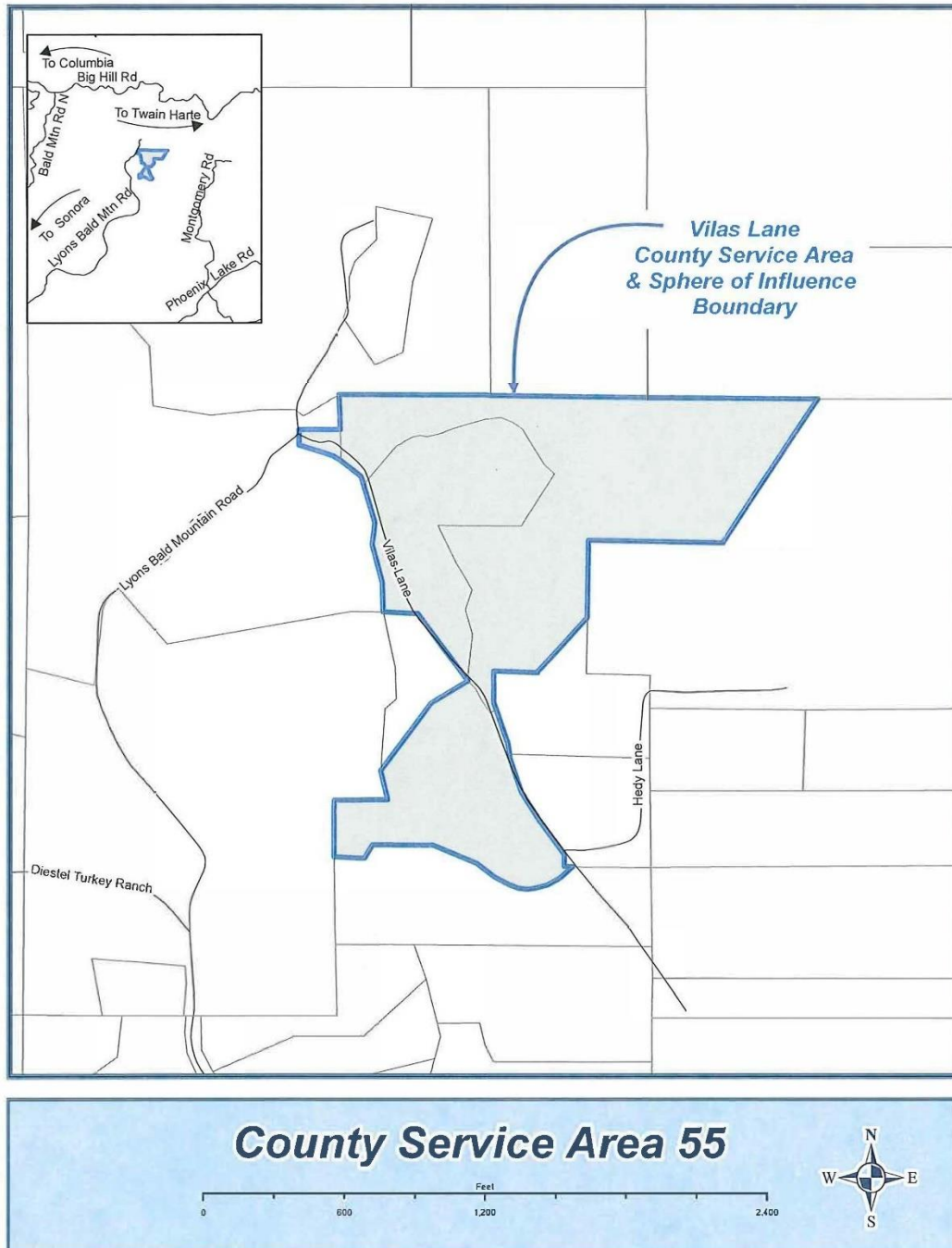


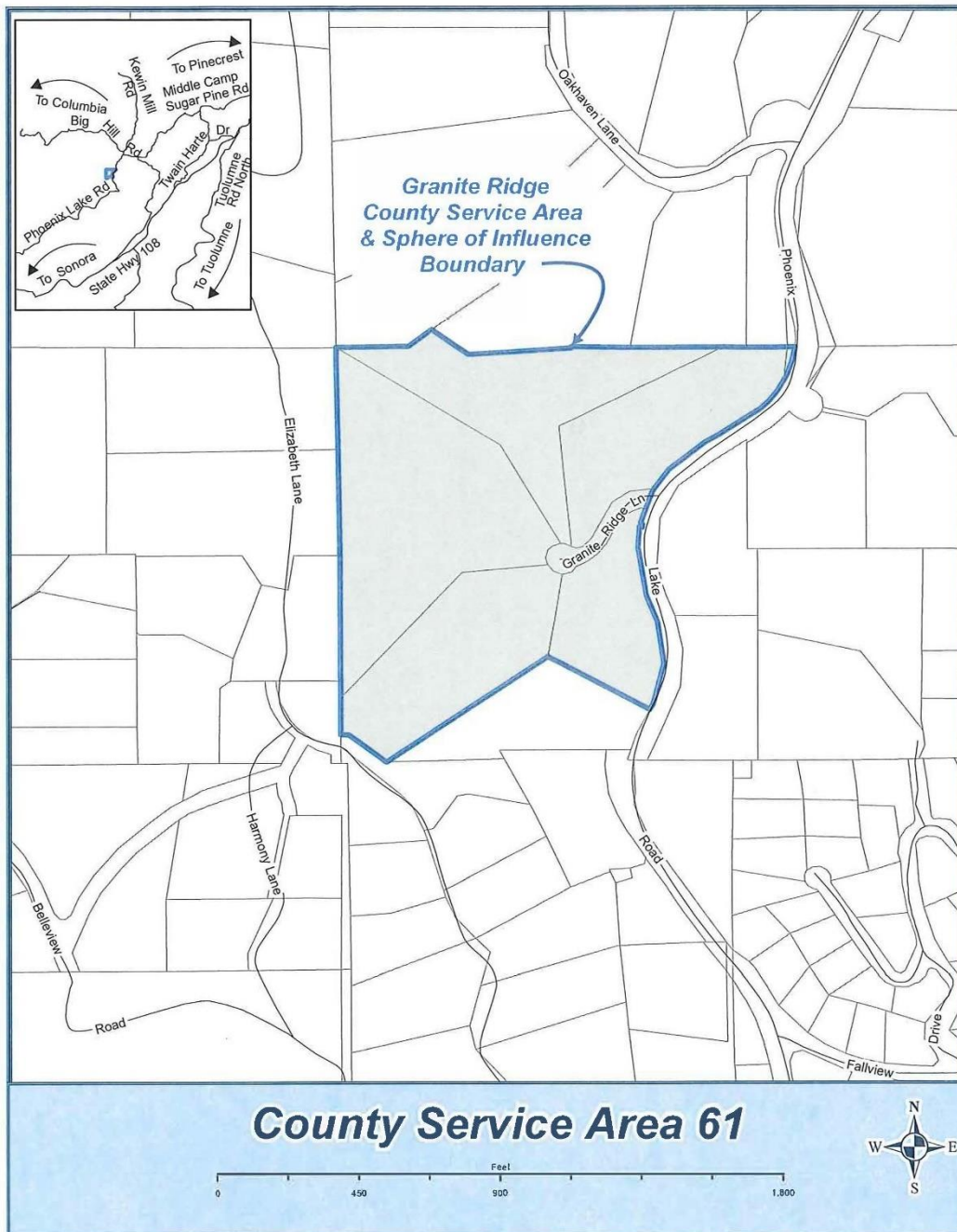
Exhibit H



## Exhibit I



## Exhibit J



RESOLUTION NO. 302  
OF THE LOCAL AGENCY FORMATION COMMISSION  
OF THE COUNTY OF TUOLUMNE, STATE OF CALIFORNIA  
TO DISSOLVE THE

JUPITER SUBDIVISION UNIT 1 COUNTY SERVICE AREA (CSA) NO. 4, LAKE DON PEDRO UNITS 4 AND 5 CSA NO. 8, CURTIS CREEK RANCH UNIT 2 CSA NO. 31, SUNNY HILL SUBDIVISION CSA NO. 40, BUENA OAKS ESTATES CSA NO. 45, MOUNRAIN RIDGE ESTATES CSA NO. 46, YOSEMITE ESTATES CSA NO. 50, GINA AVENUE CSA NO. 52, VILAS LANE CSA NO. 55 AND GRANITE RIDGE SUBDIVISION CSA NO. 61 AND ASSOCIATED SPHERES OF INFLUENCE

WHEREAS, dissolving the Jupiter Subdivision Unit 1 County Service Area (CSA) No. 4, Lake Don Pedro Units 4 and 5 CSA No. 8, Curtis Creek Ranch Unit 2 CSA No. 31, Sunny Hill Subdivision CSA No. 40, Buena Oaks Estates CSA No. 45, Mountain Ridge Estates CSA No. 46, Yosemite Estates CSA No. 50, Gina Avenue CSA No. 52, Vilas Lane CSA No. 55, and Granite Ridge Subdivision CSA No. 61 and their respective Spheres of Influence is categorically exempt from review under the California Environmental Quality Act (CSQA) pursuant to Section 15320 of the State CEQA Guidelines because that the proposal consists of changes in the organization of local governmental agencies where the changes do not alter the geographical area in which previously existing powers are exercised; and

WHEREAS, this resolution is a proposal for change of organization pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3 of Title 3 of the Government Code of California (commencing with Section 56000), and

WHEREAS, On July 19, 2005, LAFCo adopted Resolution No. 100-05, approving the 2004/2005 Annual Report for Yosemite Estates CSA No. 50, confirming the report's determination that CSA No. 50 was inactive, and authorized the Director of Public Works to expend the remaining budget of the CSA for emergency and scheduled work as needed; and

WHEREAS, On December 9, 2013, the Local Agency Formation Commission (LAFCo) adopted Resolution No. 277, approving the 2013 Municipal Service Review (MSR) study of numerous CSAs, including CSA 4, CSA 8, CSA 31, CSA 40, CSA 45, CSA 46, CSA 52, CSA 55, and CSA 61, and determined that these districts should be considered for dissolution pursuant to Government Code Section 56375; and

WHEREAS, the territory herein referred to and shown as the attached "Exhibits," include:

- Jupiter Subdivision Unit 1 CSA No. 4, shown as Exhibit A.
- Lake Don Pedro Units 4 and 5 CSA No. 8, shown as Exhibit B.
- Curtis Creek Ranch Unit 2 CSA No. 31, shown as Exhibit C.
- Sunny Hill Subdivision CSA No. 40, shown as Exhibit D.
- Buena Oaks CSA No. 45, shown as Exhibit E.
- Mountain Ridge Estates CSA No. 46, shown as Exhibit F.
- Yosemite Estates CSA No. 50, shown as Exhibit G.
- Gina Avenue CSA No. 52, shown as Exhibit H.
- Vilas Lane CSA No. 55, shown as Exhibit I.
- Granite Ridge Subdivision CSA No. 61, shown as Exhibit J.

WHEREAS, pursuant to Government Code Section 56375, LAFCO has the authority to dissolve these county service areas, finding that these county service areas are non-functioning; and

WHEREAS, the purpose of dissolution is to remove entities that have been inactive for many years; and

WHEREAS, the sphere of influence of each of the aforementioned districts is the same as the district; and

WHEREAS, an insufficient number of written protests signed by property owners and registered voters was submitted prior to the closing of the hearing to require an election or to terminate the dissolution process.

NOW, THEREFORE, BE IT RESOLVED that the County of Tuolumne Local Agency Formation Commission does hereby resolve, determine and order as follows:

County Service Area Nos. 4, 8, 31, 40, 45, 46, 50, 52, 55, 61, and their associated spheres of influence are hereby dissolved, pursuant to Government Code Section 56375.

\* \* \* \* \*

The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission at the County of Tuolumne, State of California, at a regular meeting held on XXXXX xx, 2023, by the following vote:

AYES: Commissioners \_\_\_\_\_  
\_\_\_\_\_

NOES: \_\_\_\_\_

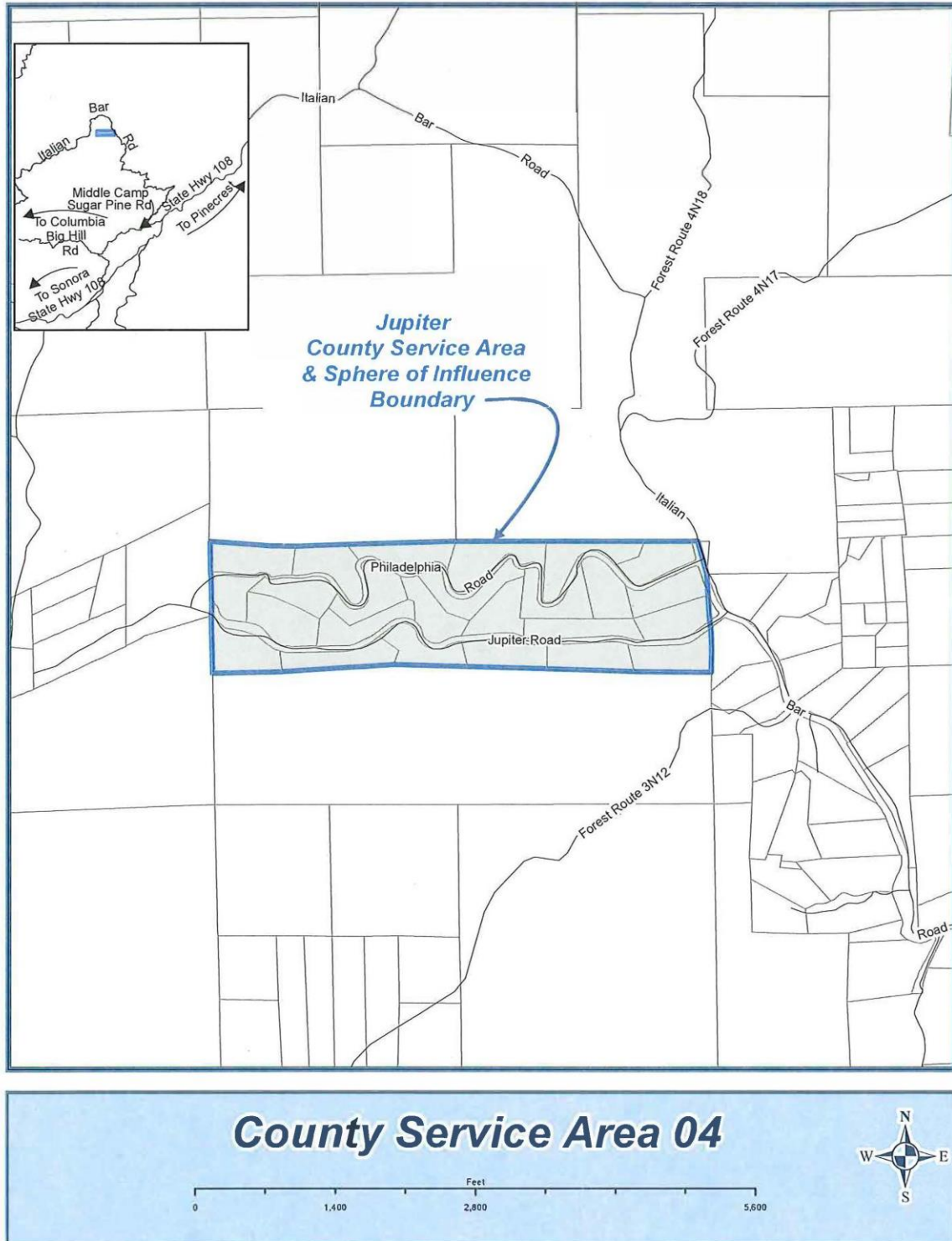
ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

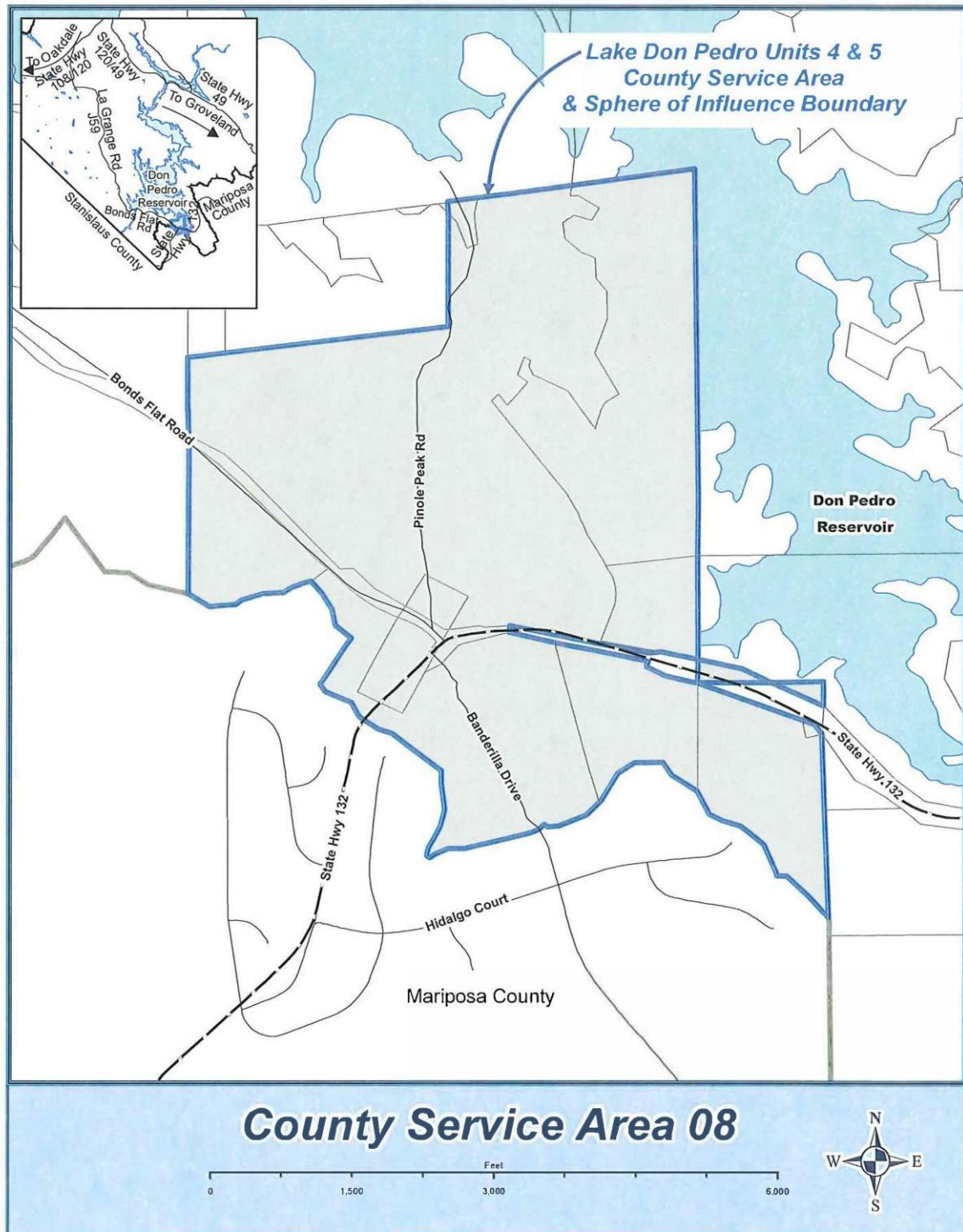
ATTEST: \_\_\_\_\_  
Quincy Yaley, AICP,  
Executive Officer

\_\_\_\_\_  
Steve Arreguin,  
Chairperson

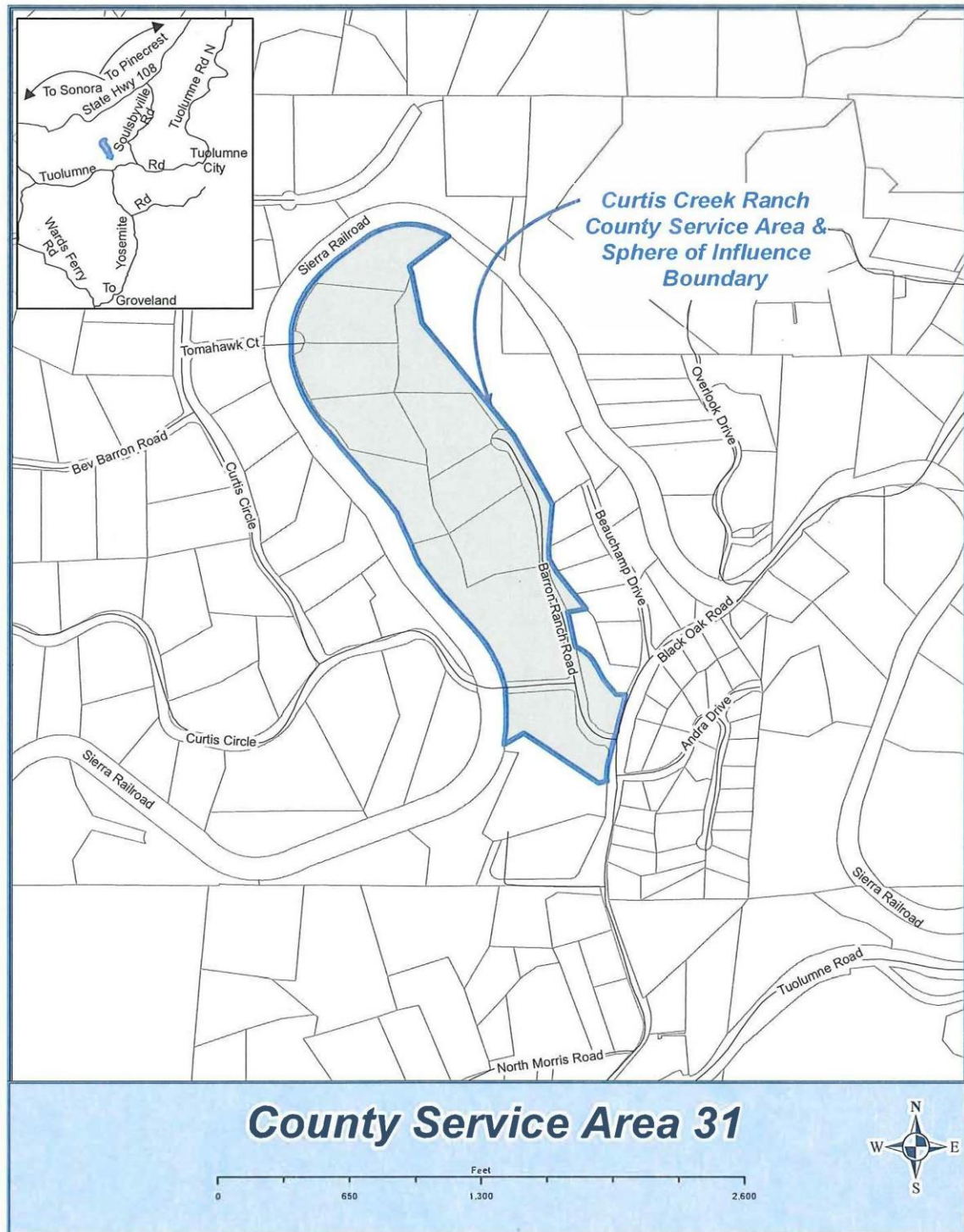
## Exhibit A



## Exhibit B



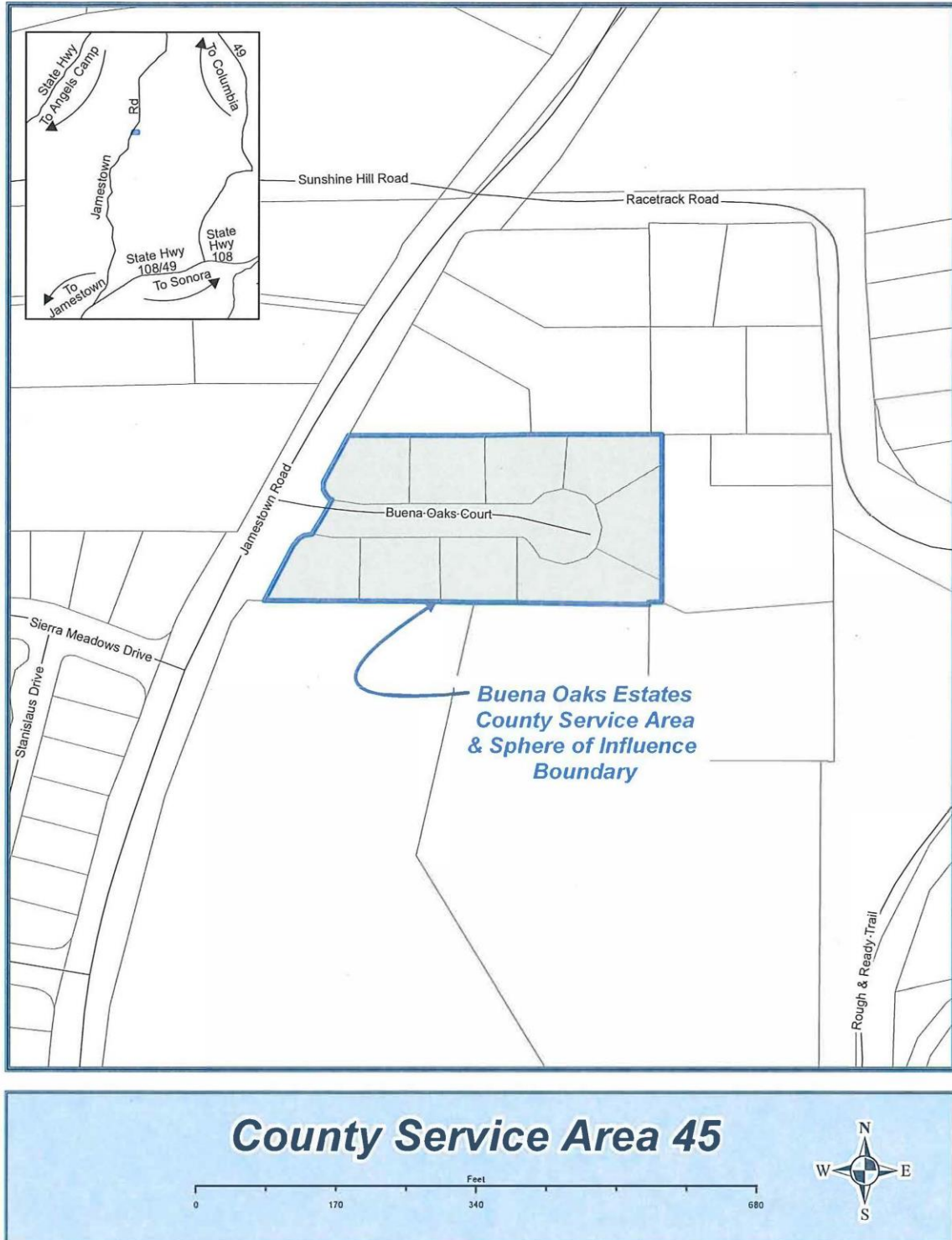
## Exhibit C



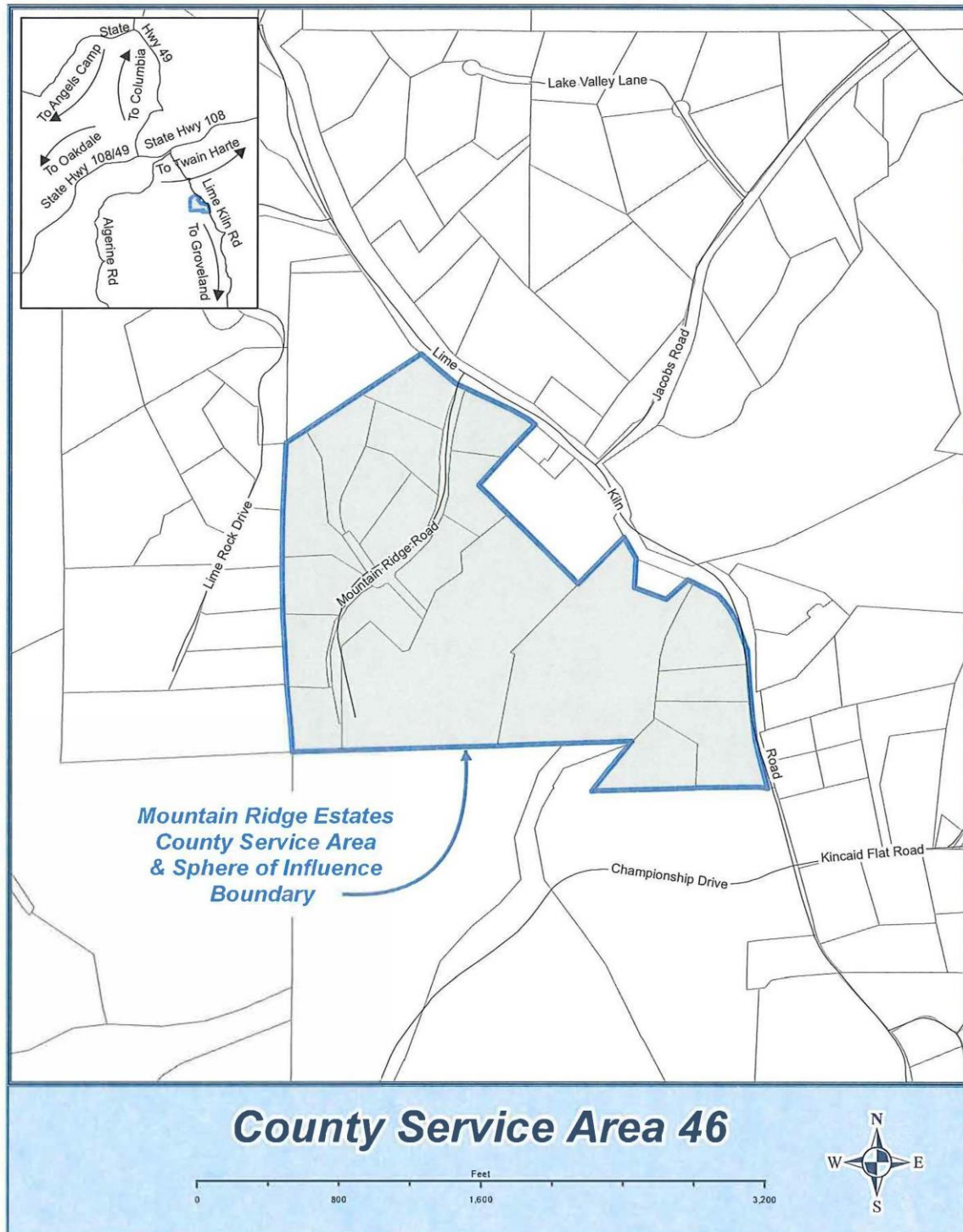
## Exhibit D



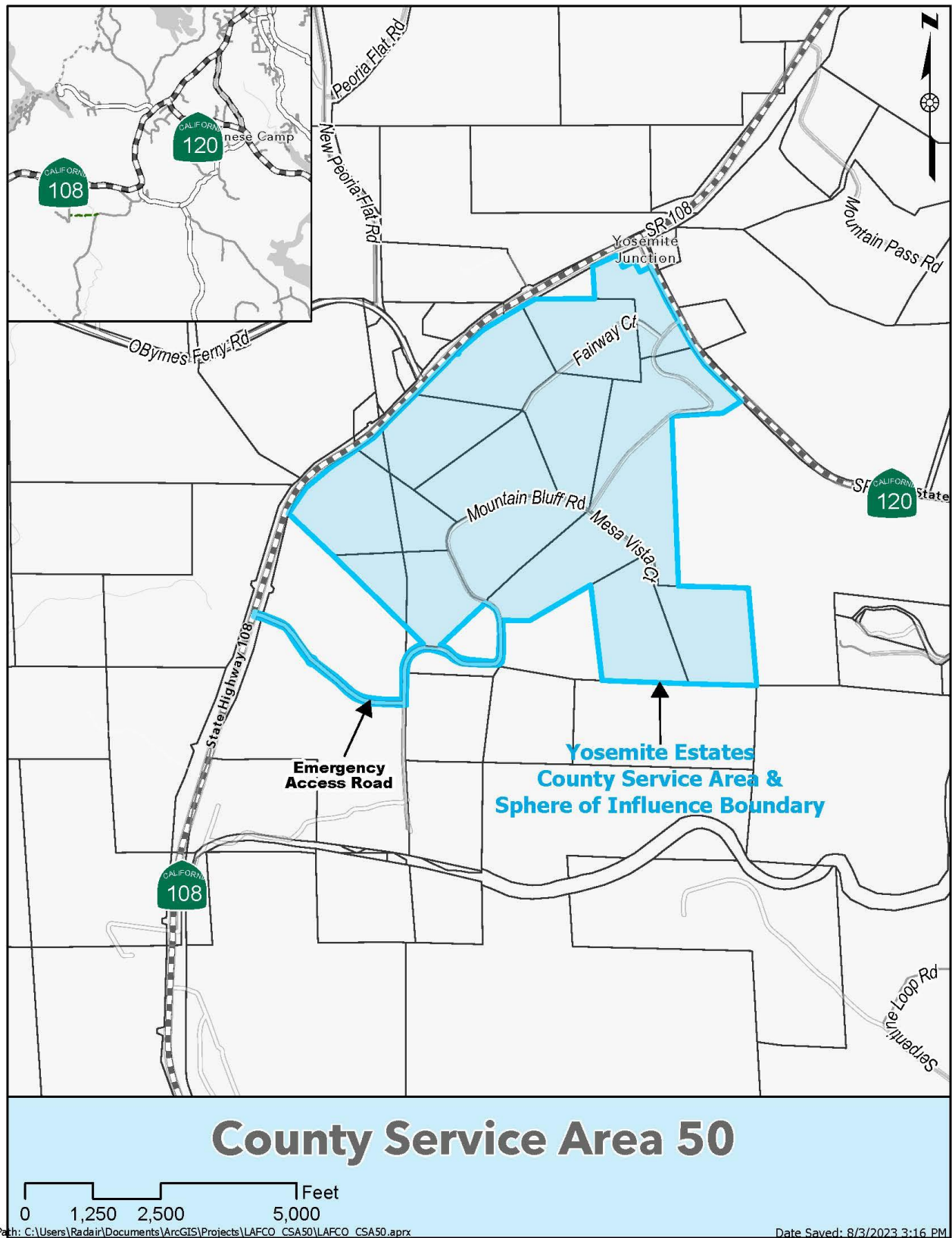
## Exhibit E



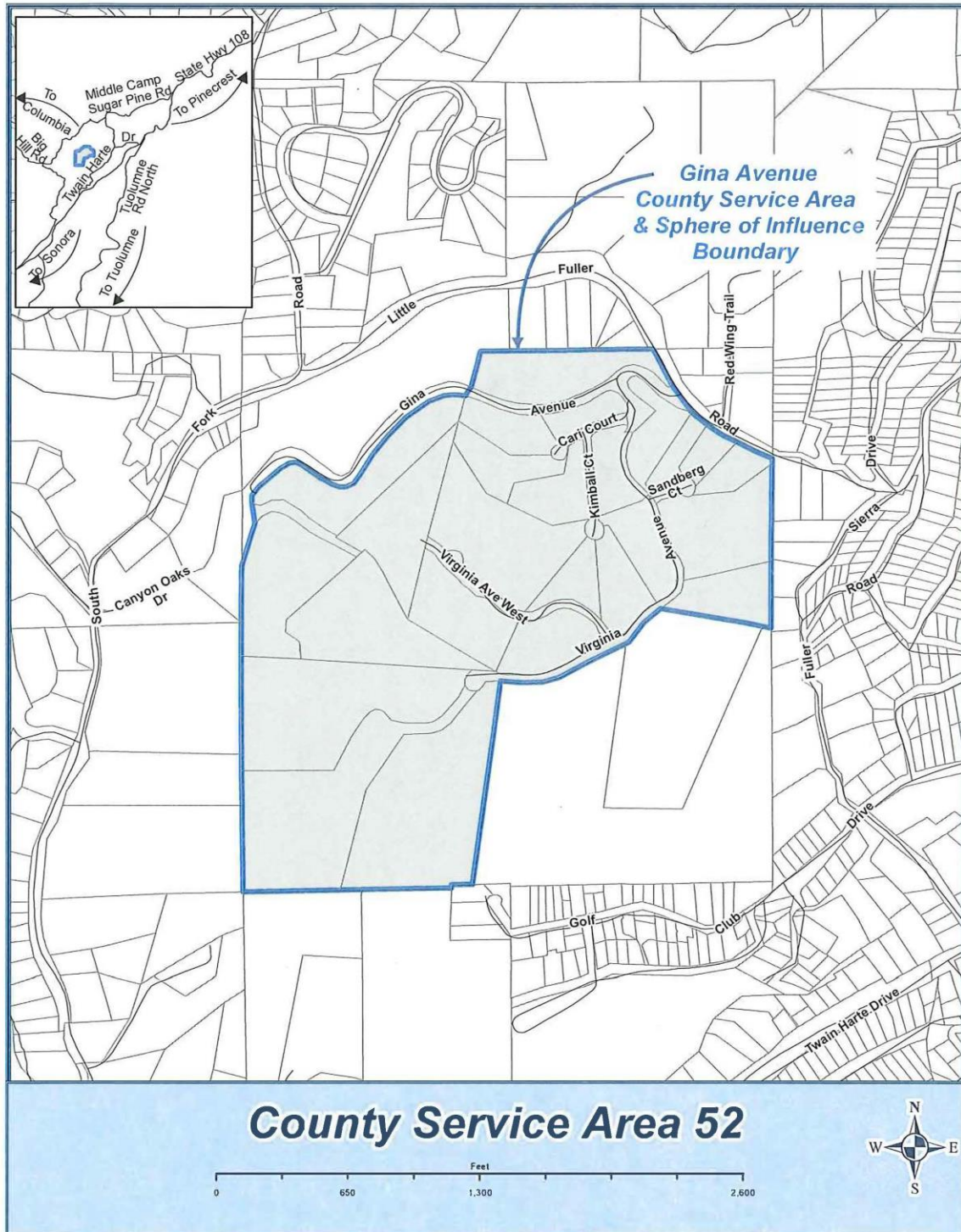
## Exhibit F



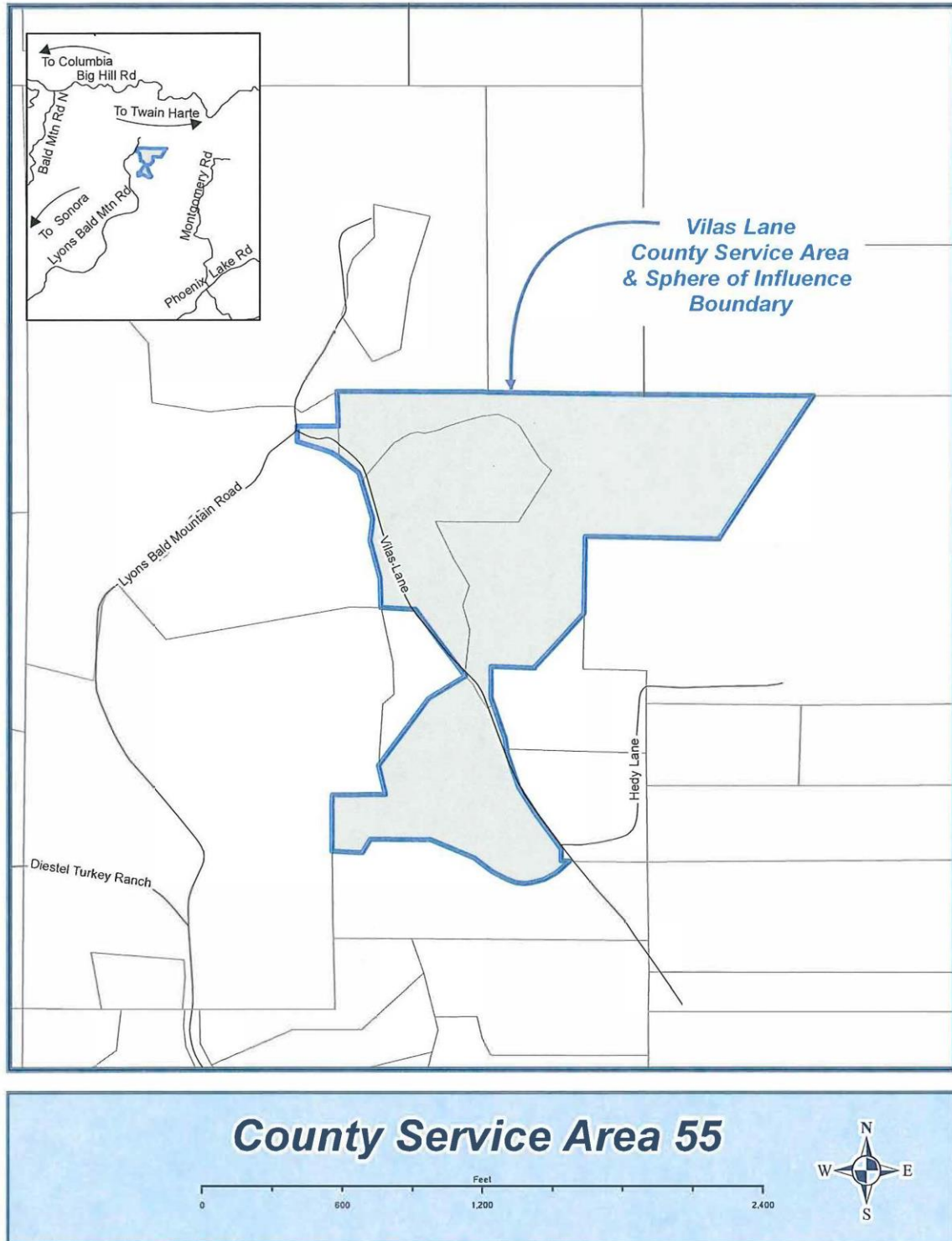
## Exhibit G



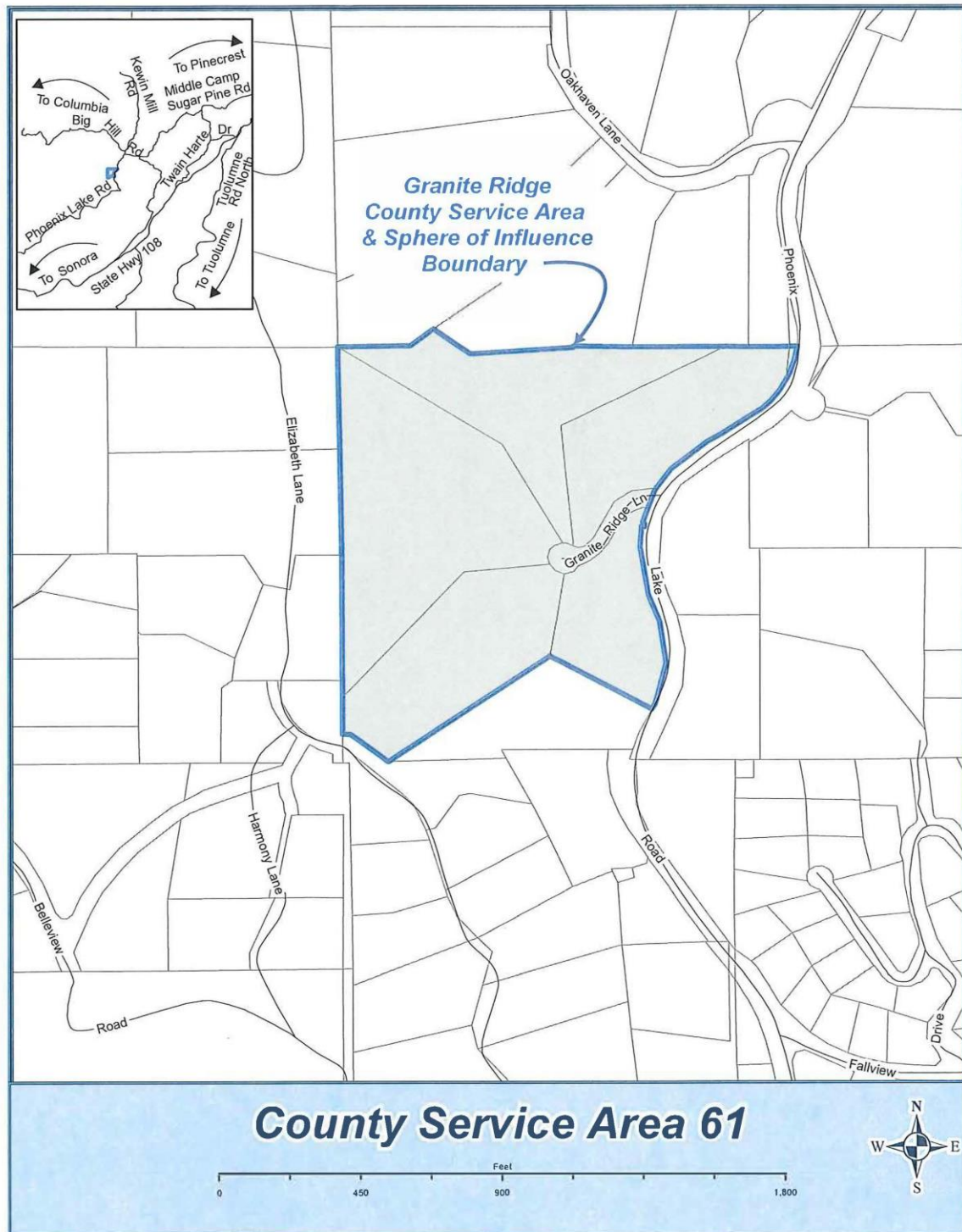
## Exhibit H



## Exhibit I



## Exhibit J





# OFFICE OF ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP  
Environmental Coordinator

## NOTICE OF EXEMPTION

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)

**PROJECT TITLE:**

**PROJECT  
PROPONENT:** Tuolumne County LAFCO

**LOCATION:** Jupiter Subdivision Unit 1 County Service Area (CSA) No. 4, Lake Don Pedro Units 4 and 5 CSA No. 8, Curtis Creek Ranch Unit 2 CSA No. 31, Sunny Hill Subdivision CSA No. 40, Buena Oaks Estates CSA No. 45, Mountain Ridge Estates CSA No. 46, Yosemite Estates CSA No. 50, Gina Avenue CSA No. 52, Vilas Lane CSA No. 55, and Granite Ridge Subdivision CSA No. 61

**COUNTY:** Tuolumne

**PROJECT  
DESCRIPTION:** Dissolution of Jupiter Subdivision Unit 1 County Service Area (CSA) No. 4, Lake Don Pedro Units 4 and 5 CSA No. 8, Curtis Creek Ranch Unit 2 CSA No. 31, Sunny Hill Subdivision CSA No. 40, Buena Oaks Estates CSA No. 45, Mountain Ridge Estates CSA No. 46, Yosemite Estates CSA No. 50, Gina Avenue CSA No. 52, Vilas Lane CSA No. 55, and Granite Ridge Subdivision CSA No. 61 and their respective Spheres of Influence.

**APPROVING  
AGENCY:** Tuolumne County

**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))  
☒ Categorical Exemption (Sec. 15320)

**RATIONALE FOR EXEMPTION:** The proceeding to dissolve CSA No. 4, CSA No. 8, CSA No. 31, CSA No. 40, CSA No. 45, CSA No. 46, CSA No. 50, CSA No. 52, CSA No. 55, and CSA No. 61, and their associated spheres of influence is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15320 of the State CEQA Guidelines because the proposal consists of changes in the organization of local governmental agencies where the changes do not alter the geographical area in which previously existing powers are exercised. None of the exceptions to the categorical exemptions provided in Section 15300.2 of the State CEQA Guidelines apply to the proposed project.

**LEAD AGENCY CONTACT:**

**TELEPHONE NUMBER:** (209) 533-5633

**Signature:** \_\_\_\_\_  
Quincy Yaley  
Environmental Coordinator

**Date:** \_\_\_\_\_

QY:dr

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# Tuolumne County LAFCO

LOCAL AGENCY FORMATION COMMISSION OF TUOLUMNE COUNTY

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## *Unapproved*

### TUOLUMNE COUNTY LOCAL AGENCY FORMATION COMMISSION

#### MINUTES

July 10, 2023

#### Commissioners

Steve Arreguin  
Glen Jacobs  
John Feriani  
David Goldemberg  
Kathleen Haff  
Matt Hawkins  
Mark Plummer

#### Alternates

Adam Artzer  
Ryan Campbell  
Suzanne Cruz

#### Executive Officer

Quincy Yaley, AICP

**PRESENT:** Chair Steve Arreguin, Vice-Chair Mark Plummer, Supervisor Kathleen Haff, Supervisor Dave Goldemberg, and Commissioners John Feriani, and Glen Jacobs

**ABSENT:** Chair Steve Arreguin, Commissioner Matt Hawkins

**STAFF:** Quincy Yaley, LAFCO Executive Officer

**CALL TO ORDER:** The meeting began at 4:00 p.m.

Vice-Chair Plummer opened the Local Agency Formation Commission meeting.

#### **COMMISSION BUSINESS:**

**A.** Vice-Chair Plummer led the Commission and audience in the Pledge of Allegiance.

#### **B. Minutes of February 13, 2023, meeting.**

Vice-Chair Plummer opened the public comment period and asked if there was anyone who wished to speak on the minutes of February 13, 2023. Seeing no one, he closed the public comment period and referred the item back to the Commission.

It was moved by Supervisor Haff to approve the minutes of February 13, 2023, as presented.

Vice-Chair Plummer called for the vote:

Chair Arreguin: Absent

Vice-Chair Plummer: Aye

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Supervisor Haff: Aye  
Supervisor Goldemberg: Aye  
Commissioner Feriani: Aye  
Commissioner Hawkins: Absent  
Commissioner Jacobs: Aye

Motion carried: 5 – 0 – 0 with Chair Arreguin and Commissioner Hawkins being absent.

**C. Minutes of the June 12, 2023, meeting.**

Vice-Chair Plummer opened the public comment period and asked if there was anyone who wished to speak on the minutes of February 13, 2023. Seeing no one, he closed the public comment period and referred the item back to the Commission.

It was moved by Commissioner Jacobs and seconded by Supervisor Goldemberg to approve the minutes of June 12, 2023, as presented.

Vice-Chair Plummer called for the vote:

Chair Arreguin: Absent  
Vice-Chair Plummer: Aye  
Supervisor Haff: Aye  
Supervisor Goldemberg: Aye  
Commissioner Feriani: Aye  
Commissioner Hawkins: Absent  
Commissioner Jacobs: Aye

Motion carried: 5 – 0 – 0 with Chair Arreguin and Commissioner Hawkins being absent

- D. Reports :** “Reports” are a brief oral report from a committee or commission member and/or County staff, and no committee or commission action will occur. This item is not intended to include in depth presentations or reports, as those matters should be placed on an agenda for discussion.

Quincy Yaley, LAFCO Executive Officer, reported that staff received an application for an out of boundary service agreement. She explained that this was for Jamestown Sanitary District for a Single-Family Dwelling that was having a septic failure and they have worked with Jamestown Sanitary District to pay their connection fees, application fees and their application has been approved. Based on LAFCO policies, an out of boundary service agreement can be approved by LAFCO's Executive

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Officer. I have done that due to the emergency nature of the situation. We do file a Notice of Exemption for that project.

## **PUBLIC COMMENT**

Vice-Chair Plummer opened the public comment period and asked for those who would like to address the Commission on any item that was not on the agenda. The public may speak on any item not on the printed agenda. Seeing no one, he closed the public comment period.

## **PUBLIC HEARING:**

### **Consideration of adopting the Final Budget for the Local Agency Formation Commission (LAFCo) for Fiscal Year 2023-2024.**

Ms. Yaley reported that staff received no comments from the City or Special Districts on the proposed draft Budget. She noted the agenda packet included invoices to illustrate LAFCo project billing and day-to-day staff work. She confirmed with the Auditors Department that all Special Districts were current on payments.

Supervisor Goldemberg asked for clarification on the budget increase for training and traveling.

Ms. Yaley stated that with the additions of the Special Districts, she budgeted more members attending the trainings. She explained that in previous years, training costs were estimated in the budget; however, this year, staff is being more specific on the trainings and the associated costs.

Debi Bautista, Auditor-Controller, gave an overview on the billing process for the different districts involved in LAFCo.

Ms. Yaley added that with a dedicated Fiscal Manager, there has been greater emphasis on up-to-date and thorough record keeping of the LAFCo Budget.

Ms. Yaley reported that LAFCo puts together two annual events. She noted one event is for Commissioners, Legal Counsel and Executive Officers; the second event is relevant to staff and the day-to-day LAFCo tasks. She informed the Commission that the County is a member of CALAFCO and can participate in free webinars. She encouraged Commissioners to sign up for the CALAFCO email notification list.

A discussion ensued on the rotating LAFCo members with regards to trainings.

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Vice-Chair Plummer opened the public comment period and asked if there was anyone who wished to speak on the item. Seeing no one, he closed the public comment and referred the item back to the Commission.

It was moved by Supervisor Goldemberg to approve the Final Budget for the Local Agency Formation Commission (LAFCo) for the Fiscal Year 2023-2024.

Vice-Chair Plummer called for the vote:

Chair Arreguin: Absent

Vice-Chair Plummer: Aye

Supervisor Haff: Aye

Supervisor Goldemberg: Aye

Commissioner Feriani: Aye

Commissioner Hawkins: Absent

Commissioner Jacobs: Aye

Motion carried: 5 – 0 – 0 with Chair Arreguin and Commissioner Hawkins being absent

## **NEW BUISNESS:**

None

## **OLD BUSINESS**

### **Update on the status of the proposed Tuolumne Community Services District Consolidation Project.**

Ms. Yaley reported that a draft tax revenue sharing agreement has been submitted to the County's CAO's office. She explained that the tax revenue sharing agreement must be approved by the County Board of Supervisors between the Tuolumne Parks and Recreation District and the Tuolumne Sanity District before the application can come back to LAFCo for a final hearing within 90 days. She explained that once LAFCo takes-action on the application, there is a protest period that could lead to a voter ballet.

Vice- Chair Plummer opened the public comment period and asked if there was anyone who wished to speak on the item.

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Duke York, a member of the public, said he did not believe this consolidation was not in the best interest of the Community.

Aaron Rassmussen, a member of the public, presented a petition signed by over 500 voting members in opposition to the consolidation.

Vice-Chair Plummer asked if there was anyone else who wished to speak on the item. Seeing no one, he closed the public comment period and referred the item back to the Commission.

Vice-Chair Plummer suggested that if the item comes back to the Commission, the public indicate reasons why the proposed consolidation is not in the best interest of the Community.

## **ADJOURNMENT**

Vice-Chair adjourned the meeting.

Respectfully submitted,

Quincy Yaley  
Executive Officer

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