

BOARD MEETING AGENDA SUBMITTAL

TO: GCSD Board of Directors

FROM: Peter Kampa, General Manager

DATE: September 9, 2025

SUBJECT: Agenda Item 3Av: General Managers Report

Overview

Highlights for the period of August 12th to September 9, 2025, include the following items and a verbal report will be provided.

- Planning, preparation and permitting in advance of construction for the Groveland/Big Oak Flat Waterline Replacement and AWS Pipeline Projects
- Planning and preparation for a funding application for the Automated Metering Infrastructure (AMI) Project
- Conducted meeting and site visit regarding the potential installation of a disk golf course on GCSD property
- Actively participated on a CSDA legislative task force in review and comment on housing streamlining legislation
- Attended the 2025 CSDA Annual Conference and Exhibitor Showcase in Monterey, August 24 – 27
- Conducted internal planning regarding GCSD Core Values, Office Remodel Project and Groveland Resilience Center Use/Maintenance Agreement

CSDA Legislative Task Force

Each year, our state legislature authors thousands of bills which touch nearly every aspect of our lives in California and can have a significant impact on the services provided by GCSD. As the Board is aware, not all state legislation affects our services and customers in a positive manner, and many bills simply increase administrative red tape, cost and liability exposure without improving service delivery.

CSDA has a very active, competent and effective legislative committee that meets monthly during the legislative season of spring through summer each year. The Legislative Committee appoints issue-based task forces to assist in providing broad and comprehensive review of the hundreds of bills introduced each year that directly affect districts. GCSD management actively participates on task forces in review and comment on public works and finance legislation.

Over the past 5 years, much state legislation has focused on addressing the housing crisis. In doing so, the legislature has enacted multiple new laws arbitrarily limiting development impact fees and others aimed at speeding up local government approval processes for new homes.

These actions have resulted in the unintended consequences of underfunding of new infrastructure and facilities to serve the new development. The laws to speed up the approval process have in many cases removed local utilities and service providers from the development approval process, allowing cities and counties to approve land development projects that have not yet secured the approval for services provided by special districts.

CSDA has mostly deferred positions on land-use legislation to the state associations representing the land use authorities; cities and counties. This has recently left special districts on their heels, with housing legislation passing easily into law. This year, CSDA with the assistance of an active special district task force engaged deeply in two pieces of legislation; AB 1206 and AB 1276, both of which were intended to streamline and shorten land use permit processes. Summaries of the bills are attached, and we are pleased to report that both proposed laws were defeated the first week of September.

Disk Golf

The District was approached through the Blus Zones Project offering the no-cost design and installation of a 9 or 18 hole disk golf course on GCSD property. Disk golf is growing in popularity in the outdoor enthusiast community and would add a significant destination-amenity boosting local recreation and tourism. GCSD staff is currently working with the disk golf promoters who reviewing potential locations, maintenance responsibilities and other logistics. A proposal will be presented to the Board in October 2025.

CSDA Conference

I attended the 2025 CSDA annual conference as the CSDA Board President, providing opening and closing remarks to over 1000 attendees. In addition to the keynote speakers and multiple events with the 100+ vendors, I attended a series of educational sessions on LAFCO, new development permitting and service commitments, website compliance, Human Resources matters and strategic planning.

AB 1206

(Harabedian D) Single-family and multifamily housing units: preapproved plans.

Introduced: 2/21/2025

Last Amended: 7/17/2025

Status: 7/17/2025-Read second time and amended. Re-referred to Com. on APPR.

Location: 7/15/2025-S. APPR.

Summary:

The Planning and Zoning Law provides for the adoption and administration of zoning laws, ordinances, rules and regulations by counties and cities and the implementation of those general plans as may be in effect in those counties or cities. In that regard, current law requires each local agency, by January 1, 2025, to develop a program for the preapproval of accessory dwelling unit plans. This bill would require

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each local agency, as defined, to develop a program for the preapproval of single-family and multifamily residential housing plans, whereby the local agency accepts single-family and multifamily plan submissions for preapproval and approves or denies the preapproval applications, as specified. The bill would require a large jurisdiction, as defined, to develop this program by July 1, 2026, and a small jurisdiction, as defined, to develop a program by January 1, 2028. The bill would authorize a local agency to charge a fee to an applicant for the preapproval of a single-family or multifamily residential housing plan, as specified. The bill would require the local agency to post preapproved single-family or multifamily residential housing plans and the contact information of the applicant on the local agency's internet website. The bill would require an application for preapproval to include a statement by the applicant that the applicant has sufficient authority, license, or ownership interest in the plan to submit the plan for preapproval and, if approved, posted as described above. This bill would prohibit the preapproval program from applying to single-family or multifamily residential housing plans intended for use in certain communities and developments, as specified. The bill would require a local agency to either approve or deny an application for a single-family or multifamily residential housing unit, both as defined, within 30 days if the lot meets certain conditions and the application utilizes either a single-family or multifamily residential housing unit plan preapproved within the current triennial California Building Standards Code rulemaking cycle or a plan that is identical to a plan used in an application for a single-family or multifamily residential housing unit approved by the local agency within the current triennial California Building Standards Code rulemaking cycle.

Position: Concerns

Assigned: ATannehill

District Services: General/All

Subject Area: Local Revenue

Issues: Housing, Homelessness Funding

Working Group: Local Revenue

Memo

CSDA SUMMARY: Requires each local agency to develop a program for the preapproval of single-family and multifamily residential housing plans, whereby the local agency accepts single-family and multifamily plan submissions for preapproval and approves or denies the preapproval applications. This would not apply however, to single-family or multifamily residential housing plans intended for use in a master-planned community, a planned unit development, or a similar large-scale development that includes the subdivision of land for the construction of multiple new housing units.

The bill would require the local agency to post preapproved single-family or multifamily residential housing plans and the contact information of the applicant on the local agency's internet website and approve such applications within 30 days.

"Local agency" means a city, county, or city and county. (*updated 7.19.25*)

AB 1276

(Carrillo D) Housing developments: ordinances, policies, and standards. Introduced: 2/21/2025

Last Amended: 7/14/2025

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Status: 7/14/2025-Read second time and amended. Re-referred to Com. on APPR.

Location: 7/9/2025-S. APPR.

Summary:

The Housing Accountability Act prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project, as defined for purposes of the act, for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based on a preponderance of the evidence in the record. The act provides that for its purposes, a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity. The act requires a housing development project to be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application, as specified, was submitted, except as otherwise provided. The act defines "ordinances, policies, and standards" to include general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions. This bill would include in the definition of "ordinances, policies, and standards" materials requirements, postentitlement permit standards, and any rules, regulations, determinations, and other requirements adopted or implemented by other public agencies, as defined

Position: Concerns

Staff Reco: OPPOSE UNLESS AMENDED 3

Assigned: ATannehill

District Services: General/All

Subject Area: Public Works, Facilities, and State Infrastructure Investment and Partnership

Issues: Housing, Homelessness Funding

Memo

CSDA SUMMARY: This measure applies a "reasonable person" standard to reviews of housing development projects and emergency shelters by all public agencies, including special districts, by deeming such projects consistent with applicable plans or requirements if substantial evidence exists that would allow a "reasonable person" to reach that conclusion.

Adds to the list of "ordinances, policies, and standards" that are "vested" through the Housing Accountability Act (HAA) once a developer submits a complete application within 180 days of a preliminary application: "Any rules, regulations, determinations, and other requirements adopted or implemented by other public agencies", including special districts and adds post-entitlement permits.

The measure was recently amended with the intention for the reasonable person standard to apply only to the Permit Streamlining Act, in addition to the above changes rather than the entire body of housing law as in prior versions (*updated 8.5.25*)

Total Measures: 4 Total Tracking Forms: 4

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