



BOARD MEETING AGENDA SUBMITTAL

TO: GCSD Board of Directors

FROM: Peter Kampa, General Manager

DATE: August 12, 2026

SUBJECT: Agenda Item 3Av: General Manager's Report

Overview

The following report from the General Manager covers highlights for the period of July 8, 2026 to August 12, 2026.

Engagement and Long-Term Planning

Opportunity Zone 2.0 Nomination and Update

Opportunity Zones are federally designated census tracts where certain private investments may qualify for capital gains tax incentives. The program is intended to encourage long-term private investment in economically distressed communities, including investment in housing, businesses, commercial properties, infrastructure, and community redevelopment. GCSD's interest is primarily related to its role as a public water, wastewater, fire, and parks service provider. Economic development and new investment within the District can affect infrastructure demand, utility capacity, fire protection needs, housing availability, and the long-term economic health of the community.

GCSD management has been coordinating with the Tuolumne County Transportation Council regarding the federal Opportunity Zone 2.0 designation process. A portion of the GCSD service area was determined to meet the eligibility requirements and was included among the census tracts nominated through TCTC's regional application.

The State's draft recommendations did not include the eligible Groveland-area tract or the other tracts submitted by TCTC. Census Tract 21.02, which was included in the State's draft list for Tuolumne County, does not cover Groveland or the GCSD service area.

TCTC is preparing comments for submission during the State's public comment period. To present a focused regional request, TCTC proposes narrowing its comments to support the downtown Sonora census tract, which was identified as the highest regional priority.

GCSD will continue coordinating with TCTC and regional partners and will monitor future opportunities to pursue Opportunity Zone designation and other economic-development resources that may benefit the Groveland community.

CSDA and Other Agencies and Committees

CSDA Board Election

Attached to this report you will find an email from CSDA CEO Neil McCormick announcing the results of the 2027 Board of Directors election. GCSO General Manager Kampa was once again elected by the Sierra Region association members to serve another two year term from 2027 to 2029. I am honored to serve this wonderful organization that works constantly to raise the value and competence of special districts throughout the state. I have now served 25 years on the CSDA Board, which has guided a tripling of members to over 1100 since joining the Board in 1998!

CSDA Legislative Committee

Beginning in the 2025 legislative year, CSDA began taking an active role land use and development permitting legislation to ensure that special district service providers were not negatively impacted by a flurry of new legislative proposals designed to streamline housing permitting and lower housing costs. I was assigned to a Permit Streamlining Task Force of the CSDA Legislative Committee, and have been actively involved in reviewing streamlining legislative proposals and predicting the cost and operational impacts, in particular to rural special districts. Dozens of streamlining bill have been introduced and negotiated in each of the last two years, and CSDA's influence has significantly reduced the negative impact of the bills on special district service providers.

Attached you will find two CSDA policy principles, the first amended in 2020 and related to property taxes, with the second a proposed draft being considered related to permit streamlining. The permit streamlining red text has been proposed by GCSO for consideration by the task force and Legislative Committee. When reviewing and evaluating impacts of thousands of legislative bills annually, these policy principles guide the CSDA Legislative Committee response and positions. For example if a proposed bill has a negative impact on a fire district's ability to levy development impact fees to fund the true impact on services, CSDA will take an oppose position until the negative provisions are removed or amended to our satisfaction.

Tuolumne County Natural Resources Committee

The agenda packet for the August County Natural Resources Committee is attached. During this meeting we received a presentation from TUD requesting support for the ACWA collaborative Vision for our Water Future, which was supported unanimously and recommended by the committee for County Board consideration. Support of this initiative is on your agenda today.

Tuolumne County Infrastructure Partnership Initiative

On behalf of the Tuolumne County Chapter of CSDA, I have been developing and vetting a proposed strategy to align the county land use policies and practices with the policies and purposes of the many special districts in the county. The county land use process has always been disconnected from the needs and requirements of service providers, which has resulted in higher new development costs, requirements surprising developers, CEQA challenges, disconnected service areas and services spread beyond district boundaries. The attached handouts, termed **Tuolumne County Infrastructure Partnership Initiative**, are proposed for discussion later in August in a meeting of the Tuolumne County Business Council, Tuolumne County Association of Realtors, TUD, GCSO and Jamestown Sanitary staff.

Fire Services Planning

The first meeting of the Fire Department Citizen's Advisory Committee was planned and conducted in July. A summary report of the meeting will be provided by the Committee Chair, Geoffrey Paulsen.

From: [Neil McCormick](#)
To: lorenzo@cvmddistrict.ca.gov; [Pete Kampa](#); dbartz@pphcsd.org; amartinez@ccwater.com; directormagner@pvrpd.org; ryan@mosquitoes.org; scott@heritageranchcsd.ca.gov; coachvf@yahoo.com; Curtis@hilmarcwg.org; mackgroup@cox.net; noellemattock@edhcsd.org; gorsini@mckinleyvillecsd.com; postly@norsd.com; spalmer@dspud.com; kevin.phillips@paradiseirrigation.com; ryness.fred@gmail.com; kslater-carter@smharbor.com; NWinslow@altadenalibrary.org
Cc: [allstaff](#)
Subject: 2027 CSDA Board Elections - Results Are In!
Date: Monday, July 27, 2026 9:13:53 AM

CSDA Board Members & Staff – The results are in!

Congratulations to all incumbents that were running for an additional term on another successful win for a seat on the CSDA Board of Directors. As expected, we will have one new Board Member that will be officially seated January 1, 2027 (in Northern Network). I look forward to our continued work together!

Below are the final results:

Northern Network

Karli Frye, General Manager, Southern Cascades Community Services District

Sierra Network

Pete Kampa, CSDM, General Manager, Groveland Community Services District

Bay Area Network

Antonio Martinez, Board Vice-President, Contra Costa Water District

Central Network

Curtis Jorritsma, General Manager, Hilmar County Water District

Coastal Network

Vince Ferrante, Commissioner, Moss Landing Harbor District

Southern Network

Nikki Winslow, District Director, Altadena Library District

Neil McCormick

Chief Executive Officer

Join us for the [CSDA Annual Conference & Exhibitor Showcase](#)
August 24 - 27, 2026 in Palm Desert

California Special Districts Association
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Sacramento, CA 95814
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A Proud California Special Districts Alliance Partner.
California Special Districts Association
Special District Risk Management Authority
CSDA Finance Corporation

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Housing and Development DRAFT Exemplar v1

[as proposed by the Permit Streamlining Working Group, Summer/Fall 2026]

1. Development-related fees, ~~including impact~~~~to include impacts~~ fees, connection and capacity charges , Quimby Act ~~in fees-lieu fees~~ for parks, and other ~~similar funding mechanisms~~~~like fees or charges~~ to support infrastructure, are critical to building sustainable communities.

Any policy that diminishes, reduces, eliminates, delays, or prevents access to these revenues must include mechanisms to backfill or supplant any ~~revenue~~ losses.

2. Special Districts are subject to rules and regulations at every level of government. Proposals that would put districts in jeopardy of being unable to comply with any other rule, ~~or law, or goal, or mandate—whether,~~ federal, state, or local—~~are is~~ antithetical to good governance.

3. While special Districts are not land-use authorities, they are a critical part of the development ecosystem, providing essential infrastructure and services. Having an opportunity to participate in planning and being aware of downstream workloads is advantageous to the entire development ~~-related~~ community . It is important that development proponents and land-use authorities provide reasonable notice of applications and entitlements for forthcoming developments, ~~as well as~~and meaningful engagement early in the process to expedite quality service delivery.

4. Housing accessibility and affordability are acute problems in California and ~~affect~~~~effect~~ all of our constituents. The expeditious delivery of housing at all income levels and across regions is crucial to the well-being of our constituents and our workforce. ~~Any efforts to deliver this housing inherently require that the delivery of infrastructure and services to that housing be feasible; specifically, that the necessary commodities, resources, infrastructure, and services can reasonably be provided to any new development.~~

~~Any efforts to deliver this housing necessarily requires that delivery of infrastructure and services to that housing be feasible: that the necessary commodities, resources infrastructure and services can reasonably be provided to any new development.~~

5. Special Districts are independent local governments. Any efforts to streamline, expedite, or resolve conflicts between agencies or parties to a development ~~must~~ necessarily ~~must~~ recognize the independence of each party, ~~and~~ agency, and their

respective statutory roles. Efforts to consolidate authority into one entity or party for conflict resolution, or to expedite a project without the explicit consent of the districts involved, are-is antithetical to our system of governance and to the constituents who trust these agencies to protect~~entrusted the agency and its leaders to represent~~ their interests in ~~that~~ service delivery.

6. Transparency and openness ~~in~~is government ~~are hallmarks~~is a hallmark of our system. However, efforts to require local agencies to provide definitive lists or other commitments related to a development project prior to the agency having the time and resources to fully vet each unique application ~~do~~is not achieve true~~necessarily~~ transparency. ~~Instead, they serve to constrain, but rather method of capturing an agency and restricting~~ its independent decision ~~-~~making authority regarding ~~the~~its provision of critical infrastructure and services.

7. **Regulatory Permitting Agility:** Special district utilities operate within a fluid and ever-changing regulatory permitting environment. Forcing special districts to prematurely calculate and permanently lock in infrastructure requirements early in the permitting pipeline is fundamentally impractical. Regulatory agencies frequently alter compliance mandates and update permits mid-cycle during the county development review process. Policy frameworks must remain flexible to ensure districts can adjust infrastructure conditions to meet changing state and federal regulatory compliance standards without incurring unbacked fiscal liabilities.

PROPERTY TAX

[Approved by CSDA BOD 2.23.11; Amended by CSDA BOD 4.12.13; Amended by CSDA BOD 8.24.20]

1. Property taxes are appropriately invested in core local services, such as those provided by special districts.
 - a. Local *ad valorem* property taxes are paid by property owners to support local services and projects associated with the needs and necessities of their community.
 - b. Because the broad benefits from special district services and projects accrue directly to property taxpayers, an *ad valorem* property tax is a fair and equitable means for those who benefit to share the cost of special district services and projects.
 - c. Property taxes provide a firm financial foundation for special districts to build the infrastructure necessary to maintain a strong economy and healthy environment.
 - d. A clear nexus of benefit historically exists between the property tax payer and the property value improvement generated from property tax investments in local services and projects provided through special districts.
2. Voters have consistently and overwhelmingly expressed their will to keep their property tax dollars “local” in support of core local government services. The California Constitution prohibits the state from using local property tax dollars to meet state budget shortfalls. Furthermore, the California Constitution prohibits the state from redistributing local property tax dollars to fund state mandates on local governments, including “realigned” services.
3. CSDA will oppose any property tax redistribution formula that violates the nexus of benefit between property tax payer and the accrued benefits thereof, or any formula that is not fair and equitable to CSDA members.
4. Those entities that would bear the burden of funding a redevelopment program should have a fair and equitable role in helping determine the associated costs and benefits of such an effort. Special districts should have the ability to opt out of participating in the revenue sharing arrangement of a redevelopment program.
5. CSDA will support amendments to the State Constitution that would lower the vote threshold for local revenue and bonding measures from two-thirds to 55 percent. CSDA is committed to a comprehensive approach that would be equitable for all types of services and infrastructure, as provided by all types of local entities. The 55 percent threshold should be sought for special taxes, parcel taxes and general obligation bonds.
6. In the event that legislation or ballot propositions alter property tax or the distribution thereof, CSDA will advocate to ensure that special districts are treated fairly in relation to the state, schools, and other local governments.

TUOLUMNE COUNTY NATURAL RESOURCES ADVISORY COMMITTEE

REGULAR MEETING AGENDA

2026 Strategic Priorities

- Support our local water utility partners in their effort to modernize and improve water supply infrastructure and mitigate risk.
- Maintain awareness of pertinent State and Federal legislation regarding natural resources, land use, water, and water rights.
- Maintain awareness of Tuolumne County Federal land use policy, planning, and implementation and provide recommendations and advocacy as appropriate.
- Promote landscape and watershed resilience through innovative solutions and capacity building.

Date/Time: Wednesday, August 5, 2026, at 10:00 AM

Location: A.N. Francisco Bldg. 48 Yaney Ave. 3rd Floor Committees & Commissions Rm., Sonora, 95370

Contact: Sean Hembree at shembree@co.tuolumne.ca.us (209)533-5554

Chair/Vice Chair

Supervisor Anaiah Kirk

Supervisor Mike Holland

Agency Representatives

Tuolumne Me Wuk

Diana Beasley

Chicken Ranch Me Wuk

Stephanie Suess

Tuolumne Utilities District

Don Perkins

Groveland CSD

Pete Kampa

Hetch Hetchy

Joy Meller

Fish and Game Preserve Fund

Jim Maddox

Agricultural Advisor

Dick Gaiser

Tuolumne Co. RCD

Jim Phelan

At Large Member

vacant

Staff

Water & Natural Resource

Analyst (CAO)

Sean Hembree

I. CALL TO ORDER

II. ROLL CALL (5 minutes)

Introductions during roll call

Confirm quorum requirements are met (Quorum = 6 members)

III. PUBLIC FORUM (15 minutes)

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

Public Comment (limited to 3 minutes per person)

IV. APPROVAL OF MINUTES FOR MEETING ON MAY 6, 2026

V. CONSIDERATION OF NATURAL RESOURCES COMMITTEE MEMBER CANDIDATES

VI. CONSIDERATION OF LETTER OF SUPPORT FOR ACWA 'VISION FOR OUR WATER FUTURE'

VII. PUBLIC AGENCY UPDATES

VIII. COMMITTEE BUSINESS:

a. Staff Reports and Recommendations

i. Grant Progress Updates

b. Committee Member Reports

II. ADJOURNMENT

The Next meeting is scheduled for September 2, 2026



Tuolumne County Natural Resources Advisory Committee Minutes For the Meeting on May 6, 2026

2026 Natural Resource Members (or assigned delegates)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Anaiah Kirk		✓			✓							
Mike Holland			✓									
Don Perkins		✓			✓							
Pete Kampa		✓	✓		✓							
Joy Meller		✓	✓		✓							
Dianna Beasley					✓							
Dick Gaiser		✓	✓									
(Vacant)												
Jim Maddox		✓	✓		✓							
Jim Phelan		✓	✓		✓							
Present = ✓ Absent = A Excused = E												

- CALL TO ORDER:** Chair Kirk called the meeting to order at 10:01 A.M. and confirmed a quorum was present.
- MEMBERS PRESENT:** Chair Kirk, Don Perkins, Pete Kampa, Joy Meller, Lara Hilter (on behalf of Tuolumne Me Wuk), Jim Maddox, and Jim Phelan, and Sean Hembree (staff)
- PUBLIC FORUM:** *(The public may speak on any item not on the printed agenda. No action may be taken by the Committee. The amount of time allocated for the public forum is limited to 15 minutes.)*

None
- APPROVAL OF MINUTES:** In Consideration of approving the minutes of the March, 2026 meeting. Pete Kampa made a motion to approve the minutes. The motion was seconded by Jim Maddox. The motion was approved unanimously.
- PARTNER AGENCY UPDATES:**

None

6. DISCUSSION AND CONSIDERATION OF RECOMMENDATIONS FOR OUTDOOR RECREATION DEVELOPMENT

Guest presenter John Wentworth from Mammoth Lakes Trails Public Access gave a presentation on the California Joint Strategy for Sustainable Outdoor Recreation & Wildfire Resilience. This Statewide planning document is endorsed by the California Wildfire & Forest Resilience Task Force. The presentation highlighted the plan objectives and discussed how it has been implemented in the Mammoth Lakes area. As well as noting the adoption among other jurisdictions. Questions and answers and discussion followed. Jim Phelan moved to recommend to the Board of Supervisors to adopt the plan and strategy. Pete Kampa seconded the motion. The motion carried unanimously.

No Public comment was given.

7. COMMITTEE BUSINESS:

a. Staff Recommendations and Reports:

- i. Sean Hembree gave a brief update regarding the status of MSA projects
- ii. Hembree announced that the Community Wildfire Defense Grant is now in contract with a Project Manager, and Announcements have been sent to eligible residents within the project areas.
- iii. Hembree gave an update on the progress of the Sierra Jobs First CEQA project

b. Committee Member Reports:

- i. Jim Phelan reported on the recent progress on the TCRCD Jamestown Road fuel reduction project.
- ii. Don Perkins reported on a Sierra Pines Meeting on May 27 at 4:30 on-site. Perkins also reported regarding the updated Urban Water Management Plan. Perkins also reported that a water use agreement for use of Melones Lake water was very nearly complete.

8. ADJOURNMENT: The meeting was adjourned at 10:34 by Vice Chair Holland.

The next meeting is scheduled for June 3, 2026

Committee & Commission Application

05/14/2026 9:29 AM (PDT)



Applicant Information

Confirm your contact information

Ensure your contact information is up-to-date so that we can get in touch with you when needed.

First Name	Gerald (Jerry)
Last Name	Jensen
Email Address	JerJenRPF@gmail.com
Phone Number	209 928 1278 Home 209 352 1198 cell
Street Address	20350 Hayden Rd
City	Tuolumne
State	CA
ZIP/Postal Code	95378
How long have you lived in Tuolumne County? (months)	280 months
Which Supervisorial District do you reside in?	District 3
Occupation	Forester (retired)
Name of present employer	Consultant/ Retired
Employer Address	N/A
Employer City	N/ A
Employer State	CA
Employer ZIP/Postal Code	95378

Committee and Commission Application

Vacancy Applied For	Natural Resources Committee
Briefly describe the qualifications	I am a Registered Professional Forester (RPF) and am retired from the US Forest

you possess that you believe would be an asset to the Commission/Committee/Group for which you are applying.

Service. My family owns a cattle ranch in Western Stanislaus County and I was born and raised on a dairy farm in Gustine, CA so I understand agricultural issues; I have worked on the Stanislaus NF two different times. I belong to several service clubs and professional organizations so I understand social issues facing Tuolumne County. I support active management of our forest lands to reduce the risk of catastrophic wildfire.

List the community organization(s) and describe participation in which you have been involved that is applicable to the position you are applying for.

Society of American Foresters (SAF) both National and our local 49er Chapter
Forest Landowners of California - I am a Director for the organization
Sonora Lions Club
LEAF wild land task force.
Yosemite Stanislaus Solutions (YSS)

Attachments

I confirm that I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a vacancy. I understand that if I am appointed to a commission where a Disclosure of Assets Statement is required by State Law or Board Policy, I shall do so within ten (10) days of assuming office.

I hereby consent that this document is considered a public record and will be available to the public.

Signature



Date

05/14/2026

Applications not acted upon will expire after two years from the date submitted unless renewed by applicant.

Committee & Commission Application

05/17/2026 7:55 PM (PDT)



Applicant Information

Confirm your contact information

Ensure your contact information is up-to-date so that we can get in touch with you when needed.

First Name	Michael
Last Name	Griffin
Email Address	redgrifster.bmg@gmail.com
Phone Number	9254548972
Street Address	PO Box 1092
City	TWAIN HARTE
State	CA
ZIP/Postal Code	95383
How long have you lived in Tuolumne County? (years)	5
How long have you lived in Tuolumne County? (months)	0
Which Supervisorial District do you reside in?	District 3
Occupation	Retired
Employer State	CA

Committee and Commission Application

Vacancy Applied For	Natural Resources Committee
Briefly describe the qualifications you possess that you believe would be an asset to the Commission/Committee/Group for which you are applying.	Firewise community leader, CalFire approved Defensible space Assessor. Member of Twain Harte CERT. Frequent volunteer with CSERC and TRT. Three FNR/Forestry related degrees from Columbia College in Watershed Mngt, Water Resource Mngt, Natural Resources and Conservation. Graduate of UCANR Forest Stewardship. Management and Analysis skills from my previous Careers in Telco Engineering and Retail management. Member of BOS Solid Waste committee-

provided guidance for acquiring Chipper and Dump Trailer to provide assistance in Vegetation mngt in Tuolumne county.

List the community organization(s) and describe participation in which you have been involved that is applicable to the position you are applying for.

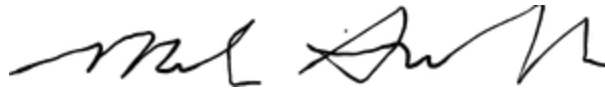
Firewise community leader Pinewood Upper Sullivan, organized community and submitted application including 3 year plan. Organized spring 26 project to clean up vegetation along Pinewood lane, using TuCare provided funds. Have participated in Reforestation, Meadow restoration, and invasive species removal volunteer projects with CSERC and TRT.

Attachments

I confirm that I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a vacancy. I understand that if I am appointed to a commission where a Disclosure of Assets Statement is required by State Law or Board Policy, I shall do so within ten (10) days of assuming office.

I hereby consent that this document is considered a public record and will be available to the public.

Signature



Date

05/17/2026

Applications not acted upon will expire after two years from the date submitted unless renewed by applicant.

Tuolumne County Infrastructure Partnership Initiative

Emerging Program Briefing

Purpose

Special districts in Tuolumne County were formed to provide public services in areas where the County was unable to provide services at all, or at the level anticipated for future community needs. Because Tuolumne County is the land-use authority and separate local government districts provide many of the services required by land proposed for development, early and continuing coordination is essential to facilitate responsible land development and streamline permitting.

Tuolumne County's special districts have initiated a collaborative effort to improve coordination with the County during long-range infrastructure planning, land-development review, and building permitting. The objective is to create a more efficient, predictable, transparent, and financially attainable process that benefits applicants, landowners, developers, the County, special districts, and the public.

This briefing summarizes the initiative currently being explored by Tuolumne County's special districts and is provided for informational and discussion purposes.

Background

Special districts provide many of the essential public infrastructure and services that make development possible, including water supply; wastewater collection and treatment; fire protection and emergency services; parks and recreation; and other community infrastructure.

Much of Tuolumne County's existing development pattern is the result of legacy leapfrog developments approved many decades ago. These communities and subdivisions are often separated by substantial road miles, challenging terrain, and long travel times. Their infrastructure and service systems were frequently planned and sized only for the original remote development, leaving limited capacity for expansion, interconnection, or service to nearby properties.

Under the current County project-approval process, districts are generally notified as stakeholders at approximately the same time as the public, after a development application has already undergone County review and preliminary conditions have been communicated. While districts retain independent permitting authority, this sequencing often results in service limitations and infrastructure requirements being identified later than is ideal.

Challenges Identified

- Legacy leapfrog development patterns have produced isolated service areas and disconnected infrastructure systems.
- Existing facilities may have little or no capacity beyond the remote development for which they were constructed.
- Road miles, terrain, travel time, and emergency-response constraints make service extension and consolidation difficult and costly.
- Limited district involvement during the earliest stages of land-use planning and project review.
- County and district requirements may be developed independently, at different times, and without coordinated communication.
- Applicants may be unaware that separate district approvals, studies, capacity determinations, or infrastructure improvements are required.
- Infrastructure limitations may not be identified until project design and environmental review have progressed.

- Additional review time, CEQA amendments, redesign, and unanticipated costs can result when district requirements emerge late.
- Project-by-project infrastructure decisions may consume scarce capacity or miss opportunities for shared regional improvements.

These issues reflect opportunities to improve process design and interagency planning rather than shortcomings by any individual agency.

Strategic Objective

The objective of the Infrastructure Partnership Initiative is to position special districts as early infrastructure planning and review partners within the County's land-use and development processes. Infrastructure capacity, service delivery constraints, future growth opportunities, and project-specific requirements should be identified and addressed before project design and public-agency review become difficult or costly to change.

The emphasis is on improving communication, advance planning, and coordination - not adding unnecessary regulatory requirements.

Initiative Components Being Explored

Regional Opportunity Planning

County, districts, property owners, and community partners would identify the limited areas where future housing, commercial, industrial, or community development may be physically and economically feasible.

Infrastructure and Service Assessment

Participating entities would evaluate water, wastewater, fire protection, transportation, emergency response, recreation, and other service needs together, including existing capacity, geographic barriers, deficiencies, and cumulative future demand.

Coordinated Investment Strategy

Agencies and stakeholders would identify shared, regional, or phased improvements; coordinate capital plans and funding priorities; and explore grants, development fees, reimbursement agreements, financing districts, and fair cost-allocation methods.

Early District Referral

Projects would be referred to affected special districts early in the application process so service availability, infrastructure capacity, and district requirements can be identified before project design advances.

Pre-Application Coordination

For projects with significant infrastructure needs, applicants, County staff, and affected districts could participate in coordinated meetings to discuss available services, required studies, anticipated improvements, funding obligations, sequencing, and permitting timelines.

Interagency Working Group

A standing coordination group involving County departments, special districts, and other infrastructure providers would improve communication, discuss growth and development issues, standardize procedures where appropriate, and resolve recurring challenges.

Standardized Applicant Information

Common informational materials would describe district permitting requirements, service-area contacts, application procedures, capacity-review expectations, and typical project milestones.

Integrated Project Conditions

Where appropriate, district infrastructure requirements would be identified during County review so applicants receive a more complete understanding of project obligations before approvals are issued.

Why the Initiative Is Timely

- New County leadership and department management create an opportunity to improve interagency processes.
- Tuolumne County has limited remaining land-development opportunities, making advance planning and efficient use of infrastructure capacity increasingly important.
- Housing and economic-development projects face rising construction and infrastructure costs.
- State legislation is accelerating approvals and encouraging earlier identification of infrastructure and permitting issues.
- Grant and financing opportunities are more competitive and often favor coordinated, regional, and implementation-ready projects.
- There is continued interest in improving customer service, government efficiency, and public-private collaboration.

The Chapter views these factors as an opportunity to strengthen collaboration among agencies and the development community.

Expected Benefits

- Earlier identification of infrastructure and service requirements.
- Better-informed applicants, landowners, investors, and public agencies.
- More realistic identification of feasible growth and infill opportunities.
- Reduced project redesign, CEQA complications, permitting delays, and unexpected costs.
- Better use and preservation of limited infrastructure capacity.
- Opportunities for shared, phased, or regional infrastructure improvements.
- Improved coordination of capital plans, grants, and public and private investment.
- More predictable development-review and project-delivery timelines.
- Better integration of public infrastructure planning with land-use decisions.
- Improved customer experience while maintaining each agency's independent statutory responsibilities.

Current Status

The Tuolumne County CSDA Chapter is discussing this concept among member districts to develop a shared understanding of common challenges and opportunities for improved coordination and advance infrastructure planning.

As the initiative advances, the Chapter anticipates working collaboratively with County leadership and staff, infrastructure providers, property owners, the business community, Realtors, and development professionals to explore practical and mutually beneficial improvements.

Guiding Principle

The goal is not to create additional process - it is to improve existing processes and coordinate infrastructure planning before opportunities are lost or individual projects are burdened with solving regional problems.

Land-use planning and infrastructure planning should occur together. By engaging special districts earlier and planning services in advance, agencies and applicants can make better-informed decisions, reduce avoidable costs, preserve limited capacity, and deliver more efficient, predictable, and successful development outcomes.

Tuolumne County Infrastructure Partnership Initiative

A coordinated approach to land use, infrastructure, services, and project delivery

Purpose

Bring Tuolumne County, special districts, infrastructure providers, property owners, and the development community together earlier - both before projects are filed and during project review - so limited development opportunities can be served more efficiently, predictably, and affordably.

Why this matters

- Legacy leapfrog development patterns created isolated service areas and disconnected infrastructure.
- Water, wastewater, fire, roads, emergency response, and other systems may have capacity only for the original remote development.
- Road miles, terrain, and travel time make service extension difficult and costly.
- Districts are often notified after County review and preliminary conditions are already underway.

What the initiative will address

- Advance identification of realistic growth and infill opportunities.
- Joint infrastructure and service-capacity planning across agencies.
- Early district referral and pre-application coordination.
- Coordinated project conditions, timelines, and applicant information.
- Shared funding, phasing, and cost-allocation strategies for regional improvements.

COORDINATION PROCESS

1	2	3	4	5
Regional Opportunity Planning	Infrastructure & Service Assessment	Coordinated Investment Strategy	Early Project Coordination	Aligned Review & Delivery
Identify feasible growth areas and priority community needs.	Evaluate capacity, terrain, travel time, deficiencies, and cumulative demand.	Define shared improvements, phasing, funding, and fair cost allocation.	Provide applicants coordinated requirements before design advances.	Coordinate County approvals, district permits, agreements, and construction.

Expected results

- Lower development cost and uncertainty
- Better use of limited land and infrastructure capacity
- Fewer late-stage redesigns and permit conflicts
- More resilient, coordinated public services

GUIDING PRINCIPLE

Land-use planning and infrastructure planning should occur together.

From: [Tamera Blankenship](#)
To: [Pete Kampa](#)
Subject: RE: FADS FMIS Approval: New Project, Federal Project Nbr 6154(070), Seq 1, State Project No 1025000017L-N
Date: Friday, July 24, 2026 8:53:25 AM



Tamera Blankenship reacted to your message:

From: Pete Kampa <pkampa@gcsd.org>
Sent: Thursday, 23 July 2026 23:13:27
To: Michael Osborn <mosborn@ppeng.com>; Rachel Pearlman <rpearlman@gcsd.org>; Michelle Ronning <mronning@gcsd.org>; Melissa Gonzales <mgonzales@ppeng.com>
Cc: Jennifer Donabedian <jdonabedian@gcsd.org>; Tamera Blankenship <TBlankenship@co.tuolumne.ca.us>
Subject: RE: FADS FMIS Approval: New Project, Federal Project Nbr 6154(070), Seq 1, State Project No 1025000017L-N

Michael,

This is fantastic news! **TCTC is to be celebrated** for coming through again! wow

Peter J. Kampa

General Manager

(209) 591-7100 cell

(209) 962-7161, ext 1024

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Groveland, CA 95321

W: gcsd.org

pkampa@gcsd.org



From: Michael Osborn <mosborn@ppeng.com>
Sent: Thursday, July 23, 2026 1:13 PM
To: Rachel Pearlman <rpearlman@gcsd.org>; Pete Kampa <pkampa@gcsd.org>; Michelle Ronning <mronning@gcsd.org>; Melissa Gonzales <mgonzales@ppeng.com>
Subject: Fw: FADS FMIS Approval: New Project, Federal Project Nbr 6154(070), Seq 1, State Project No 1025000017L-N

Good news! The \$65,000 in CMAQ has been authorized for the current phase. Please keep the attached E-76 in your files. Services after the authorization date (7/21) may be reimbursed by Caltrans/FHWA.

The reimbursement invoices may be different because this is federal funds (previously the project has been state only) so when you are ready to prepare invoices, we can assist to make sure you are using the correct forms.

Sincerely,
Michael.

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From: Tam, Benjamin@DOT <benjamin.tam@dot.ca.gov>
Sent: Wednesday, 22 July 2026 09:39:30
To: Michael Osborn <mosborn@ppeng.com>
Cc: Agacer-Solis, Nerie R@DOT <Nerie.R.Agacer-Solis@dot.ca.gov>; Tamera Blankenship <tblankenship@co.tuolumne.ca.us>; ACarter@co.tuolumne.ca.us <acarter@co.tuolumne.ca.us>; Chen, Caroline J@DOT <caroline.chen@dot.ca.gov>
Subject: FW: FADS FMIS Approval: New Project, Federal Project Nbr 6154(070), Seq 1, State Project No 1025000017L-N

Please find attached E-76

Ben

-----Original Message-----

From: FADS Support@DOT <FADS.Support@dot.ca.gov>
Sent: Wednesday, July 22, 2026 2:06 AM
To: Tam, Benjamin@DOT <benjamin.tam@dot.ca.gov>
Subject: FADS FMIS Approval: New Project, Federal Project Nbr 6154(070), Seq 1, State Project No 1025000017L-N

The following project request was approved in FMIS on 07/21/2026 19:37:41

Project No: 6154(070)
Seq No: 1
State Project No: 1025000017L-N
Alt State Project No:
Authorized in FADS By: KE, RICHARD
Project Location: MULTI-USE TRAIL ALONG THE HETCH HETCHING RAILROAD ALIGNMENT FROM DEAR FLAT ROAD TO THE DISTRICT SPORTS COMPLEX
Type of Work: CLASS 1 MULTI-USE PATH CONNECTING RESIDENTIAL, COMMERCIAL AND RECREATIONAL AMENITIES IN GROVELAND, CA (TC)

Request Reason: PRE - PRELIMINARY ENGINEERING

For: PE

Final Voucher: N
Action: New Project
Project End Date: 2028-03-31 00:00:00
Federal Funds Change: \$65,000.00
Advance Construction Change: \$0.00

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