



## County of Tuolumne Local Agency Formation Commission

Quincy Yaley, AICP  
Executive Officer

October 8, 2020

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Pete Kampa, General Manager  
Groveland Community Services District  
18966 Ferretti Road  
Groveland, CA 95321

RE: LAFCO LAF20-004 Out of Boundary Service Agreement to Airport Estates

Dear Mr. Kampa,

Pursuant to Government Code Section 56133 and Tuolumne County LAFCO's adopted policies and procedures for the review of out of boundary service extensions, the Groveland Community Services District's (GCSD) request to provide water and sewer service Lots 1 through 8 to the property known as Airport Estates, has been approved. This decision was based on the following:

- The subject property is located outside the district boundaries but within the district Sphere of Influence.
- It is anticipated that this property will be annexed into the GCSD service district.
- GCSD has provided a signed copy of the service agreement between the district and the landowner that includes language stating that the landowner consents to further annexation and agrees not to protest the annexation.
- The GCSD service agreement includes appropriate provisions to ensure that the existing customers within the district boundaries are not negatively impacted by the subject request.

LAFCO's approval of the GCSD request is subject to the following conditions:

- Any future development and/or expansion of service will not be permitted without approval from LAFCO.
- GCSD and the property owner shall complete an annexation of the property within one year of the approval of this agreement.

Please contact me with any questions.

Respectfully,

Quincy Yaley  
Executive Officer

## OUT OF BOUNDARY SERVICE AGREEMENT

Between Groveland Community Services District and Airport Estates, LLC

### Location:

The project site is located south of Pine Mountain Lake Airport, approximately 280 feet east of the intersection of Elderberry Way and Ferretti Road, within the community of Groveland. A portion of Section 13, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian Assessor's Parcel Numbers 93-290-01 through 93-290-08. Supervisorial District 4.

### Project Description:

Out of Boundary Service Agreement to provide water and sewer service to Lots 1 through 8 of Tentative Subdivision Map TSM17-002 for Airport Estates, which are zoned to RE-1:MX:AIR (Residential Estate, one acre minimum:Mobilehome Exclusion Combining District:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code

### Environmental Evaluation:

The proposal is statutorily exempt from CEQA pursuant to CEQA Guidelines § 15061(b)(3).

### Conditions of Approval:

1. Any expansion of service beyond serving 9 parcels will not be permitted without approval from Tuolumne County LAFCO.
2. Groveland Community Service District and the property owner shall apply for and complete an annexation of the project site into the district boundaries, including any conditions of approval of the annexation, within one year of the approval of this agreement.

Approved: Quincy Yaley  
Quincy Yaley, Executive Officer

Date: 10/8/2020

