



County of Tuolumne Local Agency Formation Commission

Quincy Yaley, AICP
Executive Officer

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May 17, 2022

Dave Anders
Tuolumne City Sanitary District
18050 Box Factory Rd
Tuolumne, CA 95379

RE: Application Deemed Incomplete Pursuant to GOV §56658

Dear Mr. Anders,

We have reviewed the application for the "Consolidation of the Tuolumne City Sanitary District, the Tuolumne Park and Recreation District, and the Tuolumne Lighting District into the Tuolumne Community Services District. (LAFCo File No. LAF20-002)". In addition, staff has considered the comments and questions received during the two recent public workshops. As a result, we have identified the following project incomplete items that need to be addressed prior to issuance of a Certificate of Filing pursuant to GOV §56658(f) and scheduling the matter for Commission consideration.

1. Adoption of property tax exchange agreement resolution(s) pursuant to RTC §99(b).

Please note that a notice of application pursuant to RTC §99(b) was sent on May 17, 2022 to the County Assessor and Auditor, with a copy to the CAO and Board of Supervisors, to commence the process. Further, even if no exchange of property tax is proposed a resolution approving such agreement must be approved by the Board of Supervisors and submitted to LAFCO.

2. Provide a copy of the current permit(s) from any applicable regulatory authority for the wastewater treatment system and clarify the process to transfer such permit(s) to the District.
3. Provide a copy of the most recent compliance reporting to any applicable regulatory authority for the wastewater treatment system.
4. The application states that "any properties not in the new district currently receiving service by one of the three consolidating districts in the consolidated territory would be added to the district"-please provide the list of APNs that would be included in this category and what services are being provided.
5. Provide an estimated pro forma budget for three years after formation, detailing the revenue and expenses for the new CSD.

This should address operational and overhead costs, such as administrative staff services (oversight of public bidding/prevaling wages contracts, permit reporting requirements, any required Proposition 218 or 26 processes, etc.), liability insurance premium increases, and financial audit/reporting requirements. Annual contributions for capital needs should be addressed, such as a reserves budget line item.

6. Legal map meeting the requirement of the Board of Equalization. Any smaller services areas that will have separate Spheres of Influence require their own map.
<https://www.boe.ca.gov/proptaxes/pdf/jurboundaryreq.pdf>.

The BOE may allow for existing maps on file to be submitted for the new CSD. Staff will work with the applicant and BOE to determine if existing mapping is adequate.

Once deemed complete, LAFCO will file a Certificate of Completion and schedule a public Approval Hearing within 90 days. After the Approval Hearing, there is a 30-day reconsideration period for protest filings. It is required that each registered voter and all affected agencies receive a notice of the protest period. At the end of 30 days, LAFCO will hold a protest hearing to review any submitted protest forms.

Upon issuance of a Certificate of Completion, LAFCO staff will schedule monthly meetings with the applicant to review the status of the project in preparation for the scheduled Approval Hearing.

Please note that all of the required items are specified to be submitted by the authority of the Cortese Knox Hertzberger Act.

Please feel free to contact me if you need additional information or have any questions.

Sincerely,



Quincy Yaley
Executive Officer

cc: Anaiah Kirk, Board of Supervisors, Chair
LAFCO Commissioners

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