

Shasta Local Agency Formation Commission



Final
Municipal Services Review
& Sphere of Influence Update
Tucker Oaks Water District

Adopted June 5, 2014

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1. EXECUTIVE SUMMARY

Local agency formation commissions have been tasked with updating local agency municipal service reviews (MSR) and sphere of influence boundaries (SOI) every five years since 2008 [Government Code Section 56425 *et seq.*]. This study presents a baseline review of the Tucker Oaks Water District services and SOI needs, satisfying the requirements of this statute.

All of LAFCO's original in-house information regarding formation of this District has been lost. Shasta County Planning and Public Works, the current District board members, and the original developer, Mr. James C. Hoffman, have kindly provided sufficient background to permit development of this study. As a result, this baseline review seeks to associate the original formation purposes and activities of the District with an understanding of its current day operations and future plans.

2. GENERAL BACKGROUND

The Tucker Oaks Water District service area is located in Shasta County adjacent to the City of Redding. The District is located east of Interstate 5 and between the Redding Municipal Airport and the Sacramento River in a southwesterly manner. The District encompasses the Tucker Oaks East Subdivision, Tract 1544 Phase I-III, and the Tucker Oaks Golf Course. Among conditions of approval was a requirement to form a public entity to maintain the proposed water and sewer systems that would serve the proposed housing units.

The developer bonded for required improvements as conditioned in the 1983 map approval, and was permitted to record the subdivision map on the basis of an agreement reached between the developer and the Anderson-Cottonwood Irrigation District (ACID). The ACID agreement effort failed and the developer then approached the City of Anderson and then the City of Redding for maintenance services, both without success.

In consultation with LAFCO staff at the time, the developer wished to create an independent water district to manage the water and sewer services, while LAFCO staff sought to create a county service area governed by the Board of Supervisors. Ultimately, an application to form the "Tucker Oaks Water District" under the California Water District codes (Water Codes 34000-38501) was received, processed, and presented to the Commission on June 30, 1983, to provide:

"...for the purposes of providing water for irrigation, domestic and municipal purposes, and the disposal of wastewater and sewage for properties generally located approximately one and one-half miles south of the Redding Municipal Airport, and approximately one-half mile north of the Sacramento River."

LAFCO minutes indicate that "...neither the Anderson-Cottonwood Irrigation District, City of Anderson, nor the City of Redding were able to provide water and sewage services to the Tucker Oaks development." The City of Redding supported formation of a county service area until such time in the future that the territory is annexed to the City, while the applicant preferred approval of an independent special district. The Commission approved formation of Tucker Oaks Water District as an independent California Water District on July 13, 1983 (Resolution 83-6), and the Board of Supervisors affirmed that decision as Conducting Authority on August 2, 1983 (Resolution 83-186). The District currently serves 34 privately held parcels.

It has only recently been learned that the formation boundaries, although true in all other respects, inadvertently may have split APN 056-350-24. The balance of that parcel has been added to the proposed sphere of influence boundary. An approved tentative map (1871) for this parcel creates 35 additional service connections for the district, 21 of which are currently outside the District boundaries. Approval of the proposed SOI boundary update will correct this error and permit the landowner to annex the remainder into the District for water and sewer services.

Mr. James C. Hoffman is the developer and is head of the KOA-Atlas Corporation, owner of the remaining lands within the district. He continued to directly advise and support the District Board of Directors on the service operations of the district until about 2006. Mr. Hoffman owns two wells within the district boundaries. The District purchases water from Mr. Hoffman's Well #2 at wholesale cost and delivers it to the 34 customers at retail cost. This arrangement will be discussed later in the review. Tucker Oaks Golf Course, a public course, is located within the District but is served by KOH-Atlas' Well #1 and does not rely on the District for its water supply.

3. AGENCY SERVICES

a. Infrastructure, Facilities and Services

Municipal Utilities Water Service

The District purchases water from Mr. James C. Hoffman/KOH-Atlas who owns the two wells within the district boundaries. The District purchases water from Well #2 at wholesale cost and delivers it to the 34 customers at retail cost. This arrangement has been in place for over thirty years. Maintenance of facilities is provided by outside contractors. In the 2012-2013 fiscal year the District delivered 185,013.7 units of water to its 34 customers.

Tucker Oaks Golf Course, a public course, is located within the District but is served by KOH-Atlas' Well #1 and does not rely on the District for its water supply.

Waste Water and Sewage Disposal Services

Sharrah-Nolte & Associates developed the Sewage Waste Treatment Plan for the Tucker Oaks East Subdivision, with responsibility for its maintenance shifted from the developer to the Tucker Oaks Water District upon its formation in 1983. The records are poor copies of microfiche, so the essential program is outlined below:

Tucker Oaks East Subdivision is a 34 lot single family residential development located along the Est bank of Clover Creek and Northerly of Churn Creek Road within Section 3, T30N, R4W, about 1 mile Northeasterly of the City of Anderson.

Soils within the proposed subdivision are not suitable for conventional septic tank-leach line installations, therefore it is proposed to install a conventional sewerage collection system terminating at a common septic tank and pumping the sewage affluent [sic] to a common leach field area to be situated within the golf course fairways.

The collection system will be installed in accordance with the City of Anderson standard specifications and details. The septic tank will be reinforced concrete and sized according to the Manual of Septic Tank Practice and the County of Shasta Health Department and located along the Easterly bank of Clover Creek.

A lift station will be constructed to pump the septic tank affluent across Clover Creek to the leach field area which will be located within the fairways being added to the Tucker Oaks Golf Course.

The leach fields have been designed in accordance with the Manual of Septic Tank Practice and the County of Shasta Health Department procedures for determining permissible sewage application rate. The leach field is to be laid out in three independent units with valving to allow for any unit to be taken out of service for a resting period.

The district now maintains this system. Revenue from sewer charges collected for this providing this service during fiscal year 2012-2013 were \$21,060.

b. Administration, Management and Operations

When preparing or updating a municipal service review, information about administrative, management and operational functions, including assuring internal organization and agency policies, rules, and regulations are evaluated with respect to efficiencies and/or cost avoidance opportunities.

The Tucker Oaks Water District Board of Directors operates as the administrative and financial governing body of the District. The day-to-day management of the District is the responsibility of the volunteer board members, who also use maintenance contractors as needed. The District currently has no employees.

c. Fiscal

Financial documents for water and sewer services are included in the exhibits for detailed review purposes. The balance sheet for this fiscal year totaled \$25,674. A total of \$41,453 in revenues were received as follows. Percentage by type is shown:

| | | |
|---------------------------------|--------|-------|
| Water Readings | 16,084 | 39% |
| Service Charges on water meters | 110 | (>1%) |
| Water assessment charges | 3,400 | 8% |
| Sewer charges | 21,420 | 52% |
| Late or finance charges | 439 | 1% |

The District manages a very conservative budget, providing due diligence on all fiscal matters and records.

d. Governance

The Board of Directors operates as the governing body for the Tucker Oaks Water District. The Board is comprised of five members of the community at large. Board members are required to live within District boundaries and be registered voters. Board members are volunteers and receive no stipend for their services.

The Tucker Oaks Water District is a landowner-voter district. Directors serve staggered terms with an election every two years, with the next election to be held in 2015. Only landowner voters residing are eligible to vote; tenants are not eligible.

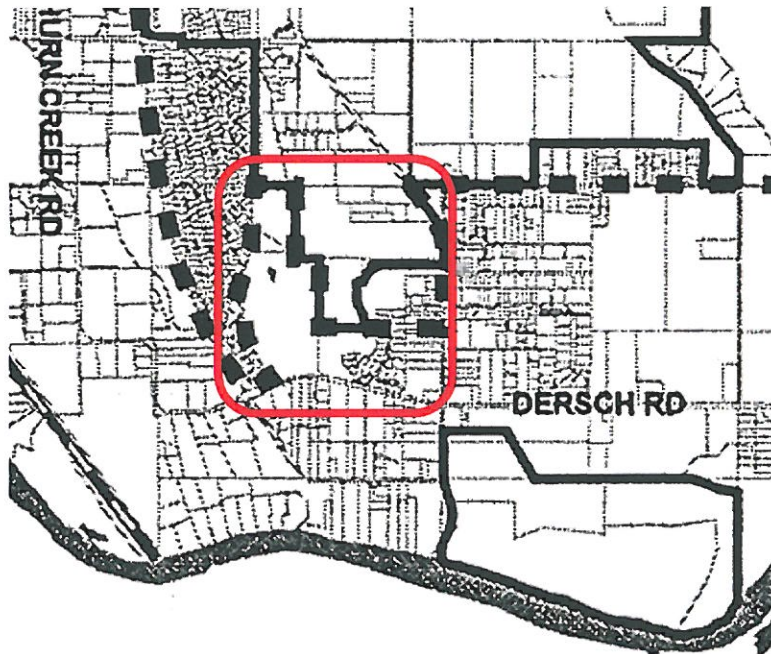
Board meetings are held quarterly, or more often as may be needed. Matters pertaining to District operations that require action by the Board are placed on an agenda for a regular meeting of the Board. Meetings are subject to the Ralph M. Brown Act and all State laws pertaining to notification of public meetings on District matters. Meeting notices are given to all customers that include the date, time, place and purpose of the meeting.

4. REGIONAL CONTEXT/RELEVANT SERVICES BY OTHER AGENCIES

Land use and building regulation services are provided by the County of Shasta, as are law enforcement, road services and other general services provided to the unincorporated areas of the county by various county departments.

5. AGENCY BOUNDARY AND PROPOSED SPHERE OF INFLUENCE UPDATE MAPS.

The District's service area is located just south of the City of Redding's current sphere of influence (black dashes), as outlined in red below:



It is proposed the Commission set the SOI boundary to include all parcels shown in the original subdivision map for Tucker Oaks East Subdivision # 1544, and as shown on the enclosed map of proposed SOI Boundary Update at the end of this report.

6. WRITTEN DETERMINATIONS FOR THE MUNICIPAL SERVICE REVIEW

a. Growth & Population Projections

Development and growth within the Tucker Oaks Water District will be primarily guided by the rate of development of Phase II and Phase III areas of the original subdivision map. District operations and program growth will be included and considered during development permit processes for these areas so as to effectively meet expected service needs.

b. Disadvantaged Unincorporated Communities (DUCs)

The area serviced by the District has more than 12 registered voters and therefore qualifies as a “Disadvantaged Unincorporated Community.” California State Parks (www.parks.ca.gov) provides a Community Locator tool which helps with identifying the general income within one mile of the town center. It usually sufficient to provide a guideline for this classification (see attached sheets). The population counts shown on these reports only encompass a one mile diameter and do not reflect the actual population assigned to those communities.

The median per capita income for the state is \$46,477, and a local community would qualify for designation as a DUC if their median income falls below 80% of this figure. The median per capita income calculation for the Tucker Oaks area is estimated to be near \$19,292.

c. Present and Planned of Public Facilities

The District monitors capital improvement needs to maintain and upgrade service systems. Future development will pay its pro rata share of costs for services.

d. Adequacy of Public Services

District facilities are adequate for current service needs. It also has sufficient access to needed resources and capacity to serve the areas within the proposed sphere of influence boundaries, with the cost of extension of services tied to development permits for future growth.

e. Infrastructure Needs or Deficiencies

Tucker Oaks Water District monitors and evaluates water service and sewer infrastructure for capacity, condition, availability, quality water and sewer services. Correlation of operational, capital improvement, and finance plans are appropriate for the size of the District and its service area at this time. The Board of Directors are working to update management systems for these services and is working diligently to resolve identified infrastructure needs and deficiencies.

f. Financing Constraints and Opportunities

As an “enterprise” district, Tucker Oaks Water District derives its water service funding primarily from fees and charges levied for services provided. As such, the District must maintain a reasonable nexus between fees and charges levied and the cost of the service provided. That having been said, Tucker Oaks Water District seeks

to be as efficient and innovative as possible in maximizing use of existing fiscal resources.

The District has operated on a breakdown maintenance policy. A proactive approach to replacing outdated or deteriorating equipment should be investigated and pursued by the District.

g. Opportunities for Rate Restructuring

As noted above under Financing Constraints and Opportunities, there are inherent statutory limitations on the District's ability to restructure rates. With that in mind, Tucker Oaks Water District should regularly review fees and charges levied so as to maintain a reasonable nexus between rates and actual costs.

Tucker Oaks Water District will also want to employ effective rate setting procedures, identify conditions that could impact future rates, and give due consideration to timely restructuring opportunities without impairing the quality of services.

h. Status of and Opportunities for Shared Facilities

There are presently inherent limitations – geographically, jurisdictionally, and operationally – on Tucker Oaks Water District water service facilities being extended to and/or shared with other areas or other water service purveyors outside its proposed SOI boundary.

i. Accountability for Community Service needs, governmental structure, and operational efficiencies.

The District meets quarterly (or more often if needed), notices meetings, and offers the public an opportunity to participate in their meetings, which are mainly focused on provision of water and maintenance of facilities.

Tucker Oaks Water District continues to strive towards an effective internal organization to provide efficient, quality public water and sewer services.

7. WRITTEN DETERMINATIONS FOR THE SPHERE OF INFLUENCE UPDATE

a. Present and planned land uses

Shasta County designates much of the area served as rural residential, agricultural, and timber lands. This is a rural area, with community development either clustered around the Tucker Oaks Water District or scattered about on secondary roads.

b. Present and probable need for public facilities; adequacy of services

The District has ongoing capital improvement programs to maintain and upgrade service systems.

c. Present capacity of public facilities and adequacy of services

District facilities are adequate for current service needs. It has the capacity to serve the areas within the proposed sphere of influence boundaries, with extension of services tied to development of parcels.

d. Existence of social or economic communities of interest

The District is located just south of the City of Redding, is served by CSA #1 – Shasta County Fire. The Cities of Redding and Anderson both provide a major shopping and service industry hub for local residents.

e. Present and probable needs of disadvantaged unincorporated communities (DUCs) within the area.

As identified in the MSR section, the Tucker Oaks Water District service area qualifies as a disadvantaged community. Shasta County is undertaking a study of these DUCs as part of their General Plan update and additional information should be available for an expanded analysis of this designation during the next MSR/SOI Update which will be due in 2019.

8. CONCLUSION

In this review, Shasta LAFCO has endeavored to accurately assess the current services and organizational status of Tucker Oaks Water District as a provider of water and sewer services based upon information available at this time. This is the first review of this district since its formation in 1983, and it is expected that additional data will be brought

forward, especially as future development occurs. LAFCO has made what we believe are substantiated determinations based upon prescribed statutory factors.

It is recommended that the municipal service review and sphere of influence update for the Tucker Oaks Water District be adopted as proposed on the enclosed SOI update map.

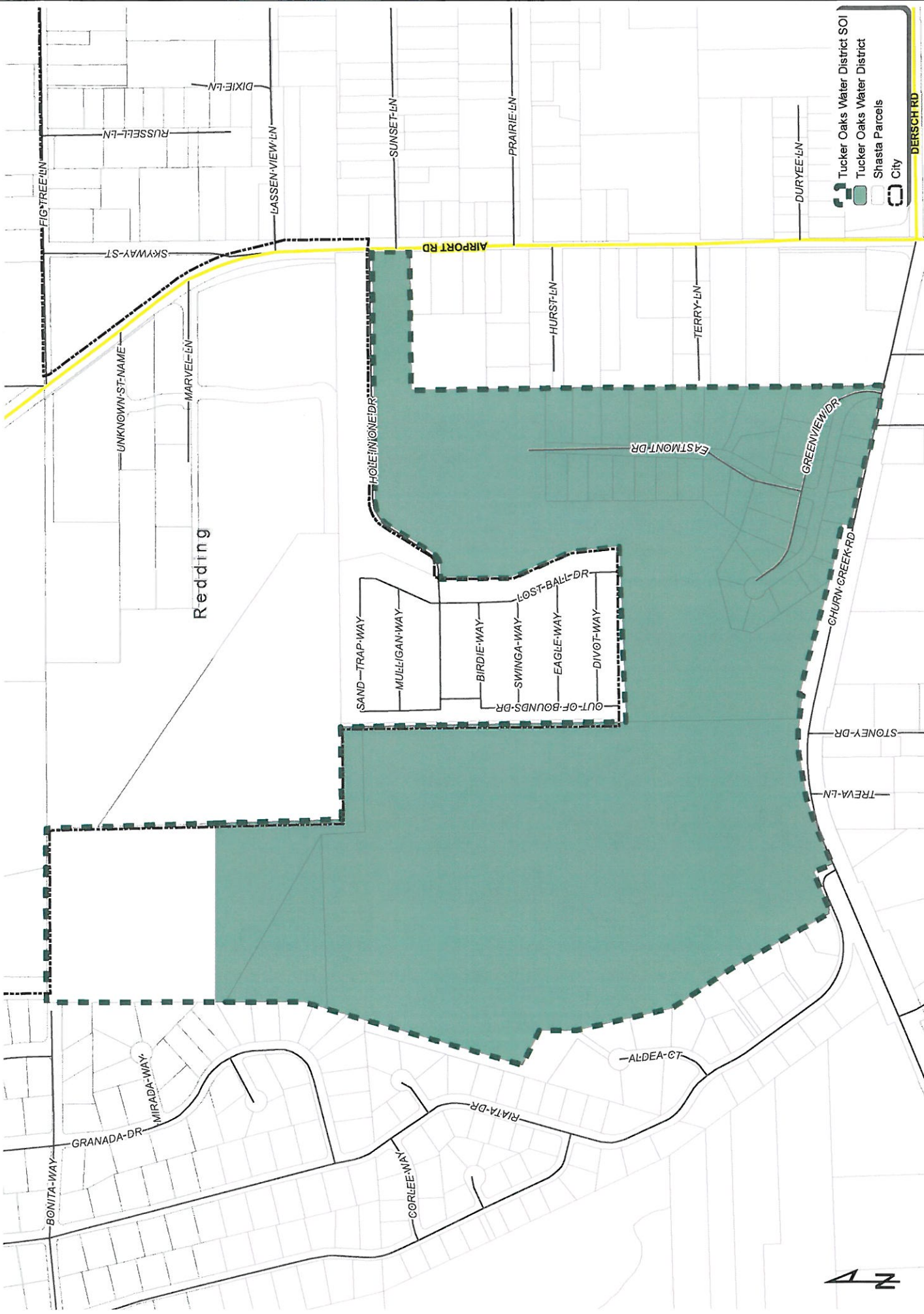
9. REFERENCES

- a. Tucker Oaks Water District (interviews, records)
- b. County of Shasta Departments
- c. Shasta LAFCO files for this district.
- d. Internet research on various sites.

10. EXHIBITS

- a. Map of proposed SOI Boundary
- b. District Formation documents
- c. District Financial Documents 2012-2013
- d. Community Calculator – Tucker Oaks area
- e. Notice of Intent to Adopt CEQA Determination – Statutory Exemption PRC 21083
- f. No Effect Determination – California Department of Fish & Wildlife

Tucker Oaks Water District SOI



RESOLUTION NO. 83-186

RECEIVED

AUG 05 1983

RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SHASTA TO CONDUCT A PUBLIC HEARING TO CONSIDER FORMATION OF A CALIFORNIA WATER DISTRICT TO BE KNOWN AS "TUCKER OAKS WATER DISTRICT"

WHEREAS, pursuant to California Water Code Section 34000 et seq. and Division 1, Chapter 6.6 of the California Government Code, Section 54773 et seq., a petition to initiate proceedings to form a California Water District was presented to this Board, and

WHEREAS, on July 13, 1983 the Local Agency Formation Commission, by Resolution No. 83-6, approved with conditions, a proposal to form a California Water District in the Tucker Oaks Project area to provide for operation and maintenance of water and sewage facilities in full accord with the regulations of the Shasta County Health Department and the State Regional Water Quality Control Board, and

WHEREAS, the boundaries of said proposed Water District are as set out in Exhibit "A" attached hereto, and shown on the map marked Exhibit "B" attached hereto, and

WHEREAS, the name of the proposed California Water District shall be "Tucker Oaks Water District", and

WHEREAS, the type of service to be provided to this area is water for irrigation, domestic and municipal purposes, and the disposal of wastewater and sewage, and

WHEREAS, petitioner has submitted the proposed Bylaws of said District in accordance with Local Agency Formation Commission condition of approval,

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors will hold a public hearing on establishment of said District at 2:30 p.m., or as soon thereafter as may be heard, on August 30, 1983 in the Board of Supervisors' Chambers, Courthouse, City of Redding, California.

PASSED AND ADOPTED this 2nd day of August, 1983 by the following vote:

AYES: Supervisors Maddox, Swendiman, Strange, Caton
NOES: None
ABSENT: Supervisor Peters

ATTEST:

/s/ Don Maddox
DON MADDOX, Chairman
Board of Supervisors, County of
Shasta, State of California

/s/ Ann Reed
ANN REED, County Clerk and ex
officio Clerk of the Board of
Supervisors, County of Shasta,
State of California

This instrument is a correct copy
of the original on file in this office.

ATTEST: AUG 2 1983

ANN REED
COUNTY CLERK AND EX OFFICIO CLERK OF THE BOARD OF
SUPERVISORS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA

EXHIBIT A

PHASE I DESCRIPTION

That portion of Section 3, Township 30 North, Range 4 West, M.D.M., Shasta County, described as follows:

Commencing at the Southeast corner of Tract No. 1544, Tucker Oaks East Subdivision, Shasta County, recorded in Volume 16 of Maps at pages 87 and _____, as the true point of beginning and from thence North 00°20'55" West 1549.08 feet to a point; thence South 89°39'05" West 515.00 feet to a point; thence South 00°20'55" East 720.00 feet to a point; thence South 39°25'00" West 219.97 feet to a point; thence North 59°11'47" West 223.26 feet to a point; thence South 76°12'13" West 261.65 feet to a point; thence South 13°11'13" West 104.00 feet to a point; thence South 34°20'47" East 434.03 feet to a point; thence South 76°48'47" East 259.78 feet to a point; thence South 13°11'13" West 30.00 feet to a point; thence South 76°48'47" East 299.97 feet to a point; thence South 13°11'13" West 10 feet to a point; thence South 76°48'47" East 357.99 feet to the true point of beginning, which is also a point 660 feet at right angles Westerly of the East line of Section 3, Township 30 North, Range 4 West, M.D.M., as shown on that map recorded in Book 11 of Land Surveys at page 18, Shasta County Records.

December 10, 1982
Job #14-81

PHASE II

A portion of Section 3, T30N, R4W, M.D.M., Shasta County, California, described as follows:

Commencing at the SE corner of Parcel 2, PM No. 150-76, filed in Book 7 of Parcel Maps at Page 102, Shasta County Records, Shasta County, California, thence N28°42'34"W 506.63 feet; thence N19°04'46"W 30.00 feet; thence N70°55'14"E 20.29 feet to the Point of Beginning; thence N19°04'46"W 110.00 feet; thence N70°55'14"E 247.00 feet; thence N81°28'00"E 104.60 feet; thence N07°07'30"W 173.40 feet; thence N03°28'00"W 165.00 feet; thence West 95.00 feet; thence N22°22'50"W 184.00 feet; thence N29°21'30"E 184.00 feet; thence S85°54'50"E 210.00 feet; thence N04°05'00"E 140.00 feet; thence N85°32'00"W 321.00 feet; thence S80°00'00"W 86.00 feet; thence N06°50'30"E 126.00 feet; thence along a 75.00 foot radius curve concave to the east, whose tangent bears N63°26'00"W, thru a central angle of 137°29'00", arc length of 179.96 feet; thence N06°35'00"E 131.00 feet; thence S65°33'00"E 242.00 feet; thence S86°49'00"E 180.00 feet; thence S59°56'00"E 110.00 feet; thence S30°04'00"E 110.00 feet; thence S02°36'00"W 110.00 feet; thence S11°18'30"W 76.00 feet; thence S04°28'00"W 321.00 feet; thence S01°51'00"W 155.00 feet; thence S08°32'00"E 405.00 feet; thence S22°54'00"E 145.51 feet; thence S69°46'30"W 108.32 feet; thence along a 330.00 foot radius curve concave to the SW, whose tangent bears N28°34'50"W, thru a central angle of 80°29'56", arc length of 463.64 feet; thence S70°55'14"W 180.00 feet to the Point of Beginning containing 12.20 acres.

December 10, 1982
Job #14-81

PHASE III

A portion of Section 3, T30N, R4W, M.D.M., Shasta County, California, described as follows:

Beginning at the SE corner of Parcel 2, PM No. 150-76, filed in Book 7 of Parcel Maps at Page 102, Shasta County Records, Shasta County, California, thence N28°42'34"W 476.20 feet; thence N70°55'14"E 195.20 feet; thence along a tangent 270.00 foot radius curve concave to the SW, thru a central angle of 93°49'26", arc length of 442.13 feet; thence S15°15'20"E 261.89 feet to the northerly right-of-way of Churn Creek lead (Co. Rd. No. 2H03A); thence along a 1030.00 foot radius curve concave to the SE, whose tangent bears S71°44'10"W, thru a central angle of 04°00'04", arc length of 71.93 feet; thence S67°44'06"W 59.58 feet; thence leaving said right-of-way, N22°15'54"W 80.00 feet; thence S67°44'06"W 197.89 feet; thence N84°15'54"W 37.51 feet to the Point of Beginning containing 4.50 acres.

Green line shows perimeter of 140 Acres "Project"
Red lines show perimeters of each Phase of
Housing within the "Project"

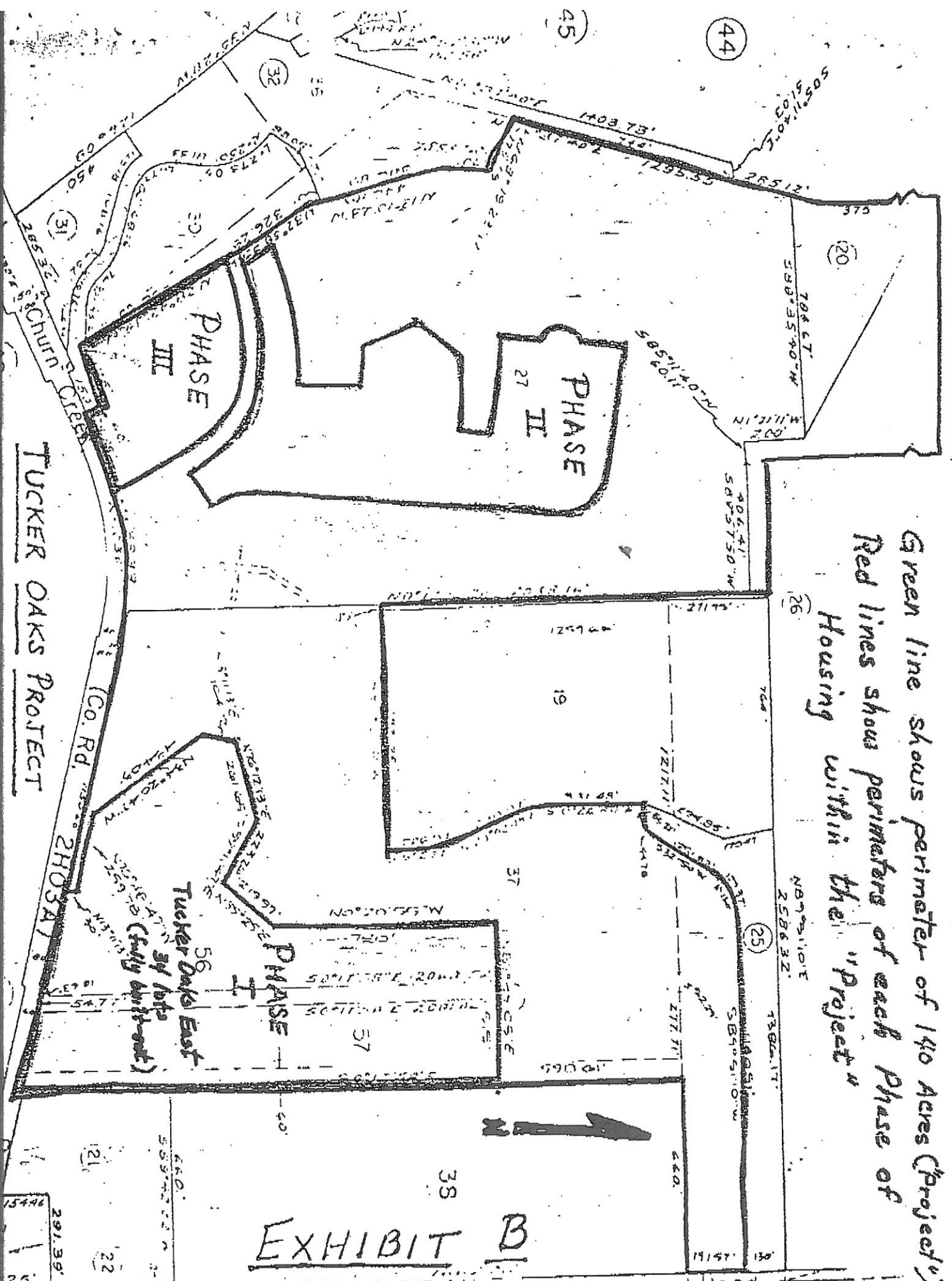


EXHIBIT B

TUCKER OAKS PROJECT

Tucker Oaks East
56' by 100'
(fully built-out)

38

44

45

32

20

26

25

37

19

27

PHASE III

PHASE II

PHASE I



HEARING: FORMATION, CALIFORNIA WATER DISTRICT, TUCKER OAKS 2030

8-30-83

This is the time set for consideration of the petition of James C. Hoffman, KOK Aerial Corporation, for formation of a California Water District to be known as "Tucker Oaks Water District" for the purposes of providing water for irrigation, domestic and municipal purposes, and the disposal of wastewater and sewage for properties generally located approximately one and one-half miles south of the Redding Municipal Airport, and approximately one-half mile north of the Sacramento River. Affidavits of Publication and Mailing Notice of Hearing are on file. Letters are received from the City of Redding opposing the formation, and from James C. Hoffman supporting the formation. Julie Howard, Local Agency Formation Commission Administrative Assistant, advises neither the Anderson-Cottonwood Irrigation District, City of Anderson, nor the City of Redding were able to provide water and sewage services to the Tucker Oaks development. The project director, James Hoffman, declined formation of a County Service Area; the LAFCD report reflects concerns that formation of a California Water District is inconsistent with Board policy to form a County Service Area whenever a public entity is required. Mr. Hoffman was directed to submit By-Laws for the proposed District containing provision for the Board of Supervisors to approve amendments to the By-Laws, and for deposit of a bond for two year maintenance of the District. Ms. Howard further advises that should the Board approve formation of a California Water District, the matter would be referred back to the Local Agency Formation Commission, but if the formation was not approved, Mr. Hoffman would be required to wait one year before again applying for formation of the District. Mr. Hoffman advises the Water District is intended for the residential units and not for the golf course. Phase I of the project has been built; the water system is complete throughout that area and the septic disposal system in the area where future expansion of the golf course is planned is under construction, plans are to recycle the water and utilize the processed effluent for watering grasses, trees and shrubs on the golf course, sale of lots cannot commence until an appropriate entity is established. Mr. Hoffman states the developer wants the entity arrangements completed for Phases I, II, and III with these phases to have control of the new well and the well not to become subject to areas outside the development. Mr. Hoffman discusses that a Mutual Water Company could be formed without Board approval but is a less desirable approach, the County Service Area is not an acceptable alternative, and forming a California Water District would allow the developer to move ahead with plans without further delay. Phil Perry

(continued)

(Hearing: Formation, California Water District,
Tucker Oaks, continued)

8-30-83

City of Redding Planning Director, discusses the City's letter, and recommends a County Service Area be formed to provide services until such time as the area annexes to the City of Redding. Discussion is held regarding whether a term could be applied to the district. Mr. Hoffman agrees to the concept and is requested to submit a written opinion of a suitable termination date for the District to the LAFCD Executive Director; and decision on formation of a California Water District for Tucker Oaks is scheduled for 2:30 p.m. September 13th.

12 # 1544

DECISION: FORMATION OF CALIFORNIA WATER DISTRICT
TUCKER OAKS: RESOLUTION NO. 83-235

This is the time set for decision on the petition of James C. Hoffman, MOH Atlas Corporation, for formation of a California Water District to be known as "Tucker Oaks Water District" for which hearing was held August 30th. Deputy County Counsel David Frank advises he has discussed matters pertaining to waiver of residents' rights to protest future formation of a County Service Area. Office of Special Districts Manager Larry Preston advises a condition for review and possible conversion to a County Service Area in five years appears unnecessary, if the California Water District is approved, it will become incumbent upon the Board to ensure that other subdivisions requesting such formation be as positive as the Tucker Oaks Project. By motion made and seconded, the Board of Supervisors adopts Resolution No. 83-235 authorizing formation of the Tucker Oaks Water District as a California Water District. Motion is carried by the following vote:

AYES: Supervisors Peters, Caton, Strange
NOES: Supervisors Maddox, Swendiman

PROPOSED TUCKER OAKS CALIFORNIA WATER DISTRICT
ACCEPTANCE OF UNDERTAKING

By motion made and seconded, the Board of Supervisors accepts the undertaking of James C. Hoffman in the amount of \$3,000 pursuant to California Water Code Section 3467, as security for costs of formation of the proposed Tucker Oaks California Water District, and sets 2:30 p.m., March 20th for hearing the petition. Motion is carried by the following vote:

AYES: Supervisors Peters, Caton, Strange
NOES: Supervisors Swendiman, Maddox

HEARING: PETITION, TUCKER OAKS WATER DISTRICT
RESOLUTION NO. 84-63

This is the time set to consider the petition of James C. Hoffman, President, MOH Atlas Corporation, to form a California Water District to be known as the Tucker Oaks Water District, and to establish its boundaries. Affidavits of Publication and Mailing Notice of Hearing to Lee D. Green, Esq., Hoffman & Elliott, are on file. Hearing is opened. Mr. Hoffman advises all staff requirements of previously submitted documents have been satisfied. No one speaks in opposition to the petition for establishing boundaries of the proposed water district. Hearing is closed. By motion made and seconded, the Board of Supervisors adopts Resolution No. 84-63 establishing the boundaries of a California Water District to be known as the Tucker Oaks Water District and allowing the matter to go to election May 8, 1984, by the following vote:

AYES: Supervisors Strange, Caton, Peters
NOES: Supervisor Maddox
ABSENT: Supervisor Swendiman

(See Resolution Book 25)

11 # 1544



Tucker Oaks East
Sewage Waste Treatment Plan

Tucker Oaks East Subdivision is a 54 lot single family residential development located along the East bank of Clover Creek and Northerly of Churn Creek Road within Section 3, T30N, R4E, about 1 mile Northeastly of the City of Anderson.

Soils within the proposed subdivision are not suitable for conventional septic tank-leach line installations, therefore, it is proposed to install a conventional sewerage collection system terminating at a common septic tank and pumping the sewage effluent to a common leach field area to be situated within the golf course fairways.

The collection system will be installed in accordance with the City of Anderson standard specifications and details.

The septic tank will be reinforced concrete and sized according to the Manual of Septic Tank Practice and the County of Shasta Health Department and located along the Easterly bank of Clover Creek.

A lift station will be constructed to pump the septic tank effluent across Clover Creek to the leach field area which will be located within the fairways being added to the Tucker Oaks Golf Course.

The leach fields have been designed in accordance with the Manual of Septic Tank Practice and the County of Shasta Health Department procedures for determining permissible sewage application rate.

The leach field is to be laid out in three independent units with valving to allow for any unit to be taken out of service for a resting period.

Soil profile pits were dug in March 1979 within the proposed leach field area to a depth of seven feet and were inspected by Mr. Sherman Fountain, Shasta County Health Dept. Sanitarian and Mr. James Crouse, Civil Engineer with the Water Quality Control Board. Test pits were also

142 # 1544

dig along the westerly bank of Clover Creek and at least 50 feet from the proposed leach field to determine the first ground water table.

Two standard percolation tests were run in 7 inch diameter holes, hand dug to a depth of 30 inches. These tests were made at either end of the proposed leach field. The time required for the water depth to drop from 12 inches to a depth of 10 inches within the test holes during the first percolation was 15 minutes.

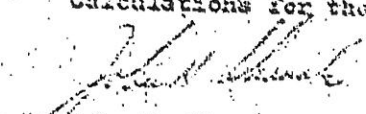
A 5' x 1' pit, 3 feet in depth was dug adjacent to a percolation test hole and a six inch diameter hole was dug to a depth of 13 inches. A cover was placed in this hole to a depth of 9 inches. It required 5 hours for the depth of water to drop six inches indicating a soil layer having a slow permeability rate between the bottom of the proposed leach lines and the ground water table which was found to be at elevation 462. The minimum elevation at the bottom of any leach line trench will be 465.

The soils are brownish loam top soil to a depth of 18 inches, followed by clay loam and gravelly clay loam to a depth of 6.5 feet and is underlain by clay bound gravel.

The lift station will be constructed on site within a six foot diameter manhole and will have two pumps which will be set for alternating sequence. An overflow inverted siphon pipe under Clover Creek will lead to a concrete storage cylinder having a 48 hour storage capacity.

The system when completed and accepted will be operated and maintained by the Andersen Cottonwood Irrigation System.

Calculations for the proposed plan are attached.


John H. Sharrub, P.E.
Civil Engineer

143

1544

Sharrub-Notre and Associates

JUN

THE BASIS THE *the one should*
require an encroachment permit.

1544
35 *E. Egan*

ADDRESSER WITH COPY, RETURN THIS COPY

COUNTY
OF
SHASTA

INTERDEPARTMENTAL MEMORANDUM

DATE March 31, 1983
TO Board of Supervisors
FROM R.W. CURRY BY Richard W. Curry, Public Works Director
SUBJECT Tucker Oaks East Subdivision

Tucker Oaks East Subdivision was approved with a condition that required the establishment of a public entity to maintain the sewer and water systems. The subdivider bonded for the improvements and was allowed to record his subdivision map on the basis of an agreement between himself and the Anderson-Cottonwood Irrigation District wherein A.C.I.D. agreed to maintain the facilities.

At this time A.C.I.D. and the developer have not been able to complete the terms of the agreement so that A.C.I.D. is not maintaining the facilities. The developer is now negotiating with the City of Anderson for the City to maintain the facilities.

The Department of Public Works had been holding the construction bonds for the improvements as a lever to encourage the developer to resolve the problem of the maintenance of the facilities. Since the bonds are only to guarantee the construction which is now complete, and the developer is pressing for the release of the securities, we are now recommending that they be released.

To ensure that there is a clear understanding that the establishment of the public entity is still necessary, the Health Department has written the Real Estate Commissioner and informed him that until such public entity is formed it will not be possible for their office to approve permits for any connection to the sewer or water systems. Under these conditions the Real Estate Commissioner will not issue a public report.

This memorandum is intended to inform you that this is a unique situation for a subdivision, but that the public is protected by virtue of the fact that no public report will be issued by the Real Estate Commissioner; therefore, no lots will be sold within this subdivision until the necessary public entity exists.

RWC/bc

cc: *Ron Hill*

39 # 1544



**COUNTY
OF
SHASTA**

INTERDEPARTMENTAL MEMORANDUM

DATE March 17, 1983
TO Joe Hunter, Director of Planning
FROM R. W. CURRY **BY** Ron Hill, Subdivision Engineer
SUBJECT Tucker Oaks East, Tract 1544

Attention: John Strahan

Attached is a memo from us to the Health Department regarding the above-named project. This map was allowed to be filed because the developer presented us with an executed agreement between himself and A.C.I.D. wherein A.C.I.D. agreed to accept responsibility for the operation and maintenance of the water and sewer systems. Since that time, apparently because of some legal complication, A.C.I.D. has withdrawn from the obligation.

I would recommend that you also take whatever action you deem appropriate in regard to this project.

RH/bc

Attachment

cc: County Counsel

Gary Kalsbeek
1304 East Street, Suite 204
Redding, CA 96001

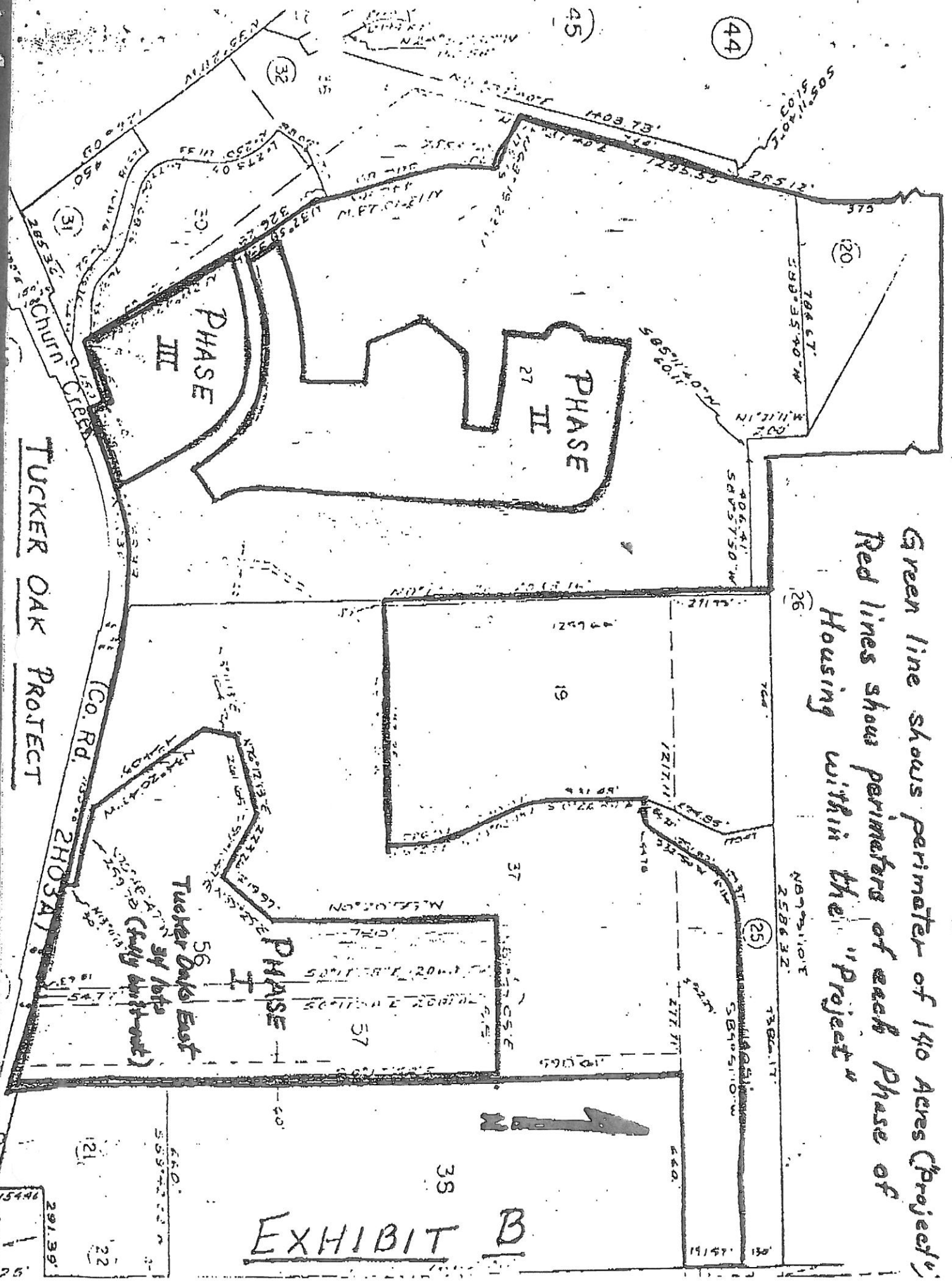
KOH Atlas Corporation
20480 Pacifica Drive, Suite C
Cupertino, CA 95014
ATTN: James Hoffman

41# 1544



Green line shows perimeter of 140 Acres (Project)
Red lines show perimeters of each Phase of
Housing within the "Project"

EXHIBIT B



4:28 PM
 10/10/13
 Accrual Basis

Tucker Oaks Water District
Balance Sheet Prev Year Comparison
 As of June 30, 2013

COPY

| | <u>Jun 30, 13</u> | <u>Jun 30, 12</u> |
|--|-------------------------|-------------------------|
| ASSETS | | |
| Current Assets | | |
| Checking/Savings | | |
| 1000 - North Valley Bank | 5,971.50 | 20,378.61 |
| 1006 - Bank of America - Checking | 12,439.49 | 10,118.51 |
| Total Checking/Savings | <u>18,410.99</u> | <u>30,497.12</u> |
| Accounts Receivable | | |
| 1200 - Accounts Receivable | 942.10 | 2,679.82 |
| Total Accounts Receivable | <u>942.10</u> | <u>2,679.82</u> |
| Other Current Assets | | |
| 1498 - Undeposited Funds | 3,623.36 | 3,763.33 |
| Total Other Current Assets | <u>3,623.36</u> | <u>3,763.33</u> |
| Total Current Assets | <u>22,976.45</u> | <u>36,940.27</u> |
| Fixed Assets | | |
| 1600 - Cap. Costs-Aqua Mag Equipment | 2,609.58 | 2,609.58 |
| 1606 - Accum. Depreciation (Aqua Mag) | -2,609.58 | -2,609.58 |
| 1630 - Cap. Costs-Sewer System Repair | 36,253.58 | 36,253.58 |
| 1636 - Accum. Depra. (Sewer Sys.) | -33,555.63 | -31,436.71 |
| Total Fixed Assets | <u>2,697.95</u> | <u>4,814.87</u> |
| TOTAL ASSETS | <u><u>25,674.40</u></u> | <u><u>41,766.14</u></u> |
| LIABILITIES & EQUITY | | |
| Liabilities | | |
| Current Liabilities | | |
| Other Current Liabilities | | |
| 2260 - Note Payable-H&E(Acctg, Legal) | 3,000.00 | 3,000.00 |
| 2300 - Capital Improvement Funds | 3,570.00 | 3,570.00 |
| Total Other Current Liabilities | <u>6,570.00</u> | <u>6,570.00</u> |
| Total Current Liabilities | <u>6,570.00</u> | <u>6,570.00</u> |
| Long Term Liabilities | | |
| 2600 - Note Payable-KOH-TDC(Sewer) | 13,387.76 | 36,904.80 |
| Total Long Term Liabilities | <u>13,387.76</u> | <u>36,904.80</u> |
| Total Liabilities | <u>19,957.76</u> | <u>43,474.80</u> |
| Equity | | |
| 1110 - Retained Earnings | 22,285.98 | 19,702.95 |
| 3010 - Fund Equity-Sewer Service | -39,964.69 | -39,964.69 |
| 3020 - Fund Equity-Water Service | 15,959.05 | 15,959.05 |
| Net Income | 7,458.30 | 2,583.03 |
| Total Equity | <u>5,738.64</u> | <u>-1,719.66</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>25,674.40</u></u> | <u><u>41,766.14</u></u> |

3:42 PM

08/08/13

Accrual Basis

Tucker Oaks Water District Profit & Loss Budget vs. Actual July 2012 through June 2013

COPY

| | Jul '12 - Jun 13 | Budget | \$ Over Budget |
|--|------------------|-----------|----------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| 4000 • Water Readings | 16,084.12 | 13,580.48 | 2,503.64 |
| 4001 • SERVICE CHARGES ON WATER METERS | 110.00 | 30.00 | 80.00 |
| 4003 • WATER ASSESSMENT CHARGES ON OWN | 3,400.00 | | |
| 4010 • Sewer Charges | 21,420.00 | 21,080.00 | 340.00 |
| 4150 • Late Chg/Finance Chg Income | 439.07 | 343.22 | 95.85 |
| Total Income | 41,453.19 | 35,033.70 | 6,419.49 |
| Expense | | | |
| 6125 • Board Expenses | 0.00 | 0.00 | 0.00 |
| 6150 • Depreciation Expense | 2,116.92 | 1,483.67 | 633.25 |
| 6160 • Dues and Subscriptions | 289.00 | 254.00 | 15.00 |
| 6170 • Equipment Rental | 0.00 | 70.00 | -70.00 |
| 6180 • Insurance | | | |
| 6185 • Liability | 3,781.55 | 2,000.00 | 1,781.55 |
| Total 6180 • Insurance | 3,781.55 | 2,000.00 | 1,781.55 |
| 6200 • Interest Expense | | | |
| 6220 • Loan Interest | 1,462.96 | | |
| 6200 • Interest Expense - Other | 0.00 | 1,462.96 | -1,462.96 |
| Total 6200 • Interest Expense | 1,462.96 | 1,462.96 | 0.00 |
| 6230 • Licenses and Permits | 2,288.00 | 2,251.00 | 17.00 |
| 6240 • Miscellaneous | 0.00 | 58.27 | -58.27 |
| 6246 • Office Supplies | 4.00 | 243.08 | -239.08 |
| 6250 • Postage and Delivery | 193.73 | 382.58 | -188.85 |
| 6270 • Professional Fees | | | |
| 6276 • Accounting/Bookkeeping | 988.68 | 1,051.75 | -65.07 |
| 6280 • Legal Fees | 5,625.00 | 8,903.85 | -3,278.85 |
| 6286 • Meter Readings | 170.00 | 1.20 | 168.80 |
| Total 6270 • Professional Fees | 6,781.68 | 9,958.60 | -3,174.92 |
| 6346 • Training/Education | 248.28 | 500.00 | -253.74 |
| 6300 • Utilities | | | |
| 6400 • Waste - Electric | 972.95 | | |
| 6410 • Waste Disposal | 3,520.00 | | |
| 6300 • Utilities - Other | 0.00 | 588.28 | -588.28 |
| Total 6300 • Utilities | 4,492.95 | 588.28 | 3,924.67 |
| 6415 • Waste Disp.-Admin & Gen | 47.00 | 44.00 | 3.00 |
| 6416 • Waste Disp.-Monitoring | 4,191.00 | 5,440.00 | -1,249.00 |
| 6420 • Waste Disp.-Facilities | 200.00 | | |
| 6423 • Waste Disp.-Repairs & Maint. | 1,289.34 | 5,460.74 | -4,171.40 |
| 6425 • Waste Disp.-Testing | 538.00 | 920.00 | -382.00 |
| 6435 • Water Purchases | 3,414.19 | 3,380.80 | 33.39 |
| 6460 • Water-Admin & Gen | 97.00 | 94.00 | 3.00 |
| 6463 • Water-Repairs & Maint. | 0.00 | 180.55 | -180.55 |
| 6465 • Water-Testing | 1,461.00 | 711.00 | 750.00 |
| 6466 • Water-Treatment | 1,313.26 | 638.14 | 675.12 |
| 68000 • Reconciliation Discrepancies | 0.03 | | |
| Total Expense | 34,167.87 | 38,099.65 | -1,931.78 |
| Net Ordinary Income | 7,285.32 | -1,065.95 | 8,351.27 |
| Other Income/Expense | | | |
| Other Income | | | |
| 7010 • Interest Income | 170.98 | | |
| Total Other Income | 170.98 | | |
| Net Other Income | 170.98 | | |
| Net Income | 7,456.30 | -1,065.95 | 8,522.25 |

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09/08/13

Accrual Basis

Tucker Oaks Water District

Profit & Loss Prev Year Comparison

July 2008 through June 2013

| | Jul '08 - Jun '09 | Jul '09 - Jun '10 | Jul '10 - Jun '11 | Jul '11 - Jun '12 | Jul '12 - Jun '13 | TOTAL |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | | | | |
| Income | | | | | | |
| Returned Check Charges | 0.00 | 0.00 | 25.00 | 0.00 | 0.00 | 25.00 |
| 4000 - Meter Readings | 15,629.40 | 12,430.87 | 7,359.76 | 13,580.48 | 16,084.12 | 65,084.63 |
| 4001 - SERVICE CHARGES ON WATER METERS | 0.00 | 0.00 | 20.00 | 30.00 | 110.00 | 180.00 |
| 4003 - WATER ASSESSMENT CHARGES ON OWN | 0.00 | 0.00 | 0.00 | 0.00 | 3,400.00 | 3,400.00 |
| 4010 - Sewer Charges | 20,400.00 | 20,400.00 | 14,245.00 | 21,080.00 | 21,420.00 | 97,545.00 |
| 4100 - Late Chg/Finance Chg Income | 432.21 | 492.23 | 621.36 | 331.32 | 438.07 | 2,308.21 |
| Total Income | 36,461.61 | 33,313.10 | 22,271.14 | 35,021.80 | 41,453.19 | 168,520.84 |
| Expense | | | | | | |
| 0120 - Bank Service Charges | 0.00 | 0.00 | 5.00 | 0.00 | 0.00 | 5.00 |
| 0126 - Board Expenses | 0.00 | 0.00 | 181.19 | 0.00 | 0.00 | 181.19 |
| 0160 - Depreciation Expense | 1,572.78 | 1,393.20 | 1,393.20 | 1,483.87 | 0.00 | 7,958.77 |
| 0160 - Dues and Subscriptions | 543.30 | 625.00 | 244.00 | 254.00 | 2,116.92 | 1,835.30 |
| 0170 - Equipment Rental | 0.00 | 0.00 | 70.00 | 70.00 | 0.00 | 140.00 |
| 0180 - Insurance | 4,500.04 | 2,000.28 | 1,857.80 | 70.00 | 0.00 | 3,781.55 |
| 0200 - Interest Expense | 1,482.98 | 1,482.98 | 1,482.98 | -16.00 | 1,482.98 | 12,223.78 |
| 0230 - Licenses and Permits | 1,998.00 | 2,015.00 | 2,015.00 | 2,261.00 | 2,268.00 | 7,314.80 |
| 0238 - Meters & Supplies | 71.83 | 0.00 | 0.00 | 0.00 | 0.00 | 10,521.00 |
| 0240 - Miscellaneous | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 71.83 |
| 0246 - Office Supplies | 186.07 | 243.08 | 178.02 | 58.27 | 0.00 | 58.27 |
| 0250 - Postage and Delivery | 369.89 | 362.58 | 286.50 | 43.77 | 4.00 | 634.92 |
| 0270 - Professional Fees | 2,096.05 | 2,835.30 | 2,787.99 | 198.98 | 193.73 | 1,418.76 |
| 0300 - Repairs | 85.00 | 0.00 | 0.00 | 10,075.40 | 6,781.68 | 24,346.42 |
| 0346 - Training/Education | 375.00 | 0.00 | 0.00 | 500.00 | 0.00 | 85.00 |
| 0360 - Travel & Ent | 0.00 | 0.00 | 0.00 | 0.00 | 246.28 | 1,121.28 |
| 0390 - Utilities | 390.81 | 568.28 | 24.43 | 0.00 | 0.00 | 24.43 |
| 0416 - Waste Disp.-Admin & Gen | 0.00 | 0.00 | 581.45 | 4,409.92 | 4,482.85 | 10,443.41 |
| 0416 - Waste Disp.-Monitoring | 0.00 | 0.00 | 0.00 | 44.00 | 47.00 | 91.00 |
| 0420 - Waste Disp.-Facilities | 0.00 | 5,440.00 | 4,680.00 | 4,501.00 | 4,191.00 | 18,812.00 |
| 0423 - Waste Disp.-Repairs & Maint. | 3,658.59 | 0.00 | 0.00 | 0.00 | 200.00 | 200.00 |
| 0426 - Waste Disp.-Testing | 0.00 | 5,460.74 | 9,452.52 | 2,307.55 | 1,269.34 | 22,488.74 |
| 0436 - Water Purchases | 4,809.04 | 920.00 | 1,240.00 | 480.00 | 538.00 | 3,178.00 |
| 0450 - Water-Admin & Gen | 69.31 | -4,368.49 | 4,364.63 | 3,380.80 | 3,414.19 | 20,367.15 |
| 0463 - Water-Repairs & Maint. | 46.00 | 0.00 | 50.00 | 84.00 | 97.00 | 310.31 |
| 0465 - Water-Testing | 2,104.00 | 180.55 | 0.00 | 0.00 | 0.00 | 228.55 |
| 0466 - Water-Treatment | 551.98 | 711.00 | 421.00 | 392.00 | 1,461.00 | 5,089.00 |
| 9990 - Reconciliation Discrepancies | 0.00 | 1,089.08 | 812.56 | 638.14 | 1,313.26 | 4,215.00 |
| Total Expense | 25,101.75 | 29,508.51 | 32,038.35 | 32,627.44 | 34,187.87 | 153,443.92 |
| Net Ordinary Income | 11,359.86 | 3,804.59 | -9,767.21 | 2,394.36 | 7,265.32 | 15,076.92 |

**TUCKER OAKS WATER DISTRICT
WATER USAGE REPORT
WATER CHARGES FOR YEAR
2012-2013**

COPY

| <u>ACCOUNT</u> | <u>CUSTOMER</u> | <u>1ST QTR</u> | <u>2ND QTR</u> | <u>3RD QTR</u> | <u>4TH QTR</u> | <u>TOTAL WATER CHARGES</u> | <u>TOTAL WATER UNITS BILLED</u> |
|----------------|-----------------|----------------|----------------|----------------|----------------|----------------------------|---------------------------------|
| 101 | Rodriguez | 299.18 | \$94.52 | \$18.73 | \$187.30 | \$599.73 | 5,997.30 |
| 102 | O'Hara | 162.71 | \$32.15 | \$28.55 | \$128.10 | \$351.51 | 3,515.10 |
| 103 | Van Veen | 207.97 | \$74.50 | \$29.15 | \$151.57 | \$463.19 | 4,631.90 |
| 104 | Brown | 98 | \$64.54 | \$41.28 | \$102.54 | \$306.36 | 3,063.60 |
| 105 | Hummel | 278.17 | \$59.03 | \$62.64 | \$151.66 | \$551.50 | 5,515.00 |
| 106 | Willis | 160.17 | \$36.74 | \$31.33 | \$111.72 | \$339.96 | 3,399.60 |
| 107 | Yee/Jones | 123.85 | \$23.35 | \$16.46 | \$89.77 | \$253.43 | 2,534.30 |
| 108 | Westphal | 197.89 | \$107.31 | \$4.43 | \$99.67 | \$409.30 | 4,093.00 |
| 109 | Long | 288.73 | \$81.22 | \$48.38 | \$296.54 | \$714.87 | 7,148.70 |
| 110 | Collins | 134.65 | \$30.21 | \$8.97 | \$74.73 | \$248.56 | 2,485.60 |
| 111 | Duchi | 231.87 | \$74.61 | \$47.36 | \$158.86 | \$512.70 | 5,127.00 |
| 112 | Weiner | 207.74 | \$98.24 | \$44.82 | \$141.72 | \$492.52 | 4,925.20 |
| 113 | Clewett | 323.48 | \$92.06 | \$29.12 | \$177.65 | \$622.31 | 6,223.10 |
| 114 | Adams | 533.56 | \$371.51 | \$246.31 | \$463.86 | \$1,615.24 | 16,152.40 |
| 115 | Whitley | 195.58 | \$70.08 | \$23.91 | \$125.28 | \$414.85 | 4,148.50 |
| 116 | Cottengim | 264.29 | \$51.17 | \$32.65 | \$119.15 | \$467.26 | 4,672.60 |
| 117 | Bichmeier | 165.74 | \$84.23 | \$70.71 | \$131.86 | \$452.54 | 4,525.40 |
| 118 | DANIELS | 176.17 | \$69.09 | \$82.34 | \$170.57 | \$498.17 | 4,981.70 |
| 119 | Moore | 219.22 | \$58.82 | \$35.21 | \$106.40 | \$419.65 | 4,196.50 |
| 120 | Bridges | 591.63 | \$355.60 | \$327.35 | \$400.33 | \$1,674.91 | 16,749.13 |
| 121 | Morgan | 203.59 | \$58.76 | \$44.07 | \$145.70 | \$452.12 | 4,521.20 |
| 122 | Cobbler | 211.97 | \$44.69 | \$29.74 | \$141.16 | \$427.56 | 4,275.60 |
| 123 | Maxwell | 150.57 | \$109.38 | \$101.18 | \$137.65 | \$498.78 | 4,987.80 |
| 124 | Cameron | 400.93 | \$54.77 | \$68.80 | \$258.71 | \$783.21 | 7,832.10 |
| 125 | Lenk | 204.48 | \$65.75 | \$55.05 | \$169.99 | \$495.27 | 4,952.70 |
| 126 | Bell | 256.24 | \$56.78 | \$20.19 | \$187.07 | \$520.28 | 5,202.80 |
| 127 | Lonich/Rick | 169.9 | \$57.21 | \$130.01 | \$134.68 | \$491.80 | 4,918.00 |
| 128 | Tijerina | 328.52 | \$51.47 | \$43.97 | \$157.82 | \$581.78 | 5,817.80 |
| 129 | Lee | 146.59 | \$45.71 | \$44.53 | \$102.78 | \$339.61 | 3,396.10 |
| 130 | Mahrt | 187.44 | \$63.66 | \$28.44 | \$151.91 | \$431.45 | 4,314.50 |
| 131 | Coward | 199.58 | \$48.66 | \$62.97 | \$140.35 | \$451.56 | 4,515.60 |
| 132 | Cagle | 245.11 | \$89.13 | \$35.76 | \$205.12 | \$575.12 | 5,751.20 |
| 133 | Harris | 319.5 | \$40.07 | \$48.39 | \$177.99 | \$585.95 | 5,859.50 |
| 134 | Rauch | 184.14 | \$59.33 | \$39.81 | \$174.99 | \$458.27 | 4,582.70 |
| | | 0 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | 8069.16 | \$2,774.35 | \$1,982.61 | \$5,675.20 | \$10,432.16 | 185,013.23 |

TUCKER OAKS WATER DISTRICT
Water Purchase Summary
FYE 88 through FYE 13

COPY

| <u>Fiscal Year</u> | <u>Units</u> | <u>Unit Price</u> | <u>Dollar Amount</u> |
|--------------------|--------------|-------------------|----------------------|
| 2012-2013 | 76,578.10 | 0.05 | \$ 3,828.92 |
| 2012-2013 | 108,435.13 | 0.03 | \$ 3,253.04 |
| 2011-2012 | 160,910.27 | 0.03 | \$ 4,827.31 |
| 2010-2011 | 146,487.90 | 0.03 | \$ 4,394.63 |
| 2009-2010 | 145,616.40 | 0.03 | \$ 4,368.49 |
| 2008-2009 | 160,301.61 | 0.03 | \$ 4,809.04 |
| 2007-2008 | 165,243.54 | 0.03 | \$ 4,957.30 |
| 2006-2007 | 167,634.55 | 0.03 | \$ 5,029.03 |
| 2005-2006 | 144,158.05 | 0.03 | \$ 4,324.73 |
| 2004-2005 | 131,826.89 | 0.03 | \$ 3,954.80 |
| 2003-2004 | 133,026.67 | 0.03 | \$ 3,990.79 |
| 2002-2003 | 127,634.00 | 0.03 | \$ 3,829.01 |
| 2001-2002 | 119,860.00 | 0.03 | \$ 3,595.80 |
| 2000-2001 | 107,548.00 | 0.03 | \$ 3,226.44 |
| 1999-2000 | 105,070.00 | 0.03 | \$ 3,152.10 |
| 1998-1999 | 87,755.00 | 0.04 | \$ 3,071.43 |
| 1997-1998 | 75,162.00 | 0.04 | \$ 2,630.67 |
| 1996-1997 | 91,806.00 | 0.04 | \$ 3,213.21 |
| 1995-1996 | 76,755.00 | 0.04 | \$ 2,686.43 |
| 1994-1995 | 65,504.00 | 0.04 | \$ 2,620.16 |
| 1993-1994 | 67,038.00 | 0.04 | \$ 2,346.33 |
| 1992-1993 | 65,685.00 | 0.03 | \$ 1,642.13 |
| 1991-1992 | 58,722.00 | 0.03 | \$ 1,468.05 |
| 1990-1991 | 57,154.00 | 0.03 | \$ 1,428.85 |
| 1989-1990 | 19,427.00 | 0.03 | \$ 485.68 |
| 1988-1989 | 5,300.00 | 0.03 | \$ 132.50 |
| 1987-1988 | 3,600.00 | 0.03 | \$ 90.00 |

4:01 PM

09/08/13

Accrual Basis

COPY

Tucker Oaks Water District
Profit & Loss Prev Year Comparison
 July 2008 through June 2013

| | Jul '08 - Jun 09 | Jul '09 - Jun 10 | Jul '10 - Jun 11 | Jul '11 - Jun 12 | Jul '12 - Jun 13 | TOTAL |
|------------------------|------------------|------------------|------------------|------------------|------------------|-----------|
| Other Income/Expense | | | | | | |
| Other Income | 0.00 | 132.96 | 256.59 | 188.67 | 170.98 | 749.20 |
| 7010 - Interest Income | 0.00 | 132.96 | 256.59 | 188.67 | 170.98 | 749.20 |
| Total Other Income | | | | | | |
| Net Other Income | 0.00 | 132.96 | 256.59 | 188.67 | 170.98 | 749.20 |
| Net Income | 11,369.86 | 3,037.66 | -9,510.62 | 2,693.03 | 7,466.30 | 16,826.12 |

California State Parks LWCF Service Area Report

Project ID: 1355
Date Created: 05/30/2014
Coordinates: 40.484, -122.302

This is your LWCF Service Area report for the project you have defined.
Please refer to your Project ID in any future communications about this project.

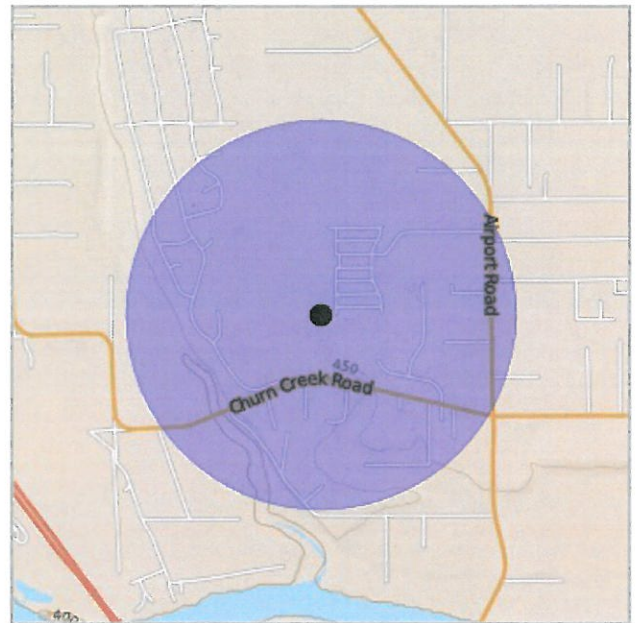
Project Area Statistics

| | |
|--------------------------------|-----------------------|
| County: | Shasta |
| City: | Unincorporated |
| Total Population: | 655 |
| Margin of Error: | (+/- 148) |
| Per Capita Income: | \$ 23,119 |
| Margin of Error: | (see table next page) |
| # People Below Poverty: | 172 |
| Park Acres in Area: | 0.00 |
| Park Acres / 1,000 Population: | 0.00 |

Data Sources:

American Community Survey (ACS) 5-year estimates
Parks data from Calif. Protected Areas Database 2013b (Sept. 2013) -
www.CALands.org

Project Area Map



Report Background

The project area statistics have been calculated based on the selected radius (in miles) from the point location of your project. The buffer is referred to as the project service area.

Population and people in poverty are calculated by determining the percent of any block groups that intersect with the service area. The service area is then assigned the sum of all the block group portions. An equal distribution in block groups is assumed.

Per capita income is calculated as a weighted average of the block group values that fall within the service area.

More information on the calculations, and a detailed description of the margin of error are available at:

http://www.mapsportal.org/lwcf/LWCF_Calculation_Documentation.pdf

Parks and park acres are based on best available source information but may not always contain exact boundaries or all parks in specific locations. Parks acreage does not include major lakes or ocean, and may not include recreation facilities where those occupy most of a site. Users can send update information on parks data to: parkupdates@parks.ca.gov



LWCF Service Area Calculator
is a service of the
California Department of Parks and Recreation
www.parks.ca.gov

LWCF Service Area Calculator
created by GreenInfo Network
www.greeninfo.org



California State Parks LWCF Service Area Report

Project ID: 1355
Date Created: 05/30/2014
Coordinates: 40.484, -122.302

TABLE OF PER CAPITA INCOME FOR PROJECT AREA

| ID | Acres | Acres in SA | PCI | PCI MOE |
|--------------|-------|-------------|-----------|----------|
| 060890115003 | 1,758 | 486 | \$ 23,128 | \$ 4,024 |
| 060890115004 | 3,628 | 12 | \$ 22,752 | \$ 5,842 |



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Les Baugh
County Member

Irwin Fust
Special District Alternate

Patrick Jones
City Member

Dick Fyten
Public Member

Larry Farr
City Member Alternate

Pam Giacomini
County Member Alternate

David Kehoe
County Member

Vacant
Public Member Alternate

James Yarbrough
City Member

Brenda Haynes
Special District Member

Stephen Morgan
Special District Member

Jan Lopez
Executive Officer



NOTICE OF INTENT TO ADOPT - STATUTORY EXEMPTION

To: Affected and Interested Agencies and Persons

From: Shasta LAFCO
Local Agency Formation Commission
2516 Goodwater Avenue, Suite A
Redding, CA 96002

Project Title: Tucker Oaks Water District MSR/SOI Update 2014

Project Location-Specific: Community of Mountain Gate approximately 12 miles north of Redding, CA

Project Location – City: rural subdivision near Redding Project Location – County: Shasta County

Description of nature, purpose and beneficiaries of project: Establish Municipal Service Review and Sphere of Influence boundary update pursuant to G.C. 56425. This project does not include any boundary changes. Please see Exhibit A, Map of Sphere of Influence Update attached herewith and incorporated by reference.

Name of Public Agency Approving Project: SHASTA LAFCO

Name of Person or Agency Carrying out the project: SHASTA LAFCO

Exempt Status (check one)

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a);
- Emergency Project (Section 21080(b)(4); 15269(b)(c);
- Categorical Exemption. *State type and section number* : _____
- Statutory Exemption. *State code number* : Guidelines Section 15262 - Feasibilities & Planning Studies (Section 21083, Public Resources Code)**

Reasons why project is exempt:

Project comprised of studies and evaluations and establishment of planning boundary for future growth pursuant to the requirements of G.C. 56425. There is no material effect on lands within the study area.

Lead Agency

Contact Person: Jan Lopez

Phone: 530-242-1112

Signature: 

Title of Person: Executive Officer

Date: May 30, 2014



State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
1416 9th Street
Sacramento, CA 95814
<http://www.dfg.ca.gov>

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

Shasta Local Agency Formation Commission
2516 Goodwater Avenue, Suite A
Redding, CA 96002

CEQA Lead Agency: Shasta Local Agency Formation Commission

Project Name: Tucker Oaks Water District MSR & SOI Update

CEQA Document Type: Statutory Exemption, Section 15262 – Feasibility & Planning Studies

State Clearing House Number and/or local agency ID number: N/A

Project Location: Adjacent to the Tucker Oaks Golf Course between Airport Road and Churn Creek Road.

Brief Project Description: This mandated update establishes baseline information for this agency's services and sphere of influence boundaries. The agency provides independent domestic water and manages an on-site community package waste disposal system. It has been operating for more than 40 years as a small, contained agency servicing these specific parcels.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish and G. Code § 711.4(c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at time of filing of the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to FGC Section 711.4(c)(3).

DFG Approved By:  Date: June 2, 2014

Title: Interior Conservation Program Supervisor



Conserving California's Wildlife Since 1870