

CRAG VIEW COMMUNITY SERVICES DISTRICT

has been filed with this Commission, and

WHEREAS, the Executive Officer has advised that said application is properly completed and signed, correctly describes the proposed boundaries, and in all other respects complies with this Commission's rules, and

WHEREAS, notice has been duly given and public hearings held as required by law, and

WHEREAS, the Commission has reviewed the proposed formation and considered those factors set forth in Section 54796 of the Government Code,

NOW, THEREFORE, BE IT RESOLVED that the proposed formation is

- (1) Disapproved: \_\_\_\_\_
- (2) Approved: \_\_\_\_\_
- (3) Approved with the following conditions:

Resolution No. 68-12: Formation of Castle Crag

Community Services District is approved, with

governmental services limited to supplying of

water, as described in Section 61600(a) of the

Government Code.

DULY ADOPTED this 11th day of September, 1968, by the Local

Agency Formation Commission of the County of Shasta by the following vote:

AYES: Commissioners Ferreira, Morgan, Denny, Wagoner

NOES: None

ABSENT: Commissioner Brown

ATTEST:

Bill G. Minton

Executive Officer

By John Griffin

John Griffin

Administrative Analyst

[Signature]  
Chairman

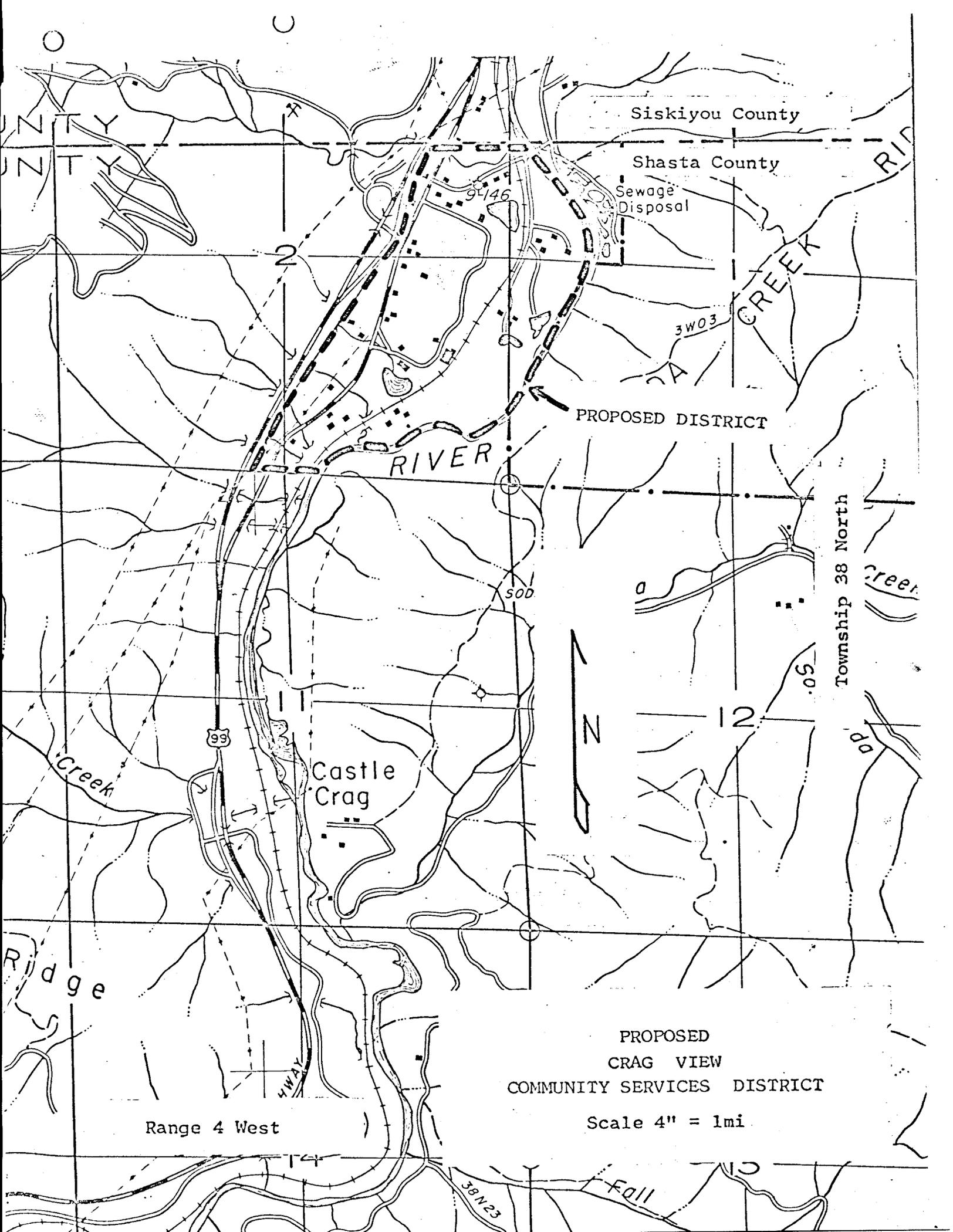
Local Agency Formation Commission

LEGAL DESCRIPTION

PROPOSED CRAG VIEW COMMUNITY SERVICES DISTRICT

Those lands lying in the County of Shasta, State of California, more particularly described as follows:

Beginning at the intersection of the centerline of the Sacramento River with the north boundary line of Shasta County; thence, from said point of beginning in a generally southerly direction along the centerline of said Sacramento River to the intersection of said centerline of the Sacramento River with the south line of Section 2, T33N, R4W, M3E&M; thence, west along section line to the intersection of said section line with the easterly right-of-way line of Interstate 5 highway; thence, in a generally northerly direction along said easterly right-of-way line to the intersection of said right-of-way line with the north boundary line of Shasta County; thence, east along said north line of Shasta County to the point of beginning.



Siskiyou County

Shasta County

Sewage Disposal

9146

3W03

PROPOSED DISTRICT

RIVER

SOD

Township 38 North

99

Castle Crag

PROPOSED  
CRAG VIEW  
COMMUNITY SERVICES DISTRICT

Scale 4" = 1mi

Range 4 West

Fall

38N23

TO: BILL G MINTON  
FROM: ARNOLD S RUMMELSBURG  
DATE: AUGUST 22, 1968

This is in response to your request for comments on the proposed Crag View Community Services District.

The subject area consists of approximately 190 acres as shown on the attached map, is bounded on the North by the County line, on the East by the Sacramento River, on the South by Castle Crag State Park and on the West by the Interstate 5 right-of-way. Although the area is quite small, the boundaries are determined in such a way that there is no chance for expansion of the area.

At the present time domestic water service is provided through a system which has developed over a period of years and really belongs to no one. Each individual has some degree of water right from Little Castle Creek and the system diverts water from this creek and transmits it to the area of service. Maintenance is done on a volunteer basis and the improvements, when they are made, are also done on a volunteer basis. This has worked reasonably well in the past but has severe limitations when work of any magnitude is required.

At the present time a large commercial recreational development is taking place immediately across Little Castle from the point of diversion for the system. In addition, a campground has been developed upstream. Because of these activities, residents of the area are concerned over possible future water quality and feel that they must take steps to assure that their water supply will be satisfactory from a quality standpoint and will not be contaminated because of development within the watershed. In addition, there is a desire to extend pipelines within the area to serve certain portions which are not served at the present time.

In order to test the feasibility of formation of a district in this area, a preliminary cost estimate and preliminary repayment analysis was made of the facilities which would be required to meet the needs of the area. This was done on a reconnaissance basis but should be sufficiently accurate to demonstrate the reasonableness of forming a district as proposed.

Proposed improvements would include the following items: (1) an in-

filtration gallery and chlorination station at the point of diversion from Little Castle Creek; (2) approximately 3000' of supply line would be required to the existing collection box and (3) additional 6" and 4" pipe would be required to complete the existing distribution system. These improvements, together with existing facilities are shown on the map. Following is a cost estimate of these facilities. This was developed on the basis of volunteer installation of the pipelines:

COST ESTIMATE

1.	Infiltration gallery - L.S. complete	\$ 5,000.
2.	Chlorinator L.S. complete	3,500.
3.	3000'-12" D&W 10 ga - pipe only @ \$3.00	9,000.
4.	2300'-6" ditto @ 1.50	3,500.
5.	1800'-4" ditto @ 1.10	2,000.
6.	Misc valves & fittings - 10% pipe cost	<u>1,500.</u>
	Subtotal	\$24,500.
	Contingencies @ 20% †	<u>5,500.</u>
	TOTAL	\$30,000.

If contract installation of all facilities is considered the total cost would be about \$50,000.

For the purpose of this analysis loan repayment was considered at 4% over a 50 year period. State and federal loan programs will provide such repayment conditions and there are some programs which will provide even more favorable repayment conditions. Assuming a tax rate of \$1.00 per \$100. assessed value, and assessed value of \$150,000 (\$110,000 county rol $\phi$  + \$40,000 estimated utility rol $\phi$ ), 75 services with a water transport charge of \$1.50 per service per month and initial operation and maintenance costs of \$100.00 per month the total income and expense figures during the early project years would be as follows:

Expenses

Repayment - \$30,000 x .0466 =	\$1,400.
O & M - \$100 x 12 =	<u>1,200.</u>
Total	\$2,600.

Income

Taxes @ \$100/100	\$1,500.
Water trans chg @\$1.50 per mo	<u>1,350.</u>
Total	\$2,850.

Assuming the project is constructed completely by a contractor and the higher funding requirement prevails, the water transport charge would have to be increased to approximately \$2.50 per month.

These costs are well within the range of reasonableness and are generally

lower than the water charges prevalent throughout other parts of the county.

As previously mentioned, water rights are held by individuals and satisfactory agreements or special assignments would have to be developed between the individuals and the proposed district.

The formation of a district would open several avenues of financing to the area. This would permit not only general obligation bonds but would allow application to several state and federal agencies for financing. It would also permit the formation of an organization to run water affairs of the area. Other avenues available to the people are to continue on a volunteer basis, which is unreasonable if any degree of improvement is to be developed, or to form a mutual water company. Although the latter has some possibilities, the formation of a mutual water company would not open the financial avenues to the area that would be available with the formation of a public district. In spite of the small size of the area, the proposed boundaries are logical ones and there appears to be sufficient wealth within the district to permit development of adequate improvement of the water system on a reasonable basis.

ASR/ee