

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.

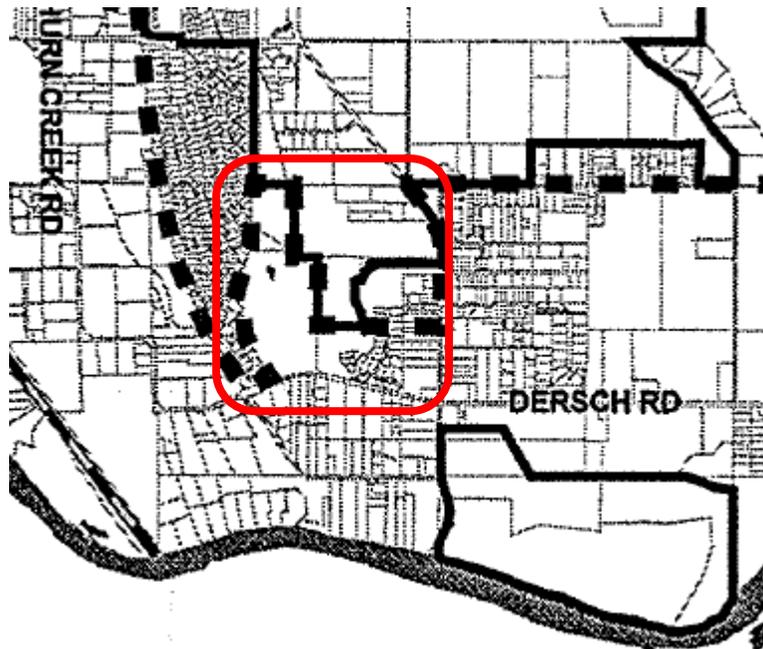
Board meetings are held quarterly, or more often as may be needed. Matters pertaining to District operations that require action by the Board are placed on an agenda for a regular meeting of the Board. Meetings are subject to the Ralph M. Brown Act and all State laws pertaining to notification of public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

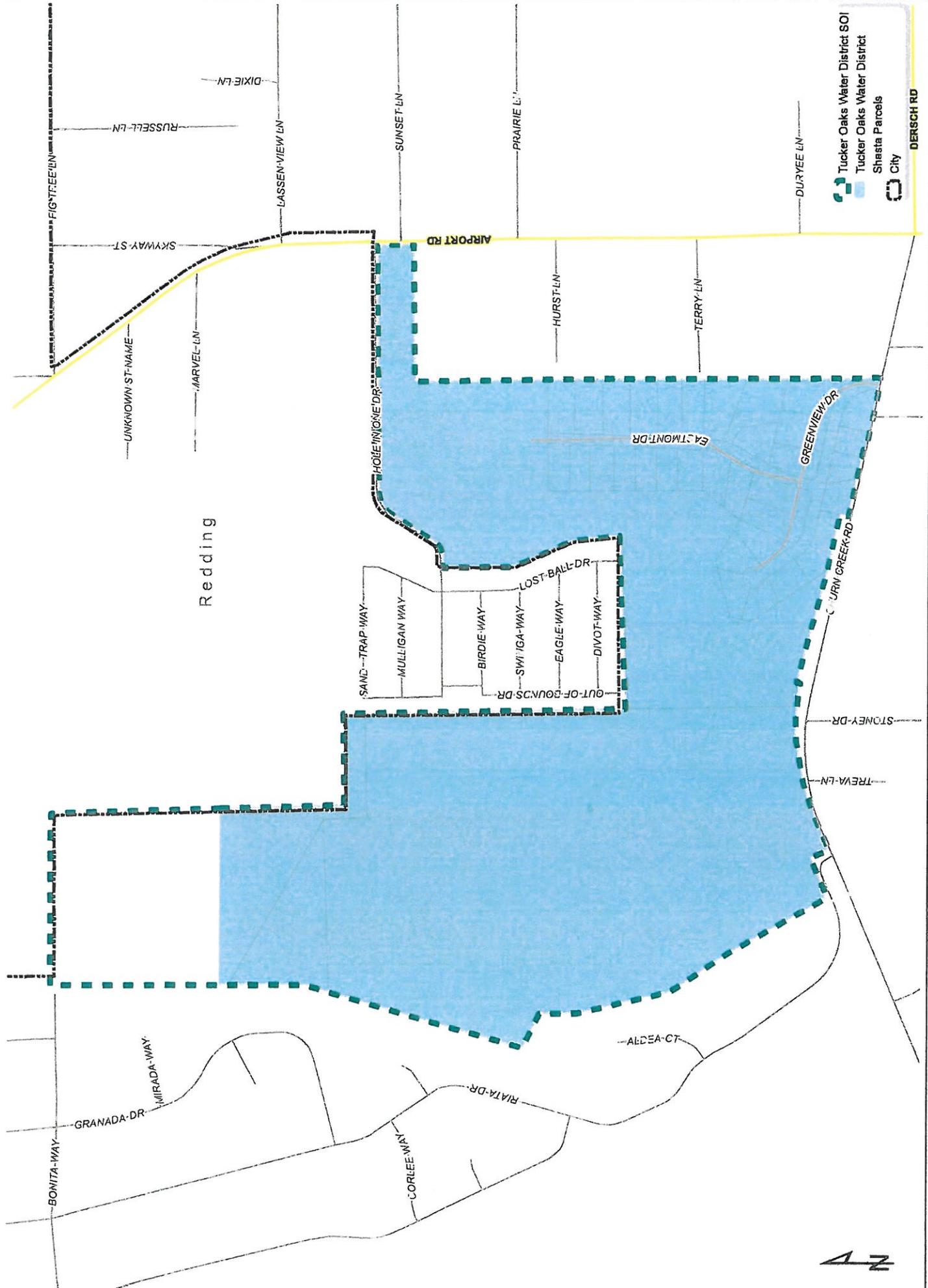
- a. Tucker Oaks Water District (interviews, records)
- b. County of Shasta Departments
- c. Shasta LAFCO files for this district.
- d. Internet research on various sites.

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

Redding



- Tucker Oaks Water District SOI
- Tucker Oaks Water District
- Shasta Parcels
- City



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

and seal
COUNTY CLERK 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

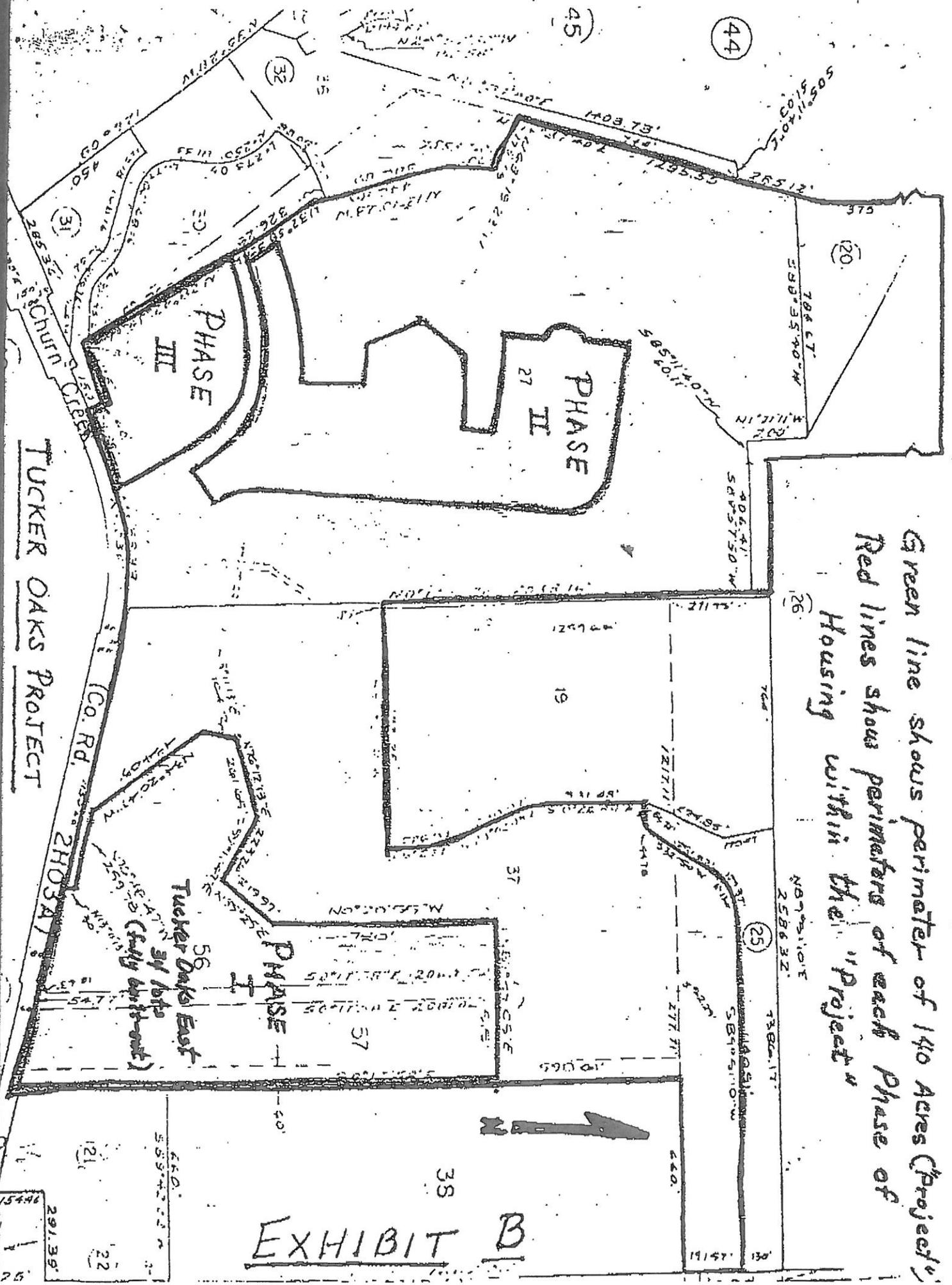
N19°04'46"W	110.00 feet; thence
N70°55'14"E	247.00 feet; thence
N81°28'00"E	104.60 feet; thence
N07°07'30"W	173.40 feet; thence
N03°28'00"W	165.00 feet; thence
West	95.00 feet; thence
N22°22'50"W	184.00 feet; thence
N29°21'30"E	184.00 feet; thence
S85°54'50"E	210.00 feet; thence
N04°05'00"E	140.00 feet; 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 $N28^{\circ}42'34''W$ 476.20 feet; thence $N70^{\circ}55'14''E$ 195.20 feet; thence along a tangent 270.00 foot radius curve concave to the SW, thru a central angle of $93^{\circ}49'26''$, arc length of 442.13 feet; thence $S15^{\circ}15'20''E$ 261.89 feet to the northerly right-of-way of Churn Creek Road (Co. Rd. No. 21103A); thence along a 1030.00 foot radius curve concave to the SE, whose tangent bears $S71^{\circ}44'10''W$, thru a central angle of $04^{\circ}00'04''$, arc length of 71.93 feet; thence $S67^{\circ}44'06''W$ 59.58 feet; thence leaving said right-of-way, $N22^{\circ}15'54''W$ 80.00 feet; thence $S67^{\circ}44'06''W$ 197.89 feet; thence $N84^{\circ}15'54''W$ 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 Water District
Balance Sheet Prev Year Comparison
 As of June 30, 2013



	<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		
1409 - 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		
1500 - Cap. Costs—Aqua Mag Equipment	2,609.58	2,609.58
1505 - Accum. Depreciation (Aqua Mag)	-2,609.58	-2,609.58
1530 - Cap. Costs—Sewer System Repair	36,253.58	36,253.58
1535 - Accum. Depra. (Sewer Sys.)	-33,555.63	-31,438.71
Total Fixed Assets	<u>2,697.95</u>	<u>4,814.87</u>
TOTAL ASSETS	<u><u>25,674.40</u></u>	<u><u>41,755.14</u></u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
2250 - 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	38,904.80
Total Long Term Liabilities	<u>13,387.76</u>	<u>38,904.80</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>41,755.14</u></u>

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
4160 • Late Chg/Finance Chg Income	439.07	343.22	95.85
Total Income	41,453.19	35,033.70	6,419.49
Expense			
6126 • Board Expenses	0.00	0.00	0.00
6160 • Depreciation Expense	2,116.92	1,483.67	633.25
6169 • Dues and Subscriptions	269.00	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	2,268.00	2,251.00	17.00
6240 • Miscellaneous	0.00	58.27	-58.27
6246 • Office Supplies	4.00	243.06	-239.06
6250 • Postage and Delivery	193.73	382.58	-188.85
6270 • Professional Fees			
6276 • Accounting/Bookkeeping	986.68	1,051.75	-65.07
6280 • Legal Fees	5,625.00	8,903.65	-3,278.65
6286 • Meter Readings	170.00	1.20	168.80
Total 6270 • Professional Fees	6,781.68	9,956.60	-3,174.92
6346 • Training/Education	248.28	500.00	-253.74
6390 • Utilities			
6400 • Waste - Electric	972.95		
6410 • Waste Disposal	3,520.00		
6390 • Utilities - Other	0.00	568.28	-568.28
Total 6390 • Utilities	4,492.95	568.28	3,924.67
6416 • 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
6426 • Waste Disp.-Testing	538.00	920.00	-382.00
6435 • Water Purchases	3,414.19	3,380.80	33.39
6450 • Water-Admin & Gen	97.00	94.00	3.00
6453 • Water-Repairs & Maint.	0.00	180.55	-180.55
6455 • Water-Testing	1,461.00	711.00	750.00
6466 • Water-Treatment	1,313.26	638.14	675.12
68200 • Reconciliation Discrepancies	0.03		
Total Expense	34,167.87	36,099.65	-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 · Water Readings	15,829.40	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	160.00
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
4160 · Late Chg/Finance Chg Income	432.21	482.23	621.38	331.32	438.07	2,306.21
Total Income	36,461.61	33,313.10	22,271.14	35,021.80	41,453.19	168,520.84
Expense						
6120 · Bank Service Charges	0.00	0.00	5.00	0.00	0.00	5.00
6126 · Board Expenses	0.00	0.00	181.18	0.00	0.00	181.18
6160 · Depreciation Expense	1,572.78	1,383.20	1,393.20	1,483.67	2,118.92	7,958.77
6170 · Dues and Subscriptions	543.30	625.00	244.00	254.00	268.00	1,935.30
6180 · Insurance	0.00	0.00	70.00	70.00	0.00	140.00
6200 · Intrest Expense	4,500.04	2,000.28	1,857.80	-18.00	3,781.55	12,223.78
6238 · Licenses and Permits	1,452.98	1,462.98	1,462.98	1,462.98	1,462.98	7,314.80
6238 · Meters & Supplies	1,988.00	2,018.00	2,015.00	2,261.00	2,268.00	10,521.00
6249 · Miscellaneous	71.83	0.00	0.00	0.00	0.00	71.83
6249 · Office Supplies	0.00	0.00	0.00	58.27	0.00	58.27
6260 · Postage and Delivery	168.07	243.08	178.02	43.77	0.00	58.27
6270 · Professional Fees	389.98	382.58	286.50	198.98	4.00	634.92
6300 · Repairs	2,088.05	2,635.30	2,787.98	10,075.40	193.73	1,419.76
6348 · Training/Education	85.00	0.00	0.00	0.00	6,781.68	24,346.42
6380 · Travel & Eirt	375.00	0.00	0.00	0.00	0.00	85.00
6390 · Utilities	0.00	0.00	0.00	500.00	246.28	1,121.28
6416 · Waste Disp.-Admin & Gen	380.81	588.28	24.43	0.00	0.00	24.43
6416 · Waste Disp.-Monitoring	0.00	0.00	581.45	4,408.92	4,492.85	10,443.41
6420 · Waste Disp.-Facilities	0.00	6,440.00	0.00	44.00	47.00	91.00
6423 · Waste Disp.-Repairs & Maint.	0.00	0.00	4,880.00	4,501.00	4,191.00	18,812.00
6426 · Waste Disp.-Testing	3,958.59	0.00	0.00	0.00	200.00	200.00
6436 · Water Purchases	0.00	5,480.74	9,452.52	2,307.55	1,288.34	22,488.74
6450 · Water-Admin & Gen	4,809.04	920.00	1,240.00	480.00	538.00	3,178.00
6453 · Water-Repairs & Maint.	69.31	4,368.49	4,364.63	3,390.80	3,414.19	20,367.15
6456 · Water-Repairs & Maint.	46.00	0.00	50.00	94.00	97.00	310.31
6466 · Water-Treatment	2,104.00	180.55	0.00	0.00	0.00	228.55
6466 · Water-Treatment	551.98	711.00	421.00	392.00	1,461.00	5,089.00
66900 · Reconciliation Discrepancies	0.00	1,089.06	612.56	638.14	1,313.26	4,215.00
Total Expense	25,101.75	28,508.51	32,038.35	32,627.44	34,167.87	153,443.92
Net Ordinary Income	11,359.86	3,804.59	-9,767.21	2,384.36	7,285.32	15,076.92

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09/08/13

Accrual Basis

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

Copy

	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	132.98	256.59	188.67	170.98	749.20
7010 - Interest Income	0.00	132.98	256.59	188.67	170.98	749.20
Total Other Income	0.00	132.98	256.59	188.67	170.98	749.20
Net Other Income						
Net Income	11,369.86	3,837.66	-9,610.62	2,663.03	7,466.30	16,826.12

**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	Welner	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	Bichlmeier	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**

<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

California State Parks LWCF Service Area Report

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

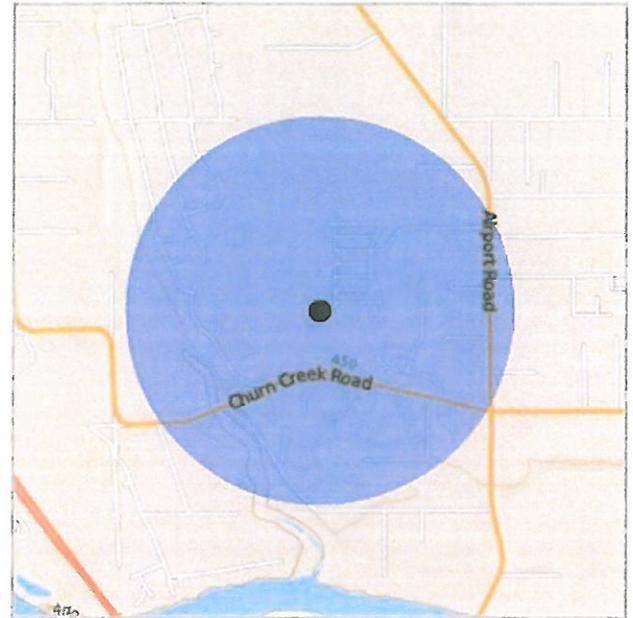
This is your LWCF Service Area report for the project you have defined.
Please refer to your Project ID in any future communications about this project.

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

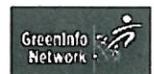
Parks and park acres are based on best available source information but may not always contain exact boundaries or all parks in specific locations. Parks acreage does not include major lakes or ocean, and may not include recreation facilities where those occupy most of a site. Users can send update information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



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



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)**

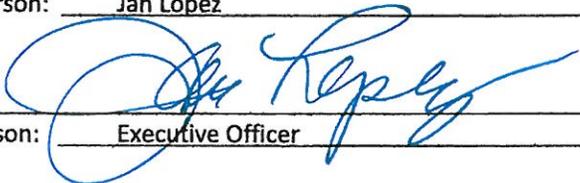
Reasons why project is exempt:

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 - Department of Fish and Wildlife
NO EFFECT DETERMINATION REQUEST
 DFW 866 (Rev 01/13)

Lead agencies or project applicants that anticipate their project having no effect on fish and wildlife may use this form to request a "No Effect" Determination (NED) from the California Department of Fish and Wildlife (Department). This form prompts submittal of required information specified in the California Code of Regulations (Title 14 Section 753.5(c)(1)(A)). The California Environmental Quality Act (CEQA) document that was prepared for the project or a link to the webpage where the CEQA document has been published must also be provided with the written request.

Requests should be submitted when the CEQA document is released for public review, or as early as possible in the public comment period. Requests should include sufficient documentation to support a no effect determination, and must be submitted to the appropriate [Regional Office](#). Requests for projects with multi-region or statewide impacts should be submitted to the [Habitat Conservation Planning Branch](#).

If insufficient documentation is submitted, or if the project will cause a physical disturbance to habitat regardless of the magnitude of effect or size of a project a NED will not be issued. Please refer to Title 14 California Code of Regulations 753.5(d) for determination criteria.

Date Submitted: May 30, 2014

Applicant Name: Shasta Local Agency Formation Commission		Phone Number: 530-242-1112
Address: 2516-A Goodwater Avenue		Fax Number: 530-242-1113
City: Redding	State: CA	Zip: 96002
Contact Person: Jan Lopez, Executive Officer		Phone Number: Same as above
Address: Same		Fax Number: same
City: Redding	State: CA	Zip: 96002
CEQA Lead Agency: Shasta Local Agency Formation Commission		
Project Name: Tucker Oaks Water District MSR & SOI Update		
SCH Number and/or Local Agency ID number: None		CEQA Document Type: <input type="button" value="Select CEQA Document Type"/>
<p>Project Location: (Include street address, city, county, lat/long, township/range/section, or other description that clearly indicates the location of the project site. Submit an aerial photograph and/or topographic map showing the project location if otherwise not included with the CEQA document)</p> <p>This districts serves a small residential area adjacent to the Tucker Oaks Golf Course. It is located between Airport Road, the Golf Course, and Churn Creek Road.</p> <p>Use "Comment" section on next page if more room is needed.</p>		
<p>Brief Project Description: (Include details on the type of project; e.g. new construction [with square footage], demolition of existing buildings, adaptive reuse of existing buildings, zoning amendments, general plan amendments, conditional use for sale of alcoholic beverages, etc.)</p> <p>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.</p> <p>Use "Comment" section on next page if more room is needed.</p>		
<p>Justification of No Effect Determination [Explain how the proposed project has no effect on fish and wildlife consistent with 14 CCR § 753.5(d)]:</p> <p>CEQA Document Type: Statutory Exemption, Section 15262-Feasibility & Planning Studies. LAFCO is mandated to conduct a services review (GC 56430) and a sphere of influence update (GC 56425) by 01/01/08, and is further required to review these two actions every five years thereafter, as needed. All local agencies must have these updated studies reviewed and established before LAFCO can approve any future boundary change proposals.</p> <p>Use "Comment" section on next page if more room is needed.</p>		



State of California - Department of Fish and Wildlife
NO EFFECT DETERMINATION REQUEST
DFW 866 (Rev 01/13)

COMMENTS (Continued from previous page)

Project Location: (Include street address, city, county, lat/long, township/range/section, or other description that clearly indicates the location of the project site. Submit an aerial photograph and/or topographic map showing the project location if otherwise not included with the CEQA document)

No additional information to add.

COMMENTS (Continued from previous page)

Brief Project Description: (Include details on the type of project; e.g. new construction [with square footage], demolition of existing buildings, adaptive reuse of existing buildings, zoning amendments, general plan amendments, conditional use for sale of alcoholic beverages, etc.)

No additional information to add.

COMMENTS (Continued from previous page)

Justification of No Effect Determination [Explain how the proposed project has no effect on fish and wildlife consistent with 14 CCR § 753.5(d)]:

No additional comments.

Shasta Local Agency Formation Commission

RESOLUTION 2014-15

RESOLUTION OF THE SHASTA LOCAL AGENCY FORMATION COMMISSION MAKING WRITTEN DETERMINATIONS AND UPDATING THE SPHERE OF INFLUENCE OF TUCKER OAKS WATER DISTRICT

WHEREAS, a sphere of influence boundary for the Tucker Oaks Water District was last examined circa 1984; and

WHEREAS, the Executive Officer, pursuant to the Government Code section 56000 *et seq.*, has prepared a municipal service review and proposed an updated sphere of influence boundary recommendation for the Tucker Oaks Water District; and

WHEREAS, in the manner required by law, the Executive Officer has given notice of the public hearing by the Commission on the proposal; and

WHEREAS, the Commission has heard, discussed and considered all evidence for and against the proposal, including but not limited to, the Executive Officer's analysis and proposed conditions and recommendations, the environmental document, applicable general and specific plans, and all testimony, correspondence and exhibits received prior to or during this noticed public hearing, all of which are included herein by reference.

NOW THEREFORE, IT IS RESOLVED, DETERMINED AND ORDERED as follows:

1. The project before the Commission is a proposed update of Tucker Oaks Water District's Sphere of Influence Boundary and acceptance of its related Municipal Services Review.
2. Shasta LAFCO, as the lead agency, circulated a Notice of Intent to Adopt a Statutory Exemption for this project, responded to written comments received during the review period and intends to certify a Statutory Exemption pursuant to the California Environmental Quality Act (CEQA) for the proposed update of its Sphere of Influence.
3. The Executive Officer applied for a No Effect Determination from the California Department of Fish and Wildlife for this project.
4. The Commission, pursuant to Government Code Section 56425, makes the following specified determinations based upon data within the municipal service review to update the Tucker Oaks Water District's Sphere of Influence Boundary:
 - A. *Present and planned land uses in the area.*

These uses include residential, rural residential and public recreation lands. The Shasta County General Plan and Zoning ordinances address the kind of permitted uses in this area. The rural community area is unincorporated.

B. *Present capacity of the public facilities and adequacy of public services that the agency provides or is authorized to provide.*

These services very adequately meet the needs of landowners who utilize their services.

C. *Existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.*

There is an expected affinity for a social and economic community of interest due to the remoteness of the local communities within this area and the other more developed portions of Shasta County along the I-5 Corridor.

D. *For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal or industrial water, or structural fire protection, the present and probable need for those facilities and services of any disadvantaged unincorporated community within the existing Sphere of influence.*

Other local agencies provide these services within the existing and proposed sphere of influence boundary. All of the area within the Tucker Oaks Water District's proposed sphere of influence boundary qualifies under the statutory definition as a "Severely Disadvantaged Unincorporated Community."

5. The Executive Officer is hereby directed to complete Update proceedings, and to schedule the subsequent review and update, as necessary, of this Agency's municipal service review and sphere of influence boundary five years from this approval date as required by statute.

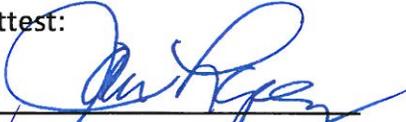
6. The Tucker Oaks Water District Sphere of Influence is hereby updated and approved. Adopted on June 5, 2014, by the following vote:

AYES: Baugh, Farr, Fyten, Haynes, Kehoe, Morgan, Yarbrough
NOES: None
ABSTAINS: None
ABSENT: None

Dated: 6-5-2014



Les Baugh, Chair
Shasta Local Agency Formation Commission

Attest:


Jan Lopez, Executive Officer

Tucker Oaks Water District SOI

