

LAKE SHASTINA COMMUNITY SERVICES DISTRICT

RESOLUTION NO. 2-03



A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAKE SHASTINA COMMUNITY SERVICES DISTRICT RELATING TO THE ANNEXATION OF THE LANDS OF THE PROPOSED "EMERALD CRESCENT ESTATES" DEVELOPMENT INTO THE DISTRICT.

WHEREAS, Semih Sabankaya, the owner of the proposed "Emerald Crescent Estates" development has petitioned the Siskiyou County Local Agency Formation Commission ("LAFCO") for annexation of the lands of that development into this District; and

WHEREAS, the lands proposed for annexation are described at Exhibit A, attached hereto; and,

WHEREAS, the developer proposes to offer approximately 15 residential home sites on the subject lands; and,

WHEREAS, as a condition of consideration of the annexation petition, LAFCO requires this Board to confirm its capacity, ability, and willingness to serve the lands to be annexed;

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1. The District has the capacity to deliver the kinds of services it currently provides to its occupants to the lands proposed for annexation, those services being sewer, fire, police and water (upon assuming responsibility for water service), in that, due in part to boundary line adjustments and lot consolidations, it has available both additional sewage treatment and potable water capacity to serve the additional residences expected to be offered by the developer, which lots, due to their soil types, are not expected to use excessive quantities of water, and the additional burden on fire and police services will not be significant.

2. The District is able to provide its sewer, fire, police and water (upon assuming responsibility for water service) services to the lands proposed for annexation, provided, however, that this ability may be conditioned on the extension of sewer and water mains to the subject lands, the costs of which may need to be borne by the developer.

3. The District is willing to provide its sewer, fire, police and water (upon assuming responsibility for water service) services, to the lands proposed for annexation, upon payment by the developer of any applicable fees and charges and satisfaction of other conditions of development.

4. The General Manager is authorized and directed to deliver a copy of this Resolution to LAFCO.

I certify that this Resolution was approved by the Board of Directors of the Lake Shastina Community Services District at a regular meeting thereof, held on January 15, 2003, on the following vote:

Directors voting aye, and in favor of the Resolution:

Brezinsky, Dean, Dilley, Everhart, Youngstrom

Directors voting nay, and against the Resolution:

None

Directors present but abstaining:

None

Directors absent:

None

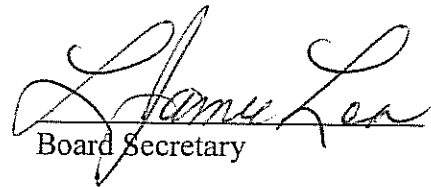

Board Secretary

EXHIBIT "ONE"

All that real property situate in the State of California, County of Siskiyou, described as follows:

Parcel 1:

The East half of the Southwest quarter of Section 35, Township 43 North, Range 5 West, M.D.M.

Excepting therefrom all that portion lying within the exterior boundaries of Lake Shastina Unit 1000-9-2, according to the map on file in the Siskiyou County Recorder's Office in Town Map Book 5, pages 111 to 118, inclusive.

Also excepting therefrom that land know as Dwinnell Reservoir and described generally as all land which would be submerged at any time if the water of said reservoir reached a point on Owner's Dam designated as Dwinnell Dam and located in Section 25, Township 43 North, Range 5 West, M.D.M., which is 2809 feet above sea level, U.S.G.S. datum, and further excepting any and all existing works, structures and appurtenances of Owner in connection with the operation of Dwinnell Reservoir and Dwinnell Dam which may lie or be situate above the said elevation, including, but not by way of limitation, the dam, power facilities, if any, pumping stations, pumping sites and other such works, structures and appurtenances.

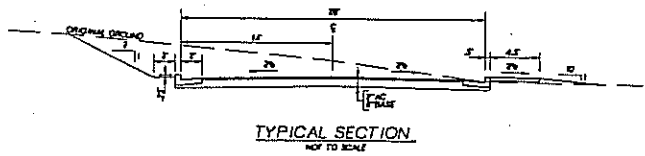
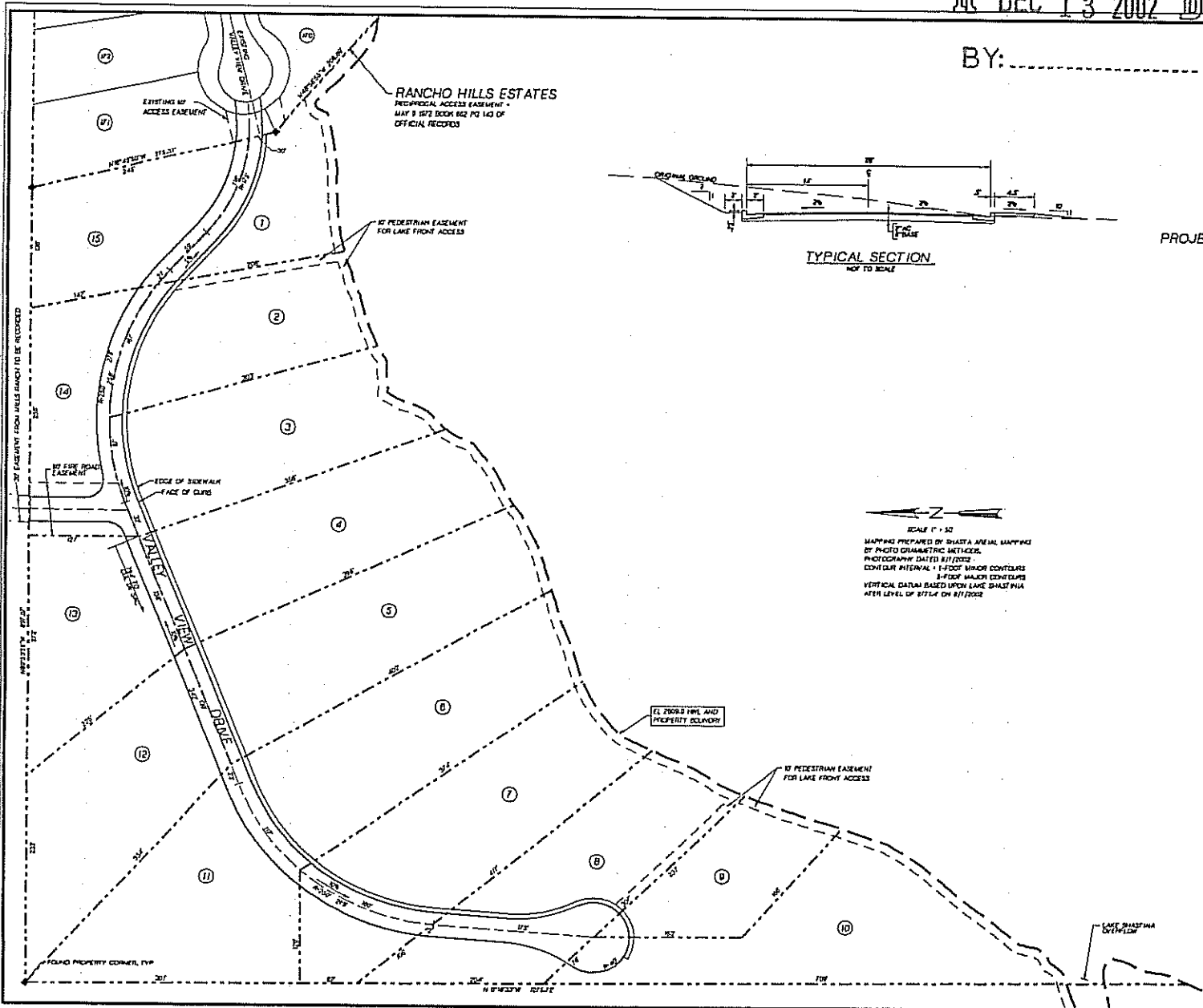
Parcel 2:

Together with access rights over roads in Lake Shastina Subdivision, Tracts 1000-9-1 and 1000-9-2 and over and across that certain easement for future road purposes on Lots 170 and 171 of said Tracts 1000-9-2 including the rights to build a road over said Lots 170 and 171.

Assessor's Parcel No: 020-050-210

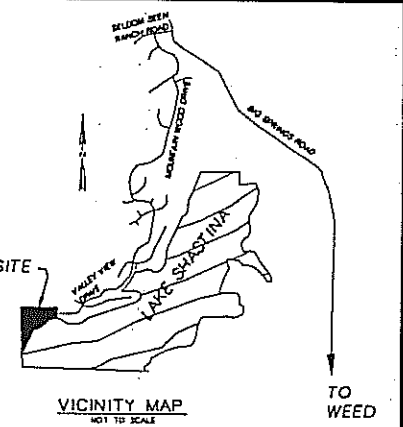
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DEC 13 2002

BY:



TYPICAL SECTION
NOT TO SCALE

SCALE 1" = 52'
MAPPING PREPARED BY SHASTA AERIAL MAPPING
BY PHOTO GRAMMETRIC METHODS.
PHOTOGRAPHY DATED 8/11/2002
CONTIGUOUS INTERVAL = 1-FOOT MINOR CONTOURS
1-FOOT MAJOR CONTOURS
VERTICAL DATUM BASED UPON LAKE SHASTA PNA
AFTER LEVEL OF 817.42



LAND OWNER: KEIJI SAKAMATA
88 N. 5TH ST.
SAN JOSE, CA 95131
DEVELOPERS: EMERALD CRESCENT ESTATES, INC.
6508 MOUNTAIN COURT
WEED, CA 96094

WATER: LAKE SHASTA NATURAL WATER COMPANY
SEWER: LAKE SHASTA COMMUNITY SERVICES DISTRICT
FIRE: LAKE SHASTA COMMUNITY SERVICES DISTRICT
POLICE: LAKE SHASTA COMMUNITY SERVICES DISTRICT

PRELIMINARY SOILS REPORT BY KC ENGINEERING COMPANY
DATED 20 NOVEMBER, 2002 ON FILE AT THE COUNTY.
EXISTING LAND USE: OPEN SPACE/PORAZING
PROPOSED LAND USE: RESIDENTIAL LOTS
PROPOSED DENSITY: 8 LOTS / 12.8 ACRES = .8AC / LOT AVG.

LOT #	APPROX SIZE (AC'S)
1	0.55
2	0.55
3	0.55
4	0.55
5	0.55
6	0.55
7	0.55
8	0.55
9	0.55
10	0.55
11	0.55
12	0.55
13	0.55
14	0.55
15	0.55
16	0.55
17	0.55
18	0.55
TOTAL 9.8 AC	

EMERALD CRESCENT ESTATES
TRACT
TENTATIVE MAP
APN 020-050-210
BEING A PORTION OF THE EAST 1/2 OF THE
SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH,
RANGE 3 WEST, 12M
SIAKIVALA COUNTY CALIFORNIA
MAP DATE: DECEMBER 5, 2002
REVISIONS:
BC ALEXANDER ENGINEERING
16128 OAKRIDGE DRIVE
COTTWOOD, CA 96022
330-337-2221

5. Sewer Department----- GM Lea
 * a. Written Report: None
 b. Verbal Report: GM Lea reported the sewer station below fairway was found with doors open; item was addressed. In the last few weeks, the locks were broken. Holes will be drilled and new locks will be installed.
 c. Proposed Sewer Installation – Received and Filed: GM Lea reported receiving two responses from parties interested in a proposed sewer installation in the 7's; would like a third response before proceeding with installation.
 d. Sewer Pond – District Boundary – Received and Filed: Due to the difference in procedures for making boundary line adjustments, the sewer pond and Emerald Crescent Estates (ECE) boundary line adjustments will be done separately. There are more steps involved with LAFCO with ECE.
6. Water Department----- GM Lea
 * a. Written Report: None
 b. Verbal Report: Pacific Power hit a six inch main which created erosion. The main has been repaired and the erosion cleaned up. A claim will be filed.
 * c. Well Supply 1999 – 2002 – Received and Filed
 d. Emerald Crescent Estates (ECE) – Received and Filed: Item reported in Item 9.A.

Item 9. OLD BUSINESS:

A. Status Report of Emerald Crescent Estates (ECE) – Received and Filed:

1. Approval of Resolution No. 2-03 for Annexation of ECE into the District Boundary, including District's Sphere of Influence and all services governed by the District. GM Lea reported Resolution No. 2-03 addresses a 13.1 acre piece of property, South of Rancho Hills, adjacent to the Lake. Development would have 15 parcels; 3000 to 5000 sq. ft. homes. At this time the property is outside, but adjacent to, the District boundary lines and Sphere of Influence. OM Wishart read aloud the Resolution. The Board then opened the meeting for a Public Hearing. Comments were received from Marcie Bearden, Jack Everhart, Billie Smith, and Assistant FC McWilliams. GM Lea reported the development would be a gated community and a separate association. There will be a fire hydrant system and a separate emergency exit road from the development. There will be an agreement to cover the details such as fees and expenses that will be paid by Emerald Crescent Estates. Board discussed and agreed Resolution needed to be amended regarding water service to include wording "(upon assuming responsibility for water service)".

✓ Motion by Dir. Youngstrom second by Dir. Dean to approve Resolution No. 2-03 for Annexation of ECE into the District Boundary, including District's Sphere of Influence and all services governed by the District as amended; wording for water service to include "(upon assuming responsibility for water service)".

Ayes: Directors Brezinsky, Dean, Dilley, Everhart and Youngstrom

Noes: None

Absent: None

- B. Status of LSMWC Contribution/Donation to LSCSD – Received and Filed: GM Lea reported the LSMWC Contribution/Donation is moving forward. Currently working on Contribution Agreement which LSMWC Board is to approve at their January Regular Meeting. GM Lea thanked Ron and Debbie Allen and Staff for assistance on Water Ordinance and Agreement. Engineering contract has been consummated.
- C. Approval of CalPERS Employer Pick Up Resolution 1-03 – Received and Filed: OM Wishart reported CalPERS employees were asked to vote again on whether they would prefer their CalPERS member contribution to be pre-tax or not. The result of the second vote: 7 yes (in favor of pre-tax), 2 no, and 1 no response.

Motion by Dir. Brezinsky second by Dir. Dean to approve CalPERS Employer Pick Up Resolution 1-03.

Ayes: Directors Brezinsky, Dean, Dilley, Everhart and Youngstrom

Noes: None

Absent: None