



LAKE SHASTINA COMMUNITY SERVICES DISTRICT

TO: LSCSD BOARD OF DIRECTORS

MEETING DATE: May 17, 2017

FROM: Director Rita MacIntosh
Water Well Committee Member

SUBJECT: FINAL REPORT / RECOMMENDATION TO THE BOARD

LSCSD has wanted to have at least one more water well for backup and to secure our future growth. With budget constraints, test wells will probably have to be paid by the water planning grant (grant covers 3-4 test wells).

BACKGROUND:

LSCSD has foreseen the need to have additional well site(s) to supplement our current wells and to have water available for future growth. This should be done as soon as possible.

FINDINGS:

We have reviewed several well sites as listed:

- East of Indian Island (3 separate sites)
 - Advantages:
 - These locations are near most residents and the storage tanks and on the south side of the 'pinch point'
 - Estimated well production is 300-400 gpm
 - Obstacles:
 - The LSCSD would have to get an agreement with each owner to drill a test well and agree on a purchase price before drilling. Property currently on the market range from 0.25 to 0.5 acres and would cost approximately \$10,000 to \$30,000.
 - The LSPOA Board would have to approve the drilling of a well (test or permanent) by LSCSD.
- Well #5 Site
 - Advantages:
 - The LSCSD already owns the land.
 - Estimated well production 800-1000 gpm
 - Obstacles:

- This is closer to the Shasta River than any other site. Although there are currently no county or state prohibitions to using this site, we may want to touch base with the Montague Water District and possibly with the Karuk Tribe or complete the CEQA report already started.
- Jamie Lea Property
 - Advantages:
 - Mr. Lea may be interested in selling 1 acre to the LSCSD. This property would be located on Big Springs Road between the well 5 site and the entrance to Rancho Hills. It would be further away from the Shasta River than the Well #5 land.
 - This property is close to available power.
 - Obstacles:
 - This property would have to be surveyed which may cost approximately \$3,000.
 - The LSCSD would have to purchase land. The cost might be \$10,000 to \$15,000. Mr. Lea might swap for the Well #5 property. It is unknown who would have responsibility for proper abandonment of the old agricultural well after the swap.
 - Although there are no county or state prohibitions to using this site, we may want to touch base with the Montague Water District and possibly with the Karuk Tribe or complete the CEQA report already started.
- Well #10 Site
 - Advantages:
 - The LSCSD already owns the land.
 - A test well drill from a few years ago established a reasonable flow rate producing excellent quality water. The driller predicted that this site could produce 600 to 1,000 gallons per minute. This information is based on data collected from this test.
 - Obstacles:
 - The test drill was stopped early, which impacts the quality of the predictions. It is not known how deep a permanent well would have to be drilled.
- Rancho Hills Properties along Riverside Dr.
 - Advantages:
 - This land is in an area that has a good probability of producing a good volume and quality of water.
 - Obstacles:
 - The LSCSD would have to buy land.
 - No properties have for sale signs posted.
 - The Rancho Hills HOA President was not willing to address the legal question without knowing which properties were being considered.

Other information:

- The Davis Stirling Act (governing HOAs and POAs) does not prohibit CSDs from buying land for the purpose of providing additional CSD services. The LSPOA provided copies of relevant sections of their CC&Rs.
- Each test well will cost approximately \$15,000 to \$20,000.
- The old agricultural well #5 should be properly abandoned (cost unknown at this time) no matter where a new well or wells are developed.
- Construction costs for each site would vary due to distance from electrical sources and distance to connection points with water mains. It is hoped that these costs would be covered by grant monies.
- We need to verify if we begin before grant money is awarded, would we lose the grant.
- When running test wells, disposal of water could cost additional monies. Some sites have easier disposal options.

RECOMMENDATION:

The committee would recommend that the General Manager be instructed to proceed with information gathering, and cost estimates for each site (hopefully using grant monies) and return to the board with the information.