



2016-0019402 06/01/2016 11:09:26 AM

OFFICIAL RECORDS OF Santa Cruz County

Sean Saldavia Recorder

RECORDING FEE: \$0.00

COUNTY TAX: \$0.00

CITY TAX: \$0.00



CCOP
42 PGS
RCD135

Recorded at the
request of:
LAFCO
When recorded,
mail to:
Local Agency
Formation Commission
701 Ocean Street
Room 318 D
Santa Cruz CA 95060

FREE RECORDING

(Space above for Recorder's use only)

In accordance with Government
Code Sections 6103 and 27383

CERTIFICATE OF COMPLETION

Pursuant To Government Code Section 57200, this Certificate is issued by the Executive Officer of the Local Agency Formation Commission of Santa Cruz County, California.

1. Short-form designation, as designated by LAFCO is:

**Lompico Reorganization
LAFCO Resolution No. 953-A**

2. LAFCO Resolution No. 953-A was approved by the Local Agency Formation Commission on August 6, 2014. The reorganization was ordered without an election. Said resolution is available for inspection at the LAFCO office.
3. The name of the district involved in this change of organization and the kind or type of change of organization ordered for this district is as follows:

<u>City or District</u>	<u>Type of Change of Organization</u>
Lompico County Water District	Dissolution
San Lorenzo Valley Water District	Annexation
4. The above listed districts are located within Santa Cruz County.
5. A description of the boundaries of the above cited change of organization is shown on the attached map and legal description, marked Exhibits A and B and by reference incorporated herein.
6. The territory involved in this reorganization is inhabited.

7. This reorganization has been approved subject to the following terms and conditions:

A) INFRASTRUCTURE BOND

Prior to the filing of the Certificate of Completion, a Community Facilities District bond or similar revenue instrument shall be passed by the voters and/or property owners of the Lompico service area so that proceeds not greater than \$2.75 million will go to the San Lorenzo Valley Water District (SLVWD) for the purposes of infrastructure improvements solely for the benefit of the Lompico service area. If a grant or other source of funds can be secured to make infrastructure improvements that are programmed to be included in the not-to-exceed \$2.75 million of bond proceeds, or if the costs of the programmed improvements are lower, the amount of the bond proceeds can be a lesser amount if authorized in writing by the San Lorenzo Valley Water District Board following consideration of the reduction at a public meeting of that board.

B) BOND OVERSIGHT COMMITTEE

Upon distribution of the bond proceeds, SLVWD shall establish a citizens' bond oversight committee consisting of five Lompico water customers to review expenditure of the bond proceeds on projects that directly benefit Lompico.

C) LOAN PAYBACK

Prior to the filing of the Certificate of Completion, Lompico County Water District shall pay the entire amount due on the PERS Side Fund Loan Agreement that was executed on July 30, 2013 by and between Lompico County Water District and San Lorenzo Valley Water District.

D) LOMPICO WATER RATES AND CHARGES

SLVWD shall bill the Lompico customers of SLVWD the same rates as the other customers within SLVWD. However, prior to filing of the Certificate of Completion, in order to cover the difference between SLVWD's estimated revenues collected in Lompico and SLVWD's estimated operating costs in Lompico, Lompico County Water District shall enact a reduction in their water rates, effective only upon the reorganization, so that \$140,000 in excess of the amount generated by SLVWD rates would be collected in the first year following the effective date of the reorganization. LAFCO shall authorize SLVWD to continue to collect these Lompico charges after the reorganization. Prior to the Certificate of Completion being filed, SLVWD will deliver a letter to the LAFCO Executive Officer indicating that the charges adopted by the Lompico County Water District are structured in a manner that SLVWD is willing to implement. The Lompico charges shall not exceed the following amounts:


<u>Year</u>	<u>Beginning</u>	<u>Per Month</u> <u>Per Connection</u>
1	Upon the effective date of the reorganization	\$23.50
2	One year after effective date of the reorganization	\$19.50
3	Two years after effective date of the reorganization	\$8.50
4	Three years after effective date of the reorganization	\$5.50
5	Four years after effective date of the reorganization	\$5.50

The Lompico charges shall be phased out no later than five years after the effective date of the reorganization.

- E) The proponent districts shall provide a legal map, description, and fees to meet State Board of Equalization requirements.
- F) The proponent districts shall be responsible to pay any fees required to comply with Fish and Game Code Section 711.4 (Fish and Game Fees required when notices of environmental decisions are filed).
- G) The proponent districts shall pay any remaining processing fees as set in this Commission's Schedule of Fees and Deposits.
- H) Prior to issuance of a Certificate of Completion for this reorganization, the proponent districts shall deliver an executed indemnification agreement that is in a form that is acceptable to this Commission and suitable for recordation.

June 1, 2016

Date

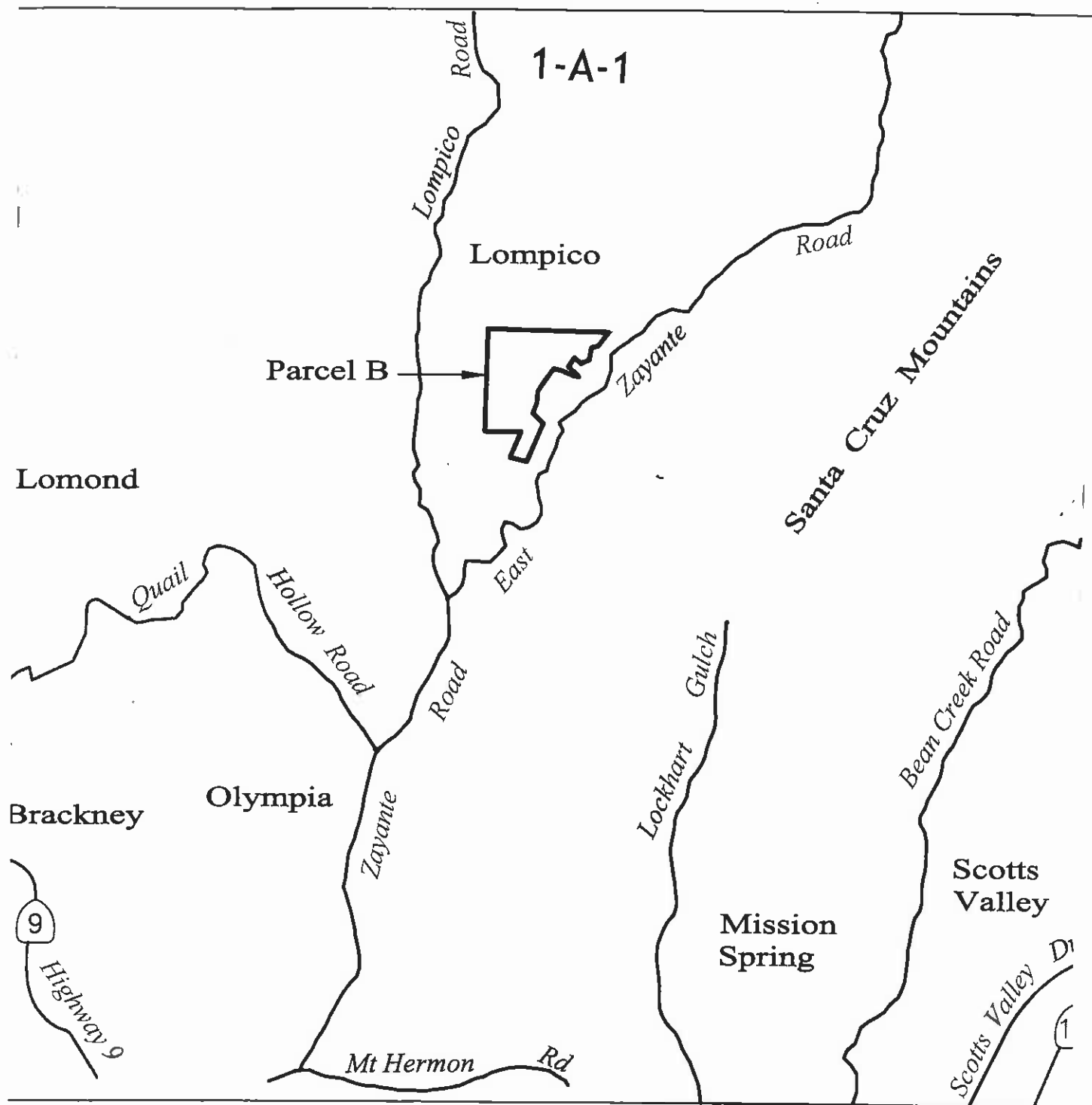

 Patrick M. McCormick
 Executive Officer
 Santa Cruz
 Local Agency Formation Commission

LAFCO RESOLUTION NO. 953-A
LOMPICO REORGANIZATION

EXHIBIT B
PARCEL B

INDEX TO REORGANIZATION MAP
3 SHEETS, EACH USING THIS NUMBERING SYSTEM
SHEET-COLUMN-ROW

-A-1	-B-1	-C-1	-D-1
-A-2	-B-2	-C-2	-D-2
-A-3	-B-3	-C-3	-D-3



LOCATION MAP

Scale: 1" = 3,000 FEET



LIST OF COURSES

1-A-2

<u>Course</u>	<u>Bearing</u>	<u>Distance</u>
1	East	2620.00
2	S 42°46' W	398.05
3	S 70°02' W	120.07
4	S 09°04' W	312.71
5	S 89°13' W	110.00
6	S 83°15' W	83.00
7	N 39°27' W	200.00
8	S 31°50' W	270.00
9	S 46°31' E	300.00
10	S 81°10' W	79.64
11	N 69°53' W	250.68
12	N 72°49' W	40.28
13	N 72°49' W	182.23
14	S 31°56'30" W	541.34
15	S 02°56'30" E	130.03
16	S 20°45' W	275.00
17	S 10°15'15" W	42.14
18	S 61°23'30" W	21.94
19	S 36°10'30" W	21.04
20	S 13°33'30" W	38.35
21	S 06°09'30" E	22.21
22	S 43°46' E	27.39
23	S 50°15' E	190.45
24	S 38°34' E	85.00
25	S 27°13' W	197.74
26	N 67°47' W	41.67
27	S 01°12'30" W	39.74
28	S 25°31' W	106.27
29	S 40°22' W	20.16
30	S 81°50' E	46.10
31	S 08°07' W	112.09
32	S 42°35' W	95.33
33	S 08°19' W	146.28
34	S 39°14' W	106.19
35	S 28°10' W	146.46
36	N 61°50' W	313.31
37	N 60°20' W	40.60

Legend

Parcel

Parcel

⑨ Bound

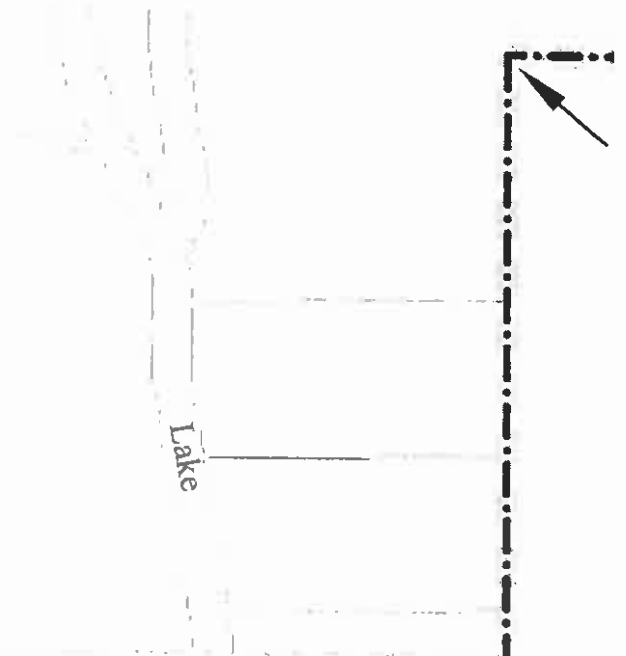
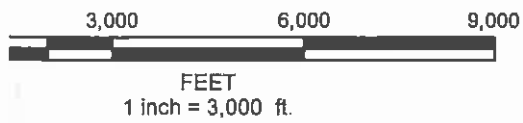
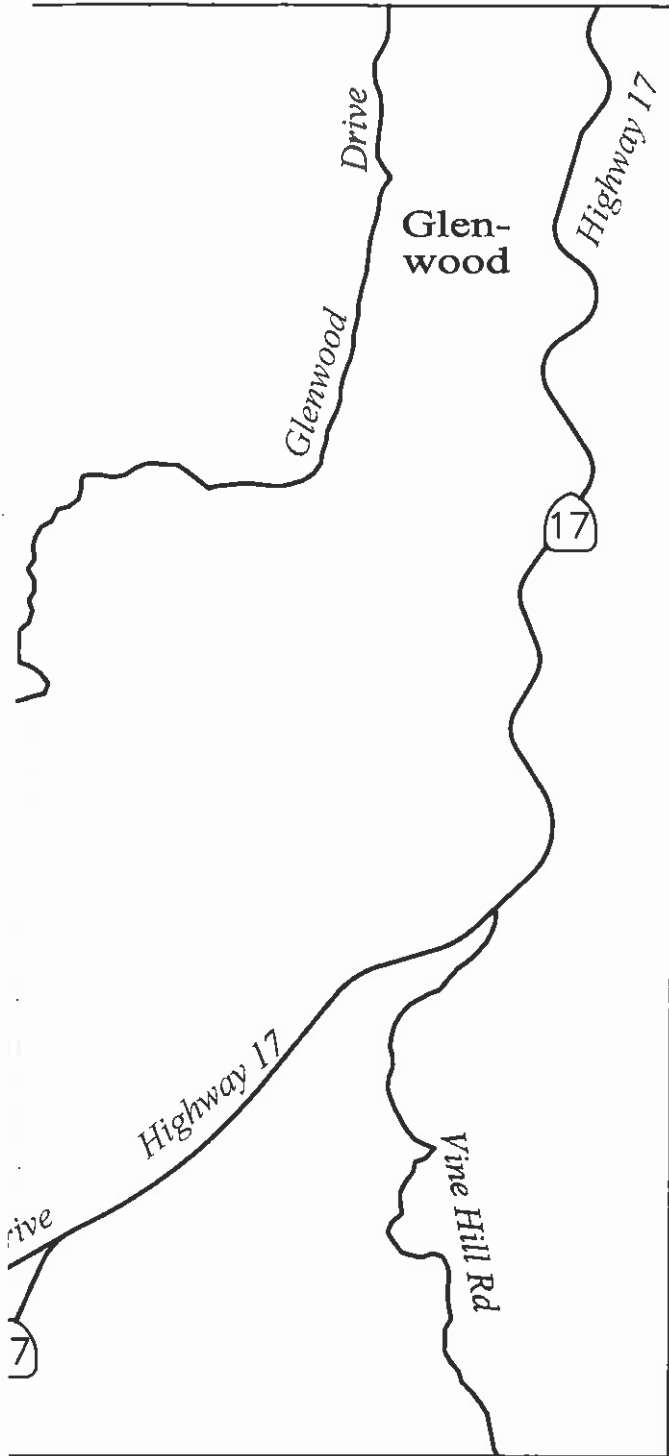
San L

Lomp

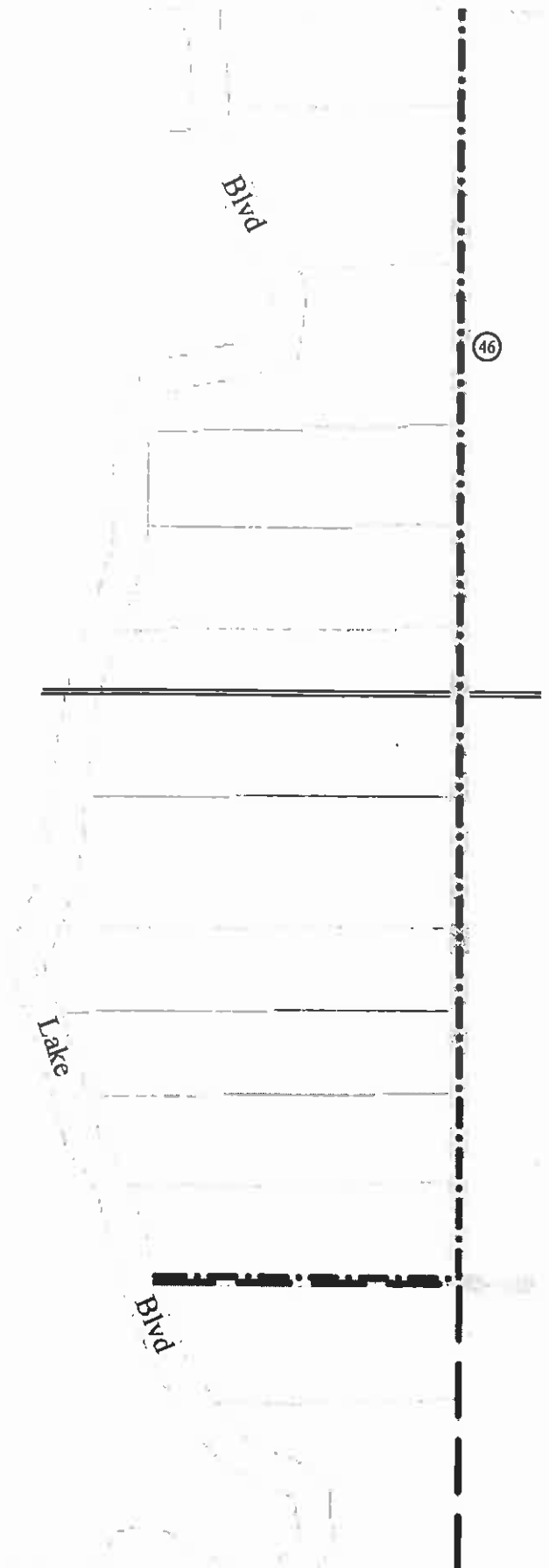
37	N 0° 20' W	47.00
38	N 23°30' E	275.00
39	N 56°46' E	35.00
40	N 11°22' E	10.00
41	N 18°07'50" E	65.00
42	N 27°41'30" E	80.00
43	N 48°10' E	102.00
44	N 40°23' E	68.00
45	N 89°22' W	827.06
46	North	2124.44

1-A-3

1-B-1



1-B-2



Line

B Boundary

ary Course Number

orenzo Valley Water District Existing Boundary

ico County Water District Existing Boundary

1-B-3



1-C-1

PARCEL B EXHIBIT MA

Showing The
Lompico Reorganiz
To The
San Lorenzo Valley Wa
LAFCO No. 953

①

Point of beginning
1/4 Section Corner of Section 2 Township 10
South Range 2 West MDB&M

See Sheet 2 for details in this area

1-C-2

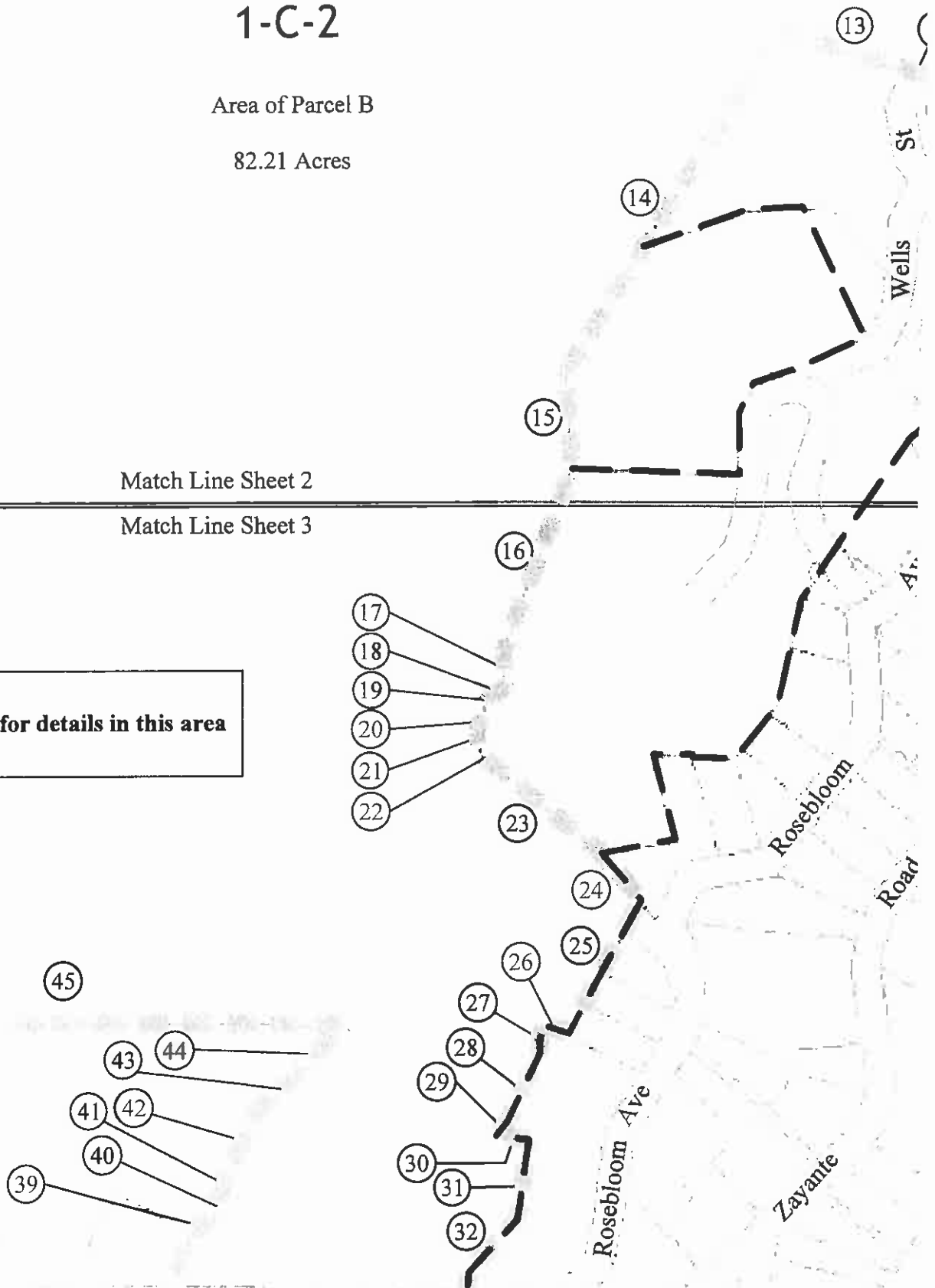
Area of Parcel B

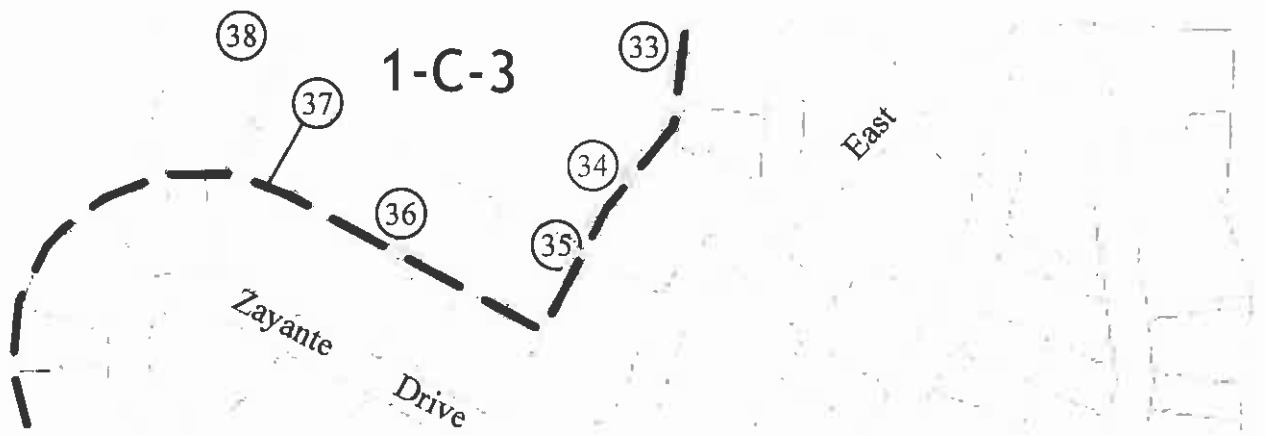
82.21 Acres

Match Line Sheet 2

Match Line Sheet 3

See Sheet 3 for details in this area



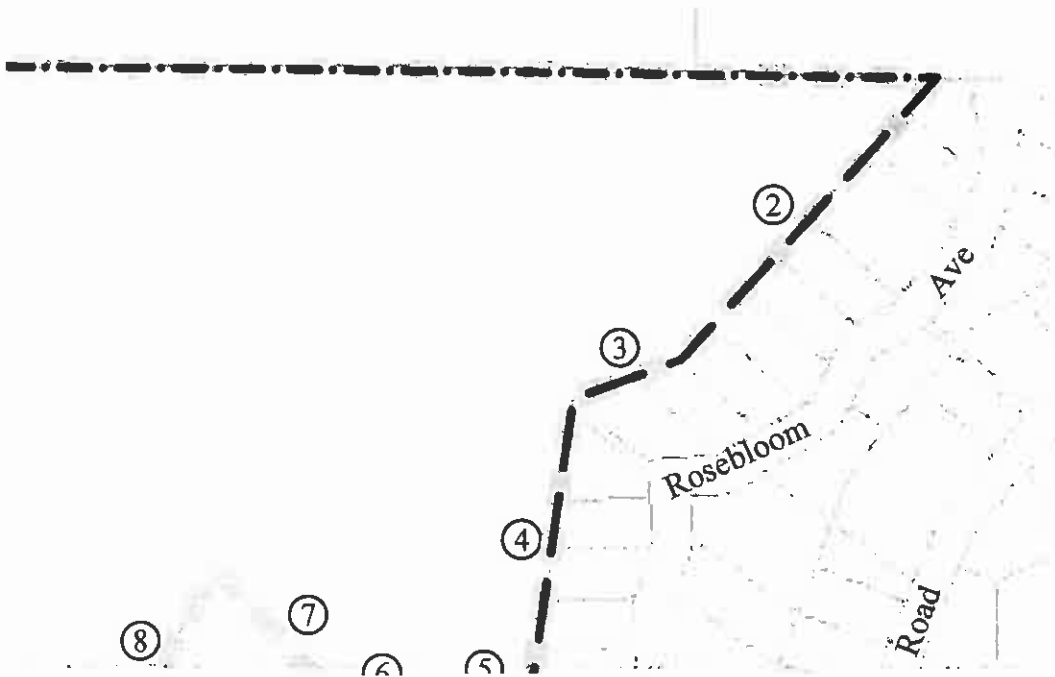


1-D-1

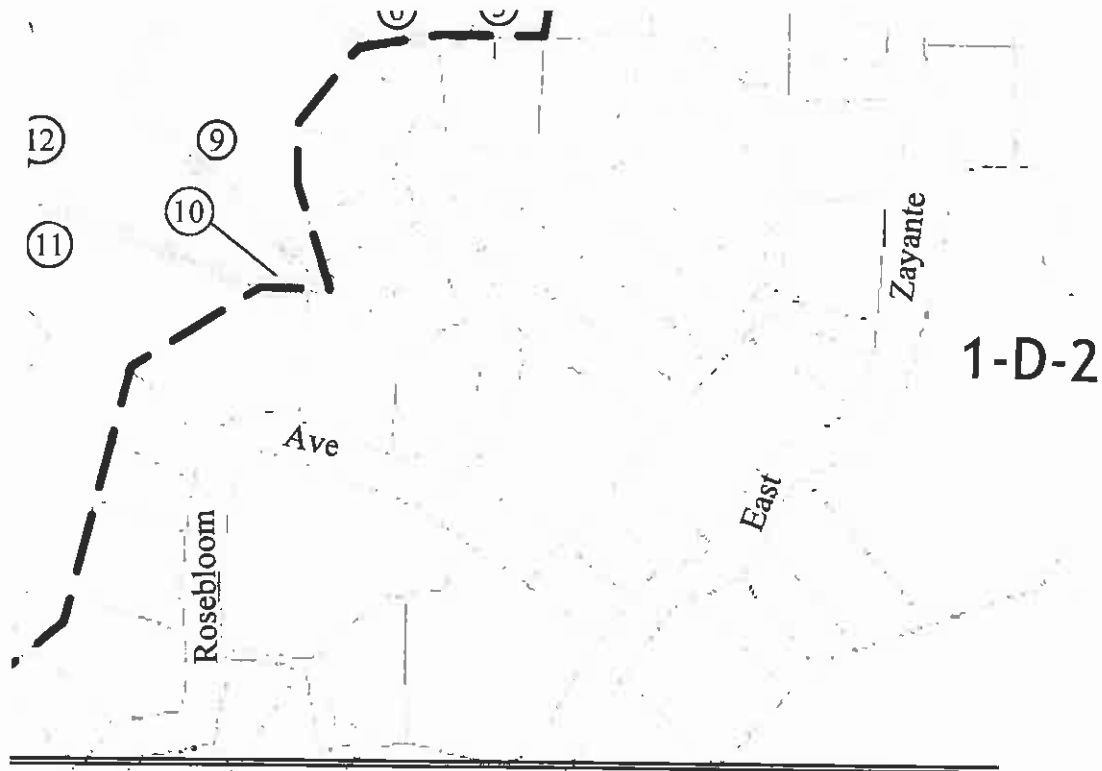
REVISIONS

BY

P zation ter District B-A

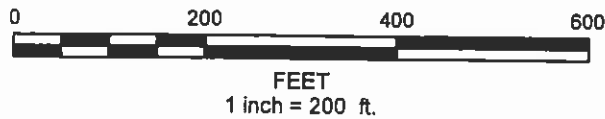


Parcel B Exhibit Map
Empire Reorganization
San Joaquin Water District
LAFCO No. 953-A



PARCEL B MAP

Scale: 1" = 200 FEET



FREITAS + FREITAS

Engineering and Planning Consultants, Inc.

3233 Valencia Ave., Suite A1
Phone (831) 688-1168

Aptos, CA 95003
Fax (831) 688-1218

Pe
Lon
San Lore
J

1-D-3



Michael J. Freitas

Date	5/2016
Scale	As Shown
Drawn	Digital Graphics
Job	16006
Sheet	1 of 3 Sheets

2-A-1

07546101

07529112

Point of beginning
1/4 Section Corner of Section 2 Township 10
South Range 2 West MDB&M

07529103

07529113

07529105

④ North 2124.44'



07529106

2-A-2

07529107



2-A-3

Legend

Parcel Line



Parcel Corner

Parcel B Boundary



Boundary Course Number

07539104

Santa Cruz County Assessors Parcel Numt



San Lorenzo Valley Water District Existin



Lompico County Water District Existing E

2-B-1

07546101

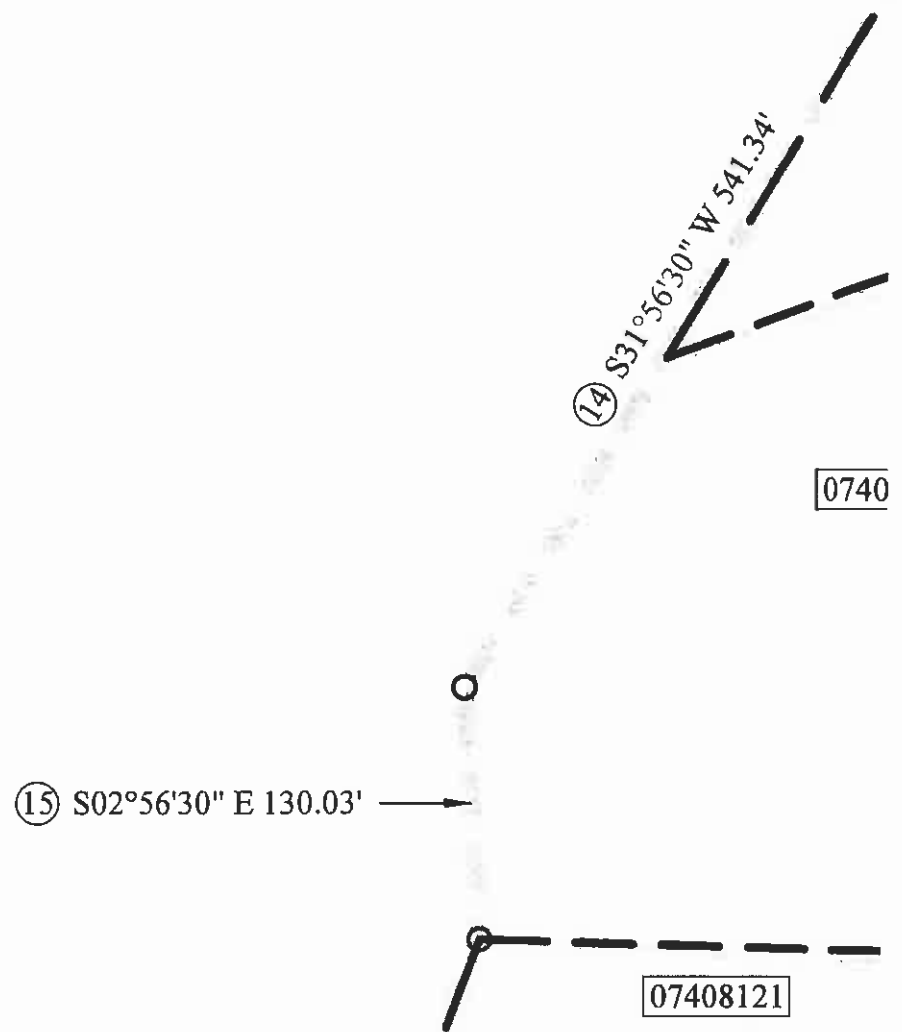


07546101

Area of Parcel B

82.21 Acres

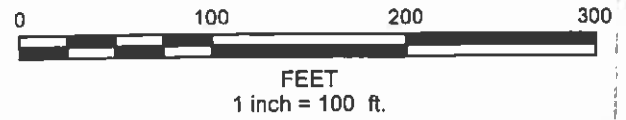
2-B-2



2-B-3

PARTIAL PLAN PARCEI

Scale: 1" = 100 FEET



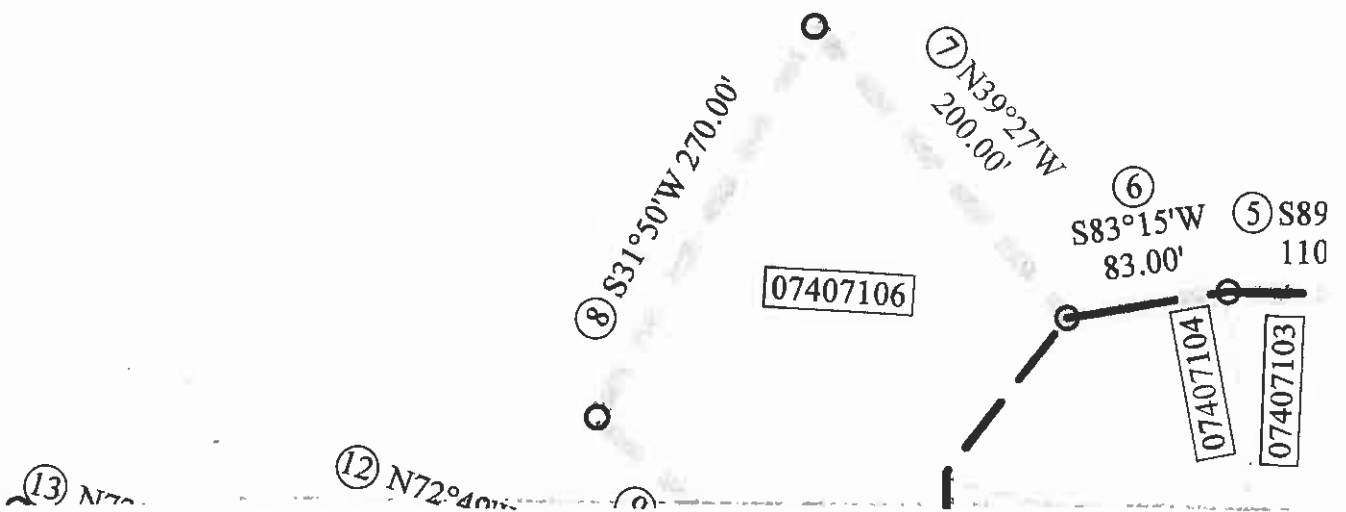
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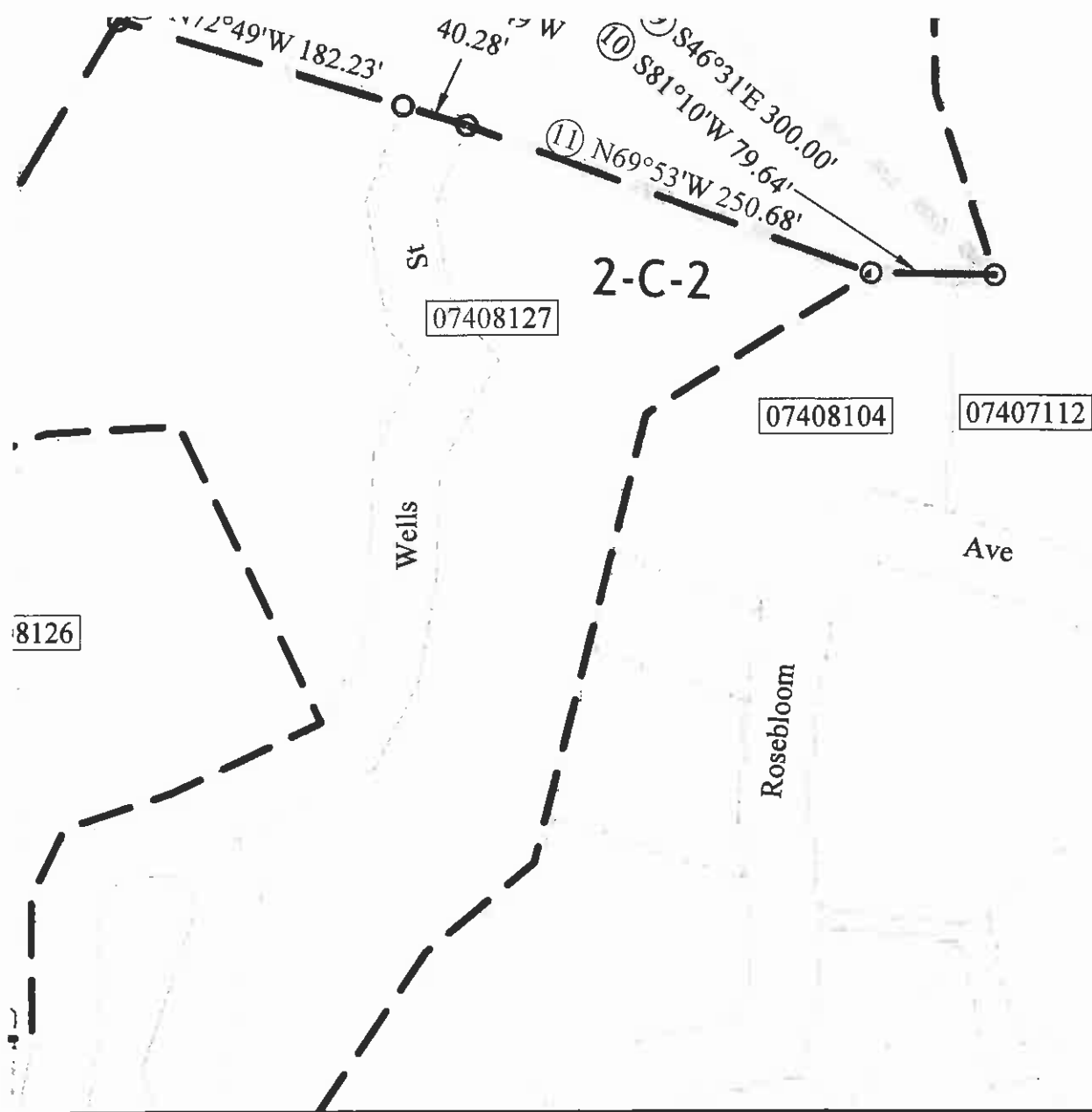
g Boundary

Boundary

07546101

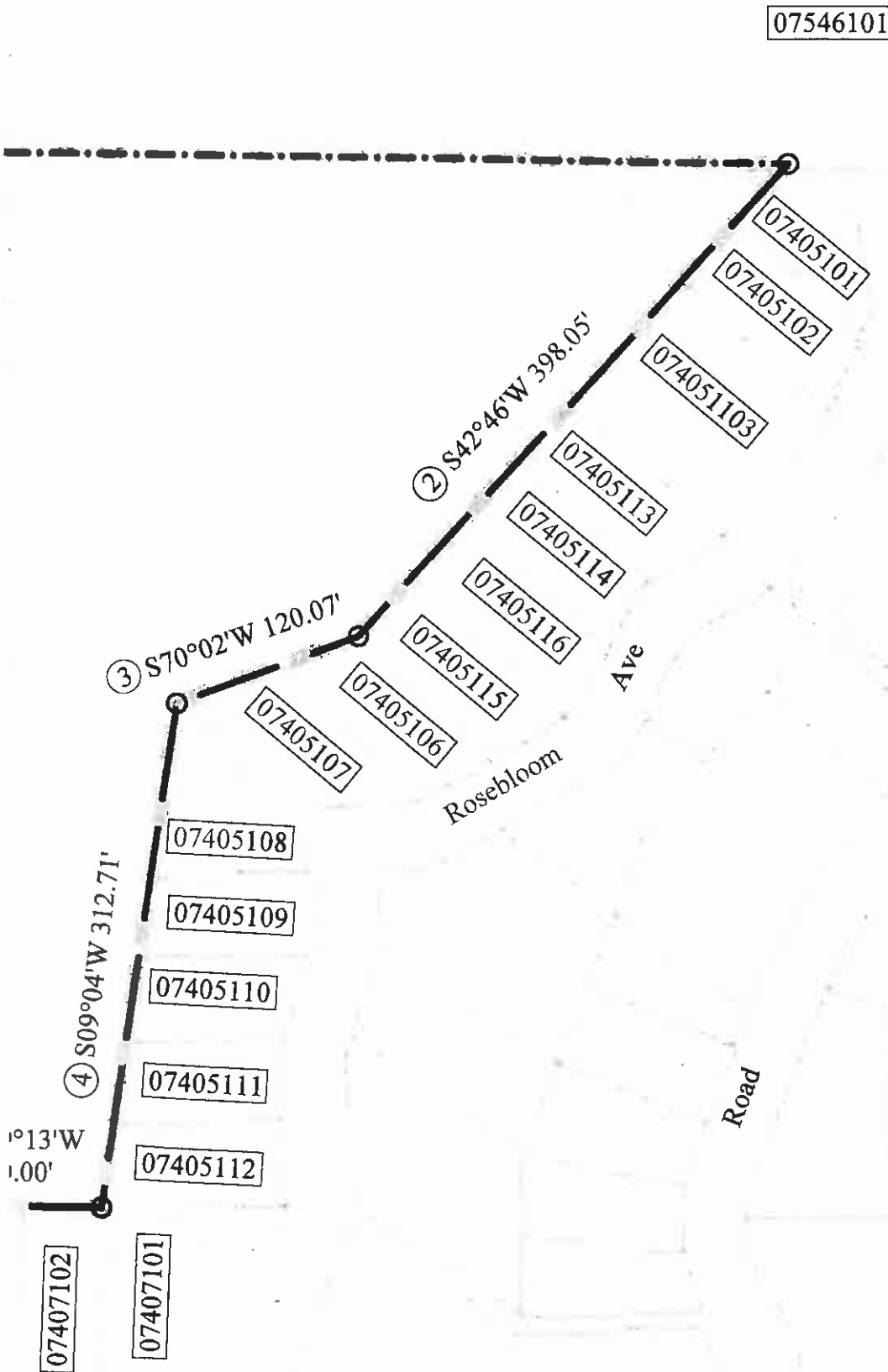
① East 2620.00'





[illegible]

2-D-1



REVISIONS	BY

**Parcel B Exhibit Map
Lompico Reorganization
in Lorenzo Valley Water District
LAFCO No. 953-A**

2-D-2

East

Zayante

ITAS + FREITAS

ing and Planning Consultants, Inc.

ve., Suite A1

Aptos, CA 95003

Fax (831) 688-1218

-1168

Sa

2-D-3

FREI
Engineer
3233 Valencia A
Phone (831) 688



Michael J. Freitas

Date 5/2016

Scale As Shown

Drawn
Digital Graphics

Job 16006

Sheet
2 of 3
Sheets

3-A-1

07530115

07539116

07539104

07539105

07539106

07539114

07530108

④6 North 2124.44'

Lake

Bld

3-A-2



Legend

Parcel Line



Parcel Corner

Parcel B Boundary



Boundary Course Number

3-A-3

07539104

Santa Cruz County Assessors Parcel Number

— — — — — San Lorenzo Valley Water District Existing Bound

- . - . - . - Lompico County Water District Existing Bound

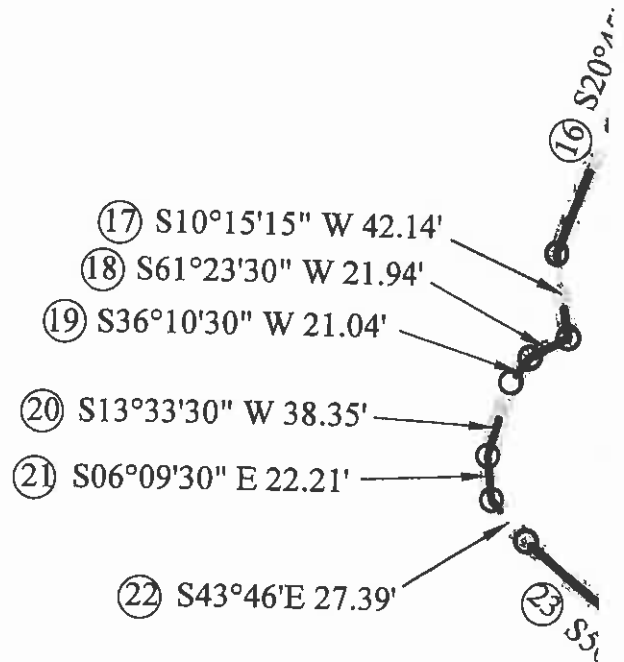
3-B-1

Match

Area of Parcel B

82.21 Acres

07546101



②④ S38°15' E 27.39'

④⑤ N89°22'W 827.064'

④④ N40°23'E 68.00'

④③ N48°10'E 102.00'

④② N27°41'30" E 80.00'

②⑥ N67°47'W 41.67'

②⑦ S01°12'30" W 39.74'

②⑧ S25°31'W 106.27'

②⑨ S40°22'W 20.16'

3-B-2

④① N18°07'50" E 65.00'

④② N11°22'E 10.00'

③⑨ N56°46'E 35.00'

③⑩ S81°50'E 46.10'

③⑪ S08°07'W 112.09'

③⑫ S42°35'W 95.33'

③⑧ N23°30'E 275.00'

③⑦ N69°20'W 49.60'

③⑬ S08°19'W 146.28'

③⑭ S39°14'W 106.19'

③⑯ N61°50'W 313.31'

③⑮ S28°10'W
146.46'

07411208

07411219

07411204

07411217

07411216

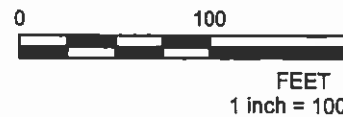
07411215

07410108

Zayante

PARTIAL PLAN I

Scale: 1" =



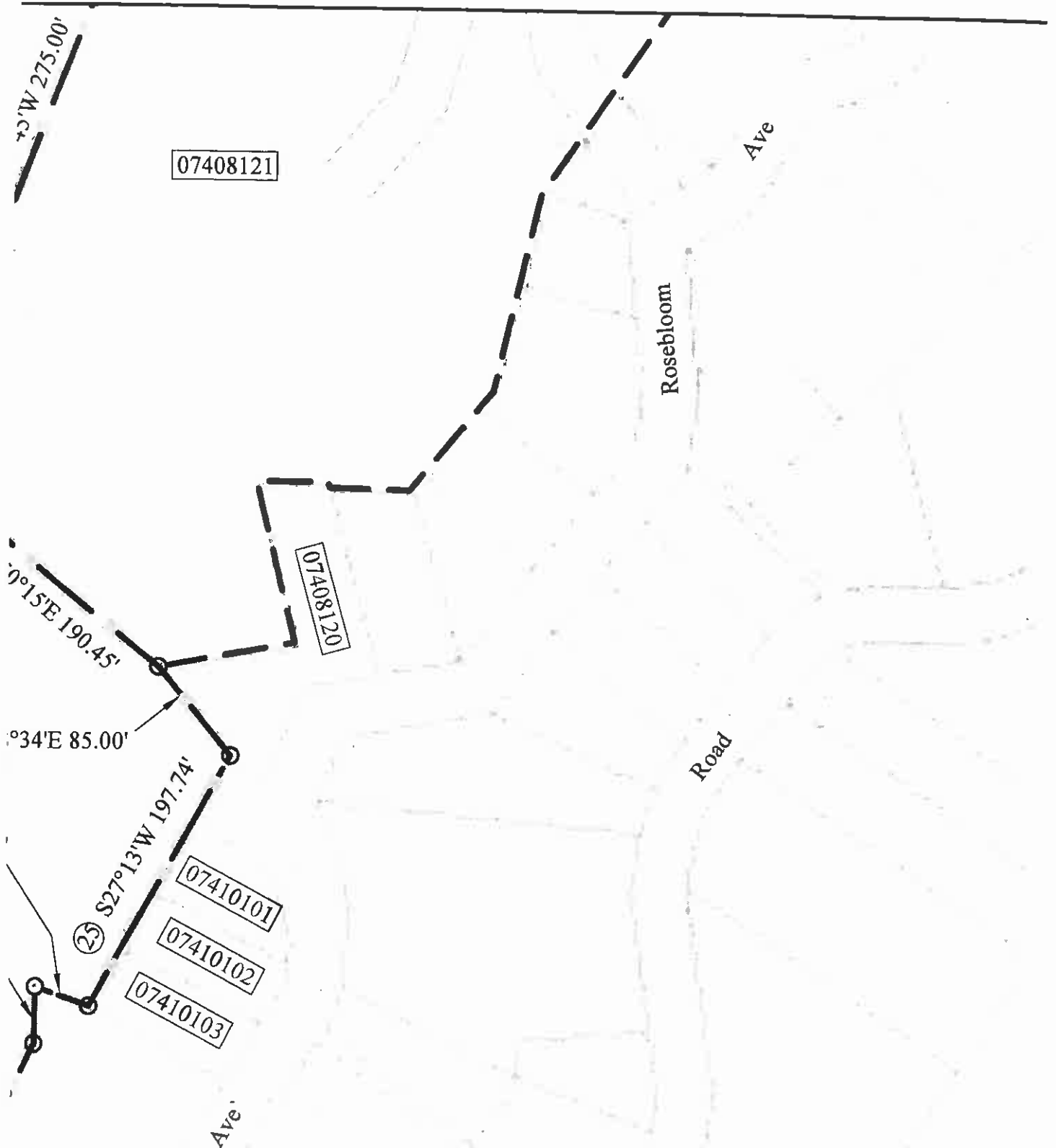
3-B-3

indary

ary

3-C-1

Line See Sheet 2



3-C-2

Zayante

07410112

Rosebloom

East

PARCEL B MAP

100 FEET



1 ft.

3-C-3



3-D-1

REVISIONS

BY

**Parcel B Exhibit Map
Lompico Reorganization
Lorenzo Valley Water District
LAFCO No. 953-A**



3-D-2

San

FREITAS + FREITAS

Engineering and Planning Consultants, Inc.

3233 Valencia Ave., Suite A1

Phone (831) 688-1168

Aptos, CA 95003

Fax (831) 688-1218

Date 5/2016

3-D-3



Michael J. Freitas

Scale As Shown

Drawn Digital Graphics

Job 16006

Sheet
3 of 3
Sheets

EXHIBIT B
PAGE 1 OF 2

LEGAL DESCRIPTION
for
PARCEL B
of the
LOMPICO REORGANIZATION
SAN LORENZO VALLEY WATER DISTRICT
LAFCO No. 953-A

Parcel A

The current and existing LAFCO boundary of Lompico County Water District as of June 1, 2016.

Parcel B

The land referred to is situated in the State of California, County of Santa Cruz, in the unincorporated area, presently known as Santa Cruz County Assessor's Parcel Numbers APN 07406101, APN 07411207 and APN 07411218 and is described as follows:

Part of the North East 1/4 of Section 2, Township 10 South , Range 2 West, M.D.B. & M. and being more particularly bounded and described as follows:

Beginning at a station on the North line of Section 2, Township 10 South , Range 2 West M.D.B. & M. at the North West corner of Lot 1, in Block 3, as said lot and block are shown upon that certain Map entitled, "Subdivision No. 3 and resubdivision of Lots 22, 23, 24 Block 8, Zayante Lakes", filed for record July 26, 1926 in Volume 23 of Maps, Page 32, Santa Cruz County Records; running thence along the North line of said Section 2; West, 2620 feet, more or less to a 1/4 Section corner on the North line of said Section 2 this point being the **POINT OF BEGINNING**,

1. thence East , a distance of 2,620.00 feet more or less to a property corner;
2. thence along the Boundary of San Lorenzo Valley Water District SOUTH 42°46'00" WEST, a distance of 398.05 feet more or less to a property corner;
3. thence SOUTH 70°02'00" WEST, a distance of 120.07 feet more or less to a property corner;
4. thence SOUTH 09°04'00" WEST, a distance of 312.71 feet more or less to a property corner;
5. thence SOUTH 89°13'00" WEST, a distance of 110.00 feet more or less to a property corner;
6. thence SOUTH 83°15'00" WEST, a distance of 83.00 feet more or less to a property corner;
7. thence NORTH 39°27'00" WEST, a distance of 200.00 feet more or less to a property corner;
8. thence SOUTH 31°50'00" WEST, a distance of 270.00 feet more or less to a property corner;
9. thence SOUTH 46°31'00" EAST , a distance of 300.00 feet more or less to a property corner;
10. thence SOUTH 81°10'00" WEST, a distance of 79.64 feet more or less to a property corner;
11. thence NORTH 69°53'00" WEST, a distance of 250.68 feet more or less to the East side of Wells Street.;
12. thence NORTH 72°49'00" WEST, a distance of 40.28 feet more or less to the West side of Wells St.;
13. thence continue Westerly along said line, a distance of 182.23 feet more or less to a property corner;
14. thence SOUTH 31°56'30" WEST, a distance of 541.34 feet more or less to a property corner;
15. thence SOUTH 02°56'30" EAST , a distance of 130.03 feet more or less to a property corner;
16. thence SOUTH 20°45'00" WEST, a distance of 275.00 feet more or less to a property corner;
17. thence SOUTH 10°15'15" WEST, a distance of 42.14 feet more or less to a property corner;
18. thence SOUTH 61°23'30" WEST, a distance of 21.94 feet more or less to a property corner;
19. thence SOUTH 36°10'30" WEST, a distance of 21.04 feet more or less to a property corner;
20. thence SOUTH 13°33'30" WEST, a distance of 38.35 feet more or less to a property corner;
21. thence SOUTH 06°09'30" EAST , a distance of 22.21 feet more or less to a property corner;

21. thence SOUTH 06°09'30" EAST , a distance of 22.21 feet more or less to a property corner;
22. thence SOUTH 43°46'00" EAST , a distance of 27.39 feet more or less to a property corner;
23. thence SOUTH 50°15'00" EAST , a distance of 190.45 feet more or less to a property corner;
24. thence SOUTH 38°34'00" EAST , a distance of 85.00 feet more or less to a property corner;
25. thence SOUTH 27°13'00" WEST, a distance of 197.74 feet more or less to a property corner;
26. thence NORTH 67°47'00" WEST, a distance of 41.67 feet more or less to a property corner;
27. thence SOUTH 01°12'30" WEST, a distance of 39.74 feet more or less to a property corner;
28. thence SOUTH 25°31'00" WEST, a distance of 106.27 feet more or less to a property corner;
29. thence SOUTH 40°22'00" WEST, a distance of 20.16 feet more or less to a property corner;
30. thence SOUTH 81°50'00" EAST , a distance of 46.10 feet more or less to a property corner;
31. thence SOUTH 08°07'00" WEST, a distance of 112.09 feet more or less to a property corner;
32. thence SOUTH 42°35'00" WEST, a distance of 95.33 feet more or less to a property corner;
33. thence SOUTH 08°19'00" WEST, a distance of 146.28 feet more or less to a property corner;
34. thence SOUTH 39°14'00" WEST, a distance of 106.19 feet more or less to a property corner;
35. thence SOUTH 28°10'00" WEST, a distance of 146.46 feet more or less to a property corner;
36. thence NORTH 61°50'00" WEST, a distance of 313.31 feet more or less to a property corner;
37. thence NORTH 69°20'00" WEST, a distance of 49.60 feet more or less to a property corner;
38. thence leaving the Boundary of San Lorenzo Valley Water District NORTH 23°30'00" EAST, a distance of 275.00 feet more or less to a property corner;
39. thence NORTH 56°46' EAST , a distance of 35.00 feet more or less to a property corner;
40. thence NORTH 11°22'00" EAST, a distance of 10.00 feet more or less to a property corner;
41. thence NORTH 18°07'50" EAST , a distance of 65.00 feet more or less to a property corner;
42. thence NORTH 27°41'30" EAST , a distance of 80.00 feet more or less to a property corner;
43. thence NORTH 48°10'00" EAST , a distance of 102.00 feet more or less to a property corner;
44. thence NORTH 40°23'00" EAST , a distance of 68.00 feet more or less to a property corner;
45. thence NORTH 89°22'00" WEST, a distance of 827.06 feet more or less to a property corner;
46. thence along the Boundary of Lompico Water District North , a distance of 2,124.44 feet to the POINT OF BEGINNING.

Containing 3,580,925.33 square feet or 82.21 acres, more or less.

END OF DESCRIPTION

Description prepared at the request of San Lorenzo Valley Water District by Michael J. Freitas, RCE 23345, Freitas Plus Freitas Engineering and Planning Consultants, Inc. 3233 Valencia Ave. A1, Aptos, CA.