



# TRIUNFO SANITATION DISTRICT

A PUBLIC AGENCY

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## Board of Directors

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April 24, 2017

Board of Directors  
Triunfo Sanitation District  
Ventura County, California

## **TRACT ACCEPTANCE OF PORTIONS OF CUP 4375 FOR THE LAKE SHERWOOD AREA**

### **Summary**

The Triunfo Sanitation District (District) Board previously approved the installation of the sewage system in the Lake Sherwood area through a series of Tract developments within the boundary of Conditional Use Permit (CUP) 4375. CUP 4375 was subsequently divided into a series of smaller Tracts (34). To date, the District has accepted ownership of 12 of these Tracts following substantial build-out of the parcels within the Tract. To be considered acceptable, and for the District to assume ownership, all required fees must be paid, construction must have been completed as shown on the approved plans and specifications, and final inspection performed by District personnel.

As was discussed at the April 24, 2017, Board Meeting, this final set of 22 Tracts have been reviewed and cleared by staff for final acceptance. The District is receiving beneficial occupancy for the following Tracts within the Lake Sherwood area under CUP 4375: 4191-2, 4191-5/6, 4192-1/6, 4375, 4409-1/8, 5309, 5382, 5310, and 5501. Staff recommends your Board review and accept the sewer improvements, authorize them to be made part of the District's sewer system, and release the surety bonds. The breakdown of the fees and percent developed is included with this Board letter along with a boundary map.

Please contact me at 805-658-4648 or email [richardjones@vrsd.com](mailto:richardjones@vrsd.com) if you have any questions or need additional information.

**Fiscal Impact**

The fiscal impact for the acceptance of the sanitary sewer system for these Tracts and making them part of the District's sewer system is the O&M costs associated with maintaining the facilities.


**Recommendation**

It is recommended the Board:

- 1) Accept the sanitary sewer system from portions of CUP 4375 identified in the summary and make the 22 Tracts part of the Triunfo Sanitation District sewer system; and
- 2) Direct the General Manager to release the Sewer Performance Bond and Labor & Material Bonds in accordance with the Triunfo Sanitation District Rules & Regulations.

RICHARD JONES – W&WW OPERATIONS SUPERINTENDENT

REVIEWED AND APPROVED

  
Mark Norris - General Manager

Attachment: Fee and development summary, CUP 4375 Map

**Lake Sherwood Development  
Status of Tract Development and Sewer Connection Fees Paid**

TRACT # and Phase	Developer	No. of Potential Connections	No. of Connections Paid	Last Connection Payment Date	Total Connection Fees Paid to date**	Average Amount Paid per Parcel	Other Fees		No. on Tax Rolls (developed)	Percent Build-out	Residential Streets listed for Lots
							(inspection, plan check, etc.)	Paid			
4191-2	Sherwood Development	107	97	6/13/2008	\$ 860,075	\$ 8,867	\$ 54,466		97	91%	Elderoak, Ladbrook, Garden, W Stafford, Marshbrook, Norfield
4191-5	Sherwood Development	56	56	11/11/1998	\$ 384,500	\$ 6,866	\$ 7,669		56	100%	Crombie, Elbury, Heatherbank, Swanfield, Waldemar
4191-6	Sherwood Development	24	24	5/20/2002	\$ 165,200	\$ 6,883	\$ 2,840		24	100%	Duchy, Fairing Ford, Morvale
4192-1	Sherwood Development	2	2	3/12/1998	\$ 14,450	\$ 7,225	\$ -		0	0%	Upper Lake Road
4192-2	Sherwood Development	12	11	2/28/2003	\$ 89,800	\$ 8,164	\$ 1,880		11	92%	Queens Garden
4192-3	LSR Limited Partnership	13	13	12/22/2011	\$ 125,098	\$ 9,623	\$ 54,499		13	100%	Queens Garden
4192-4	LSR Limited Partnership	14	14	1/13/2014	\$ 250,775	\$ 17,913	\$ 2,615		14	100%	Williamsburg (includes Country Club)
4192-5	Sherwood Development	17	17	6/3/2015	\$ 173,900	\$ 10,229	\$ 44,063		7	41%	Calbourne, Williamsburg
4192-6	Sherwood Development	27	25	10/20/2016	\$ 253,950	\$ 10,158	\$ 44,032		6	22%	Calbourne, Queens Garden
4375*	Thistleberry, Upton, 28PM52, 69S-03, 69PM16, Kentucky Park, Rancho El Conejo [part of CUP 4375]	280	169	9/28/2016	\$ 1,184,598	\$ 7,009	\$ 184,697		157	56%	Giles, Hereford, Lower Lake, Stafford, Thorsby, Upper Lake, Davi, Lake Sherwood, Trentham, Potrero, Carlisle
4409-1	LSR/Others	3	1	5/3/2005	\$ 16,575	\$ 16,575	\$ -		1	33%	Stafford, Queens Garden
4409-2	LSR Limited Partnership	3	3	4/1/2003	\$ 25,575	\$ 8,525	\$ 1,284		0	0%	Stafford
4409-3	LSR/Others	8	7	6/14/2013	\$ 88,327	\$ 12,618	\$ 750		7	88%	Stafford, Williamsburg
4409-4	LSR Limited Partnership	2	2	10/18/2005	\$ 18,850	\$ 9,425	\$ 769		0	0%	Stafford
4409-5	LSR Limited Partnership	21	21	10/18/2005	\$ 201,025	\$ 9,573	\$ 14,830		0	0%	Broadhaven, Ladbrook, Lamington
4409-6	LSR Limited Partnership	19	19	10/18/2005	\$ 179,075	\$ 9,425	\$ 28,662		0	0%	Calbourne, Morvale
4409-7	LSR Limited Partnership	12	12	10/18/2005	\$ 113,100	\$ 9,425	\$ 13,737		0	0%	Crombie, Lamington
4409-8	LSR Limited Partnership	11	11	10/18/2005	\$ 103,675	\$ 9,425	\$ 15,254		0	0%	Broadhaven
5309	Part from Tract 4191-2	2	2	1/9/2007	\$ 19,600	\$ 9,800	\$ 2,018		1	50%	Newburn (Lot A issued Will Serve)
5382	Others	4	4	11/22/2005	\$ 40,650	\$ 10,163	\$ 3,168		4	100%	Stafford
5310	Part from Tract 4191-3	2	2	7/22/2014	\$ 31,800	\$ 15,900	\$ 1,311		1	50%	Greenbank
5501	Others	16	16	2/2/2011	\$ 157,775	\$ 9,861	\$ 61,636		16	100%	Hampstead, Hemmingsford
<b>Totals</b>		<b>655</b>	<b>528</b>		<b>\$ 4,498,373</b>	<b>\$ 8,520</b>	<b>\$ 540,180</b>		<b>415</b>	<b>63%</b>	

\* Note: CUP 4375 principally covers the entire Lake Sherwood area, parcels not identified as a County Tract (e.g. 4191-1) are covered under the TSD designated Tract 4375 (ie, Thistleberry)  
 \*\* Total amount paid is based on the Tract files and cross-referenced with the Will Serve Log and tracking log, some early deposits had no Tract associated with the payment and are listed as Misc.



TSD – CUP 4375 Boundary – includes all Tracts listed on summary