



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Public Works
Department No.: 054
For Agenda Of: 9/6/2011
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Scott D. McGolpin, P.E., x3010
Director(s) Public Works Director

Contact Info: Mark A. Schleich, P.E., x3605
Deputy Public Works Director

SUBJECT: County Service Area 12 (Mission Canyon Sewer District) Release of Lien for Assessor Parcel Numbers 023-060-001 and 023-150-012 (First Supervisorial District)

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

Authorize the Clerk of the Board to execute the acknowledgment of the substitution of trustee and full reconveyance releasing the County of Santa Barbara as a beneficiary on assessor parcels 023-060-001 and 023-150-012.

Summary Text:

Certain areas in Mission Canyon were required to connect to the new public sewer system by March 1, 1987. To accommodate the connection for certain property owners, the County provided for the cost to connect as an indebted obligation on the deed of trust until such time as the property transferred ownership to a non-immediate family member. The loans in question were recorded as liens on the deeds until such time as the property changed hands to a non-immediate family member. At this time, the loans have been paid in full on APN 023-060-001 located at 1145 Tunnel Road, and APN 023-150-012 located at 990 Cheltenham Road. The indebtedness on these properties has been relieved voluntarily by the owners in order to remove them from title. Approval of this action by your Board accomplishes the property owner's request.

Background:

Originally, all development in the Mission Canyon area had sewer service via private on-site septic systems. Unfortunately, design parameters such as terrain, soil type, and land density, is largely unsuitable for septic systems, resulting in poor performance and potential health issues. Therefore, County Service Area 12 (Mission Canyon Sewer District) was created in 1984 in order to connect the majority of Mission Canyon residents (mostly smaller parcels located in the lower part of the canyon and those located south of Foothill Road) to a public sewer system. This area is known as the “sewer service area” while larger developed parcels further up the canyon in the “septic maintenance area” are monitored for performance. The sewer service area receives certain operational and maintenance services from the City of Santa Barbara via a joint powers agreement and is regulated by the State Water Resources Control Board Statewide General Permit for Sanitary Sewer Systems (Order 2006-0003).

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The attached substitution of trustee and full reconveyance instruments release the liens from the title for these properties upon recordation. The Board’s approval of this action will satisfy the property owners’ requests.

Performance Measure:

Executing and recording the attached instruments will clean title for the property owners.

Fiscal and Facilities Impacts:

There are no fiscal or facility impacts with this action.

Fiscal Analysis:

Total revenue of \$11,127.07 will be deposited to the CSA 12 operating and maintenance reserve fund.

Staffing Impacts:

Legal Positions:
None

FTEs:
None

Special Instructions:

Upon Board action, please distribute as follows:

- 1. Original instruments: Public Works Department, Santa Maria; Attn: Martin Wilder
- 2. Minute Order: Public Works Department, Santa Maria; Attn: Martin Wilder

Attachments:

Substitution of trustee and full reconveyance and acknowledgment for APN 023-060-001
Substitution of trustee and full reconveyance and acknowledgment for APN 023-150-012

Authored by:

Martin Wilder, P.E., x8750
Utilities Manager

Copy:

Mark Paul, Deputy Public Works Director – Finance & Administration