



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

Submitted on:
(COB Stamp)

Department Name: Public Works/CSA 12
Department No.: 054
For Agenda of: April 8, 2025
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors, acting as the governing authority of County Service Area 12
FROM: Department Director Chris Sneddon, P.E., Public Works Director, (805) 568-3010
Contact Info: Martin Wilder, P.E., Deputy Director, (805) 803-8750
SUBJECT: **County Service Area 12 (Mission Canyon Sewer District), Quitclaim of Sewer Easement on APN 023-161-017 – 1st Supervisorial District**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors, acting as the governing authority of County Service Area (CSA) 12:

- a) Approve and authorize the Chair to execute and notarize the quitclaim deed, Attachment A, conveying to Alexander Weiliang Fang and Casey Brianne Fang, trustees of the Fang Family trust and owner of Assessor's Parcel Number (APN) 023-161-017, all rights, title, and interest in the existing sewer easement previously conveyed to the County of Santa Barbara pursuant to recorded instrument 1985-0017601; and
- b) Find that the proposed action does not constitute a "Project" within the meaning of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15378(b)(5), in that it is a government administrative activity that will not result in direct or indirect changes in the environment.

Summary:

This item is on the agenda to remove the County's (CSA 12's) interest in the sewer easement created by recorded instrument 1985-0017601 on APN 023-161-017 in the Mission Canyon area, as a separate easement is to be recorded in its place.

Discussion:

This action quitclaims the interest from the original sewer easement for the public sewer line on APN 023-161-017. A replacement easement was accepted by the Board on December 3, 2024 to replace it. Both the quitclaim and replacement easement will be recorded upon completion of this action.

Background:

CSA 12 was formed to address failing septic systems in response to Regional Water Quality Control Board (RWQCB) Resolution 83-04. The County of Santa Barbara initiated the establishment of CSA 12 by Resolution 84-72, and the Santa Barbara Local Area Formation Commission (LAFCO) formally established CSA 12 by approving LAFCO Resolution 84-654. The primary function of CSA 12 is to collect wastewater via approximately 13.4 miles of sewer system, which is conveyed to and treated by the City of Santa Barbara pursuant to the terms of a joint powers agreement. The rules and regulations regarding the function and operation of CSA 12 were codified by Ordinance 3574 in Chapter 22A of the County Code. An Environmental Impact Report (EIR) was prepared for the Mission Canyon Area Wastewater Facilities Plan in November of 1983, and construction of the original sewer system was completed in 1985. The sewer system is regulated by the State Water Resources Control Board under Order No. 2006-0003-DWQ, *Statewide General Waste Discharge Requirements for Sanitary Sewer Systems*.

The sewer system project focused primarily on connecting developed parcels in the immediate vicinity of and north and south of Foothill Road (State Route 192), as the septic systems in this area were the most problematic due to lot size. Most of the sewer system is located in public road rights of way, however, due to the hilly terrain, many sewer easements were acquired on private property to allow as many plots as possible to be served by gravity sewers, rather than pressurized systems.

The sewer easement located at 887 Cheltenham Road (APN 023-161-017), contained a conflicting boundary call that resulted in an encroachment into the easement (recorded instrument no. 1985-0017601) by the owner during a home improvement project. The original easement was intended to be 10 feet wide; however, it has been determined that a 7-foot width is sufficient and avoids interference with the owner's subsequent land improvements. The Board accepted the replacement easement deed on December 3, 2024. However, a subsequent action is required in order to quitclaim the interests in the original easement deed (1985-0017601). Upon completion of this action, staff will record both the quitclaim deed and replacement easement deed. Staff recommends this action in order to resolve the conflicting boundary call, eliminate private encroachments, and maintain an appropriate easement.

Fiscal Analysis:

There are no fiscal or facility impacts with this action.

Special Instructions:

After Board action, direct the Clerk to:

1. Obtain the Chair's notarized signature on the quitclaim deed.
2. Direct the Clerk of the Board to forward a certified copy of the minute order and executed easement deed to Kevin Thompson at the North County Public Works Department office

Subject: County Service Area 12 (Mission Canyon Sewer District), Quitclaim of Sewer Easement on APN 023-161-017 –
1st Supervisorial District
Agenda: April 8, 2025
Page 3 of 3

located at 620 West Foster Road, Santa Maria, CA 93455. A recorded copy of the quitclaim deed and the replacement easement deed will be forwarded to the Clerk of the Board for filing.

Attachments:

Attachment A – Quitclaim Deed

Authored by:

Martin Wilder, P.E., Deputy Director

Copy:

Cori Munguia. AOP, North County Public Works office