



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/Laguna  
**Department No.:** 054  
**For Agenda of:** 7/12/2022  
**Placement:** Administrative  
**Estimated Time:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Directors, Laguna County Sanitation District

**FROM:** Department Scott D. McGolpin, P.E., Director, (805) 568-3010  
Director(s)  
Contact Info: Leslie Wells, Deputy Director, (805) 882-3605

**SUBJECT:** Acceptance of Sewer Easement from Owners of APN 105-140-087, Fourth Supervisorial District

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**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:**

That the Board of Directors:

- a) Accept the easement deed from Michael J. Morris, trustee of the Penelope Lockridge Hartnell Revocable Trust; Anthony D. Houston and Beverly J. Houston, trustees of the Houston Family Trust; and Katherine A. Walker, collectively owners of APN 105-140-087, and authorize the Clerk of the Board to execute the certificate of acceptance; and
- b) Find that the proposed action does not constitute a "Project" within the meaning of the California Environmental Quality Act, pursuant to 14 CCR 15378(b)(5), in that it is a government administrative activity that will not result in direct or indirect changes in the environment.

**Summary Text:**

This item is on the agenda in order to acquire a public sewer easement over APN 105-140-087 to transfer ownership of and provide access to, an existing private sewer main constructed by the Stonegate housing development (Tract 14,481) in 2006. This action will properly place ownership of the sewer main with a public agency in addition to providing access to public sewer service for upstream Orcutt Community Plan developments as originally intended.

**Background:**

The Laguna County Sanitation District (District) provides wastewater services for the Orcutt and unincorporated Santa Maria area. This includes anticipating service for planned development associated with the Orcutt Community Plan. Development projects are routinely conditioned to dedicate rights of way to the District for new sewer mains that would serve a new development for both onsite and offsite facilities. Typically, this is completed by map for onsite sewer improvements and by easement for offsite sewer improvements.

The developer of the Stonegate housing project (Tract 14,481 and part of Key Site 17) acquired the property to be developed from the owners of APN 105-140-087, which included the right to construct a private offsite sewer main across APN 105-140-087 in order to access the District's existing trunk sewer. Unfortunately, the right of use for the offsite sewer main was specific to the Stonegate tract only. This is problematic because it was intended that this sewer main would also be used for other developments associated with Key Site 17. In addition, home owners and homeowner associations are not equipped to own, maintain, repair and respond to sewer emergencies, it is preferred that offsite sewer mains be owned by a public agency. The Stonegate HOA has agreed to quitclaim their interest in the offsite sewer main back to the owners of APN 105-140-087 and the owners of APN 105-140-087 have executed a deed granting a sewer and access easement to the District. This action accepts the sewer and access easement from the owners of APN 105-140-087.

**Performance Measure:**

This action will provide the appropriate sewer rights of way to ensure the sewer main is held in ownership by Laguna County Sanitation District.

**Fiscal and Facilities Impacts:**

There are no fiscal or facility impacts with this action.

**Staffing Impacts:**

There are no staffing impacts associated with this action.

**Special Instructions:**

After Board action, direct the Clerk to:

1. Execute the acceptance of easement deed from owners of APN 105-140-087.
2. Forward the executed easement deed and certified minute order to Martin Wilder, Laguna County Sanitation District at the North County Public Works Building, 620 West Foster Road in Santa Maria, CA 93455, to record. Recorded copies will be forwarded to the Clerk of the Board for filing.

**Attachments:**

Easement deed APN 105-140-087

**Authored by:**

Martin J. Wilder, P.E., Manager, (805) 803-8750

**Copy:**

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