



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: 12/12/2017
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: 4/5

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

FROM: Department Scott D. McGolpin, P.E. Director, 568-3010
Director(s)
Contact Info: Mark A. Schleich, P.E., Deputy Director, 882-3605

SUBJECT: Quitclaim of Ten Laguna County Sanitation District Sewer Easements to the City
of Santa Maria - 5th Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

As to form: N/A

Recommended Actions:

That the Board of Supervisors and Board of Directors:

- a) Approve and authorize the Chair to execute and notarize the ten quitclaim deeds conveying to the City of Santa Maria any and all rights, title, and interest in the existing sewer easements that were previously conveyed by the owners to the Laguna County Sanitation District on the properties described as APNs 111-092-012, 015, 024, 026, 033, 037, 041, 045, 046, and 048; and
- b) Authorize staff to forward the executed and notarized quitclaim deeds to the City of Santa Maria for acceptance and recordation; and
- c) 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 and approve and direct staff to file a Notice of Exemption on that basis.

Summary Text:

This item is on the agenda in order to quitclaim certain Laguna County Sanitation District (District) sewer easements to the City of Santa Maria (City) related to the sewer system located in an area annexed by the City of Santa Maria per LAFCO Resolution Number 92-2 (effective September 15, 1993) and detached from the Laguna County Sanitation District per LAFCO Resolution 94-20 (effective May 30, 1995). While sewer lines located in the public roadways automatically transferred upon detachment from the District's service area, there were ten separate easements deeded directly to the District located on private property that still remain as held by the District. These easements are not required for use by the District since they were detached from the District's service area and the District no longer provides sewer service to the properties where the easements are located. This action formally conveys these interests to the City of Santa Maria, which has maintained the sewer system and provided sewer service in that area since 1995.

Background:

The Country Club Estates tract (1959), Tract 11,005 (1972), Parcel Map 13,721 (1987), Parcel Map 12,099 (1976), and Parcel Map 10,593 (1967) developed land north of Waller Lane and west of State Route 135. Wastewater collection services were provided by the District while treatment services were contracted with the Santa Maria Public Airport District (Airport). The Airport decommissioned its wastewater treatment plant in 1977 and at that time wastewater from this area was conveyed to the City wastewater treatment plant by agreement. The City annexed the territory in question in 1993, which was later detached from the District boundaries in 1995. At that time the City rerouted the flow to a separate city sewer system and assumed sewer maintenance and ownership responsibilities. The sewer system located in the public roadways were automatically conveyed to the City, however, the ten sewer easements that are in the District's name and located on private property and still held by the District. The City has been maintaining all the sewer lines including those located in the easements. A recent inquiry from the holder of a title report brought to the District's attention the District's ownership of the easements. This action conveys the title interests to the City since the sewer system is located outside the District's service area due to the prior detachment.

Performance Measure:

This action will correctly assign public sewer rights of way and infrastructure to the appropriate public agency.

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. Obtain the Chair's notarized signature on each of the quitclaim deeds.

2. Retain a copy of each quitclaim deed for the Clerk of the Board's files.
3. Forward the executed quitclaim deeds to Martin Wilder, Laguna County Sanitation District in Santa Maria to distribute to the City of Santa Maria's City Clerk's office for acceptance and recordation. Recorded copies will be forwarded to the Clerk of the Board for filing.

Attachments:

Attachment A: Quitclaim deeds for APNs 111-092-012, 015, 024, 026, 033, 037, 041, 045, 046, and 048
Attachment B: Notice of Exemption

Authored by:

Martin J. Wilder, P.E., Manager

Copy:

Steven G. Martin, Deputy County Counsel