

Central Services
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Watershed Protection
Glenn Shephard, Director

June 6, 2023

Board of Supervisors
Ventura County Watershed Protection District
800 South Victoria Avenue
Ventura, California 93009

Subject: Adoption of a Resolution Finding that Portions of the Real Property Owned by the Ventura County Watershed Protection District, Assessor's Parcel Nos. 234-0-040-830 and -850 (Property), are Exempt Surplus Land; Approval of, and Authorization for the Director of the Public Works Agency (Director) or Designee to Sign, and Record Two Grant Deeds and an Easement Deed Transferring the Property at No Charge to Camarillo Sanitary District (CSD) for Use in Connection with CSD's Reclaimed Water Storage Reservoir Project. Supervisorial District No. 3.

Recommendations:

1. Adopt the resolution finding that portions of the real property owned by the Ventura County Watershed Protection District, Assessor's Parcel Nos. 234-0-040-830 -850 (Property), as depicted on the Vicinity Map (Exhibit 1) and Location Map (Exhibit 2), are exempt surplus land.
2. Approve and authorize the Director of the Public Works Agency (Director) or designee to sign and record the attached grant deeds (Exhibits 3 and 4) and easement deed (Exhibit 5) transferring the Property at no charge to Camarillo Sanitary District (CSD) for use in connection with its Reclaimed Water Storage Reservoir Project.

Fiscal/Mandates Impact:

There is no fiscal impact associated with this item.



Discussion:

In 1996 the Camarillo Sanitary District (CSD) conveyed 9.68 acres of real property to the Ventura County Watershed Protection District (District) in fee in connection with improvements to Conejo Creek. CSD granted this property to the District at no charge. CSD is now requesting that the District convey certain surplus portions of this property back to CSD for use in connection with its Reclaimed Water Storage Reservoir Project (Project) in the city of Camarillo.

The following real property rights (Property) are proposed for conveyance to CSD:

- Parcels 1 & 2 (Portion of APN 234-0-040-850, 1.23 acres): In fee, reserving a non-exclusive easement for ingress and egress to preserve the District's use of its existing maintenance road adjoining Conejo Creek.
- Parcel 3 (Portions of APNs 234-0-040-830 and -850, 1.14 acres): In fee.
- Parcel 4 (Portion of APN 234-0-040-850, 0.80 acres): A non-exclusive easement for ingress and egress to CSD over the District's existing maintenance road. The District would retain sole responsibility for road repairs involving erosion or other creek damage, and CSD would have sole responsibility for routine road maintenance.

The District recommends that your Board find that the Property is surplus to the uses and purposes of the District. Because the District acquired the Property from CSD at no charge, the District recommends that your Board convey the Property back to CSD at no charge. The Surplus Land Act (Act) contained in Government Code sections 54220, et seq., requires all local agencies to offer surplus land for sale or lease primarily to affordable home developers before selling or leasing the land to any other individual or entity unless it qualifies as exempt surplus land. Government Code Section 54221(f)(1)(D) provides that surplus land that a local agency is transferring to another local, state, or federal agency for the agency's use is exempt surplus land under the Act. Thus, the District's proposed transfer of the Property to CSD for use in connection with its wastewater treatment plant qualifies as an exempt surplus land disposition.

Since the Property is not planned to be used for future District operations, staff recommends that your Board adopt the attached resolution declaring the Property as exempt surplus land. In addition, staff recommends that your Board approve and authorize the Director of Public Works Agency (Director) or designee to sign and record the attached grant deeds and easement deed transferring the Property at no charge to CSD.

Finally, if approved, a certified copy of the resolution, with your Board's determination that the transfer of the Property is an exempt surplus land disposition must be submitted to the California Department of Housing and Community Development for its review at least



thirty (30) days prior to the execution and recordation of the two grant deeds (Exhibits 3 and 4) and easement deed (Exhibit 5) to transfer the Property to CSD.

Prior to CSD deciding to pursue its Project, the Camarillo City Council considered an Initial Study of Environmental Impact, Mitigated Negative Declaration (MND), and comments received during the public review process and made findings that there is no substantial evidence that the Project would have a significant adverse effect upon the environment, including on fish, game, and wildlife. On May 26, 2021, the Camarillo City Council adopted the MND and the Mitigation Monitoring and Reporting Program for the Project.

This item, the attached Grant Deeds and Easement Deed have been reviewed by the County Executive Office, Auditor-Controller's Office, and County Counsel.

If you have questions regarding this matter, please contact George Andrade, Manager of the Real Estate Services Division at (805) 654-2402, or the undersigned at (805) 654-2084.

Sincerely,



Joan Araujo, Director
Central Services

Attachments:

Resolution

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Location Map
- Exhibit 3 – Grant Deed (Parcels 1 & 2)
- Exhibit 4 – Grant Deed (Parcel 3)
- Exhibit 5 – Easement Deed (Parcel 4)

