



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: Community Development and Infrastructure

Subject: Authorize Signature and Accept and File Recorded Deeds for County Service Area 7 - Boulder Creek

Meeting Date: June 24, 2025

Formal Title: Authorize the Chairperson of the Board to sign Grant Deeds for County Service Area 7 - Zone 2 Boulder Creek, and take related actions

Recommended Actions

1. Authorize Chairperson of the Board to sign the Grant Deeds for County Service Area 7 - Zone 2 Boulder Creek;
2. Direct the Real Property Division of General Services to route the Grant Deeds for signature and recordation; and
3. Accept and file the recorded Grant Deeds.

Executive Summary

Community Development and Infrastructure (CDI), with the approval of residents of County Service Area (CSA) 7 - Zone 2 Boulder Creek, assumed maintenance and operation of the sanitary sewer system previously owned by Big Basin Water Company on July 1, 2024. CDI requests the Board authorize signature of, recordation, and accept and file the Grant Deeds.

Discussion

CSA 7 is a benefit assessment district in Boulder Creek that provides sewer services. A portion of this CSA includes the Fallen Leaf neighborhood that previously received sewer services from the Big Basin Water Company (BBWC), which sustained heavy damage during the CZU wildfire and was no longer able to provide services. The Department of Community Development and Infrastructure (CDI) with the approval of the Fallen Leaf neighborhood agreed to take over the sewer services previously provided by BBWC by creating a new zone within CSA 7. The following is brief summary of events that leading up to this request.

November 9, 2023 - Serviam by Wright LLP was appointed by the Superior Court of the State of California as the Receiver of the Big Basin Water Company Wastewater Treatment Plant (WWTP) and for interim operations and management of the WWTP.

April 30, 2024 - A public hearing was held, and the majority of property of owners in the Fallen Leaf neighborhood voted in favor of CDI taking over maintenance and operations of the WWTP. A resolution was adopted by the Board authorizing the creation of CSA 7 Zone1 and Zone 2 and adopting charges for both zones.

June 4, 2024 - A public hearing was held for the Board to hear and consider all objections or protests to the service charge reports. These reports contained the Assessor's parcel number, a description of each parcel of real property receiving sanitary sewage services, and the amount of the charge. At the hearing, the service charge reports were approved by the Board and forwarded to the Auditor-Controller to be included on the 2024-25 property tax roll.

June 25,2024 - The Board ratified the transfer agreement of real property and business assets, as they relate to Big Basin Water Company wastewater systems. CDI accepted and assumed operational control and financial liability for the WWTP beginning July 1, 2024.

June 24,2025 - CDI requests the Board authorize the signature of the Grant Deeds, and accept and file the recorded Grant Deeds for the following APN located within CSA 7- Zone 2. A map of affected parcels is attached for Board review.

APN 083-251-21 - Leach field - Disposal Area

APN 083-251-41 - Force Main Location

APN 083-293-01 - Big Basin Wastewater Treatment Plant

The recording of the Grant Deeds is necessary for Serviam by Wright LLC to formally transfer ownership of the listed parcels at a State public hearing and for Real Property Division to update public records and ensure proper documentation of property boundaries and rights within CSA 7 – Zone 2.

Financial Impact

There is no financial impact associated with signing, recording, and accepting and filing executed Grant Deeds. Staff time is budgeted in GL 625106/62330.

Strategic Initiatives

Equity Framework - County Facilities & Infrastructure

Operational Plan - Operational Excellence

Submitted By:

Matt Machado, Deputy CEO / Director of Community Development and Infrastructure

Recommended By:

Carlos J. Palacios, County Executive Officer

Artificial Intelligence Acknowledgment:

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.