

88. Authorize the Chairperson of the Board to sign Grant Deeds for County Service Area 7 - Zone 2 Boulder Creek, and take related actions ()



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.

RECORDED AT THE REQUEST OF:

SANTA CRUZ COUNTY

Govt. Agency Exempt GC 27383

WHEN RECORDED RETURN TO:

GENERAL SERVICES

DEPARTMENT

701 OCEAN STREET RM 330

SANTA CRUZ, CA 95060

ATTN: Real Property Section

PORTION APN: 083-293-01

G R A N T D E E D

Documentary Tax Exempt RT 11922. Governmental agency acquiring title

For value received **BIG BASIN WATER COMPANY INC., a California Corporation**

GRANTS to } **THE COUNTY OF SANTA CRUZ**, a political subdivision of the State of California, all that real property situated in the County of Santa Cruz, State of California, described below

For Legal Description see Exhibit "A", attached hereto and made a part hereof

CERTIFICATE OF ACCEPTANCE -

Govt. Code Sec. 27281

This is to certify that the interest in real property conveyed by the within deed to the County of Santa Cruz, a political subdivision of the State of California, is hereby accepted by Resolution No. 700-57 of the Board of Supervisors dated Nov. 12, 1957, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated _____

By _____

Chairperson Board of Supervisors

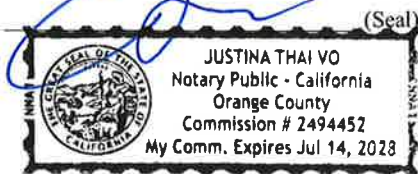
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL(S) WHO SIGNED THE DOCUMENT WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF orange

On MARCH 18, 2025 before me,
Justina Vo, personally appeared
NICOLAS LE GRAND JABER, who
proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Big Basin Water Company Inc., a
California Corporation

By:

Nicolas L. Jaber
for Serviam by Wright LLP
as Court Receiver

EXHIBIT "A"

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND FOR SEWAGE DISPOSAL PLANT LOCATED IN SECTION 14, T9S, R3W, MDB&M, SANTA CRUZ COUNTY, CALIFORNIA, MORE NEARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 24 OF TRACT NO. 450, RESUBDIVISION OF LOTS 6, 17, 18, 19, 20, 22 AND 24, AS THEY APPEAR ON TRACT NO. 410, SECTION 1, UNIT 1, BIG BASIN WOODS SUBDIVISION AS THE SAME IS SHOWN ON MAP OF SAID TRACT NO. 450, AS RECORDED IN VOLUME 42, PAGE 49, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, CALIFORNIA; THENCE FROM SAID POINT OF BEGINNING NORTH 39° 01' EAST, 34.28 FEET; THENCE NORTH 72° 48' 17" EAST, 73.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 44A; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 32° 12' EAST, 101.56 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 970.00 FEET AND A CENTRAL ANGLE OF 3° 09' 36" A DISTANCE OF 53.50 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE SOUTH 54° 04' 30" WEST, 55.25 FEET; THENCE NORTH 44° 39' WEST, 88.08 FEET; THENCE NORTH 50° 59' WEST, 85.00 FEET TO THE POINT OF BEGINNING.

APN: 83-293-01

RECORDED AT THE REQUEST OF:

SANTA CRUZ COUNTY

Govt. Agency Exempt GC 27383

WHEN RECORDED RETURN TO:

GENERAL SERVICES

DEPARTMENT

701 OCEAN STREET RM 330

SANTA CRUZ, CA 95060

ATTN: Real Property Section

PORTION APN: 083-251-21

GRANT DEED

Documentary Tax Exempt RT 11922. Governmental agency acquiring title

For value received **BIG BASIN WATER COMPANY INC., a California Corporation**

GRANTS to } **THE COUNTY OF SANTA CRUZ**, a political subdivision of the State of California, all that real property situated in the County of Santa Cruz, State of California, described below

For Legal Description see Exhibit "A", attached hereto and made a part hereof

CERTIFICATE OF ACCEPTANCE -

Govt. Code Sec. 27281

This is to certify that the interest in real property conveyed by the within deed to the County of Santa Cruz, a political subdivision of the State of California, is hereby accepted by Resolution No. 700-57 of the Board of Supervisors dated Nov. 12, 1957, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated _____

By _____

Chairperson Board of Supervisors

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL(S) WHO SIGNED THE DOCUMENT WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF orange

On March 18, 2025 before me,
Justina Vo, personally appeared
Nicolas LE Grand Jaber, who
proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)



Big Basin Water Company Inc., a
California Corporation

By: Nicolas L. Jaber
for Serviam by Wright LLP
as Court Receiver

EXHIBIT "A"

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

A PORTION OF THE LANDS CONVEYED TO ROBERT CORVIN BY DEED RECORDED APRIL 24, 1964 IN BOOK 1613, PAGE 193, OFFICIAL RECORDS OF SANTA CRUZ COUNTY AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF A 2.611 ACRE SEWAGE DISPOSAL AREA FROM WHICH A 1 1/2-INCH IRON PIPE R.C.E. 11423, AT THE WESTERLY END OF A COURSE DESCRIBED AS S 83° 23' W 835.68 FEET IN THE ABOVE DESCRIBED PARCEL (SAID 1 1/2-INCH IRON PIPE BEING IN THE SECTION LINE BETWEEN SECTIONS 14 AND 23 T. 9 S., R. 3 W., MDB&M) BEARS N 15° 01' 50" W 855.12 FEET DISTANT; THENCE FROM THE POINT OF BEGINNING S 47° 51' 40" E 85.95 FEET TO A POINT; THENCE S 13° 27' E 107.10 FEET TO A POINT; THENCE S 17° 11' 20" W 132.74 FEET TO A POINT; THENCE S 47° 43' 40" W 178.99 FEET TO A POINT; THENCE S 62° 42' 40" W 194.31 FEET TO A POINT; THENCE N 60° 00' W 170.00 FEET TO A POINT; THENCE N 31° 02' 40" E 167.90 FEET TO A POINT; THENCE N 56° 29' 40" E 176.64 FEET TO A POINT; THENCE N 73° 04' E 96.91 FEET TO A POINT; THENCE N 28° 00' 20" E 162.58 FEET TO THE POINT OF BEGINNING.

83-251-21

RECORDED AT THE REQUEST OF:
SANTA CRUZ COUNTY

Govt. Agency Exempt GC 27383

WHEN RECORDED RETURN TO:

GENERAL SERVICES

DEPARTMENT

701 OCEAN STREET RM 330

SANTA CRUZ, CA 95060

ATTN: Real Property Section

PORTION APN: 083-251-41

GRANT DEED

Documentary Tax Exempt RT 11922. Governmental agency acquiring title

For value received **BIG BASIN WATER COMPANY INC., a California Corporation**

GRANTS to } **THE COUNTY OF SANTA CRUZ**, a political subdivision of the State of California, all that real property situated in the County of Santa Cruz, State of California, described below

For Legal Description see Exhibit "A", attached hereto and made a part hereof

CERTIFICATE OF ACCEPTANCE -
Govt. Code Sec. 27281

This is to certify that the interest in real property conveyed by the within deed to the County of Santa Cruz, a political subdivision of the State of California, is hereby accepted by Resolution No. 700-57 of the Board of Supervisors dated Nov. 12, 1957, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated _____

By _____
Chairperson Board of Supervisors

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL(S) WHO SIGNED THE DOCUMENT WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF Orange

On May 1, 2025 before me,
Justina Vo, personally appeared
Nicolas L. Jaber, who
proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

Big Basin Water Company Inc., a
California Corporation

By: [Signature]

Nicolas L. Jaber
For Serviam by Wright LLP
as Court Receiver

EXHIBIT "A"
Legal Description

That certain property 10 feet in width and more particularly described as follows:

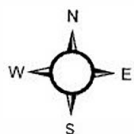
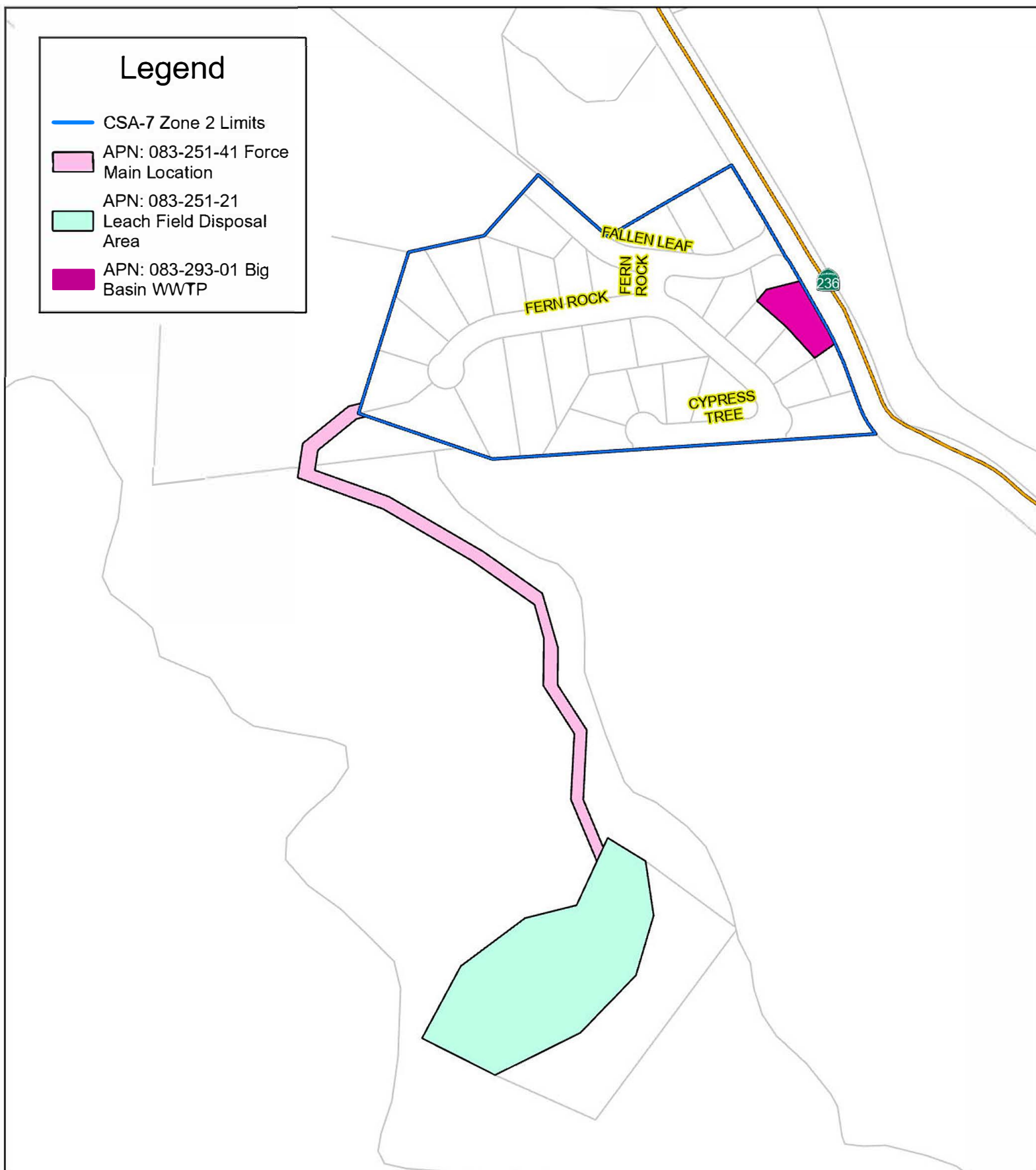
Beginning at the most northeasterly corner of the property designated "Effluent Disposal Area", as shown in "Exhibit A" of the Grant Deed in favor of County Service Area No. 7 County of Santa Cruz, recorded March 31, 1972, Book 2186, Page 659, Official Records, and proceeding along the northeasterly line thereof; said line the southwesterly line of a portion of the herein described property; thence from said point of beginning North 47 ° 51' 40" West, 315.95 feet; thence continuing in a northeasterly direction, now on the centerline of the herein described property; the side lines to be extended or shortened as necessary to make lines continuous; along the following courses and distances:

- (1) North 34 ° 37' 40" West, 81.69 feet;
- (2) North 6 ° 50' 00" East, 179.47 feet
- (3) North 38 ° 11' 00" West, 135.69 feet;
- (4) North 18 ° 26' 00" East, 66.80 feet;
- (5) North 13 ° 45' 00" West, 77.60 feet;
- (6) North 37 ° 35' 00" West, 51.38 feet;
- (7) North 58 ° 03' 00" West, 161.72 feet;
- (8) North 61 ° 15' 20" West, 139.23 feet;
- (9) North 62 ° 37' 20" West, 73.44 feet;
- (10) North 79 ° 42' 20" West, 69.24 feet;
- (11) North 54 ° 44' 00" West, 89.16 feet;
- (12) North 10 ° 50' 00" West, 39.90 feet; thence Northeasterly to that certain easement as shown on Map of Tract 410, Big Basin Woods Unit No. 1 as recorded in Map Book 42 at Page 22, Santa Cruz County Records.

APN: 083-251-41

Legend

- CSA-7 Zone 2 Limits
- APN: 083-251-41 Force Main Location
- APN: 083-251-21 Leach Field Disposal Area
- APN: 083-293-01 Big Basin WWTP



0 125 250
Feet

CSA No.7 Boulder Creek

Zone 2

EXHIBIT 1



2025-022