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July 27, 2020

Board of Directors  
Triunfo Water & Sanitation District  
Ventura County, California

**SEWER SYSTEM EASEMENT REALIGNMENT FOR LAKE SHERWOOD DEVELOPMENT**

**Summary**

The Triunfo Water & Sanitation District (District) Board historically approved the installation of the sewage system in the Lake Sherwood area through a series of development projects. There are approximately 40 Tracts that have been designated and approved by the County for construction of dwellings and/or residences. The District has accepted ownership of these Tracts following substantial build-out of the parcels. Included in this ownership are easements traversing various parcels in conjunction with the alignment of the wastewater conveyance system.

Following a joint review by the Sherwood Development Company (SDC) and District staff, the sewer alignment as-builts for several parcels do not match the original design conditions. As such, the easements associated with those parcels are inaccurate and do not convey the rights necessary for the District to operate and maintain the system.

SDC has completed an extensive review of the as-built conditions and the corresponding easements and has assembled the documents to properly reassign easement rights to the District covering the actual sewer system alignment. Staff recommends the Board authorize the General Manager to sign the grant deeds and/or quitclaim releases to correctly align the sewer system easements with the as-built conditions.

Please contact me at 805-658-4621 or email [marknorris@trunfowsd.com](mailto:marknorris@trunfowsd.com) if you have any questions or need additional information.

**Fiscal Impact**


There is no fiscal impact for this authorization.

**Recommendation**

It is recommended that the Board:

- A. Direct staff to coordinate with Sherwood Development Company, with assistance from District Legal Counsel, to draft the necessary grant deed and/or quitclaim release documents for the proposed easement realignment for the Lake Sherwood sewer system; and
- B. Authorize the General Manager to approve and execute the grant deed and/or quitclaim releases associated with the easement realignment for the sewer system in Lake Sherwood; or
- C. Provide staff with alternative direction.

REVIEWED AND APPROVED

  
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Mark Norris - General Manager