

ON#: _____



Ventura County Environmental Health Division - 800 S. Victoria Ave., Ventura CA 93009-1730
TELEPHONE: 805/654-2813 or FAX: 805/654-2480
Internet Web Site Address: www.ventura.org/rma/envhealth

COUNTY SERVICE AREA 32 OFFER TO GRANT EASEMENT AGREEMENT

TO THE APPLICANT: Attach a copy of the Grant Deed for the property and the Assessor's Parcel Map page with the subject lot highlighted.

1. Property Owner: _____

2. Mailing Address (Street, City, State, Zip):

3. Telephone Number: _____ Email: _____

4. Assessor's Parcel Number: _____ -0- _____ - _____

5. Site Address: _____

6. Briefly state how title is held:

7. Authorized Representative/Contact Person: _____
Address: _____ Phone: _____
Email: _____

Signature of Owner: _____ Date: _____

FOR EHD OFFICE USE ONLY

Received by _____ Date Received _____
Amount Received _____ Receipt Number _____ Check Number _____
EHD Staff Contact: _____

<u>DATE</u>	<u>ACTION</u>	<u>INITIALS</u>
_____	Delivered to Real Estate Division for Document Preparation.	_____
_____	Notified applicant and left in EHD "will call" for pick up and notarizing.	_____
_____	Returned to Real Estate Division for Recording.	_____
_____	Recorded by Real Estate Division.	_____

PWA Instrument # _____

SEE REVERSE SIDE

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COUNTY SERVICE AREA 32 OFFER TO GRANT EASEMENT INFORMATION SHEET

WHAT IS CSA 32?

County Service Area 32 (CSA 32) is a Countywide individual sewage disposal system (also known as on-site wastewater treatment system, OWTS, or septic system) monitoring and maintenance district, created to provide limited district services to properties served by alternative technology sewage disposal systems (alternate systems) and on-site sewage disposal systems serving commercial and industrial facilities (industrial systems). An "offer to grant an easement" to CSA 32 fulfills the Ventura County Ordinance Code requirement and applicable policies of the County General Plan for properties served by alternate and industrial systems.

HOW DOES IT WORK?

The document you have been requested to sign is an agreement to "grant an easement" to the County of Ventura. This agreement does not, in fact, grant the easement, it merely "offers to grant an easement" and the County, in turn, "rejects the offer." A title report for your property may identify the agreement; however, no easement will be described because it does not exist unless accepted by the County of Ventura.

Although the County "rejects the offer to grant an easement" at the present time, it reserves the right to accept the offer at some later date, if required. Such acceptance requires approval by resolution of the Board of Supervisors after a public hearing. The affected property owner would be notified in advance of the hearing and given an opportunity to testify prior to Board action.

The easement offer is not limited to ingress and egress; it also includes inspection, operation, maintenance, repair, construction, and reconstruction of the sewage disposal system and appurtenances thereto. It is the County's intention to use the easement, after acceptance by the Board of Supervisors, only for purposes related to the sewage disposal system on the property, and only in those cases where either County personnel cannot otherwise gain access to the property to perform necessary monitoring, inspection, etc., or the property owner refuses to maintain, repair, reconstruct, etc., the individual sewage disposal system as required by County Service Area 32.

Since this agreement is only an "offer to grant an easement", it does not restrict the property owner from construction or uses of the property. However, applicable County regulations such as the Building Code and Zoning Ordinance may restrict certain options regarding construction and land use.

If you are not the owner of the property upon which your project is proposed, you are strongly encouraged to determine the willingness of the property owner to execute the "offer to grant easement" agreement, prior to submitting your project application. Failure to execute the easement agreement may ultimately result in denial of the project application.