



## AGENDA

Garden Grove Sanitary District  
Board of Directors

Tuesday, July 12, 2022

6:30 PM

SPECIAL MEETING - Community  
Meeting Center, 11300 Stanford Avenue,  
Garden Grove, CA 92840

**John R. O'Niell**  
President

**Diedre Thu-Ha Nguyen**  
Vice President

**George S. Brietigam**  
Member

**Patrick Phat Bui**  
Member

**Steve Jones**  
Member

**Stephanie Klopfenstein**  
Member

**Kim B. Nguyen**  
Member

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**COVID-19 Information:** Members of the public can address the City Council during the public comment portion of the meeting in person or via e-mail. If you plan to attend the meeting in person, masks or face coverings are required to be worn if you are not vaccinated. If you feel ill or are showing symptoms of COVID-19, please consider submitting comments by e-mail. Instructions are available on the City's website at <https://ggcity.org/city-council/meetings-participation>

**Meeting Assistance:** Any person requiring auxiliary aids and services, due to a disability, to address the City Council, should contact the City Clerk's Office 72 hours prior to the meeting to arrange for accommodations. Phone: (714) 741-5040.

**Agenda Item Descriptions:** Are intended to give a brief, general description of the item. The City Council may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

**Documents/Writings:** Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Council Members within 72 hours of a meeting, are made available for public inspection at the same time (1) in the City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; (2) on the City's website as an attachment to the City Council meeting agenda; and (3) at the Council Chamber at the time of the meeting.

**Public Comments:** Members of the public who attend the meeting in-person and would like to address the City Council are requested to complete a pink speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the City Clerk before the meeting begins. General comments are made during "Oral Communications" and should be limited to matters under consideration and/or what the City Council has jurisdiction over. Persons wishing to address the City Council regarding a Public Hearing matter will be called to the podium at the time the matter is being considered.

**Manner of Addressing the City Council:** After being called by the Mayor, you may approach the podium, it is requested that you state your name for the record, and proceed to address the City Council. All remarks and questions should be addressed to the City Council as a whole and not to

individual Council Members or staff members. Any person making impertinent, slanderous, or profane remarks or who becomes boisterous while addressing the City Council shall be called to order by the Mayor. If such conduct continues, the Mayor may order the person barred from addressing the City Council any further during that meeting.

**Time Limitation:** When any group of persons wishes to address the City Council on the same subject matter, the Mayor may request a spokesperson be chosen to represent the group, so as to avoid unnecessary repetition. At the City Council's discretion, a limit on the total amount of time for public comments during Oral Communications and/or a further limit on the time allotted to each speaker during Oral Communications may be set.

**PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.**

## AGENDA

### Open Session

6:30 PM

ROLL CALL: MEMBER BRIETIGAM, MEMBER BUI, MEMBER JONES, MEMBER KLOPFENSTEIN, MEMBER K. NGUYEN, VICE PRESIDENT D. NGUYEN, PRESIDENT O'NEILL

1. ORAL COMMUNICATIONS (to be held simultaneously with other legislative bodies)

2. CONSENT ITEMS

*(Consent Items will be acted on simultaneously with one motion unless separate discussion and/or action is requested by a Sanitary District Member.)*

2.a. Approval of a Quitclaim Sewer Easement to the property owner for 12331 through 12435 Beach Boulevard, Stanton, California. *(Action Item)*

3. MATTERS FROM THE PRESIDENT, BOARD MEMBERS AND GENERAL MANAGER

4. ADJOURNMENT

The next Regular Sanitary District Meeting is scheduled for Tuesday, July 26, 2022, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California 92840.

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	General Manager	Dept.:	Public Works
Subject:	Approval of a Quitclaim Sewer Easement to the property owner for 12331 through 12435 Beach Boulevard, Stanton, California. ( <i>Action Item</i> )	Date:	7/12/2022

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**OBJECTIVE**

For the Garden Grove Sanitary District Board (District) to approve a quitclaim deed for the property pertaining to 12331 through 12435 Beach Boulevard, Stanton, California for a sewer easement.

**BACKGROUND**

Bonanni Development (Owner) purchased the site located at 12331 through 12435 Beach Boulevard (Property) and is in the process to develop the Property into a 321 unit apartment complex.

Currently, there is an 8" sewer line located in the alley, running along the western portion of the Property from north-to-south onto Lampson Avenue and into the Orange County Sanitation District (OCSD) trunk line that serves the Property. On behalf of the District, a recorded easement for the sewer line is in-place.

At the Owner's expense, the Owner plans to remove and replace the existing 8" sewer line along the same alignment at a deeper depth to meet the invert of the 60" OCSD manhole located on Lampson Avenue.

**DISCUSSION**

As the Project originates and is confined within the city limits of Stanton and as the current and future 8" sewer line connects directly onto the OCSD trunk line, the District has no need of a sewer easement. The Owner has accepted and will maintain the sewer line as a private sewer. Therefore, a quitclaim of the easement to the Owner for the area within the Property is appropriate.

The quitclaim deed and description of the easement area will be deeded to the Owner

and is included as an attachment to this report.

#### FINANCIAL IMPACT

None.

#### RECOMMENDATION

It is recommended that the Sanitary District Board of Directors:

- Approve the attached Quitclaim Deed for property located at 12331 through 12435 Beach Boulevard, Stanton, California for the sewer easement;
- Authorize the General Manager to execute the Quitclaim Deed; and
- Authorize the Secretary to record the Quitclaim Deed with the County Recorder.

By: Paul Guerrero, Real Property Agent

#### **ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Quitclaim Deed for Owner	6/29/2022	Backup Material	GGSD_QUITCLAIM_BONANNI_Rev(2).doc

AFTER RECORDING MAIL TO:

City Clerk  
City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92842

Space above this line for Recorder's use

EXEMPT PURSUANT TO  
GOVERNMENT CODE § 6103

**QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GARDEN GROVE SANITARY DISTRICT, A CALIFORNIA SPECIAL DISTRICT, hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to:

THE RECORD OWNERS, AS THEIR RESPECTIVE INTEREST APPEAR OF RECORD

the following described real property in the City of Stanton, County of Orange, State of California:

AS DESCRIBED ON EXHIBIT "A" AND DEPICTED ON EXHIBIT "B" ATTACHED HERETO.

Dated \_\_\_\_\_

BY: \_\_\_\_\_  
NAME: Scott C. Stiles  
TITLE: General Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA        )  
  )  
COUNTY OF ORANGE        )

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_

PERSONALLY APPEARED SCOTT C. STILES, 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 \_\_\_\_\_