



# EASEMENTS

## HOW YOUR PROPERTY IS AFFECTED

### WHAT IS AN EASEMENT?

**Easements** are an interest in land owned by another that entitles its holder the right to use and/or enter onto the real property of another without possessing it.

Easements held by the City are typically for the purpose of:

- Sewer
- Stormwater
- Street
- Sewer Access
- Public Access
- Open space



### WHAT CAN I DO ON THE EASEMENT?

While either the City or the Buena Sanitation District hold an easement on your property, the property is still yours to enjoy use of and maintain. However, the use must not interfere with, or be detrimental to, the City's use of the easement. Most easements **restrict** the surface from having:

- Buildings
- Structures
- Trees
- Bushes
- Fences
- Walls
- Pools
- Water Features
- Pet Enclosures

***Having these items within an Easement is an ENCROACHMENT and may be subject to removal.***

Please refer to your easement document to review all restrictions. When you purchased your property, you should have received a copy of the easements documents with your title report.





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### ENCROACHMENTS

In most cases, the City has the right, but ***not the obligation***, to remove encroachments and any other obstructions that interfere with the use of the easement. The City may require the owner to remove or relocate encroachments at the owner's expense. The City is not responsible for the replacement of, or compensation for, any items encroaching within the easement.

The City is **NOT** obligated to maintain your property on the easement—unless it is specifically mentioned in the easement document.

### WHAT ABOUT SEWER EASEMENTS?

Sewer easements typically have pipelines transporting sewage. The City performs routine maintenance to prevent sewer spills and access must be kept clear for specialized equipment to clean the pipelines. Restricting access will affect our ability to provide reliable sewer service.



### HOW TO MINIMIZE INCONVENIENCES

We ask for your assistance with the following:

- Regularly trim trees and landscaping.
- Notify the City of any changes to primary contact phone numbers so that the City can notify you of any upcoming maintenance work.
- Ensure the City has a lock on any gates.
- If you have a pet(s), notify the City and secure pet(s) during City maintenance activities.

### CONTACT

**Public Works Department**  
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**Engineering Department**  
(760) 639-6111