



# COUNTY OF SONOMA

575 ADMINISTRATION  
DRIVE, ROOM 102A  
SANTA ROSA, CA 95403

## SUMMARY REPORT

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**Agenda Date:** 4/30/2024

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**To:** Board of Directors, South Park County Sanitation District

**Department or Agency Name(s):** South Park County Sanitation District

**Staff Name and Phone Number:** Dan Mason 707-547-1967

**Vote Requirement:** Majority

**Supervisoral District(s):** Third

**Title:**

Resolution Declaring Todd Road Lift Station as Exempt Surplus Land and Intent to Sell Such Property

**Recommended Action:**

Adopt a Resolution:

- A) Declaring certain real property owned by the South Park County Sanitation District located at Todd Road, in the unincorporated area of Sonoma County, California, identified as Assessor's Parcel Number 134-122-066, containing approximately 2,062 sq. ft., exempt surplus land pursuant to Govt Code Section 54221(f)(1)(B) et seq. ("Surplus Land Act"); and
- B) Declaring a Notice of intent to sell certain real property owned by the South Park County Sanitation District located at Todd Road, in the unincorporated area of Sonoma County, California, identified as Assessor's Parcel Number 134-122-066, which is no longer necessary for the uses and purposes of the South Park County Sanitation District, and is not required for public use.  
(Third District)

**Executive Summary:**

This item requests that the Board of Directors of the South Park County Sanitation District (District) adopt a resolution making findings that certain real property is exempt surplus land pursuant to the Surplus Land Act, located at Todd Road in the unincorporated area of Sonoma County, California, identified as Assessor's Parcel Number 134-122-066 ("Property"), containing approximately 2,062 sq. ft., is no longer needed for District purposes, and is not required for public use. Additionally, this item requests the Board of Directors of the District to declare a notice to sell and to take such steps as are necessary to dispose and sell real property in the manner provided by law for the disposition and sale of property by Govt Code Section 54220 et seq. and by Govt Code Section 25520 et seq. District will return to the Board at a future meeting for approval of California Environmental Quality Act findings, approval of a purchase agreement, and an authorization to execute the deed, and other documents required to dispose of the property and finalize the sale.

**Discussion:**

The Property consists of approximately 2,062 square feet containing an abandoned sewer lift station, located near the corner of Todd Road and Moorland Avenue, consisting of certain real property, being all of Assessor's Parcel Number 134-122-066, and being all of the District's right, title, and interest in and to the real property conveyed to the District by Charlie P. Harmon and Betty J. Harmon in instruments recorded on October 1, 1952, in Book 1161, Page 227 and in Book 1161, Page 231, Official Records of Sonoma County, California, and excluding the real property conveyed to Patrick J. Berry, and Gayle M. Berry, husband and wife, as Joint

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Tenants, by the District in that certain Grant Deed recorded on December 31, 1998 as Document Number 19980158963, the Office of the Recorder of the County of Sonoma, which Sonoma County Assessor's Office still has remaining in District ownership.

The lift station was first constructed by the District in 1952 to collect and pump sewage approximately 2,600 feet northerly, through a force main located within Moorland Avenue, to a sewer manhole located at the intersection of Moorland Avenue and West Robles Avenue. In 2009, the City of Santa Rosa constructed the Todd Road Trunk Main, which provided a gravity flow sewage system to service the area previously serviced by the Todd Road Lift Station, making the lift station no longer necessary. Additionally, in 1952 and in 1998, District acquired easements over the adjacent property presently owned by S&S Moorland Ave, LLC, a California limited liability company, that were formerly used to operate the pipelines that connected the sewer lift station to the District's sanitation system. These connecting pipelines and their appurtenances were also abandoned as part of the Todd Road Lift Station Modification Project. The District no longer requires the Property to operate the District's Sanitation System.

In 1998 District transferred a portion of the Property to Patrick J. Berry, and Gayle M. Berry, husband and wife, ("Berrys"), and owners of Berry's Market located on the adjacent parcel, Assessor's Parcel Number 134-122-065. The District reserved an access and utilities easement over the entire portion transferred to the Berrys. The portion of property granted to the Berrys was intended to give their customers better access to their market and eliminate the encroachment on part of the District's Property. This access way is used as an entrance from Todd Road to Berry's Market and is still in use by the current owners of Berry's Market and APN 134-122-065.

District is managed and operated by the Sonoma County Water Agency (Sonoma Water) under agreement between Sonoma Water and District.

Sonoma Water staff recommends that the Board of Directors adopt the attached resolution, declaring certain real property owned by District located at Todd Road, in the unincorporated area of Sonoma County, California, identified as Assessor's Parcel Number 134-122-066, containing approximately 2,062 sq. ft., "exempt surplus land" pursuant to Govt Code Section 54221(f)(1)(B) et seq., and declaring a notice to sell Property and to take such steps as are necessary to dispose and sell real property in the manner provided by law for the disposition and sale of property by Govt Code Section 54220 et seq. and by Govt Code Section 25520 et seq. District will return to the Board at a future meeting for approval of California Environmental Quality Act findings, approval of a purchase agreement, and authorization to execute a deed and any other documents required to dispose of the property and finalize the sale.

**Strategic Plan:**

N/A

**Sonoma Water Strategic Plan Alignment**

This item directly supports Sonoma Water's Strategic Plan and is aligned with the following goal, strategy, and action item.

**Goal: 2. Planning and Infrastructure - Implement comprehensive, integrated, and innovative infrastructure**

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planning to strengthen existing services, minimize life cycle costs, and prepare for the future.

Strategy: 2.1 Conduct planning that integrates and balances operational, maintenance, and infrastructure priorities.

Action Item: 2.1.3 Continue to engage in planning efforts to support reliable wastewater and flood management services.

**Racial Equity:**

**Was this item identified as an opportunity to apply the Racial Equity Toolkit?**

No

**Prior Board Actions:**

None

**FISCAL SUMMARY**

Expenditures	FY23-24 Adopted	FY24-25 Projected	FY25-26 Projected
Budgeted Expenses			
Additional Appropriation Requested			
<b>Total Expenditures</b>			
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
General Fund Contingencies			
<b>Total Sources</b>			

**Narrative Explanation of Fiscal Impacts:**

No appropriations are required.

<b>Staffing Impacts:</b>			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

**Narrative Explanation of Staffing Impacts (If Required):**

None

**Attachments:**

Resolution

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**Related Items “On File” with the Clerk of the Board:**

None