



MEETING DATE: June 11, 2025

AGENDA ITEM: 9. Consider Resolution 2610: Accept the Real Property and Parcel, Assessor Parcel Number 128-010-057

FROM: Ryan Bonk

RE: Resolution 2610- Accepting ownership of Assessor's Parcel Number 128-010-057 (Water Treatment Plant Adjacent Parcel)

BACKGROUND:

On 04/24/2024, the City adopted Resolution 2573, which authorized the transfer of the Lake Davis Water treatment plant to the City of Portola. Plumas County Public Works has identified that the parcel 128-010-057 to the west of the water treatment plant should also be transferred. At the time of the initial transfer, this parcel was missed.

On 05/14/2025, Staff presented this resolution to City Council. The City Council took action to send the matter back to the County with a request that the property be tested for environmental contamination.

This request has been made to the County. The County's response is attached to this staff report.

On 05/27/2025, Staff examined the site proposed to be transferred again. Staff confirmed that the parcel is currently being utilized to dispense of wash water from the Water Treatment plant via a hard piped sprinkler system that staff believes was installed during the initial construction of the Water Treatment Plant. Staff also believes there is no indication that the existing parcel was developed based on current conditions.

ALTERNATIVES CONSIDERED:

Based on the County's response, staff does not believe an environmental assessment will be performed unless done so by the City. Given this condition, staff has examined the following alternatives:

Alternative 1: Relocate the existing hard piped sprinkler system to City property

Considerations:

1. Available land: Staff is uncertain if there is currently enough usable land on our parcel to relocate the system. Physical space concerns are amplified by the existing septic leach field, which is another restriction on physical space available to relocate the sprinklers.
2. Cost: The cost of relocating the existing system is estimated to be roughly \$50,000. If city staff were utilized to perform this work, the opportunity cost would be removing staff from ongoing and/or other projects with an already limited workforce.

Alternative 2: City performs environmental study

Considerations:

1. Cost of performing studies is estimated to be roughly \$15,000 for phase 1 and \$35,000 for phase 2

Alternative 3: Transfer is not completed. County potentially surpluses the land.

Considerations:

1. If land was acquired by another party, the City would likely need to find a solution to the wash water dispensing. The solution would potentially be subject to the same considerations as Alternative 1.

DISCUSSION:

The City requested the following information from Plumas County in order to gain a comprehensive understanding of the reasoning of this request.

City Request: Was this parcel contemplated to be transferred to the City as part of the conveyance of the water treatment plant?

Plumas County Response: This parcel was missed initially when the first parcel was transferred to the City. The current parcel is an integral part of the water treatment plant due to wash water being disposed of on this parcel.

City Request: Why wasn't the parcel conveyed to the City previously?

Plumas County Response: Again it wasn't clear at the time that wash water is disposed of on this parcel by sprinklers.

City Request: Why does the County want to transfer ownership of the parcel to the City?

Plumas County Response: As stated above this parcel is needed for disposal of wash water.

City Request: Do you know if oil or other contaminants were put on the property at any point?

Plumas County Response: I am not aware of any oil or other contamination on this parcel which is wooded and not developed.

RECOMMENDATION:

Staff believes that transfer of ownership of the parcel from the County to the City is the best available path forward for the following reasons:

- Current hard piped sprinkler system on parcel in question
- Examination of parcel in question by staff that appears to indicate there has been no development or use that would have exposed the land to contaminants

- Statement from the County that they are not aware of any oil or other contamination on the parcel
- Statement from County in response to the request by the City for environmental studies
- Cost to City to perform environmental studies
- Concerns over the viability of relocating existing sprinkler system
- Cost to City to relocate existing sprinkler system inn both direct costs and opportunity costs

Staff recommends the City Council adopt resolution number 2610 authorizing the transfer of the parcel.

FISCAL IMPACT:

There is no financial impact to the City.

ATTACHMENTS:

- A. COUNTY RESPONSE TO ENVIRONMENTAL STUDY REQUEST
- B. RESOLUTION 2610

From: [Thorman, Rob](#)
To: [Ryan Bonk, City Manager](#)
Cc: [scarlettbiz@yahoo.com](#); [Brechtel, Josh](#); [Todd Roberts](#); [gross@portersimon.com](#); [Admin](#); [Hammond, Andrew](#); [Goss, Kevin](#)
Subject: RE: 2nd Parcel Transfer for the Lake Davis Water Treatment Facility
Date: Wednesday, May 21, 2025 3:52:34 PM
Attachments: [image001.png](#)

Ryan,

From your email below, I assume the City of Portola is looking for an environmental site assessment which range in cost from approximately \$15,000 for a phase 1 up to \$35,000 for a phase 2 assessment. While in theory I understand the City trying to reduce risk on this transfer, but Plumas has already spent a considerable amount of money over two decades working to transfer the treatment plant and pipeline maintenance responsibilities to the City of Portola. These considerable costs have included paving the site, perimeter fencing, repair of pipeline valves and now expecting an invoice of up to \$20,000 for DWR to perform a required inspection on the pipeline prior to transferring maintenance responsibility.

My understanding of the subject property is that it has been used primarily for disposal of wash water from the water treatment plant. I see no reason to believe any contaminants would be present on this property, especially with the expected continued required use of the property by the City of Portola for water treatment.

Plumas County has no use for this property since the water treatment plant has been transferred to the City of Portola. In fact this parcel of bare land should have been transferred with the treatment plant, but was an oversight at the time. Further, no environmental site assessment was requested for the transfer of the treatment plant parcels. Plumas County has recently begun the process of appraising surplus land and divesting the County of it. This land would also likely be surplus if the city of Portola didn't need it for the treatment plant operation. Please correct me if I am wrong in this assumption that this property is needed to dispose of wash water.

Lets discuss this further if needed.

Rob Thorman P.E.

Public Works Director

Phone: 530-283-6495

Email: RobThorman@countyofplumas.com

1834 E Main Street

Quincy, CA 95971

www.PlumasCounty.us

From: Ryan Bonk, City Manager <CityManager@cityofportola.com>

RESOLUTION NO. 2610

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTOLA
ACCEPTING THE REAL PROPERTY AND PARCEL KNOWN AS ASSESSOR
PARCEL NUMBER 128-010-057 INTO THE OWNERSHIP OF THE CITY**

WHEREAS, the City Council of the City of Portola has been fully advised of the current and proposed transfer of ownership of the parcel designated as APN: 128-010-057,

WHEREAS, the City Council of the City of Portola has found and determined, and does hereby find and determine, that it is in the best interest of the City of Portola to accept the grant of real property in fee simple consisting of the parcel described as APN: 128-010-057 from the Plumas County Flood Control & Water Conservation District as described in the Legal Description attached hereto as Exhibit A and the Legal Boundary Map attached hereto as Exhibit B. This includes all structures on the parcels that comprise the parcel as depicted on the Satellite Map attached hereto as Exhibit C, and any and all property and to accept the Grant Deed attached hereto as Exhibit D for such real property,

WHEREAS, the City Council of the City of Portola has found and determined, and does hereby find and determine, that the City of Portola will accept any and all operation and maintenance responsibilities for the parcel as described herein immediately upon approval of the Plumas County Board of Supervisors of a resolution granting the real property to the City and the execution and delivery of the authorized Grant Deed.

NOW, THEREFORE, the Portola City Council hereby resolves that upon approval of the Plumas County Board of Supervisors of a resolution granting the real property to the City, the City of Portola will accept the Grant Deed, transferring the real property described as APN: 128-010-057.

PASSED, APPROVED AND ADOPTED this 11th day of June 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Jim Murphy, Mayor

ATTEST:

Malachi Mansfield, Deputy City Clerk

I, Malachi Mansfield, Deputy City Clerk of the City of Portola, do hereby certify that the above and foregoing Resolution was duly passed and adopted by the City Council of the City of Portola at a regular meeting thereof held on June 11th, 2025.

Malachi Mansfield, Deputy City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Those portions of the lands of Section 12, T. 23 N., R. 13 E., M.D.M., conveyed to Plumas County Flood Control, being a portion of "Parcel 33" of Book 8 of Parcel Maps, Page 18 filed June 12th, 1981, in the office of the county recorder of Plumas County, California. Also known as Assessor Parcel Number (APN): 128-010-057.

The certain land more particularly described as follows:

Beginning at the most Northerly corner of said Parcel 33, being also the Northwesterly corner of the parcel labeled, "Plumas County Flood Control", being the TRUE POINT OF BEGINNING;

thence, along the line common to said parcels, S 26°20'31" E, 441.98 feet to the Southerly corner of said County parcel;

thence, along the Southerly line of said County parcel, N 64°34'58" E, 324.68 feet;

thence, S 26°20'31" E, 133.00 feet;

thence S 64°34'58" W, 324.68 feet;

thence, S 58°42'03" W, 713.49 feet to the Easterly line of the parcel conveyed to the State of California, by deed recorded in Volume 376 of Plumas County Official Records, at page 488;

thence, along said line N 31°35'47" W, 610.09 feet;

thence, N 48°46'15" W, 29.49 feet to the Northwesterly line of said Parcel 33;

thence, along said line N 63°31'19" E, 777.95 feet; returning to the TRUE POINT OF BEGINNING, also being the TRUE POINT OF TERMINUS.

Containing 491,852 square feet (11.291 acres), more or less.



EXHIBIT B
LEGAL BOUNDARY MAP

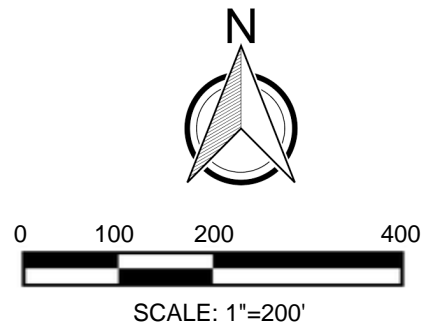
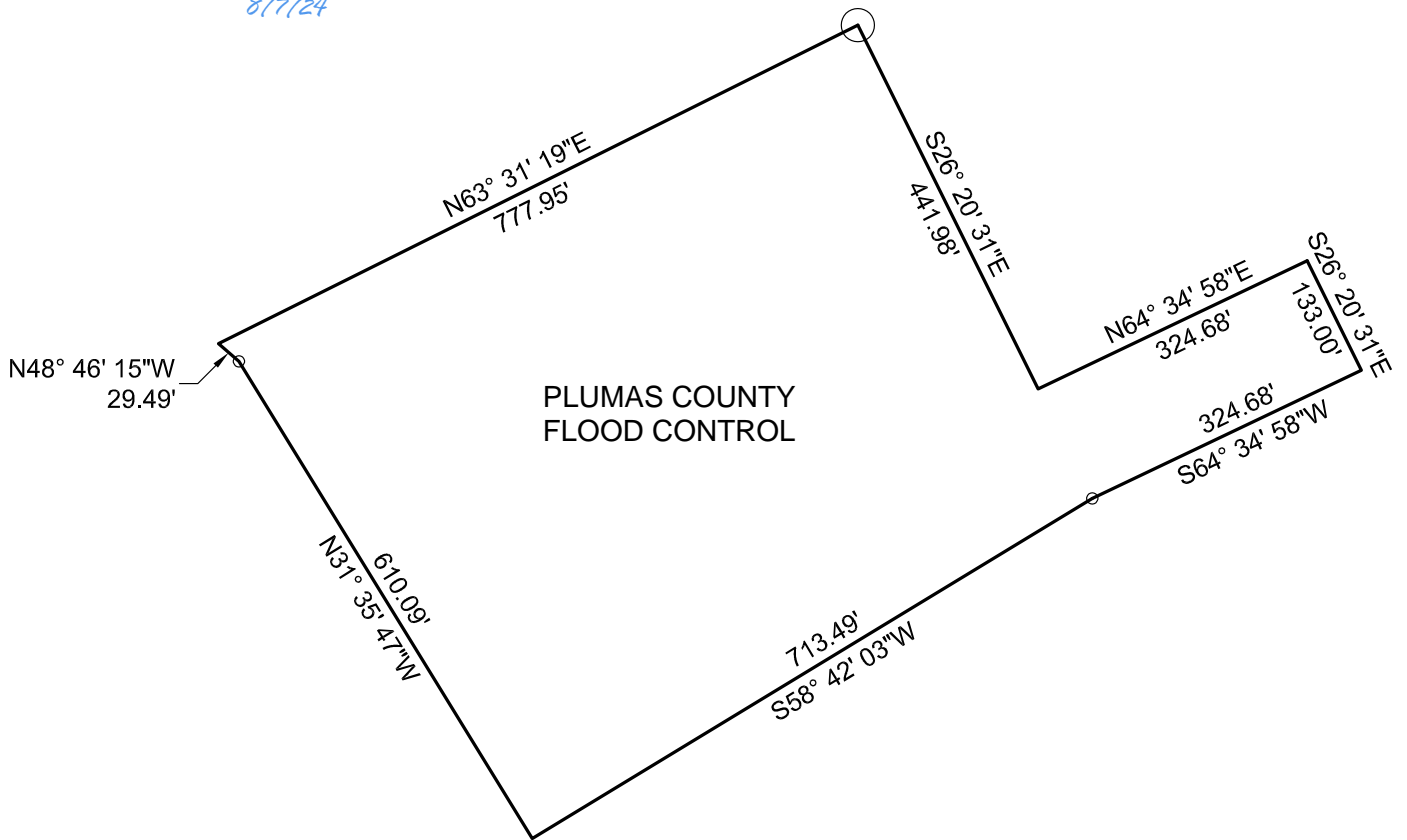


EXHIBIT C



EXHIBIT D

Recorded at the Request of:
Plumas County Public Works
1834 E Main St
Quincy, CA 95971

When Recorded Return to:
Plumas County Public Works
1834 E Main St
Quincy, CA 95971

Grant Deed

This deed, between Plumas County Flood Control and Water Conservation District (Grantor) and City of Portola (Grantee), free of all encumbrances, hereby grants the real property described herein.

Legal Description

See attached Exhibit "B" - Legal Description

APN: 128-010-057

Dated: _____

State of California
County of Plumas

On _____ before me _____, a Notary Public personally appeared _____, 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 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 WITNESS my hand and official seal.

Signature: _____