SWEETWATER SPRINGS WATER DISTRICT

TO: Board of Directors **AGENDA NO. V-H**

FROM: Steve Mack, General Manager

Meeting Date: May 1, 2014

SUBJECT: APPROVAL OF A SALES CONTRACT FOR DISTRICT PROPERTY AT 17448 RIVER LANE, GUERNEVILLE, WITH THE RUSSIAN RIVER RECREATION AND PARK DISTRICT

RECOMMENDED ACTION: Approve Resolution 14-10 which authorizes the General Manager to execute a sales contract for District property at 17448 River Lane, Guerneville, with the Russian River Recreation and Park District (RRR&PD), contingent upon appropriate easement or covenant to keep the parcel available for public purposes and with public access.

FISCAL IMPACT: Sales price will be discussed in closed session.

DISCUSSION:

The parcel at 17448 River Lane, Guerneville is owned by the Sweetwater Springs Water District (District), had a historical use at the site of a well, and the well has been abandoned for some time. The District has no future use of the parcel. This parcel is part of the river access for the northern Vacation Beach area neighborhood. The District Lands Strategy suggested exploring the transfer of unneeded parcels with river access or other recreational possibilities with local recreation and park districts or other appropriate public agencies. This parcel was one of the many parcels on the unneeded District property list that was offered to the school district and to the County affordable housing agency back in 2010, as required by State law. None of these agencies expressed interest.

The District has been in discussions regarding the sale of this particular parcel with the RRR&PD for some time. Both districts have had the parcel appraised with the most recent done by the RRR&PD in November 2013. In this past year the District and RRR&PD have reached general agreement on the sales price. District Board Members have expressed concern that an appropriate easement, covenant, or other appropriate legal mechanism be included in the sale to ensure that the parcel remains in public use and for public purposes in perpetuity.

Transfer of the parcel to the RRR&PD with the appropriate easement or covenant will put the parcel in control by a local public agency that includes in its mission public access to the Russian River. The sales price we have negotiated is fair considering the restrictions put on the property. The easement or covenant finally developed will ensure its use and availability by the public in perpetuity.