SWEETWATER SPRINGS WATER DISTRICT

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

FROM: Steve Mack, General Manager

Meeting Date: August 6, 2009

SUBJECT: DISCUSSION/ACTION RE DISPOSITION OF DISTRICT PROPERTY

RECOMMENDED ACTION: Receive a report from staff regarding disposition of surplus District property.

FISCAL IMPACT: District would receive proceeds of sale, amount unknown.

DISCUSSION:

Recently, District staff were contacted by owners of adjacent property on River Lane regarding their interest in purchasing the District-owned parcel at 17448 River Lane. This parcel was once the site of a District well, but there is no likelihood of the District ever needing a well on that parcel or near that parcel. There is also no other probable use of the parcel for District purposes. Currently, the parcel is a vacant lot and appears to be a parking lot and access point for Russian River beach use by the neighborhood and others driving in. The property is approximately one half acre, has effective river access (even though the parcel map shows another parcel between it and the river) and is subject to flooding. Below is an excerpt from a 2004 District property list that shows it being considered surplus at that time (the "2" in the left most column signifies surplus to District needs). Also attached is a copy of a portion of the assessor's map showing the parcel location.

2	071-220-068	17448 RIVER LN	0811	(Old Vacation Beach Well Site) 25,000 sf M/L

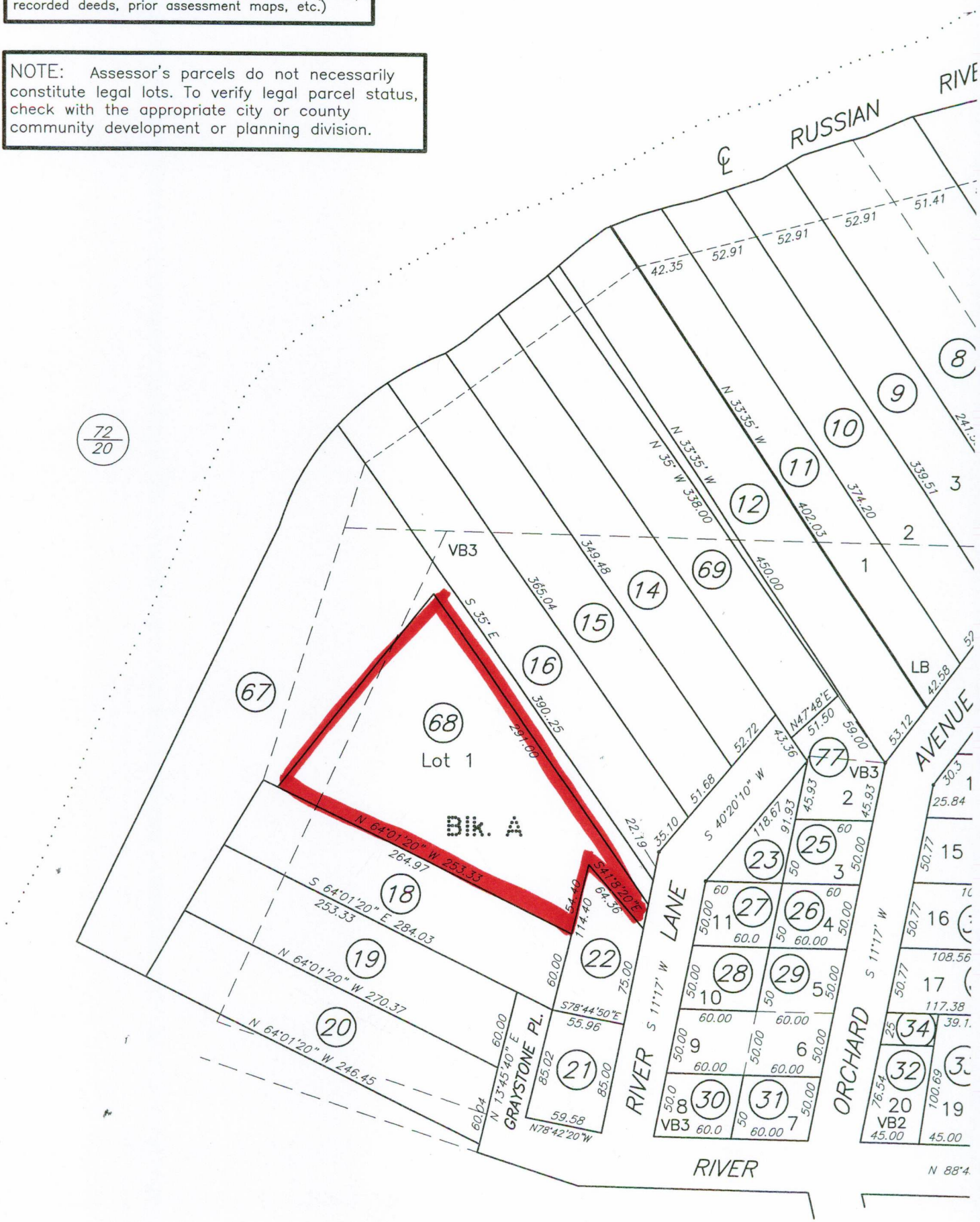
District Policy 3700.90 contains the procedure for disposing of District real property. Policy 3700.90 provides that District real property "may be disposed of sold, or transferred only as the board of Directors may prescribe, but unless otherwise prescribed in any case" sets out a procedure to follow. That procedure requires that a sealed bid process be used and that the notice calling for sealed bids be advertised at least 10 days prior to opening of bids. The sale would go to the highest bidder. The Board may reject all bids.

Some considerations regarding this possible sale of land:

- The Board could direct staff to follow a different process than that described in 3700.90.

- The property should be appraised so that we have a good idea of its value.
- Because of long-standing neighborhood use of the property for access to the river, the Board may want to consider reserving an easement for public ingress and egress to the river. However, such an easement would likely have an adverse impact on the economic value of the property.

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

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