SWEETWATER SPRINGS WATER DISTRICT

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

FROM: Steve Mack, General Manager

Meeting Date: October 1, 2009

SUBJECT: DISCUSSION/ACTION RE POTENTIAL DISPOSITION OF DISTRICT PROPERTY

RECOMMENDED ACTION: Receive a report on the potential disposition of District property.

FISCAL IMPACT: Sale of District property could bring one-time revenue to the District.

DISCUSSION:

Interest in one district parcel on River Lane has sparked renewed interest in the overall District property inventory and the potential for selling parcels that are unneeded by the District. As a first step District staff have reviewed and updated historic efforts to list District property. That update is contained in Exhibit A attached to this report. This exhibit is based on a compilation started in the early 2000's. We have reviewed that information and updated it where appropriate. We changed the categories some – category 2 has been subdivided into three – a, b, and c, to represent unneeded parcels that a. may have sales potential, b. probably don't have sales potential because they are too small, and c. are very large wooded parcels in undeveloped areas and poorly accessible, probably first acquired for timber potential.

In the comments column for all parcels, the comments in bold are new to this effort; those in regular font are holdovers from the earlier efforts.

For the 2a parcels I identified, by inspection, those that are affected by the 100 year flood, based on FEMA flood maps. Those maps are very small scale and tying the flood boundaries to actual parcel boundaries is difficult based on the information and tools I have available.

Revised 09/23/09

Exhibit A. Sweetwater Springs Water District Real Property

Categories:
- 1 Current District facilities needed for ongoing operations
- 2a Unneeded for District purposes, resale value
- 2b Unneeded for District purposes, limited value
- 2c Unneeded for District purposes, large parcel
- 3 Further research needed

County Use Codes:
- 0811 Utility Water Company
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Cat.	APN	Situs	County Use Code	Comments
1	069-060-021	17975 SWEETWATER SPRINGS RD		Sweetwater Tank Site (10,000 gal.) 216 sf
1	070-070-015	15797 MORNINGSIDE DR	0811	Pipeline to Highland Tank (5' wide)
1	070-070-023	14100 SUNSET AVE	0811	Pipeline Sunset/Woodland (5' wide)
1	070-070-040	14139 SUNSET AVE	0811	Highland Tank Site (2 tanks--711,600 gal.) 1.35 acres M/L
1	070-070-059	OLD RIVER ROAD	0811	Condemnation 12/31/96 (Alanizi/Sardjono - River Road to Morningside). (County map not updated) 1058 sf
1	070-110-009	OAK AVE	0811	Lot; Schoeneman Tank Site (10,000 gal.) 4,000 sf M/L
1	070-120-021	15304 RIVER RD	0811	El Bonita Well Site 30,000 sf M/L (adjacent to APN 070-140-001)
1	070-140-001	15304 RIVER RD	0811	El Bonita Well Site 4 acres
1	070-200-042	RIO NIDO RD/AZURE WAY	0811	Rio Nido Road Tank Site (Canyon 7--20,000 gal.) 576 sf site
1	070-220-012	15250 CANYON 6 RD	0811	Upper Canyon 6 Tank Site (15,000 gal.) 4,000 sf M/L
1	070-230-079	15471 BAY AVE	0811	Hay & Bay Tank Site ("Tully" -- 10,000 gal.)

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				900 sf
1	070-240-022 (County owns property)	15440 Canyon 3 Rd		Canyon 3 Pump Station -- Relocation of old pump station from Upper Canyon 3 due to Rio Nido slide (4,000 sf)
1	070-262-046	14845 CANYON 4 RD	0811	50,000 gallon Tank and Booster 1000 sf M/L
1	070-294-020	14791EAGLE NEST LN	0811	Lot -- 3,800 sf M/L
1	070-330-007	14610 REDWOOD LANE	0811	Redwood Tank Site 15,861 sf (adjacent to 071-010-019) Korbel condemnation 12/2/96 **This is the tank site, the adjacent parcels are not needed**
1	071-120-054	17666 NATOMA DR	0811	Natoma Tank Site (15,000 gal.) 2,000 sf M/L
1	071-130-028	WRIGHT DRIVE	0811	Tank Site: No longer in use. (Adjacent to APN 071-150-012 (offline) (5,000 gal.). 1,450 sf
1	071-150-012	15976 WRIGHT DRIVE, GV	0003	Edgehill Booster Pump (Adjacent to 071-130-028). 4,500 sf M/L
1	071-260-046	18379 NEELEY RD	0811	(Gonfotti Tank) 5,000 sf lot **actual tank site**
1	072-021-019	19478 HIDDEN VALLEY	0811	Tank site (adjacent to 072-021-014) 2.5 acres **In use**
1	072-160-023	PARK AVE	0811	Tank Site (20,000 gal.) 7500 sf
1	072-171-010	00000 McLane Ave.		64'X100'. ACQUIRED 10/8/04, as part of CIP Phase III-B, for the Summit Ave. tank that is part of that

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				project. (PRICE: $42,000; Seller Russell Harris)
1	072-173-005	14485 MCLANE AVE	0811	Summit (Old tank site -- May be needed again for low pressure area) 900 sf M/L
1	072-173-019	17498 SUMMIT AVE	0811	Summit Tank Site (15,000 gal.) 180 sf M/L
1	072-215-001	SANTA ROSA	0811	Crespo Tank Site (20,000 gal.) 750 sf M/L
1	072-240-031	NEAR OLD MONTE RIO RD	0811	Unknown 5,700 sf M/L **keep may be useful in future**
1	072-320-022	15950 Old Cazadero Road		ACQUIRED 10/2/03, as part of CIP Phase III-B, for the Monte Rosa tank that is part of that project. (PRICE: $5,000.00; Seller: Eric Wallen)
1	072-320-025	15960 OLD CAZADERO RD	0811	Monte Rosa Tank Site (20,000 gal.) 2,000 sf M/L
1	094-010-029	HWY 116 west of Monte Rio	0811	Unknown 1,400 sf M/L **possible tank site in future**
1	094-053-003	PETALUMA AVE	0811	Lepo Tank (10,000 gal.) 4,700 sf M/L
1	094-080-001	20735 FOOTHILL DR	0811	Monte Rio Tank Site and Pipeline (226,000 gal.) 18,000 sf M/L
1	094-090-019	20890 HWY 116, MR	0811	Monte Rio Filter Plant 3 acres
1	094-160-030	RIDGECREST DR	0811	Lower Northwood Tank Site. Tank removed in March, 2000. Property no longer needed.

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				1,600 sf M/L **keep, may be useful in future**
1	094-210-001 (portion only)	18962 Upper Terrace		Upper Northwood Tank and Booster; Easement acquired in sale/exchange to Atkinson 11/15/98 2,500 sf
1	095-061-015	PRIVATE ROAD OFF MONTE VISTA TERRACE	0811	Villa Grande Tank Site (100,000 gal.)(Above Monte Vista Terrace) 3.03 acres **We don't need all of this**
1	095-113-003	9200 HARRISON GULCH	0811	Lower Harrison Tank (125,000 gal.) 16,000 sf M/L
1	096-010-001	120 MAIN ST (MONTE RIO)	0811	Middle Schoolhouse Tank and Booster, and Upper Schoolhouse Tank 23.76 acres
2a	070-262-038	14829 CANYON 4 RD	0811	Lot -- 6350 sf M/L **– investigate, but believe it is not needed;**
2a	071-010-019	14610 REDWOOD AVE	0000	Redwood Tank Site -- (130,000 gal.) 2,800 sf, **small for a sale, but can be combined with 030-020 below**
2a	071-025-022	NORTHERN AVENUE NEAR EASTERN	0811	Parcel adjacent - under Russian River (Old Drake Well Field) 20,000 sf M/L **Not sure how much of this is out of river; Floodway**
2a	071-030-020	14610 REDWOOD LN	0811	Redwood Tank Site (Adjacent to 071-010-019) 12,500 sf M/L **not needed**
2a	071-210-014	NEELEY RD	0811	Unknown use 22,500 sf M/L **not needed**
2a	071-210-017	NEELEY RD	0811	Unknown use

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				5,200 sf M/L **not needed**
2a	071-220-068	17448 RIVER LN	0811	(Old Vacation Beach Well Site) 25,000 sf M/L **Current interest; Floodway, full or partial?**
2a	071-260-041	18379 NEELEY RD	0811	(Gonfotti Tank)(2 tanks -- 140,000 gal.) 4,000 sf lot **not needed**
2a	071-260-048	18379 NEELEY RD	0811	(Gonfotti Tank) 2.5 acres **not needed**
2a	071-260-050	18379 NEELEY RD	0811	(Gonfotti Tank) 5,300 sf lot **not needed**
2a	071-260-051	18379 NEELEY RD	0811	(Gonfotti Tank) 3 acres **not needed**
2a	072-160-006	14335 WOODS AVE	0811	Near Summit 5,000 sf lot
2a	094-130-009	21295 HWY. 116		.5 acres, ACQUIRED in 2/21/02 from the Torr's as part of the settlement of the Torr v. SSWD litigation (PRICE: $48,000.00) **Not needed, May not have much value**
2a	095-011-014	21944 MOSCOW RD	0811	Unknown 10,000 sf M/L **not needed**; **Floodzone?**
2a	095-022-029	21914 MONTE VISTA TER	0811	4,500 sf M/L **not needed**
2a	095-022-030	21916 MONTE VISTA TER	0811	2,500 sf M/L **not needed**
2a	095-023-012	MONTE VISTA TER	0811	1.03 acres M/L **not needed**
2a	095-023-013	21907 MONTE VISTA TER	0942	Timber Land (Adjacent to 095-023-012) 4,000 sf M/L **not needed**

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2a	095-120-001	9155 HARRISON GULCH	0811	Upper Harrison Tank (to be abandoned)(20,000 gal.) 2.82 acres **not needed**
2a	097-130-008	MOSCOW RD	0811	Timber Land 20,000 sf M/L
2b	070-070-031	14141 WOODLAND DR	0811	Pipeline Sunset/Woodland (5' wide)
2b	070-294-008	14685 EAGLE NEST LN	0811	2,100 sf M/L
2b	071-150-011	15877 DRAKE RD	0003	Near Birkhoffer; Unknown use 700 sf M/L **not needed**
2b	071-180-009	NEELEY RD	0811	Unknown use 2,250 sf **not needed**
2b	071-191-013	BETWEEN GUERNEWOOD ROAD AND THE RUSSIAN RIVER	0811	Old Well Field off Guernewood 22,500 sf M/L **Lot size is only 2,500; not much value as in flood plain with no direct access**
2b	072-014-014	Way out on Old Caz	0811	Small lot (Summerland Tract) **not needed**
2b	072-014-042	ditto	0811	Small lot (Summerland Tract) **not needed**
2b	072-060-007	HIDDEN VALLEY RD	0811	(Old tank site -- no longer needed) 2,600 sf M/L
2b	072-216-008	UPPER TERRACE/SANTA ROSA AVE	0811	2,100 sf M/L
2b	096-180-036	LAUREL DELL AVE	0811	Russian River Meadows - abandoned well site 600 sf M/L **get rid of valving, etc**.
2c	069-060-004	NORTH OF GUERNEVILLE 16505 Sweetwater Springs Rd		Timber Land (Not in District) 240 acres

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2c	069-060-041	NEAR SWEETWATER SPRINGS ROAD (NORTH OF GUERNEVILLE)	0811	TPZ 84 acres **need radio service but not land; income from antenna contracts**
2c	070-350-003	Northeast of Rio Nido		TPZ 40 acres **Berry easement parcel**
2c	070-350-008	Northeast of Rio Nido2222		TPZ 40 acres **Off Canyon 1**
2c	072-021-008	WEST OF OLD CAZADERO RD	0558	42.4 acres in TPZ
2c	072-021-014	19478 HIDDEN VALLEY	0811	Timber Land 14.2 acres (adjacent to 072-021-019) **investigate to determine need**
2c	074-200-002	South of Monte Rio, west of Bohemian Hwy	0558	76.11 acres TPZ (Adjacent to 074-200-004)
2c	074-200-004	Adjacent to 074-200-002		TPZ 16 acres
2c	097-130-010	MOSCOW RD	0557	Timber Land 236.06 acres
2c	097-130-011	MOSCOW RD	0557	Timber Land 56 acres
2c	105-240-007	CAZADERO		37.7 acres, no timber rights (Not in District) **We don't know much about this.**
3	070-070-035	15797 OLD RIVER RD	0811	Parcel -- Old River Road to Near Morningside; Includes pipeland to Highland Tank 28,000 sf M/L – **may only need easement for pipeline**