SWEETWATER SPRINGS WATER DISTRICT

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

FROM: Steve Mack, General Manager

Meeting Date : April 1, 2010

SUBJECT: DISCUSSION/ACTION RE UNNEEDED DISTRICT LANDS STRATEGY

RECOMMENDED ACTION: Receive a presentation on the progress of the Land Management Committee regarding an Unneeded District Lands Strategy and provide direction to the Committee and General Manager.

FISCAL IMPACT: No direct impact.

DISCUSSION:

The Land Management Committee has had several meetings over the past four months and working with the Committee the General Manager has made progress in moving forward with an Unneeded District Lands Strategy. Activities in the past months include:

- Acquired maps of key areas from Sonoma County PRMD
- Phone contact with several public agencies and non-profit organizations interested in open space land management
    - Open Space District Acquisitions
    - Monte Rio Recreation and Parks District
    - Russian River Recreation and Parks District (Guerneville)
    - Sonoma Land Trust
    - Sonoma County Bicycle Coalition
- Discussion with local real estate broker
- Reviewed Master Plans for local Recreation and Parks Districts – both have elements for trails and river access

In contacting the various people above, interest in District lands, at least some parcels, is being generated. Observations of this interest includes:

- The local Recreation and Parks Districts are interested in river access locations.
- The local Districts have some interest in the larger parcels for trails purposes, but that is a more long-term objective.
- There is a long-term interest in improving the trails situation in this area for attracting tourism; it also fits in with the area becoming a biking center.

- Looking at maps, District lands can play an important role in connecting longer trail segments.
- Some smaller District parcels may have value if sold on open market, most would not have general value but may have limited value to neighbors.
- The Monte Rio properties have limited development value because of septic system issues, but still may have value to neighbors.
- Local brokers would be interested in representing the District in selling these parcels. A process is needed for broker selection.
- The local Recreation and Parks Districts may have some funding for parcel acquisition; the open-space agencies and organizations do not appear to be in an acquisition mode (at least with available funding) at this time.

A few of these activities are moving along and the Board needs to give some direction on strategy and which approaches should be used. Exhibit A includes all unneeded District parcels. An earlier version included parcels that are currently being used by the District or have some long-term potential for use. Those parcels are not included in this discussion.

- The Beach access parcels seem to have the most interest. The Recreation and Parks Districts may want these parcels to remain in public agency ownership. At least one parcel has private interest.
- There is conceptional interest in the larger parcels for participation in a larger regional trails effort. There does not seem to be an urgency in this.
- There may be little funding available for the open space agencies and organizations to acquire District lands. Transferring unneeded lands for little or no income in return will still have the benefit of keeping the lands available for community purposes.
- Local real estate brokers may have viable strategies for marketing the smaller District parcels. This current real estate market is a buyer's market.

Possible District Unneeded Lands Strategy

Purpose: The District will divest itself of unneeded property with the purposes of

- Maintaining community values of river access and open space,
- Reducing District liability,
- Reducing staff time dealing with property issues,
- Producing income which is a goal but not a requirement.

1. Explore river access and trail possibilities with local Recreation and Park Districts
2. Keep revenue producing parcels (Mount Jackson tower sites)
3. For larger, back country parcels, follow up with open space agencies, if R&P Districts are not interested.
4. Engage broker to market remainder of unneeded properties.

Revised 03/1/10

Exhibit A. Sweetwater Springs Water District Unneeded Real Property

Categories:
- 2a Unneeded for District purposes, resale value
- 2b Unneeded for District purposes, limited value
- 2c Unneeded for District purposes, large parcel

County Use Codes:
- 0811 Utility Water Company
- 0000 Vacant residential lot/undeveloped
- 0003 Vacant lot/totally unusable (incurable)
- 0557 Timber Preserve Zone (List B)
- 0558 Timber Preserve Zone (List C)
- 0850 Right of way
- 0942 Miscellaneous District

Cat.	APN	Situs	County Use Code	Comments
2a	070-262-038	14829 CANYON 4 RD	0811	Lot -- 6350 sf M/L **– 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**
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 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**
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

Exhibit A. Sweetwater Springs Water District Unneeded Real Property

Categories:
- 2a Unneeded for District purposes, resale value
- 2b Unneeded for District purposes, limited value
- 2c Unneeded for District purposes, large parcel

County Use Codes:
- 0811 Utility Water Company
- 0000 Vacant residential lot/undeveloped
- 0003 Vacant lot/totally unusable (incurable)
- 0557 Timber Preserve Zone (List B)
- 0558 Timber Preserve Zone (List C)
- 0850 Right of way
- 0942 Miscellaneous District

Cat.	APN	Situs	County Use Code	Comments
				the Torr v. SSWD litigation (PRICE: $48,000.00) **Not needed, May not have much value,** probable septic system issues
2a	095-011-014	21944 MOSCOW RD	0811	Unknown 10,000 sf M/L **not needed, septic system issues, nice lot.**
2a	095-022-029	21914 MONTE VISTA TER	0811	4,500 sf M/L **not needed**, probable septic system issues
2a	095-022-030	21916 MONTE VISTA TER	0811	2,500 sf M/L **not needed,** probable septic system issues
2a	095-023-012	MONTE VISTA TER	0811	1.03 acres M/L **not needed,** probable septic system issues
2a	095-023-013	21907 MONTE VISTA TER	0942	Timber Land (Adjacent to 095-023-012) 4,000 sf M/L **not needed,** probable septic system issues
2a	095-120-001	9155 HARRISON GULCH	0811	Upper Harrison Tank (abandoned) 2.82 acres **not needed**
2a	097-130-008	MOSCOW RD	0811	Timber Land 20,000 sf M/L, probable septic system issues
2b	070-070-031	14141 WOODLAND DR	0811	Pipeline Sunset/Woodland (5' wide), pipeline abandoned?
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**

Exhibit A. Sweetwater Springs Water District Unneeded Real Property

Categories:
- 2a Unneeded for District purposes, resale value
- 2b Unneeded for District purposes, limited value
- 2c Unneeded for District purposes, large parcel

County Use Codes:
- 0811 Utility Water Company
- 0000 Vacant residential lot/undeveloped
- 0003 Vacant lot/totally unusable (incurable)
- 0557 Timber Preserve Zone (List B)
- 0558 Timber Preserve Zone (List C)
- 0850 Right of way
- 0942 Miscellaneous District

Cat.	APN	Situs	County Use Code	Comments
				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
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

Exhibit A. Sweetwater Springs Water District Unneeded Real Property

Cat.	APN	Situs	County Use Code	Comments
				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) **Next to 72-021-008.**

Categories:
- 2a Unneeded for District purposes, resale value
- 2b Unneeded for District purposes, limited value
- 2c Unneeded for District purposes, large parcel

County Use Codes:
- 0811 Utility Water Company
- 0000 Vacant residential lot/undeveloped
- 0003 Vacant lot/totally unusable (incurable)
- 0557 Timber Preserve Zone (List B)
- 0558 Timber Preserve Zone (List C)
- 0850 Right of way
- 0942 Miscellaneous District