SWEETWATER SPRINGS WATER DISTRICT

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

FROM: Steve Mack, General Manager

Meeting Date : October 7, 2010

SUBJECT: DISCUSSION/ACTION RE SURPLUS DISTRICT LANDS

RECOMMENDED ACTION: Receive a presentation on the Surplus District Lands Strategy, including progress with larger parcel proposals and possible approaches for the smaller parcels, providing direction to the General Manager.

FISCAL IMPACT: No direct impact.

DISCUSSION:

At the August Board meeting the Board discussed the July Public Workshop focused on larger parcels and asked that a discussion on direction for the smaller parcels should be scheduled for the September meeting. This item was postponed at the September meeting; this is a carryover of the report on that agenda.

Public Information/ Strategy Statement

The Board has discussed the Surplus Lands Strategy at several meetings and the Board has given general direction which is expressed in Exhibit A. Surplus District Lands Strategy. The public doesn't always read our agenda reports or the summary of meetings published in local media. Exhibit A, if acceptable to the Board, will be put on the District's website and made available to interested public.

Larger Parcels/Monte Rio Mountain Park

In the past two months I have attended several meetings regarding the Monte Rio Mountain Park concept which is the proposal for the parcels behind the Monte Rio Terraces, sponsored by the Monte Rio Recreation and Park District (MRR&PD). MRR&PD staff, committee members and volunteers are developing their concept into a proposal for future presentation to the Board and other venues. At these meetings I have stated that the District will assist with proposals, but the laboring oars belong to others. The Open Space District may be able to help with parcel valuation.

Smaller Parcels

Exhibit B is a reworked version of similar exhibits on District surplus property that includes only the smaller parcels (a total of 30) with the river access parcels

brought to the top and the remainder in a similar order as before. Realistically looking at the marketability of these parcels, all have issues. The 2a parcels are large enough in theory to have a home constructed on them, but each parcel has at least one serious issue – for examples, slope, access, or wastewater disposal – and in some cases more than one. The 2b parcels appear to be too small for house construction purposes and would likely only be of interest to adjacent property owners.

The Surplus Lands Strategy calls for working with the local recreation and park districts for the river access parcels. The remaining 2a and 2b parcels will require some level of marketing and using a local real estate professional would be an appropriate way of proceeding with this.

Exhibit A. Surplus District Lands Strategy
Sweetwater Springs Water District
July 2010

Sweetwater Springs Water District has 42 parcels of mixed sizes and locations (approximately 940 acres) that have no current or foreseeable use to the District for purposes of producing potable water. The District currently does no management of these parcels and needs a policy or strategy on what to do with these parcels and how to react to public interest in the parcels.

Eleven of these parcels are large, totaling approximately 882 acres, and are currently undeveloped open space. 404 acres are in 4 parcels in the Mount Jackson area (northeast of Rio Nido), 94 acres are in 3 parcels west of Old Cazadero Road (north of Guernewood Park), and 384 acres are in 4 parcels south of the Monte Rio Terraces. These parcels are wooded, have some mostly unmaintained trails and roads, and are on steep slopes and at higher elevations. Historically, the parcels were the source watershed for District owned springs, but the District does not supply water from these springs now, has no plans to do so in the foreseeable future, and from a regulatory perspective, getting regulatory permission to use these sources would be very unlikely. Keeping these parcels in open space by transferring the parcels to a more appropriate open space management agency or organization could improve the management of the parcels, make them more accessible to the public, and maintain or improve their environmental and watershed values.

The other 31 parcels are much smaller, interspersed within the District in various locations. Three of these parcels have river access. Some of these smaller parcels may have potential for housing; most do not because they are too small or in very steep, in inaccessible locations, and/or have other issues. There may be interest on the part of neighboring land owners to acquire these parcels. Occasionally the District receives inquiries about neighboring parcels – a policy on selling the smaller parcels to interested parties would provide guidance for District staff.

Surplus Lands Strategy:

The District will consider divesting itself of unneeded property with the purposes of:

- Proper management of lands,
- 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, to keep these parcels in open space and provide better management, while retaining environmental and watershed values.
4. Engage broker to market remainder of unneeded properties.
5. This isn't a "must sell" strategy – only proposals that make sense for the District and the local community will be considered.

Revised 08/26/10

Exhibit B. Sweetwater Springs Water District Surplus Real Property, Small Parcels

Categories:
- 2a Unneeded for District purposes, large enough for possible resale value
- 2b Unneeded for District purposes, limited value

County Use Codes:
- 0811 Utility Water Company
- 0000 Vacant residential lot/undeveloped
- 0003 Vacant lot/totally unusable (incurable)
- 0942 Miscellaneous District

Cat.	APN	Address	County Use Code	Comments
		River Access Parcels		
2a	071-025-022	NORTHERN AVENUE NEAR EASTERN	0811	Parcel adjacent/under Russian River (Old Drake Well Field) 20,000 sf M/L, River access
2a	071-220-068	17448 RIVER LN	0811	(Old Vacation Beach Well Site) 25,000 sf M/L River access
2a	095-011-014	21944 MOSCOW RD	0811	10,000 sf M/L, probable septic system issues, river access
		Other Smaller Parcels		
2a	070-262-038	14829 CANYON 4 RD	0811	Lot -- 6350 sf M/L
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	071-030-020	14610 REDWOOD LN	0811	Redwood Tank Site (Adjacent to 071-010-019) 12,500 sf M/L
2a	071-210-014	NEELEY RD	0811	Unknown use 22,500 sf M/L
2a	071-210-017	NEELEY RD	0811	Unknown use 5,200 sf M/L
2a	071-260-041	18379 NEELEY RD	0811	(Gonfotti Tank)(2 tanks -- 140,000 gal.) 4,000 sf lot
2a	071-260-048	18379 NEELEY RD	0811	(Gonfotti Tank) 2.5 acres
2a	071-260-050	18379 NEELEY RD	0811	(Gonfotti Tank) 5,300 sf lot
2a	071-260-051	18379 NEELEY RD	0811	(Gonfotti Tank) 3 acres

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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, probable septic system issues
2a	095-022-029	21914 MONTE VISTA TER	0811	4,500 sf M/L, probable septic system issues
2a	095-022-030	21916 MONTE VISTA TER	0811	2,500 sf M/L, probable septic system issues, combine with above?
2a	095-023-012	MONTE VISTA TER	0811	1.03 acres M/L probable septic system issues
2a	095-023-013	21907 MONTE VISTA TER	0942	Timber Land (Adjacent to 095-023-012) 4,000 sf M/ probable septic system issues
2a	095-120-001	9155 HARRISON GULCH	0811	Upper Harrison Tank (abandoned) 2.82 acres
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
2b	071-180-009	NEELEY RD	0811	Unknown use 2,250 sf
2b	071-191-013	BETWEEN GUERNEWOOD ROAD AND THE RUSSIAN RIVER	0811	Old Well Field off Guernewood 22,500 sf M/L, no access, in floodway
2b	072-014-014	Way out on Old Caz	0811	Small lot (Summerland Tract), probably not a legal lot and District

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Cat.	APN	Address	County Use Code	Comments
				may not have good title.
2b	072-014-042	ditto	0811	Ditto above
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