

MEMO

TO: Board of Directors
FROM: District Manager
DATE: March 2, 2009
SUBJECT: Property Purchase Agreement; APN's 073-101-07, -08 and -11

RECOMMENDATION:

It is recommended that the Board of Director review this memo and approve the attached resolution which authorizes purchase of the subject properties.

BACKGROUND:

Your Board directed staff to negotiate a proposed property purchase agreement for APN's 073-101-07, -08 and -11, generally located along East Zayante Road, Felton. See Attachment 1. The subject property is composed of three (3) separate undeveloped parcels which contain an aggregate area of approximately seventeen (17) acres. The size of each parcel is as follows:

APN 073-101-07	7.3 Acres
APN 073-101-08	7.4 Acres
APN 073-101-11	2.4 Acres

All three (3) parcels are undeveloped and contiguous with other watershed properties presently owned by the District. See Attachment 2. The properties are owned by Ray Ferrari et al.

In 1977 the District acquired six (6) parcels totaling approximately 160 acres from the Ferrari family. The purpose for the 1977 acquisition was to procure a new groundwater supply source for the District. The area is generally known as the District's Olympia Watershed, and the groundwater wells at this location provide approximately 25-30 percent of the District's water supply. The Ferrari family withheld the three (3) subject parcels (APN's 073-101-07, -08 and -11) from the original 1977 acquisition. The proposed property purchase agreement would provide the District with additional source water protection and a location for future treatment facilities.

Staff has negotiated a purchase agreement with the property owners. The general terms of the purchase agreement are as follows:

- 1) Total purchase price of \$300,000.00 for the three (3) parcels; and
- 2) All cash offer.

It is recommended that the Board of Director review this memo and approve the attached resolution which authorizes the purchase of the subject property.

James A. Mueller
District Manager

JAM/bsb

SAN LORENZO VALLEY WATER DISTRICT

RESOLUTION NO. (08-09)

**SUBJECT: PROPERTY PURCHASE AGREEMENT;
APN's 073-101-07, -08 and -11**

WHEREAS, San Lorenzo Valley Water District has negotiated a proposed Property Purchase Agreement for APN's 073-101-07, -08 and -11, generally located along East Zayante Road, Felton, California; and

WHEREAS, the District desires to complete the purchase of said properties in the sum of Three Hundred Thousand Dollars (\$300,000.00);

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the San Lorenzo Valley Water District that the District Manager is hereby authorized and directed to execute any and all pertinent documents relative to the purchase of APN's 073-101-07, -08 and -11.

FURTHER, BE IT RESOLVED that the District Manager is hereby authorized and directed to record the Grant Deed on behalf of the San Lorenzo Valley Water District.

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PASSED AND ADOPTED by the Board of Directors of the San Lorenzo Valley Water District, County of Santa Cruz, State of California, on the 5th day of March, 2009 by the following vote of the members thereof:

AYES:
NOES:
ABSENT:
ABSTAIN

Brandon Barchi
District Secretary

