Irish Lane Lift Station Properties Land Use Feasibility Study
Disposal of Surplus Real Property Assets
Newcastle Ponds
  1. Overview
  2. Settings
  3. Marketability
Munoz Lift Station

Conclusions
OVERVIEW
- Two parcels total 50 acres
- Historic use was Newcastle Sanitation District treatment ponds
- Pump Station LS-11 & Radio Repeater Station RR-01 found on west parcel
- Balance of site vacant
- SPMUD annexed NSD in 2010
- Legal steps required to declare parcels “surplus”
DISPOSAL OF LAND LEGAL REQUIREMENTS

Per Memo from District General Counsel dated Mar 29, 2019, Government Code § 54220 et seq. establishes the hierarchy of potential transferees as well as the procedures which must be followed by a public agency seeking to dispose of surplus land.

Of the potential uses, the priority is:

1) Low income housing
2) Recreational use or
3) Benefit to other public agencies.
4) Sale for private use and development may be considered.
SETTING

Irish Lane Lift Station Properties Land Use Feasibility Study
- General Plan for RR 1-10
- Zoning RA-B-100-SP
- Surrounded by large lot rural/residential
- Existing access is limited to private road (Irish Lane easement)
- No utilities (other than at LS-11)
- Large portion of site is Oak Woodland/Riparian & ponds
MARKETABILITY
Development Options Explored

- Residential
- Solar
- Cellular
- Agricultural Commission / Placer Legacy
- Newcastle/Ophir Municipal Advisory Council
CONCLUSIONS
Conclusions

➢ Developability limited due to:
  ▪ Lack of access
  ▪ Lack of utilities
  ▪ Likely high cost for infrastructure
  ▪ Uncertain environmental requirements
  ▪ Remoteness

➢ Additional soft costs needed to refine options
Munoz Lift Station

- No longer used since installation of Upper Antelope Creek Trunk Sewer
- Building and all utilities - water, sewer, gas and electric
- Substandard lot size
- Offer to PCWA, or adjacent landowner for $1
Questions?