



SOUTH PLACER MUNICIPAL UTILITY DISTRICT

Irish Lane Lift Station Properties Land Use
Feasibility Study

Disposal of Surplus Real Property Assets

OVERVIEW

Survey M.O.R. Bk. 3, Pg. 77
 Parcel M.O.R. Bk. 9, Pg. 125, P-72059
 Parcel M.O.R. Bk. 12, Pg.3, P-72360
 Parcel M.O.R. Bk. 13, Pg.121, P-72973
 Parcel M.O.R. Bk. 15, Pg.42, P-73475

Parcel M.O.R. Bk. 14, Pg.97, P-73187
 Parcel M.O.R. Bk. 20, Pg.75, P-731921
 Survey M.O.R. Bk. 13, Pg.71
 Survey M.O.R. Bk. 16, Pg.59 No.2229
 Survey M.O.R. Bk. 17, Pg. 125 No. 2503
 Survey M.O.R. Bk. 18, Pg. 40 No. 2584
 Parcel M.O.R. Bk. 32, Pg. 79, P-76046
 Survey M.O.R. Bk. 20, Pg. 39 No. 2881
 Survey M.O.R. Bk. 20, Pg. 89 No. 3015



02-21-2018
 03-31-2001
 05-11-2001
 Page Redrawn From Base Map Information
 BMJ

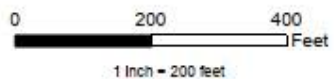
NOTE
 All distances on curved lines are chord measurements, unless noted otherwise.

NOTE
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk. 32 Pg.15
 County of Placer, Calif.
 NOTE
 Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

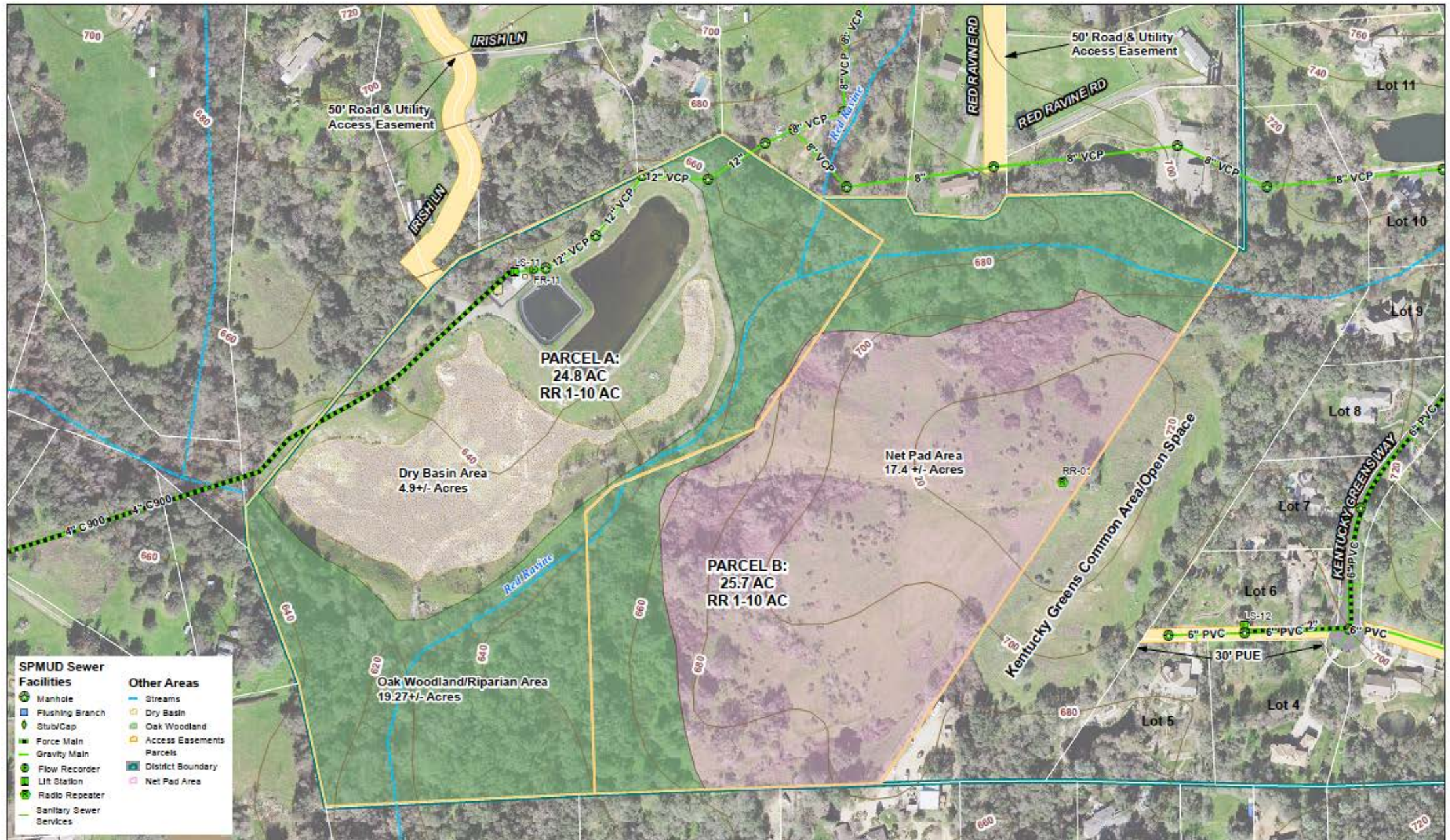


- | SPMUD Sewer Facilities | Other Areas |
|-------------------------|-------------------|
| Manhole | Streams |
| Flushing Branch | Dry Basin |
| Stub/Cap | Oak Woodland |
| Force Main | Access Easements |
| Gravity Main | Parcels |
| Flow Recorder | District Boundary |
| Lift Station | Net Pad Area |
| Radio Repeater | |
| Sanitary Sewer Services | |

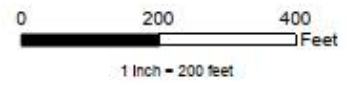


Irish Lane Lift Station Properties





SPMUD Sewer Facilities		Other Areas	
	Manhole		Streams
	Flushing Branch		Dry Basin
	Stub/Cap		Oak Woodland
	Force Main		Access Easements
	Gravity Main		Parcels
	Flow Recorder		District Boundary
	Lift Station		Net Pad Area
	Radio Repeater		
	Sanitary Sewer Services		



Irish Lane Lift Station Properties



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 Properties_WithContours.mxd



MARKETABILITY

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

