



**Sonoma
Water**

SURPLUS PROPERTY FOR SALE



330 Hewett Street, Santa Rosa
29,209 square feet (0.671 acres)
Minimum offer bid: \$500,000
Assessor's Parcel Number: 010-700-015
Property to be sold "As-Is"

Please review the sealed bid terms and conditions and all property information.

Zoning: The City of Santa Rosa's General Plan Land Use for this parcel is Low-Density Residential. The Property is Zoned R-1-6-H-SA and has the potential to be developed into four or more residential lots with each lot allowed one single-family unit and an ADU (Accessory Dwelling Unit) and a JADU (Junior Accessory Dwelling Unit). The Property is located within the West End Preservation District with any proposed structure needing a Landmark Alteration permit. The housing permitting jurisdiction will be the City of Santa Rosa, with all questions regarding development of the Property being referred to the City of Santa Rosa. A successful buyer will work with the City of Santa Rosa to address all regulatory and development matters including zoning, entitlements, density, housing mix, as well as design.

Property Description: The property is bounded to the north by Hewett Street, to the west by North Dutton Avenue, to the south by Santa Rosa Creek, and to the east with single family residences. The property is level and is improved with an existing residential structure and a detached garage. The property has approximately 44 feet of frontage on Hewett Street and 235 feet of frontage on North Dutton Avenue.



**Questions may be directed to Dan Mason, Sonoma Water Right-of-Way Agent at
Dan.Mason@scwa.ca.gov**

Bidding information is available at: SonomaWater.org/projects



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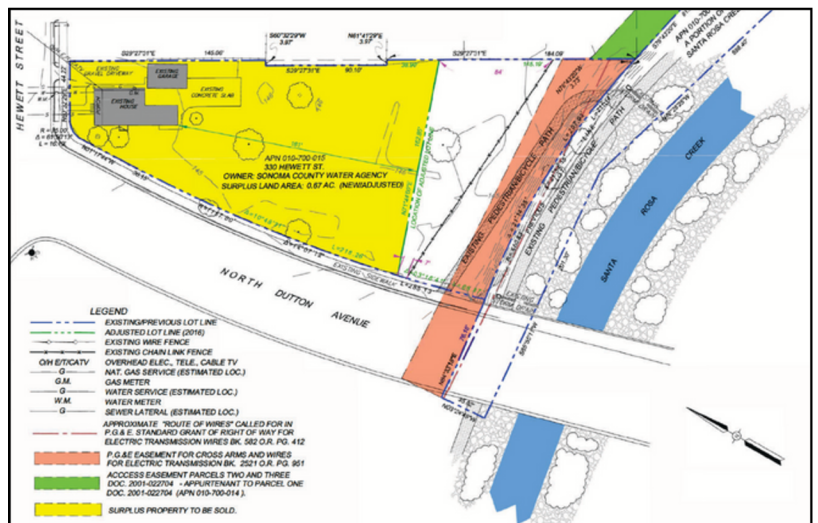


Existing Residence: The existing residence consists of an approximately 1,168 square foot single family residence that is listed by the Sonoma County Assessor as being built in 1914. The residence is listed as having two bedrooms and one bath. The property is also improved with a single vehicle detached garage measuring 266 square feet. The house has been unoccupied for over 25 years.

Background: The 330 Hewett Street Property was acquired by Sonoma Water in 2001 as part of a settlement with the previous property owner. The previous owner was in the process of subdividing the property when the discovery of elevated concentrations of lead in the soil that was attributed to fill material that was placed on the property during construction of the Santa Rosa Creek channel halted the previous owner's development of the property. As a condition of the negotiated settlement with the previous owner, Sonoma Water purchased the property. Sonoma Water contracted with an outside consultant to determine the extent and location of the contamination in the soil at the property. Based on the consultant's study, Sonoma Water prepared a lot line adjustment, which was approved by the City of Santa Rosa, placing the small contaminated area within Sonoma Water's adjoining Santa Rosa Creek property. As the remaining 330 Hewett Street property no longer contains identified soil contamination and as the property is not needed for Sonoma Water use or purpose, the property has been offered for sale.



330 Hewett Street, Santa Rosa



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