

PROPERTY SUMMARY SHEET

PROJECT NAME	Decommissioned Arden Wastewater Treatment Plant (Arden WWTP)
LOCATION OF PROPERTY/ ASSESSOR PARCEL NUMBER	The Arden WWTP property is located on the west side of Howe Avenue, approximately 200 feet north of Enterprise Drive, in Sacramento, CA (APN 285-0160-035)
SUBMITTING AGENCY	Sacramento Regional County Sanitation District (Regional San)
DATE PROPERTY AVAILABLE FOR SALE	August 2020 on PublicSurplus.com
SIZE	5.87 acres
TOPOGRAPHY	Generally flat with some mature trees and ground vegetation
IMPROVEMENTS	Abandoned wastewater treatment plant equipment, including several abandoned building/structures, three clarifiers, two tricking filters and below grade piping. Utilities to site.
PRESENT USE	Decommissioned facility
ZONING	Zoned GC (PC) - General Commercial/ Parkway Corridor
JURISDICTION	Unincorporated area of Sacramento County
REASON FOR DECLARING SURPLUS	The Arden WWTP was originally constructed in 1957 and later expanded in 1967. The Arden WWTP was abandoned-in-place when the Sacramento Regional Wastewater Treatment Plant (SRWTP) came online in the early 1980s. A portion of the Arden WWTP was converted to the Arden Pump Station to route the flow handled by the Arden WWTP to the SRWTP. The parcel boundary lines have been modified to isolate the remaining unused Arden WWTP site as a separate parcel. The Arden WWTP parcel has remained idle since its decommissioning, and Regional San has no need to retain the unused Arden WWTP parcel.
LEGAL DESCRIPTION MAP	See attached legal description, assessor's map, and site map.
LAND ENCUMBRANCE	Electrical, Drainage, Access, Sewer, Water Buyer to investigate prior to submission of bid. Preliminary Title Report attached for reference.
AS-IS SALE	The property will be sold "As-Is" through a bid or auction process. Interested parties are advised to conduct their own due diligence of fair market value prior to submission of bid.
DISCLAIMER	Regional San makes every effort to ensure the accuracy and completeness of the information presented. However, Regional San makes no representations, warranties, or guarantees as to the accuracy of the information provided, and disclaims liability for omissions or errors in the contents of this property listing.