

Building Information Summary Guerneville Veteran's Memorial Building

Address	16255 First Street., Guerneville
AP Number	070-040-024
Parcel Size	0.9 acres
Zoning/General Plan Designation	Public Facilities/Public-Quasi Public
Building Size	9,296 square feet (includes 2,548 s.f. substation)
When Constructed	Acquired 1948 (built as school)
Construction Type	Wood frame
Dedicated Memorial?	Yes (Veterans discontinued use in 2003)
Features	Large auditorium (no stage), kitchen, two large meeting rooms, new roof (2002), adjacent to river, Sheriff Substation, minimal parking, fully fire sprinklered
General Facility Condition	Fair
Recommended Capital Repairs/Improvements	\$695,000 (interior finishes, windows, exterior painting, site work, heating, ventilation, and plumbing)
Current Regular User Groups	5
Types of Use	Private events, polling, emergency staging and recovery, Assessor's office, youth programs, food give away
Current Veteran Utilization	Veterans discontinued use in 2003
Average Annual Attendance*	32,700
Utilization**	Low
Average Annual Operating Expense*	\$78,694
Average Operating Revenue*	\$8,226
Potential County Use	Community Service Center, mental health outreach
City/Community Interest	West County Community services interested in leasing
Planning Considerations	Potential for flooding; use in emergencies

2009: Wilson

*Annual averages based on FY 00/01-04/05; **Utilization is relative to available capacity (i.e. room/days)

Occidental Community Center Building

Address	3920 Bohemian., Occidental
AP Number	074-300-035
Parcel Size	1.6 acres
Zoning/General Plan Designation	Rural Residential/RR10-PQP
Building Size	7,752 square feet
When Constructed	1974
Construction Type	Wood frame
Dedicated Memorial?	No
Features	3,700 s.f. multi-purpose room with stage, kitchen, one large meeting room, new roof (2002), tennis courts
General Facility Condition	Good
Recommended Capital Repairs/Improvements	\$225,000 (site work, exterior doors, plumbing and kitchen exhaust)
Current Regular User Groups	1
Types of Use	Adult and youth sports and programs, YMCA, polling,
Current Veteran Utilization**	None
Average Annual Attendance*	9,024
Utilization	Very Low (recent reduction in use by YMCA)
Average Annual Operating Expense*	\$53,527
Average Operating Revenue*	\$417
Potential County Use	Probably not a good location for Community Service Center
City/Community Interest	Unknown
Planning Considerations	

*Annual averages based on FY 00/01-04/05; **Utilization is relative to available capacity (i.e. room/days)