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MEMORANDUM

August 17, 2017

TO: Board of Supervisors
Agenda Date:

FROM: Richard Egan, County Administrative Officer 

RE: County Owned Real Property – 720 Richmond Road (Roosevelt Annex), Susanville

RECOMMENDED ACTION: That the Board: Direct staff to initiate procedural requirements for declaring county owned property, 720 Richmond Road (Roosevelt Annex), Susanville, as surplus property for disposal.

PRIOR BOARD ACTION: The recorded deed shows that the County acquired the property in 1963 from the Susanville School District. A lot line adjustment transferred by deed approximately 0.87 of an acre of the Roosevelt Annex's parking lot to the Honey Lake Valley Recreation Authority in 2015.

DISCUSSION: The Board is asked to direct staff to initiate procedural requirements for declaring 720 Richmond Road, a county owned property as surplus county property for disposal. This property is commonly known as the "Roosevelt Annex or Roosevelt Building" and it has housed various County Department of Health and Social Services (HSS) programs over several decades. As previously reported to the Board, the Roosevelt Annex will soon be vacant because the County's Social Services Administration and the HSS Transportation Fleet are moving from the building to the County's HSS offices at 336 Alexander Avenue or 1400 Chestnut Street, Susanville.

The Roosevelt Annex is a 1.72-acre lot with 16,840 sq. ft. two-story building and on-site parking. The building was constructed in the 1920's as a public school for the Susanville School District. The City of Susanville's Zoning is PF – Public Facility. The parcel is Lassen County Assessor Parcel Number 107-160-15.

The 2008 updated of the County's 2002 Health and Social Services Space study classified the building's overall condition on a rating scale of: Excellent, Very Good, Good, Poor, and Very Poor.

The building received a "Poor" rating for structural, electrical, and plumbing systems and "Very Poor" rating for mechanical (i.e. heating, ventilation, and air-conditioning). It also noted that the primary public restrooms are unavailable due to disrepair.

Staff's recommendation is to initiate procedural requirements to declare 720 Richmond Road as surplus property for disposal. State law provides for a very complex process of procedural requirements for a county to dispose (e.g. to sell) "surplus" county real property. The process may require that the County contact other agencies about the availability of surplus land, and provide them with a 60-day period by which they have first right of refusal to acquire the property. Other procedural requirements will comprise of providing proof of conformance with local planning documents (i.e. General Plan conformity), establishing a minimum selling price, public noticing and bidding, and related actions by the Board and staff.

FISCAL IMPACT: Potentially positive. Disposal of the property by sale may have a positive fiscal impact, if the selling price is greater than the asset's 'book value' and selling expenses.

Information from the County's Depreciation Detail reports the amount of \$146,712 as the accumulated depreciation. As of as of August 18, 2017, the depreciated 'book value' of this asset is \$6,877 for a depreciable capital improvement (floor coverings in 2005) and \$0.00 (zero dollars) for the land and structure.

Depending on type of disposal method, disposal/selling expenses may include the cost of determining a minimum sale price, cost of an appraisal, title related expenses, and perhaps a real estate or transaction commission.

ALTERNATIVES: None offered.

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107-16

TRA-0010-00

Por NE 1/4 NE 1/4 6
Por NW 1/4 NW 1/4 5 T29N R12E

SOUTH STREET

(12)



200' N. 89° 08' W. 31' 32" S. 82° 58' E. 148' 521.72' 307.72'

ROOSEVELT ANNEX
COUNTY OFFICES

(15)
1.72 Ac. ±
County

44-8
1.14
207'-0"/100

(14)
2.43 Ac. ±

POOL
SITE

LOT 1

LOT 4

(26)

WEST ST.

(26)

11-70
129 Ac.
COUNTY

(13)
1.51 Ac.
COUNTY

(14)
3.40 Ac.
COUNTY

(6)
2.04 Ac. ±

(17)

RICHMOND

MOODC
ST.

HOSPITAL

LANE

Assessor's Map Bk 107 - Pg 16
County of Lassen, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Map Bk 107 - Pg 16
Lassen County
H.L.V. R.A.

MAURINO LN.

(26)

Area listed is prepared and checked with available information
and is for Assessor's Office use only.

Entity: 18 LASSEN COUNTY
Site: 7 ROOSEVELT ANNEX
Building: FORMER SCHOOL BUILT IN 1920
720 RICHMOND RD.
SUSANVILLE, CA 96130

Year Built: 1920
Nbr. of Stories: 2
Square Footage: 16,840

Occupancy: SOCIAL SERVICES DEPT

Frame Type: C - MASONRY CONSTWOOD ROOF

ISO Class:

Fire Protection: Security: Burglar Alarm, 24/7 Monitor, Video Monitor; Fire: Manual Pull Station, Smoke Alarm, Heat Alarm, 24/7 Monitor, Audible/Visual

Percent Sprinklered: 0

Distance to Hydrant: 300 Feet

GENERAL BUILDING CHARACTERISTICS

Exterior Walls: Concrete

Roofing: Med, Composite

Foundation: Concrete Slab

Floor Finish: Carpet, Linoleum

Ceiling Finish: Suspended, Acoustical, Exposed Beam

Partitions: Drywall, Wood

EQ Retrofit:

Services: Electricity, Gas, Water, Sewer

Features:

Notes: This building was measured by the appraiser. It was originally a school in the '20s, but it is now offices, has a waiting room, rest rooms and a few training rooms. The escort was Pete Heimbigner.

