

County of Lassen
ADMINISTRATIVE SERVICES



CHRIS GALLAGHER

District 1

DAVID TEETER

District 2

JEFF HEMPHILL

District 3

AARON ALBAUGH

District 4

TOM HAMMOND

District 5

Richard Egan

County Administrative Officer

email: coadmin@co.lassen.ca.us

Julie Morgan

Assistant to the CAO

email: jmorgan@co.lassen.ca.us

Regina Schaap

Executive Assistant to the CAO

email: rschaap@co.lassen.ca.us

County Administration Office

221 S. Roop Street, Suite 4

Susanville, CA 96130


Phone: 530-251-8333

Fax: 530-251-2663

MEMORANDUM

August 17, 2017

TO: Board of Supervisors
Agenda Date:

FROM: Richard Egan, County Administrative Officer 

RE: County Owned Real Property - 476 Alexander Avenue, Susanville

RECOMMENDED ACTION: That the Board: Direct staff to initiate procedural requirements for declaring county owned property, located at 476 Alexander Avenue, Susanville, as surplus property for disposal.

PRIOR BOARD ACTION: Several: In the 1970's the City of Susanville had issued two Use Permits to the County to operate the building as a residential facility for the treatment and evaluation of alcoholism. A recorded deed shows that the County acquired the property in 1986. In 2006, the building became vacant when the Alcohol and Drug Administration and Outpatient Program relocated to Chestnut Street.

DISCUSSION: The Board is asked to direct staff to initiate procedural requirements for declaring 476 Alexander Avenue a county owned property as surplus county property for disposal. This property is commonly known as the "Drug and Alcohol Building" that housed the Lassen County Alcohol and Drug Administration and Outpatient Program.

476 Alexander Avenue is a 4,356 sq. ft. lot (0.100 acre) with 3,584 sq. ft. two-story building. While the county's records say the building was constructed 1960, the building may be much older, perhaps circa 1935. The lot is located on the north-west corner of N. Railroad Avenue and Alexander Avenue, Susanville, with alley access to the west. The parcel is rectangular shaped 34 feet by 140 feet. Lot topography is on a moderately sloping hillside with no off-street parking. The City of Susanville's Zoning is C-1 -Neighborhood Commercial. The parcel is Lassen County Assessor Parcel Number 107-143-11.

County services vacated the building in 2006. The 2008 update to the County's 2002 Health and Social Services Space Study characterized the building "if not formally condemned should have been" [when the building was vacated in 2006]. Since 2006, the building has been used for the storage of used office furniture and equipment. Presently, the building's interior and exterior shows signs of disrepair, such as water intrusion from the windows and roof. The exterior stucco siding is pulling away from the structure. The lot does not have off-street, on-site parking or ADA parking.

Staff's recommendation is to initiate procedural requirements to declare 476 Alexander Avenue 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.

From the County's Depreciation Detail, \$20,657 is considered to be the County's acquisition cost (1986 acquisition date). As of August 18, 2017, the depreciated 'book value' of this asset is \$4,221 for the land and \$0.00 (zero dollars) for the structure (improvements).

Depending on the 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.

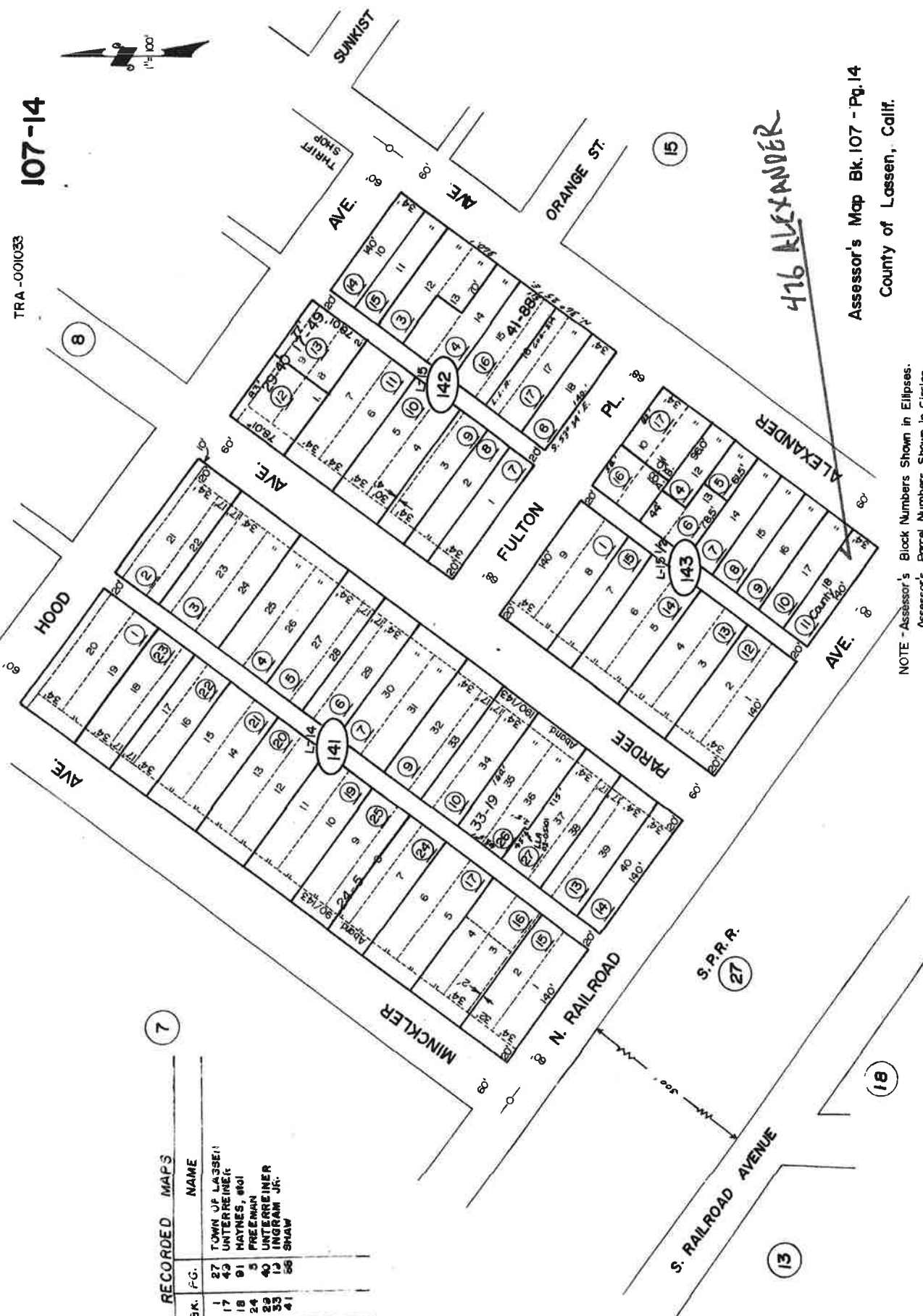
ALTERNATIVES: The Board may consider directing staff to research the procedural requirements and cost of demolishing the building.

////////////////



RECORDED MAPS

MAP BK.	P.G.	NAME
R.M.	1	TOWN OF LASSEN
R.S.	17	UNTERMEIER
P.M.	18	UNTERMEIER
P.M.	91	MAYNES, JR.
P.M.	24	FREEMAN
P.M.	23	UNTERMEIER
R.S.	53	INGRAM, JR.
R.S.	41	SHAW
R.S.	56	SHAW



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

Assessor's Map Bk. 107 - Pg. 14
County of Lassen, Calif.

Entity: 18 LASSEN COUNTY
Site: 20 DEPT. OF HEALTH & HUMAN SERVICES
Building: A VACANT OFFICES
416 ALEXANDER AVE.
SUSANVILLE, CA 96130

Year Built: 1960
Nbr. of Stories: 2
Square Footage: 3,584
Occupancy: BUILDING IS VACANT
Frame Type: D - ALL COMB (WOOD FRAME)
ISO Class:
Fire Protection:
Percent Sprinklered: 0 , ,
Distance to Hydrant: 300 Feet

GENERAL BUILDING CHARACTERISTICS
Exterior Walls: Concrete

Roofing: Med, Composite

Foundation: Concrete Slab, Small Basement

Floor Finish: Carpet, Linoleum

Ceiling Finish: Suspended, Acoustical, Exposed Beam

Partitions: Drywall, Wood

EQ Retrofit:

Services: Electricity, Gas, Water, Sewer

Features:

Notes: The structure was measured by the appraiser and the year built was estimated. Building is not occupied but

was fully furnished when it was a drug rehab facility. There are 9 rooms & 2 bath/shower rooms upstairs. There are 3 offices, a lobby, a meeting room and 2 bathrooms downstairs. There is a small basement. The escort was Pete Heimbigner.

