

County of Lassen
ADMINISTRATIVE SERVICES



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District 1

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District 2

JEFF HEMPHILL

District 3

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County Administration Office

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MEMORANDUM

September 4, 2018

TO: Board of Supervisors
Agenda Date: September 11, 2018

FROM: Richard Egan, County Administrative Officer

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

RECOMMENDED ACTION: That the Board: Adopt Resolution

PRIOR BOARD ACTION: At the September 19, 2017, regular meeting, the Board directed staff to initiate procedural requirements to declare this property as surplus property for disposal. In addition, Alexander Ave was being analyzed by the Lassen County Housing Site Feasibility Study as a possible building for affordable house purposes. In March 2018, the Lassen County Housing Site Feasibility Study was completed and then presented to the Board on June 12, 2018. Alexander Ave was found to not be suitable for affordable housing purposes because it is not of a suitable scale for financing and it would have high construction costs due the poor condition

DISCUSSION: Prior to disposing of the property by surplus sale, State law requires the County to offer to sell the property to another public agency for affordable housing or park, recreation or open space purposes. In the event that a public agency does not wish to purchase the property then the Board may initiate proceedings for a surplus sale. Other procedural requirements will include compliance with the California Environmental Quality Act (CEQA) and requesting a general plan conformity finding by the City of Susanville Planning Commission. A resolution is attached for your consideration and approval to initiate notification to agencies, CEQA compliance, and general plan conformity, and other actions.

FISCAL IMPACT: Potentially positive. From available information, \$20,657 is considered to be the County's acquisition cost (1986 acquisition date). As of 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).

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RESOLUTION # _____

**RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS DECLARING
COUNTY-OWNED REAL PROPERTY AT 476 ALEXANDER AVENUE, SUSANVILLE,
LASSEN COUNTY, CALIFORNIA AS SURPLUS**

WHEREAS, the County of Lassen (County) owns the improved real property described as 476 Alexander Avenue, Susanville, California, Lassen County Assessor Parcel No. 107-143-11, (the "Property"); and

WHEREAS, the Property has been vacant since 2006 when the County's Alcohol and Drug Administration and Outpatient Program was relocated to offices on Chestnut Street, Susanville; and

WHEREAS, the Property's site improvements, size and topography are no longer suitable for or adaptable to accommodating County services; and,

WHEREAS, there is no present or contemplated County use that would preclude the Board of Supervisors from declaring the Property as surplus to the needs of the County; and

WHEREAS, California Government Code Section 54222 provides that any local agency disposing of surplus land shall send, prior to disposing of that property, a written offer to sell the property to another public agency for the purpose of developing low- and - moderate income housing, affordable housing for lower income elderly or disable persons or households, park and recreational purposes, or open space;

WHEREAS, Government Code section 65402 provides that if a general plan or part thereof has been adopted, then no real property shall be disposed of if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such disposition have been submitted to and reported upon by the Planning Commission as to conformity with said adopted general plan or part thereof, and that the Planning Commission shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the Board of Supervisors of the County of Lassen; and

WHEREAS, This project is located in the city limits of the City of Susanville therefore the City of Susanville General Plan is the applicable general plan for purposes of finding required by Government Code Section 65402; and

WHEREAS, Section 15332 of the California Environmental Quality Act (CEQA) Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations) provides an exemption from CEQA, Section 15312(a)(b)(3) Surplus Government Property Sales, for projects that do not have significant values for wildlife habitat or other environmental purposes, and the use of the property and adjacent property has not changed since the time of purchase by the County, all of which being the described conditions of the subject Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Lassen as follows:

Section 1. Declares that the described county-owned real property at 476 Alexander Avenue, Susanville, California (Lassen County Assessor Parcel No. 107-143-11) is surplus to the needs of the County.

RESOLUTION # _____

Section 2. Finds that the disposal and sale of this surplus land is a Project that is exempt from the CEQA pursuant to State CEQA Guidelines Section 15312(a)(b)(3) and hereby authorizes the Director of Planning and Building Services to file a Notice of Exemption with the Lassen County Clerk in conformance with the procedures provide for the filing of such notices in CEQA and the CEQA Guidelines.

Section 3. Directs that the County Administrative Officer and/or his or her designee is authorized and directed to act on behalf of the County on all matters pertaining to this project, including but not limited to:

- a) Authority to provide written notice and offer to sell the Property to public entities in accordance with Government Code Section 54220, et seq.
- b) Authority to make a formal request to the City of Susanville to request the City's assistance pursuant to Government Code Section 65402 to render a determination of general plan conformity by the City of Susanville Planning Commission.
- c) Designates that the County Administrative Officer as the County's real-estate negotiator for this Property.

Section 4. Requires that the purchaser of this County-owned real property shall be responsible for the full payment of all investigation, inspection, appraisal, title insurance, escrow, recording fees, documentary transfer taxes, broker commissions and other costs, fees and charges associated with a purchase and sale of County-owned real property.

The foregoing resolution was adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on September 11, 2018, by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Chairman of the Board of Supervisors,
County of Lassen, State of California

ATTEST:
JULIE BUSTAMANTE
Clerk of the Board

BY _____
MICHELE YDERRAGA, Deputy Clerk of the Board

RESOLUTION # _____

I, MICHELE YDERRAGA, Deputy Clerk of the Board of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing resolution was adopted by the said Board of Supervisors at a regular meeting thereof held on September 11, 2018.

Deputy Clerk of the County of Lassen Board of Supervisors

EXHIBIT "A"

All that certain real property situated in a portion of Section 32, Township 30 North, Range 12 East, Mount Diablo Base and Meridian, in the City of Susanville, Lassen County, California, more particularly described as follows:

Lot 18 in Block L-15 ½, as said Lot and Block are shown on that certain map entitled "Official Map of Lassen", filed June 6, 1922 in the Office of the Lassen County Recorder in Book 1 of Maps at Page 27.



Don E. Willis

RECORDING REQUESTED BY

Western Title Insurance Company
AND WHEN RECORDED MAIL TONAME Lassen County
ADDRESS Court House
Susanville, CA 96130
CITY & STATE Attn: County CounselTitle Order No. 29130 Escrow No. _____

MAIL TAX STATEMENTS TO

NAME Same as above
ADDRESS _____
CITY & STATE _____

RECORDED AT REQUEST OF

WESTERN TITLE INS. CO.
at 45 minutes past 2 p m., on

BOOK 456 PAGE 119

MAR 19 1986

in Vol. 456 at Page 119
Official Records, Lassen County, California
P.J. THURBURN, RECORDER

Fee None Doc. No. 1456

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ NONE
☒ Computed on full value of property conveyed, or
☐ Computed on full value less liens and encumbrances
remaining thereon at time of sale.
Western Title Insurance Company
Signature of declarant or agent determining tax—firm name

index

Individual Grant Deed

WESTERN TITLE FORM NO. 104

FOR VALUE RECEIVED, CHARLES A. GIACOMELLI AND MARY GIACOMELLI,
HUSBAND AND WIFE;GRANT _____ to LASSEN COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF
CALIFORNIA;

all that real property situate in the CITY OF SUSANVILLE;

County of LASSEN

, State of California, described as follows:

LOT 18 IN BLOCK L-15 1/2, AS SAID LOT AND BLOCK ARE SHOWN ON THAT CERTAIN MAP
ENTITLED, "OFFICIAL MAP OF LASSEN", FILED JUNE 6, 1922 IN THE OFFICE OF THE LASSEN
COUNTY RECORDER IN BOOK 1 OF MAPS, AT PAGE 27.

(AP#107-143-11)

Dated MARCH 11 19 86

CHARLES A. GIACOMELLI

MARY GIACOMELLI

STATE OF CALIFORNIA

County of LASSEN

On March 11 19 86, before me, the undersigned, a Notary Public
in and for said State, personally appeared CHARLES A. GIACOMELLI
AND MARY GIACOMELLI_____, personally known to me or proved to me
on the basis of satisfactory evidence to be the person(s) whose name(s) ARE
subscribed to the within instrument, and acknowledged to me that he is executed it.

NOTARY PUBLIC

FOR NOTARY SEAL OR STAMP

JAMES E. PARDEE
NOTARY PUBLIC - CALIFORNIA
Lassen County
My Commission Expires June 27, 1983

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RESOLUTION NO. 85/86-73

ACCEPTING DEED AND AUTHORIZING RECORDING THEREOF

WHEREAS, pursuant to Resolution No. 85/86-64, the Lassen County Board of Supervisors authorized the purchase of the following described real property:

"Lot numbered 18, in Block L-15 1/2, as said lot and block are shown upon that certain map entitled 'Official Map of Lassen', filed June 6, 1922, in the Office of the County Recorder of the County of Lassen, State of California, together with the improvements thereon."

; and

WHEREAS, a grant deed accomplishing the transfer of said property has been executed by the sellers of the said property, Charles and Mary Giacomelli, and has been tendered to the County of Lassen in the form and manner annexed hereto; and

WHEREAS, transfers of real property to the County of Lassen are exempt from the documentary transfer tax,

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Lassen does hereby accept the above-mentioned deed, and orders that the same, together with a certified copy of this resolution, be placed of record, for the benefit of the public, without charge.

The foregoing resolution was adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the 18th day of March, 1986, by the following vote:

AYES: Supervisors deMartimprey, Jenkins, Loubet, Lemke, Lovelady

NOES: None

ABSENT: None

Dean Loubet
Chairman of the Board of
Supervisors

ATTEST:

Jacquelyn Fuller
Clerk

I, JACQUELYN FULLER, County Clerk of the County of Lassen, State of California, and ex-officio Clerk of the Board of Supervisors thereof, hereby certify that the foregoing resolution was adopted by said Board of Supervisors at a regular meeting held March 18, 1986.

Jacquelyn Fuller
Lassen County Clerk and ex-officio Clerk
of the Board of Supervisors

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