

SUBJECT: DECLARATIC OF COUNTY OWNED PROPERTIE AS SURPLUS

ACTION: --Declared the following properties surplus with minimum prices being that established by formal appraisals, and directed Public Works Department to proceed with all required clearances:

1. The Whitethorn container parcel
2. The Alderpoint container parcel
3. ~~Fields Landing sewage lagoons~~
4. Watson Drive parcel
5. ~~Two acre parcel north of Orick~~
6. Modoc County lot

--That the County's property on Lucas Street be declared surplus and the item returned to the Board at a future study session to determine whether the parcel should be sold as is or be developed in some fashion and then sold.

--That the Ridgewood Heighths parcel be declared surplus, but that an appraisal and processing of the parcel not occur until access and utilities are extended to the site.

*done* --That County Staff report back on the status of the 2.9 acres located between Murray Field Airport and Harvey Harper Motors.

JUN 27 1985

PUBLIC WORKS	
DIR	<input checked="" type="checkbox"/>
AV	<input type="checkbox"/>
BUS	<input checked="" type="checkbox"/>
ENG	<input type="checkbox"/>
MAINT	<input type="checkbox"/>
RD	<input type="checkbox"/>
EM	<input type="checkbox"/>
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NR	<input checked="" type="checkbox"/>
PK	<input type="checkbox"/>
RP	<input checked="" type="checkbox"/>
SEC	<input type="checkbox"/>
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FILE	<input type="checkbox"/>

Adopted on motion by Supervisor Sparks and the following vote: , seconded by Supervisor Renner

AYES: Supervisors— Renner, Pritchard, Chesbro, Walsh, Sparks  
 NOES: Supervisors— None  
 ABSENT: Supervisors— None  
 ABSTAIN: Supervisors— None

STATE OF CALIFORNIA }  
County of Humboldt } ss

I, ROBERT E. HANLEY, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true and correct copy of the original made in the above entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

V.D.: Administrative  
 c: Public Works  
 CAO

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors

ROBERT E. HANLEY June 25, 1985

Clerk of the Board of Supervisors of the County of Humboldt, State of California

By Robert E. Hanley



KV 1  
#2

COUNTY ADMINISTRATIVE OFFICE  
**COUNTY OF HUMBOLDT**

825 5TH STREET, ROOM 111  
EUREKA, CALIFORNIA 95501    PHONE (707) 445-7266

June 18, 1985

June 25, 1985, Agenda

**Report to the Humboldt County Board of Supervisors**

**SUBJECT:   DECLARATION OF COUNTY PROPERTIES AS SURPLUS**

**FROM:       COUNTY ADMINISTRATIVE OFFICE**

**ISSUE:**

The Capital Projects Program adopted by the Board for fiscal year 1984-85, included the disposal of surplus County properties with the proceeds from the sales to be used for other one-time capital projects. Specifically, the Board authorized staff to have portions of the Alderpoint and Whitethorn container sites appraised in order to determine their value. Decisions on other parcels noted in this report were left until more information became available.

**Whitethorn Site**

The Whitethorn site has been surveyed and a record of survey has been filed on the container site. An appraisal conducted in January of 1985, recommends that the value of the approximate 12.75 acre parcel is \$15,000. All preparatory work is complete in order to surplus this parcel and offer it for sale.

**Alderpoint Site**

The Alderpoint container site was also appraised in January of 1985, and contains approximately 60 acres on the outskirts of Alderpoint. A parcel map for the site, minus the container site property, has been prepared and is ready to be executed by the Chairman of the Board. All of the necessary work is complete in order to surplus this parcel and offer it for sale.

*445,000*  
**Fields Landing Sewage Lagoon**

In a board order dated May 31, 1983, it was directed that the King Salmon and Fields Landing sewage lagoons not be sold. Subsequent to that order the Board has entered into a long-term arrangement with the Humboldt Fish Action Council for the utilization of the King Salmon sewage lagoon for fish propagation.

In that same board order it was also directed that the Public Works Department move forward with the concept of filling the ponds at Fields Landing to make them available for commercial, industrial or other use. Since that date, the Humboldt Community Services District wrote to the County requesting that the property not be sold until the District completed a study on the matter. On October 15, 1984, the District wrote to the Public Works Department indicating that they were confident that they would not be needing the ponds and were no longer interested in the site.

*30,000 YARDS OF CLAYD FILL FROM  
K MAAS SITE (CARRISANUER)*

The Public Works Department has been in contact with the Humboldt Bay Harbor, Recreation and Conservation District, who wrote on December 7, 1984, that the property was contiguous with theirs and that they were interested to the point that they authorized staff to acquire an appraisal. Any acquisition by the District would have to wait until fiscal year 1985-86. As far as we know the appraisal of the property has not yet been presented to the District Board. Whether the District finally decides to acquire the site or not, it is not foreseeable that the County will have need for this property and it is suggested that it be declared surplus. Staff should be directed to process the proper environmental and general plan clearances and be offered for sale with an appraisal to be conducted as the minimum bid.

#### Watson Drive Property

The County still retains 2.49 acres of property on Watson Drive behind General Hospital in Eureka. An estimated value for this property was determined in April of 1983 at approximately \$228,000.

At the time when the County was operating the Humboldt Medical Center, this property may have been of strategic value inasmuch as it abutted both the Juvenile Hall facility and the County Hospital. However, with the closure of the hospital in 1978 and the transfer of property behind the Probation Department to the City of Eureka as a mitigation site in exchange for the joint City/County Library site on Myrtle Avenue, the property is no longer of value to the County and should be declared surplus and sold. The 1983 appraisal should be updated and the property should be processed for sale. This processing would include the environmental clearance, conformance to the City of Eureka general plan and offering of the property to other local and State agencies as set forth in Government Code Section 54222. The updated appraisal should be established as the minimum bid.

#### Orick Parcel

The County owns a two acre parcel on the north side of Orick which was acquired at one time for placement of a tourist information booth. The tourist information booth is now located in the Redwood National Park Headquarters and it is not foreseeable that the County would be using the property at any time in the future.

This property is also proposed to be declared surplus and processed for sale, which would include the various clearances required and an official appraisal.

Modoc County Lot

The County has acquired a lot in Modoc County which has an estimated value of \$600. Because of its nominal value it is not suggested that an official appraisal be commissioned, but that the parcel be declared surplus and processed for sale with the usual clearances.

Ridgewood Heights Parcel

The County is also in possession of 1.9 acres of vacant property in Ridgewood Heights Park. The parcel currently has unimproved access, but the adjacent property between it and the public road is being developed which will bring improved access and public utilities to the parcel. For this reason it is recommended that the surplus declaration be made, but that the sale of the parcel wait until there is improved access and utilities to the site. This period may be a year or more.

Lucas Street

The County's 6.7 acre parcel on Lucas Street was also appraised in January of 1985 and a value of \$55,000 was suggested. In answer to the Board's question as to whether it should be developed and then sold, a topographical map of the parcel has been made by a contractor. Staff is currently using this map to locate possible building sites and road locations to provide access to the back of the property. In addition, staff is working with the Humboldt Community Services District to determine the cost of extending water and sewer to potential parcels. There seems to be a possibility that the District might share in the cost of extending the main sewer line and construction of a pump lift station, inasmuch as it would also provide these services to the Boys Club parcel immediately adjacent and west of the County site, and would also allow for development in this area, where such services currently do not exist.

A separate report will be presented to the Board in the very near future on the Lucas Street property and it is suggested that the topic be considered at a Board study session. However, whether the parcel should be sold outright or developed to some extent, it is appropriate to declare the property surplus at this time so that the various clearances required can begin. The parcel would not be offered for sale until the Board gives further direction on how to market the property.

Recommendations

1. It is recommended that the Board declare the following properties surplus with minimum prices being that established by formal appraisals, and direct the Public Works Department proceed with all required clearances:

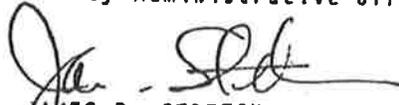
- The Whitethorn container parcel
- The Alderpoint container parcel
- Fields Landing sewage lagoons
- Watson Drive parcel
- Two acre parcel north of Orick
- Modoc County lot

*Appraisals & County Z.P. Areas*

2. That the County's property on Lucas Street be declared surplus and the item returned to the Board at a future study session to determine whether the parcel should be sold as is or be developed in some fashion and then sold.
3. That the Ridgewood Heights parcel be declared surplus, but that an appraisal and processing of the parcel not occur until access and utilities are extended to the site.

Sincerely,

ROBERT E. HENDRIX  
County Administrative Officer



JAMES R. STRETCH  
Deputy County Administrative Officer

REH/JRS/bd

cc: Mr. Robert D. Curiel, County Counsel  
Mr. Guy Kulstad, Public Works Director  
Mr. Wiley Ritchie, Real Property Supervisor

B: SURPLUS/42