



COUNTY OF HUMBOLDT

For the meeting of: 12/9/2025

File #: 25-1379

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Authorization to Negotiate Terms and Conditions for the Exchange of Real Property Involving a Portion of Assessor Parcel Number 017-032-014 and County-owned Property along Blue Lake Boulevard

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize the Humboldt County Public Works Director, and designees thereof, to negotiate terms and conditions with Green Diamond Resource Company and any duly authorized agents thereof for an exchange of real property involving a portion of Assessor Parcel Number 017-032-014 and County-owned property along Blue Lake Boulevard.

STRATEGIC PLAN:

This action supports the following areas of your Board's Strategic Plan.

Area of Focus: Sustainable Natural Resources & Infrastructure Stewardship

Strategic Plan Category: 5002 - Manage the McKay Community Forest site for long-term sustainable timber harvest, recreation, and conservation

DISCUSSION:

Public Works has interest in acquiring a portion of Green Diamond Resource Company's property (Assessor Parcel Number 017-032-014) situated near the east end of Manzanita Avenue, southeast of the City of Eureka and adjacent to Humboldt County's McKay Community Forest. This property would provide the opportunity for a new public access point connecting directly to the Community Forest from a public road.

Green Diamond has interest in acquiring a portion of county-owned forestland property along Blue Lake Boulevard near Highway 299, northeast of the City of Blue Lake (the "Blue Lake County Property"). This property was acquired by the County from Caltrans in 1973 when Highway 299 was re-aligned and is located adjacent to some of Green Diamond's other holdings.

The two properties are shown on the maps in Attachment 1. The initial premise is that the two properties will have similar appraised values and the difference in value can be reconciled with a cash transaction at closing.

Staff recommends that the Board authorize the Humboldt County Public Works Director, and designees thereof, to negotiate terms and conditions with Green Diamond Resource Company and any duly authorized agents thereof for a proposed exchange of real property involving a portion of Assessor Parcel Number 017-032-014 and County-owned property along Blue Lake Boulevard.

SOURCE OF FUNDING:

McKay Community Forest (1710716)

FINANCIAL IMPACT:

<i>Expenditures (Fund, Budget Unit)</i>	FY25-26
<i>Budgeted Expenses</i>	<u>\$20,000</u>
<i>Total Expenditures</i>	<u>\$20,000</u>

**Projected amounts are estimates and are subject to change.*

<i>Funding Sources (Fund, Budget Unit)</i>	FY25-26
<i>Fees/Other</i>	<u>\$20,000</u>
<i>Total Funding Sources</i>	<u>\$20,000</u>

**Projected amounts are estimates and are subject to change.*

Narrative Explanation of Financial Impact:

The McKay Community Forest is currently being financed through an internal loan which will be paid off with timber harvest revenues. The estimated cost for the county's portion of the third-party services for the proposed property exchange is \$20,000. The cost to reconcile the values of the two properties proposed for exchange will not be known until the appraisals are conducted.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

Not applicable.

OTHER AGENCY INVOLVEMENT:

Not applicable.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board of Supervisors could choose not to negotiate with Green Diamond for the proposed property exchange. This alternative is not recommended because the opportunity for a mutually beneficial exchange would not materialize.

ATTACHMENTS:

Attachment 1 - Maps A and B (November 17, 2025)

PREVIOUS ACTION/REFERRAL:

Meeting of: N/A

File No.: N/A