

# Waiver Valuation

---

**Waiver Valuation of**

County of Trinity

APN 014-350-56

**Located at**

598 Forest Avenue

Hayfork, CA 96041

**Date of Report**

April 15, 2021

**Date of Value**

April 15, 2021

**Prepared For:**

**County of Trinity**

**PO Box 1258**

**Weaverville, CA 96093-1258**

**Prepared By:**

Steve Harris

**Overland, Pacific & Cutler, Inc.**

3750 Schaufele Ave, Suite 150

Long Beach, CA 90808-1779

Ph: 562.304.2000

Fx: 562.304.2020

[www.opcservices.com](http://www.opcservices.com)





## WAIVER VALUATION REPORT

Date: 4/15/21

### Property Data

Owner: County of Trinity / Trinity County Assessor's Parcel Number: 014-350-56

Property Address: 598 Forrest Ave., Hayfork, CA 96041

Locale: Trinity County, CA

Zone: AG-40

Present Use: Vacant Land

Best Use: As Is

Possible Hazardous Waste (include underground tanks):  Yes  No

Date Acquired: 11/30/01

Total Prop. Area: 21.5 acres/936,540 S.F.

Full  Part (include access rights  Yes  No)

---

WAIVER VALUATION (rounded): \$

**PARCEL DESCRIPTION:** The subject property consists of approximately 21.5 acres of vacant land zoned AG-40 and acquired by the County on 11/30/2001. The larger parcel is an irregular shape and is a vacant undeveloped parcel with undulating terrain. The property has available utilities including water and sewer from the Trinity County Water Works District #1 and Hayfork Sewer District. The subject property is adjacent to the Hayfork Airport and is subject to an Avigation Easement Doc # 201100414 in the County of Trinity.

### ANALYSIS

#### FINDING:

The subject property is a 21.5 acre vacant parcel with no improvements and zoned agricultural 40 per public records. The purpose of this waiver evaluation is to provide an opinion of value for potential sale and lot line adjustment of a portion of the subject property (approximately 1.33 acres) to the adjacent landowner. The subject parcel was acquired by the County in 2001 with the intent to provide buffer lands between future development property and the Hayfork Airport runway. Current use is as undeveloped vacant land. The data items analyzed in this report are located in the same general market area as the subject and range chronologically from March 2017 to December 2018 based on recorded sales dates. The sale price per acre range from \$7,107 to \$8,125. In reaching a value conclusion, the sales were compared to the subject and ranked as being inferior, similar or superior. Based on this ranking the value of the subject parcel is near the middle of the range and valued at \$7,500 per acre. Records indicate the subject property was purchased in 2001 by Trinity County for \$40,000 or \$1,951 per acre.

### CALCULATION:

To arrive at an opinion of value for the proposed sale of a portion of the subject property, an approximate 1.33 acres, current and highest and best use must be taken into consideration. Because the subject property is encumbered by an existing avigation easement the highest and best use remains as undevelopable vacant buffer lands. The restrictions imposed by the avigation easement will maintain the current use as vacant grazing land. Based on this analysis a further \$3,000 per acre reduction for the per acre value of the subject property is

used in the calculation.

Subject Property - \$3,500 X 21.5 acres = \$75,250

**Partial Fee Sale - \$3,500 X 1.33 acres = \$4,655.00**

DAMAGES AND  
BENEFITS: None

**Narrative summary of the valuation process supporting compensation:**

The "Waiver Valuation" is not an appraisal and is to be used merely for documentation in support of the estimated value per acre of the subject property.

Criteria considered in making the determination as to "uncomplicated" valuations included:

- A. There is no serious question as to the highest and best use.
- B. There is adequate market data available.
- C. There are no substantial damages and benefits involved.
- D. There is no substantial decrease in market value due to the presence of hazardous material/waste.

Code of Federal Regulations [49 CFRs 24.102 (c)2] provides that an appraisal is not required when, as here, the anticipated value of the proposed acquisition is estimated at \$10,000 or less based on a review of available data.

I Hereby Certify:

That I have not personally inspected the property. That to the best of my knowledge and belief, the statements contained in the Waiver Valuation herein set forth are true, and the information upon which the opinions expressed therein are based is correct, subject to limiting conditions therein set forth.

That neither my employment nor my compensation for making this Waiver Valuation and report are in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property.

That I have not revealed the finds and results of such Waiver Valuation to anyone other than the proper officials of the County of Trinity and I will not do so until so authorized by County officials.

That my opinion of the total Waiver Valuation of parcel (APN) 014-350-56, included in this report and made a part hereof by reference, as of the 15th day of March, 2021, is \$4,655.00; and that such conclusion was derived without collusion, coercion or direction as to value.

Steven Harris



Title: Project Manager  
Overland, Pacific & Cutler, LLC.

# Property Detail Report

For Property Located At :  
598 FOREST AVE, HAYFORK, CA 96041

<b>Owner Information</b>			
Owner Name:	COUNTY OF TRINITY		
Mailing Address:	PO BOX 1258, WEAVERVILLE CA 96093-1258 B011		
Vesting Codes:	// CO		
<b>Location Information</b>			
Legal Description:			
County:	TRINITY, CA	APN:	014-350-56-00
Census Tract / Block:	3.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	
Legal Book/Page:		Map Reference:	/
Legal Lot:		Tract #:	
Legal Block:		School District:	MOUNTAIN VLY BASIC D
Market Area:		School District Name:	MOUNTAIN VLY BASIC D
Neighbor Code:		Munic/Township:	MT VLY UNIF STTC HYFK LIGHT FI
<b>Owner Transfer Information</b>			
Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			
<b>Last Market Sale Information</b>			
Recording/Sale Date:	11/30/2001 / 10/17/2001	1st Mtg Amount/Type:	/
Sale Price:	\$40,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	4475	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	TRINITY TITLE CO.		
Lender:			
Seller Name:	BECK ROBERT P		
<b>Prior Sale Information</b>			
Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			
<b>Property Characteristics</b>			
Year Built / Eff:	/	Total Rooms/Offices	Garage Area:
Gross Area:		Total Restrooms:	Garage Capacity:
Building Area:		Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:	Building Permit	Exterior wall:	Quality:
		Basement Area:	Condition:
<b>Site Information</b>			
Zoning:	RE	Acres:	21.50
Lot Area:	936,540	Lot Width/Depth:	x
Land Use:	COUNTY PROPERTY	Commercial Units:	
Site Influence:		Sewer Type:	
<b>Tax Information</b>			
Total Value:		Assessed Year:	2020
Land Value:		Improved %:	
Improvement Value:		Tax Year:	
Total Taxable Value:		Property Tax:	
		Tax Area:	056005
		Tax Exemption:	

COT to KLEIN

ROW PARCEL  
EXHIBIT A

THAT REAL PROPERTY SITUATED IN THE COUNTY OF TRINITY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 12 WEST, M.D.M., ACCORDING TO THE OFFICIAL PLAT THEREOF,

THENCE, ALONG THE EAST LINE OF SAID SECTION 12, NORTH 1°33'50" EAST, 581.46 FEET TO THE POINT OF BEGINNING. ✓

THENCE, SOUTH 57°37'51" WEST, 189.30 FEET; ✓

THENCE, SOUTH 61°40'53" WEST, 84.55 FEET; ✓

THENCE, SOUTH 70°02'30" WEST, 31.41 FEET; ✓

THENCE, SOUTH, 335.58 FEET, MORE OR LESS, TO THE TOP OF THE NORTH BANK OF HAYFORK CREEK; ✓

THENCE, UPSTREAM, ALONG SAID NORTH BANK, 58.33 FEET; ✓

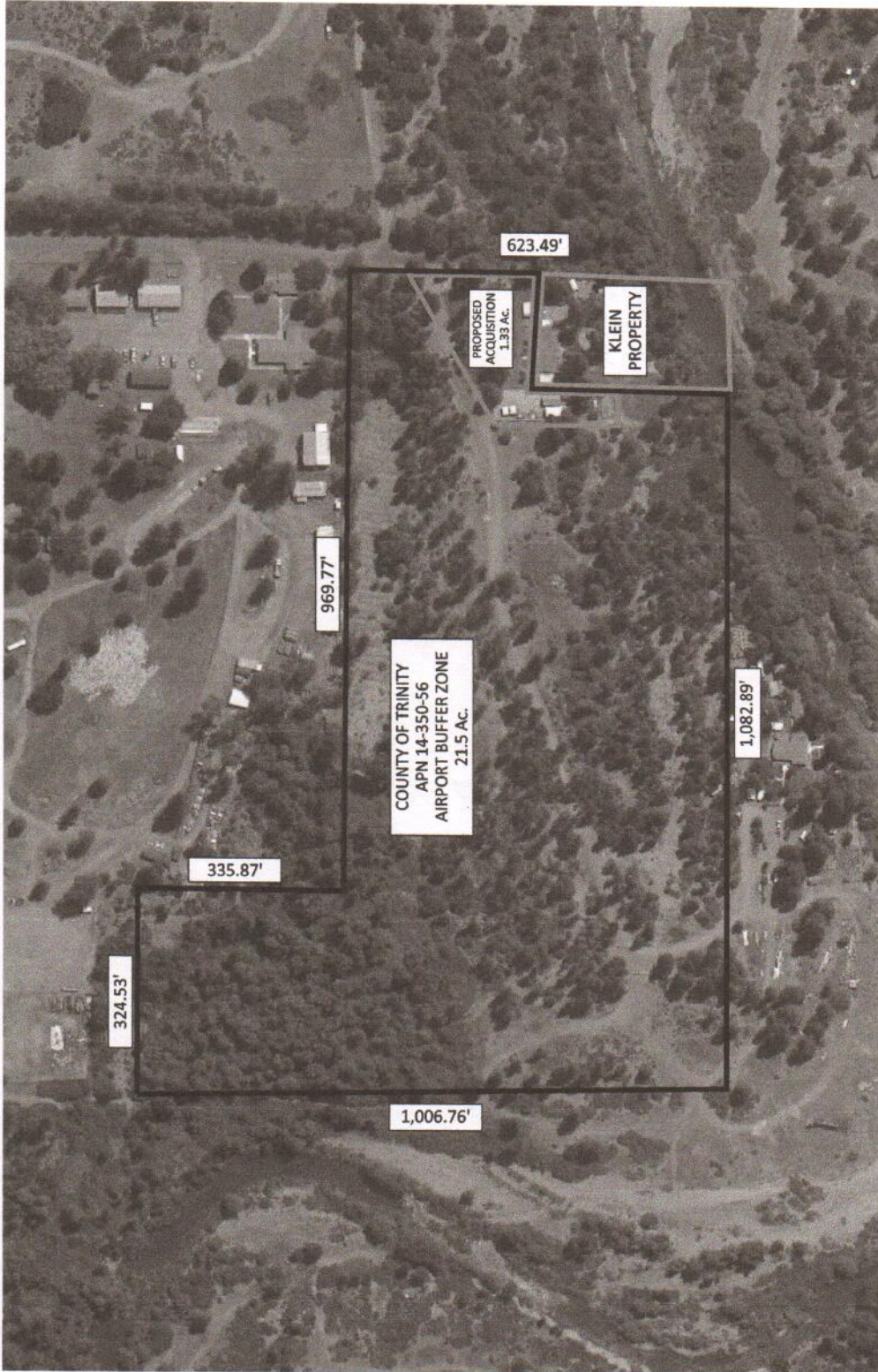
THENCE, NORTH, 218.29 FEET;

THENCE, EAST, 200.00 FEET TO THE EAST LINE OF AFOREMENTIONED SECTION 12;

THENCE, ALONG SAID EAST LINE, NORTH 1°33'50" EAST, 256.46 FEET TO THE POINT OF BEGINNING. ✓

CONTAINING 1.33 ACRES OF LAND.





DATE	BY	REVISIONS

DATE: 8-31-23  
 DRAWN BY: R. CESSNA  
 CHECKED BY: R. CESSNA

RANDALL K CESSNA, ASSOCIATE ENGINEER II  
 TRINITY COUNTY DEPARTMENT OF TRANSPORTATION



**Subject Property Photographs**

**Photograph 1**

**Photograph Date**  
February 8, 2021



**Photograph 2**

**Photograph Date**  
February 8, 2021



When Recorded Return To:

Trinity County  
Planning Department  
PO Box 2819  
Weaverville, CA 96093

Doc # 201100414  
Page 1 of 6  
Date: 2/15/2011 03:43P  
Filed by: GENERAL PUBLIC  
Filed & Recorded in Official Records  
of TRINITY COUNTY, CA  
DAVE HUNT  
COUNTY CLERK-RECORDER  
Fee: \$29.00

Space Above for Recorder's Use

## AVIGATION AND HAZARD EASEMENT

(California Public Utilities Code, section 21652)

In consideration of fulfillment of a condition of project approval, \_\_\_\_\_  
PAUL JOSEPH KLEIN [full name of property owner] ("Grantor")  
grants to Trinity County, its successors and assigns ("Grantee"), a perpetual and assignable  
avigation easement in and over the real property situated in the County of Trinity, State of  
California, more particularly identified and described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 5,  
NORTH RANGE 12 WEST, 35TH N. ALIGNED TO THE OFFICIAL PLAT THEREOF AND  
THENCE WEST 200 FEET; THENCE WEST 200 FEET; THENCE SOUTH 525  
FEET TO THE SOUTH LINE OF SAID SECTION 12; THENCE EAST ALONG THE SOUTH  
LINE OF SECTION 12, 200 FEET TO THE POINT OF BEGINNING.

hereinafter called ("Parcel") and outlined on the map (Exhibit A), including a right-of-way for the  
free and unrestricted passage and flight of aircraft in, through, across and about the airspace  
lying above, in whole or in part, the horizontal limits of the civil airport imaginary surfaces  
described in Federal Aviation Regulations Part 77.25 (14 CFR 77.25) ("Airspace").

The easement and right-of-way herein granted shall be deemed both appurtenant to and for  
the direct benefit of that real property which now or hereinafter constitutes the \_\_\_\_\_  
HAYFORK AIRPORT [full name of airport], as shown and identified in  
Exhibit "B" attached hereto and made a part hereof ("Airport"), and shall further be deemed in  
gross, being conveyed to the GRANTEE for the benefit of the GRANTEE and any and all  
members of the general public who may use said easement or right-of-way, taking off from,  
landing upon, or operating such aircraft in or about the AIRPORT, or in otherwise flying  
through the AIRSPACE. For the purposes of this instrument, the PARCEL shall be the  
servient easement and the AIRPORT shall be the dominant tenement. These covenants and  
agreements run with the land and shall be binding upon the heirs, representatives,  
administrators, executives, successors, and assigns of the GRANTOR.

The easement and right-of-way herein granted includes, but is not limited to:

1. The use of and benefit of the public, including the continuing right to fly, or cause or  
permit the flight, by any and all persons, of any aircraft, of any and all kinds now or  
hereafter known, in, through, across, or about any portion of the AIRSPACE.



2. The continuing right to cause or create, or permit or allow to be caused or created, within all AIRSPACE above the existing surface of the PARCEL, whether or not while directly over the PARCEL, such noise (including any noise generated outside the boundaries of said real property) vibrations, current or other effects of air, fumes, deposits of dust or other particulate matter, illumination, and fuel consumption, fear, interference with sleep and communication and any and all other effects or interference that may be alleged to incident to or caused by the operation of aircraft over or in the vicinity of the AIRPORT, as may be inherent in or may arise or occur from the operation of aircraft of any and all kinds, either now existing or to be developed in the future, for navigation of, or flight in air, or from landing at or taking off from the AIRPORT, including ground run-ups and testing of aircraft engines.
3. The right to regulate or prohibit the release into the air of any substance which would impair the visibility of or otherwise interfere with the operations of aircraft such as, but not limited to, steam, dust, and smoke.
4. The right to regulate or prohibit light emissions, either direct or indirect (reflective), which might interfere with pilot vision.
5. The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, any and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon, the PARCEL, and which extend into the AIRSPACE.
6. The right to prohibit or restrict electrical emissions which would interfere with aircraft communications systems or aircraft navigational equipment.
7. The right to regulate the height of structures and growth of trees in accordance with Federal Aviation Regulation (FAR) Part 77, Objects Affecting Navigable Air Space.
8. Any other use of easement from time to time as may be required by the Federal Aviation Administration, and/or any other entity, agency, or department of any State, Federal or local government, or designee thereof, authorized to impose rules and regulations for the operation of the AIRPORT.
9. The right of ingress to, passage within, and egress from the PARCEL, solely for the above stated purposes.

This grant of aviation easement shall not operate to deprive the GRANTOR, its successors or assigns, of any rights that it may otherwise have from time to time against any individual or private operator for negligent or unlawful operation of aircraft.

This easement shall be effective from this date and run with the land until such time as the AIRPORT is no longer used as an airport.

(Signatures on Page 3)

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals this  
11th day of JANUARY, 2011.

GRANTOR(S)

PAUL J. KLEIN Paul Klein  
Print Name [Signatures must be notarized]

In consideration of the premises and to assure GRANTEE of the continued benefits accorded it under this avigation easement, \_\_\_\_\_ [name of mortgagee], owner and holder of a mortgage dated \_\_\_\_\_ and recorded \_\_\_\_\_ covering the premises above described, does hereby covenant and agree that said mortgage shall be subject to and subordinate to this Easement and the recording of this easement shall have preference and precedence and shall be superior and prior in lien to said mortgage irrespective of the date of the making or recording of said mortgage instrument.

TRUST DEED BENEFICIARIES and/or MORTGAGEES

PAUL J. KLEIN Paul Klein  
Print Name [Signatures must be notarized]

ACKNOWLEDGMENT

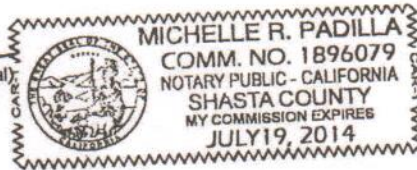
State of California )  
Shasta ) ss  
County of Trinity )

On 1-11, 2011 before me, Michelle R. Padilla, a Notary Public, in and for said County and State, personally appeared Paul J. Klein

who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or entity(ies) upon which the person(s) acted, executed this instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,  
Michelle R. Padilla  
Signature - Notary Public, County of Shasta (Seal)  
Trinity, State of California



**CERTIFICATE OF ACCEPTANCE  
AND CONSENT TO RECORD**  
(Government Code § 27281)

This is to certify that the interest in real property conveyed by deed or grant dated 12/3/2007 from FAN J. KIEM (name of GRANTOR) to the Trinity County [GRANTEE] is hereby accepted by the Trinity County Board of Supervisors, and the GRANTEE consents to recordation thereof by its duly authorized officer.

Dated: 02/11/2011

By Wendy G Tyler

Name: WENDY G. TYLER

Title: Deputy County Administrative Officer

EXHIBIT "A"

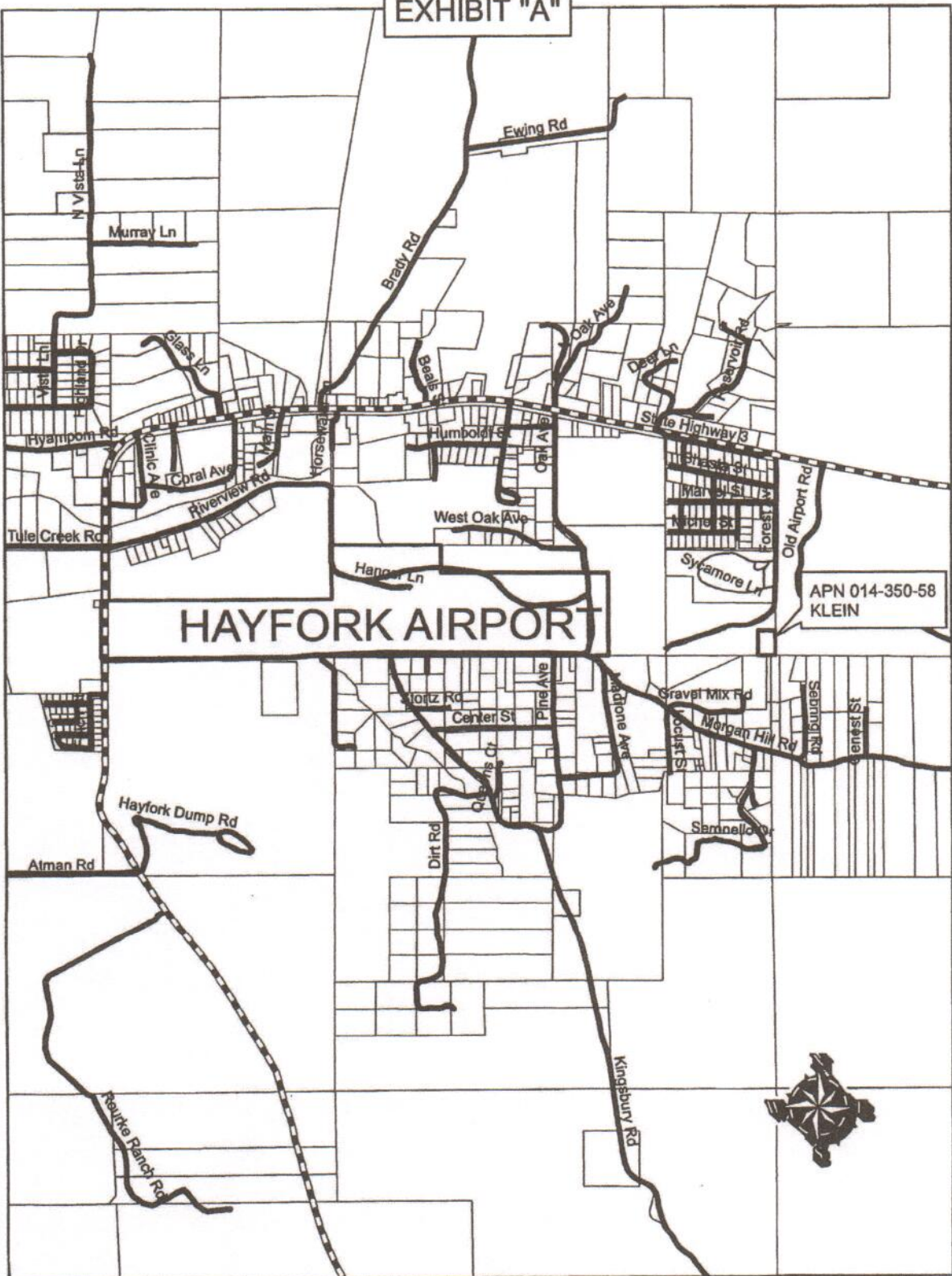


EXHIBIT "B"

Hayfork Airport

All that portion of Sections 11 and 12 in Township 31 North, Range 12 West, Mt. Diablo Base & Meridian as the same is described in the deed to the County of Trinity and filed in Book 114 of Official Records at Page 432, Trinity County Records, and being more particularly described as follows:

Parcel One

The southwest quarter of the southwest quarter; the south half of the southeast quarter of the southwest quarter; the south half of the north half of the southeast quarter of the southwest quarter; the southwest quarter of the southwest quarter of the southeast quarter; the south half of the northwest quarter of the southwest quarter of the southeast quarter, all in said Section 12, T. 31 N., R. 12 W., M. D. M.

Parcel Two

The south half of the south half of the southeast quarter of said Section 11, T. 31 N., R. 12 W., M. D. M.

Containing a total area of 125 acres, more or less.



LLH  
2/8/11

# Steve Harris

## ACQUISITION MANAGER

### OVERVIEW



As a Right of Way Project Manager, Steve Harris directs staff and oversees all R/W tasks and issues associated with a project. Mr. Harris has 15 years of experience delivering large multi-parcel R/W projects requiring compliance with local, state, and federal regulations, as well as R/W Certification for Federally funded projects. Mr. Harris years of experience have made him very adept in assisting clients to identify potential right of way issues early on in the planning phase and acquisition phase of the project and presenting possible mitigation measures to minimize potential costly delays, litigation and keep the project on schedule. Mr. Harris' project experience also includes relocation advisory and assistance services for various local, county, and state government agencies, along with private development projects utilizing various public funding sources. His expertise includes project management, oversight, and implementation for complex business relocations and multi-unit residential relocations.

### Education

Business Admin./Public Relations, California State University, Sacramento

### License

Real Estate License, California, No. 01785530

### Affiliations/Certifications

Member, International Right of Way Association (IRWA)

### Years of Experience

Initial Year in Industry: 2006  
Initial Year with OPC: 2006

## PROJECT EXPERIENCE

### Napa Valley Transportation Authority / TY Lin

**Calistoga to St. Helena Vine Trail.** Project Manager for acquisition of permanent easements in support of a 47-mile biking and walking trail system to connect the entire Napa Valley from Vallejo to Calistoga.

### Solano County

**Stevenson Road Bridge at Putah Creek.** As Project Manager, worked closely with the Solano County Department of Public Works to provide complete turnkey right of way services to acquire temporary and permanent easements impacting three property owners in order to rehabilitate the existing bridge structure to meet current DOT standards. **Petersen Road at Travis South Gate.** Project goal to provide a dedicated truck stacking lane for vehicles entering the Travis AFB south gate entrance. As Project Manager, worked closely with the Solano County Department of Public Works to provide complete turnkey right of way services to acquire permanent roadway easement from four parcels impacted by the project.

### Sacramento Area Flood Control Agency and Army Corps of Engineers

**Natomas Levee Improvement Project.** Provided acquisition and relocation services for 150 parcels impacted by the project. Also provided coordination to obtain right of entry and property access for the consultants for surveys and studies for over 43 miles of the flood control project. Project impacts included residential, commercial, agricultural, and public lands. **Florin Creek Flood Protection Project.** Project Manager to acquire permanent flood control easements impacting four parcels. This project required close coordination with the Client, US Army Corps of Engineers, and Department of Water Resources.

### City of Citrus Heights

**Mariposa Avenue Safe Routes to School Infill Project.** Provided acquisition services for 30 parcels for this road widening improvement project. **Antelope Road Safety Improvement Project.** Project Manager acquiring permanent easements from nine parcels and PTE&C documents from a total of 15 parcels.

# Steve Harris

ACQUISITION MANAGER

## PROJECT EXPERIENCE, continued

### Santa Clara Valley Water District

**Upper Llagas Creek Flood Protection Project.** Acquired property rights from approximately 145 parcels impacted by the project, including rural residential, commercial, agricultural, and public lands.

### City of Concord

**Downtown Sanitary Sewer Upgrade.** Project Manager for Phase III acquisition of temporary and permanent easements and Right of Entry permits involving 21 parcels and 20 unique owners.

### Tehama County

**Pine Creek Bridge at Reeds Creek Road.** As the Project Manager, worked closely with the County's Public Works Department to acquire permanent and temporary easements impacting four parcels. The project involved road and bridge construction and utility relocation coordination and was funded through the Federal Highway Bridge Program. Tasks also included coordination with Caltrans and Right of Way Certification. **Evergreen Road Bridge at South Fork Cottonwood Creek.** Project Manager overseeing right of way appraisal, appraisal review and acquisition of seven (7) parcels for the bridge.

### Tuolumne County

**Evergreen Road Reconstruction Project.** As the Project Manager, responsible for R/W acquisition and project delivery to acquire permanent and temporary easements from two rural properties. One parcel designated as a park and recreational facility owned by San Francisco Public Utilities Commission (SFPUC), which proved to be a challenge for the project. The project involved road rehabilitation and reconstruction and was funded through the Federal Highway Administration (FHWA). Tasks also included coordination with Caltrans and R/W Certification. **Big Creek Shaft Bridge Replacement Project.** As the Project Manager for this bridge replacement project utilizing Federal funds. Services included R/W acquisition and project delivery to acquire permanent and temporary easements from two rural residential properties. OPC provided waiver valuations in-lieu off appraisals, this saved the client money and expedited the acquisition process. Tasks also included coordination with Caltrans and R/W Certification. **Parrots Ferry Road and SR 49 Intersection Improvement Project.** As the Project Manager, responsible for R/W acquisition and project delivery. Provided appraisal and acquisition services to acquire temporary and permanent easements impacting five parcels properties. Property types included commercial and rural residential. OPC delivered the R/W under a very short time frame to meet R/W certification and funding deadlines.

### Stanislaus County

**Crows Landing Road Bridge Replacement Project.** Project Manager for this bridge replacement project utilizing Federal Highway Bridge Program funding. The project includes Caltrans District 10 oversight and R/W certification. Services include permanent and temporary easements from five parcels for construction and staging. Project issues include close cooperation with agricultural farming interests to limit impacts to farming operations and crop loss damages. **Hatch Road Channelization Project.** Project Manager for this road widening project. Services include acquisition for both permanent and temporary easements from five parcels and relocation services for four permanent residential relocations.

## DETAILS OF EXPERTISE

### IRWA Courses:

100 - Principles of Land Acquisition  
200 - Principles of Real Estate Negotiation

### In-House Courses:

Advanced Business Relocation Training  
Business / Residential Relocation  
Property Management

### California Department of Real Estate Courses:

Real Estate Principles, Real Estate Practice  
Property Management  
Fair Housing, Ethics  
Risk Management

### Other Coursework:

Real Estate Acquisition Under the Uniform Act  
Right of Way Training for Local Agencies