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## History

- May 10, 1977 Council Meeting approved \$2000 for 60 day option to permit analysis of geothermal.
- July 8, 1977 Geonomics, Inc report after drilling 2,200 foot well  
*“With present evidence, it appears that the temperatures are not sufficient for electrical power generation, but the data is not conclusive.”*
- July 12, 1977, Chair of Parks and Rec Commission recommended purchase of site as *“a potential out-of-the-city Park for camping, hiking and water resources”*  
Councilmembers Texera, Kiely and Mahan did not want land used for recreation. Council voted unanimously to purchase the land with utility funds appropriating \$1.703M. (Note : Gary Gillmor was realtor representing sellers)

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## History

- 2014: 50 acres sold to County for landfill
- Aug 29, 2017: *"City Staff recommends to the Council that the Loyalton Property be deemed surplus and sold".*  
*"City would also be free of liability hazards caused by trespassers."* Debi Davis continued item
- March 27, 2018 SVP again recommended selling Loyalton to build new SVP offices
- July 2019 New grazing contract for \$43K but amended in October to \$21.7K
- April 2020 Property assessed at \$4.11 Million by Valbridge
- August 17-19, 2020 : Loyalton Fire burned 90%
- Sept 8, 2020 Staff visits to assess damage. Structures completely destroyed

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## April 2020 Appraisal – before fire

- Full Valbridge Property Advisors appraisal report is in Coucil Packet
- Appraised at \$4.11 Million or \$400.04/acre
- ***"Highest & Best Use - As Vacant : Grazing land"***
- *"the property was purchased in 1977 for \$1,613,850 (\$157/acre)."*
- *"The property was not physically inspected by the appraiser." "10,000 acres of rural acreage, much of which has limited accessibility"*

*"The property has historically been used for seasonal grazeland... snow limits grazing during winter and into the early spring"*

*"Although Loyalton is the biggest community within Sierra County it has been called **"the loneliest town in America"** because visitors are few and far between. Despite the scenic views and pleasant small-town atmosphere, **there is not much to attract tourism keeping the town much as it was 150 years ago: small, quiet, and full of wildlife and natural beauty."***

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## A terrible investment

- Purchased for \$1.614 Million in 1977
- Valued before fire at \$4.11 Million
- 5 year grazing lease in 2019 for \$21,750/year
- Property Tax in 2019 was \$13,497
- Staff time is 5% of FTE = approx. \$7500 including benefits
- \$13,497 + 7500 = \$20,997
- SVP estimates \$24,000 aerial survey of fences + \$20,000 demolition of structures
- =====
- Taking \$1,613,815 into online inflation calculator → \$7.053 Million in 2021
- City's average return on investments is 1.49%, CalPERs return 6.5%
- **0.0149 \* \$4.11M = \$61,239, 0.065\* \$4.11M = \$267,150**

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## Dixie Fire and Climate Change

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Climate crisis in the American west

### Dixie fire threatens thousands of California homes amid wind and lightning

Firefighters faced 50mph gusts while working to contain the month-old fire, the largest among more than 100 blazes in the west

Guardian staff and agencies  
Mon 16 Aug 2021 14:17 EDT

f t e

CalFire: 8/16/2021

569,707 Acres

31% Contained

Active Active for 13 days

4 Counties Butte, Plumas and Lassen

The Dixie Fire is now the second-largest fire in California history. It has charred an area larger than the city of Los Angeles and destroyed at least 1,173 structures.

<https://www.theguardian.com/us-news/2021/aug/16/dixie-fire-california-latest-wind-lightning>

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