



2009 SURPLUS REAL PROPERTY
ANNUAL REPORT TO
THE STATE LEGISLATURE



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Overview

The Department of General Services (DGS) is required to prepare an annual report to the Legislature on state-owned real estate that has been identified as excess (surplus) by State agencies, departments, boards, and commissions. The DGS is also required to report on the current status of excess properties that the Legislature has authorized for sale or disposition. The report is prepared by the DGS pursuant to Government Code Section 11011.

The report describes the following categories of properties:

- properties that have been sold or otherwise removed from the State's property rolls since the last surplus property report;
- properties that have been authorized for sale and disposition and are pending final action are listed with a status summary;
- properties that have been identified as excess by State agencies and departments for inclusion in the 2009 surplus property omnibus bill; and
- properties for which prior surplus authorization has been rescinded or for which a rescission of the authorization has been requested.

Change in Reporting Periods

Commencing with the 2009 Annual Report to the Legislature, the DGS will report on a calendar year basis. Prior reports were prepared using a fiscal year reporting period. As a result, the reports did not include surplus property activity for the period July through December. Surplus activity for that period was reported in the following annual report. This six-month lag in reporting the status of surplus properties to the Legislature did not meet the intent of the original statute.

The 2009 report contains a one-time 18 month reporting period in order to "catch-up" with all surplus activity. This report covers surplus activity for the period July 1, 2007, through December 31, 2008. The 2010 report will be the first report to be based upon the January through December reporting period which will make the report more timely and useful for the Legislature.

Section 1: Completed Dispositions of Surplus Real Property – July 1, 2007 through December 31, 2008

Enhancement Project

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
Santa Clara	DDS	Agnews West Developmental Center	150	\$22,749,000	Chapter 1500, Statutes of 1995

Comments:

The property was purchased in August of 2001 by Rivermark Partners which was a partnership of Centex Homes, Lennar Homes and Shea Homes. The original purchase and sale agreement provided profit participation by the State in a master planned residential development. The State would share evenly with the developer all profits above a certain return which was negotiated at the time of the sale. The payment of the State's profit share was triggered by the sale of the final residential unit which occurred in late 2007.

Sales

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
Los Angeles	CDCR	L.A. Reception Center	20	\$12,291,483	Chapter 695, Statutes of 1992

Comments:

The property was purchased in November of 2008 by the Los Angeles Redevelopment Agency. This site was acquired during the Deukmejian administration for a corrections facility. Local opposition to the construction of a corrections facility at this location precluded the State's intended use. Following lengthy negotiations with the City of Los Angeles Redevelopment Agency and the preparation of an approved contaminated soil remediation plan, the parcel was sold in November 2008. The City intends to develop a "Green" industrial park on the site.

CADA Sales

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
Sacramento	DGS	P and 16 th Streets	0.04	\$111,000	Chapter 262, Statutes of 1997

Comments:

This property was purchased by a private party in June of 2008. The site will be developed with a for-sale two-plex unit.

TOTAL

\$ 35,151,983

Section 2: Pending Dispositions of Surplus Real Property

Enhancement Projects

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
Los Angeles	CDCR	Nelles Youth Correctional Center (former California Youth Authority), Whittier	75	\$70,000,000	Chapter 925, Statutes of 2004

Comments:

The DGS had this property in escrow in 2007 for a sales price of \$107 million dollars. At the request of the Department of Corrections and Rehabilitation, the DGS pulled the property off of the market. CDCR and the Receiver are continuing to assess the reuse of the property for Corrections facilities.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
Los Angeles	DDS	Lanterman Developmental Center, Pomona	TBD	N/A	Chapter 417, Statutes of 1996

Comments:

The DGS and DDS are commencing the first phase of a study to identify which portions of the 300-acre Lanterman campus may be excess to the needs of the developmental center and suitable for sale or disposition by the DGS.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
Los Angeles	DGS	Civic Center, Los Angeles	2.00	\$2,000,000	Chapter 1265, Statutes of 1982

Comments:

This is the site of the former State office building in downtown Los Angeles. The City and County of Los Angeles have relinquished their partial interest in the property. The DGS is commencing the initial phase of a reuse assessment for the site.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
San Diego	CDF	Forest Fire Station (New San Marcos), Escondido	3.00	\$850,000	Chapter 761, Statutes of 2008

Comments:

This property is excess to the needs of CalFire. The site is suitable for a six or seven parcel residential subdivision. The DGS is in the initial marketing phase of the property.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
Santa Clara	DGS	Bay Area Research Extension Center (BAREC), Santa Clara	17.60	\$44,484,275	Chapter 631, Statutes of 2008

Comments:

This property was owned by the University of California and was used for the testing of agricultural chemicals, fertilizers, and pesticides. The property is in escrow with a private residential developer and with the City of Santa Clara for development of an in-fill residential project to include affordable senior housing. The City has approved the development. However close of escrow is being delayed by a legal challenge to the project environmental impact report (EIR) by a group of local citizens who want the property retained as open space as an urban farm. The buyers will not proceed with the sale until the legal challenge to the EIR has been resolved by the court.

Sales

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
Los Angeles	CONS	Beaudry Street Residential Lot, Los Angeles	0.09	\$200,000	Chapter 761, Statutes of 2008

Comments:

This is a former oil well site controlled by the Department of Conservation. The wells have been properly abandoned and capped. The property is suitable for development of a single residential unit.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
Los Angeles	DPR	Pan Pacific Park, Los Angeles	27	\$5,600,000	Chapter 976, Statutes of 1993

Comments:

The authorization provides for the sale of the State's 29 percent interest in the property to the City of Los Angeles. A previous tri-party agreement with the City and County of Los Angeles is being terminated. DPR provided \$3,000,000 of the original purchase price in 1978 (29 percent). As a condition of sale, DPR is demanding reimbursement of the original acquisition cost. The City is disputing whether DPR is entitled to reimbursement. Disposition of this property will be delayed pending resolution of the dispute between the DPR and the City of Los Angeles. The estimated value is based upon a DGS appraisal dated May 2, 2007.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
Monterey	CDCR	Salinas Valley Prison, Soledad	33.50	\$400,000	Chapter 761, Statutes of 2008

Comments:

The Director of DGS is authorized to sell, lease, convey, or exchange this acreage to the City of Soledad. The city has indicated they cannot proceed with the acquisition at this time.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
Sacramento	MIL	58 th Street Armory, Sacramento	6.00	TBD	Chapter 761, Statutes of 2008

Comments:

The Director of DGS, with the approval of the MIL and the Public Works Board, is authorized to grant an option to purchase, lease with purchase option, or exchange this property with the Catholic Diocese of Sacramento. The Military Department will establish the timing for the relocation of this unit to a replacement facility.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
San Bernardino	CDF	Old Hesperia Forest Fire Station	0.92	\$225,000	Chapter 761, Statutes of 2008

Comments:

This former forest fire station has been replaced by a new facility. The property is leased to the Hesperia Parks and Recreation District which has notified the DGS of their interest in purchasing the property, pursuant to Government Code Section 11011.1.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
San Bernardino	EDD	Indio EDD Building	1.74	\$2,875,000	Chapter 761, Statutes of 2008

Comments:

The site includes a 14,000 square foot office building. Pursuant to Government Code Section 11011.1, the Riverside County Office of Education has notified the DGS of their interest in acquiring this property. It should be noted, this was a 100 percent federal equity facility.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
San Diego	CDF	Old San Marcos Forest Fire Station	0.33	\$295,000	Chapter 761, Statutes of 2008

Comments:

This former forest fire station has been replaced by a new facility. Pursuant to Government Code Section 11011.1, the City of San Marcos Unified School District has officially notified the DGS of their interest in acquiring this property.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
San Francisco	DGS	Parking Lot, San Francisco	0.39	\$5,000,000	Chapter 761, Statutes of 2008

Comments:

This site was acquired through an exchange by the DGS in exchange with the City and County of San Francisco for former State highway right-of-way remnant parcels. Pursuant to Government Code Section 11011.1, the City has notified the DGS of their interest in reacquiring this parcel for parking uses. The DGS is in early negotiations with the City.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
Santa Clara	DDS	Agnews Substation	2.33	\$4,000,000	Chapter 150, Statutes of 1994 Chapter 422, Statutes of 1994

Comments:

This parcel was deeded to the City of Santa Clara for an electrical substation as part of the entitlement process for the former Agnews Developmental Center disposition. The City is building the substation at an another site. The deed provides for the reversion of the property to the State should the City not have completed the construction of the substation within 10 years of the original conveyance. The City is preparing to quit claim the site to the State. State agencies have been notified of the availability and the site will be posted on the DGS surplus property web site.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
Tehama	CDF	Manton Forest Fire Station	2	\$100,000	Chapter 761, Statutes of 2008

Comments:

This former forest fire station has been replaced by a new facility. The DGS is commencing the marketing of the property to the general public.

Transfer of Jurisdiction

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Estimated Value</i>	<i>Authority</i>
El Dorado	CHP	Tahoe-Meyers CHP Facility, South Lake Tahoe	0.73	N/A	Chapter 625, Statutes of 1991

Comments:

A transfer of jurisdiction to the California Conservation Corps has been proposed. The transfer is subject to the approval of the California Tahoe Conservancy. The Conservancy is interested in acquiring the property and has suggested an alternative site for the California Conservation Corps. Negotiations are ongoing.

Section 3: Proposed Surplus Real Property for the 2009 Omnibus Bill

The following properties have been identified as excess to future program needs.

County	Agency	Property	Acres	Estimated Value
Butte	CDF	Harts Mill Forest Fire Station (Old), Berry Creek	2.76	TBD

Comments:

This former forest fire station has been replaced by a new facility.

County	Agency	Property	Acres	Estimated Value
Mendocino	DGS	Mendocino Ranger Station Excess Land, Willits	47	TBD

Comments:

The DGS acquired this property as part of the exchange between UC Berkeley and CalFire for the former DOJ laboratory facilities in Berkeley. CalFire had leased this property from UC for its Mendocino Ranger Station and the portion necessary for the support of that operation has been transferred to their control and jurisdiction.

County	Agency	Property	Acres	Estimated Value
San Diego	DPR	South Carlsbad State Beach	6	TBD

Comments:

City of Carlsbad may be interested in an exchange.

County	Agency	Property	Acres	Estimated Value
Santa Clara	DDS	Agnews Developmental Center, San Jose	81	TBD

Comments:

This is the remaining acreage of the former Agnews Developmental Center which operated facilities in San Jose and Santa Clara for over 100 years. All patients have been relocated to non-institutional housing and the property is now ready for disposition.

County	Agency	Property	Acres	Estimated Value
Shasta	CDF	Crystal Creek Conservation Camp	28.93	TBD

Comments:

Cal Fire has determined that there are no program needs for the property. The County of Shasta has expressed interested in acquiring the site.

Section 4: Rescission of Authorization for Sale or Disposition

The authorization for sale or disposition for the following properties was rescinded in Chapter 781, Statutes of 2008:

County	Agency	Property	Acres	Authority
Contra Costa	Military	Concord Armory	3.04	Chapter 1565, Statutes of 1985

Reason for Rescission:

The rescission was requested by the Military 6/03/05. Original authorization anticipated replacement facilities which have not been acquired. The property is currently utilized by the Military to meet program needs.

County	Agency	Property	Acres	Authority
Sacramento	DGS	Sacramento	0.11	Chapter 1526, Statutes of 1965

Reason for Rescission:

The authorizing legislation provided for the sale of several plots in the City Cemetery to the City of Sacramento. However due to language which restricted burials in the plots to "State Officers or Members of the Senate or Assembly and their spouses" and the ongoing maintenance expenses, the City declined to proceed with the purchase.

County	Agency	Property	Acres	Authority
San Benito	CDF	Call Mountain FFS	1.31	Chapter 731, Statutes of 1998

Reason for Rescission:

This parcel is landlocked and subject to access easements which restrict its use as a forest fire lookout station. The adjacent property owner had expressed an interest in acquiring the site but subsequently decided not to proceed with the purchase. CDF will retain ownership to protect easement rights that are needed for access to a neighboring telecommunication facility.

County	Agency	Property	Acres	Authority
San Bernardino	DMH	Patton State Hospital	77	Chapter 417, Statutes of 1996

Reason for Rescission:

The rescission was requested by Agency 11/18/05. Expanded forensic population forecasts will require that the property be retained for future expansion.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Authority</i>
Shasta	DFG	Shasta Headquarters Building	0.59	Chapter 1643, Statutes of 1965

Reason for Rescission:

The rescission was requested by DFG on 5/11/2005. The DFG has included this parcel in their five-year capital outlay plan. The property also meets customer and staff parking demand for DFG and Motor Vehicles.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Authority</i>
Shasta	DMV	Redding DMV	1.03	Chapter 731, Statutes of 1998

Reason for Rescission:

The rescission was requested by DMV 2/18/05. The DMV has reevaluated this property and has determined that there is an on-going programmatic need for this site.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Authority</i>
Tulare	DDS	Porterville Developmental Center	345	Chapter 417, Statutes of 1996

Reason for Rescission:

The rescission was requested by DDS 11/03/05. A portion of this property is still being used for DDS consumer program needs as a campground and recreational area. The remainder of the property is an integral part of the facilities water system containing wells, pump houses, percolations ponds and ancillary improvements.

Section 5: Requests for Rescission of Authorization for Sale or Disposition

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Authority</i>
Amador	CDF	Sutter Hill FFS	0.544	Chapter 731, Statutes of 1998

Comments:

CalFire has requested that the surplus authorization be rescinded. Amador County currently leases this property. The County had expressed an interest in acquiring this parcel. Subsequent negotiations were not successful and the County will continue with its leasehold interest.

Appendix: State Agency Abbreviations

CDCR	California Department of Corrections and Rehabilitation
CDF	California Department of Forestry and Fire Protection (aka CALFIRE)
CHP	California Highway Patrol
CTCA	California Trade and Commerce Agency
CONS	Department of Conservation
DDS	Department of Developmental Services
DFG	Department of Fish and Game
DGS	Department of General Services
DHS	Department of Health Services
DMH	Department of Mental Health
DMV	Department of Motor Vehicles
DPR	Department of Parks and Recreation
DYA	Department of Youth Authority (now a part of CDCR)
EDD	Employment Development Department
MIL	Military Department
OES	Office of Emergency Services