



2017 SURPLUS REAL PROPERTY
ANNUAL REPORT TO
THE STATE LEGISLATURE



Compiled by:
Asset Management Branch
Real Estate Services Division
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Overview

The Department of General Services (DGS) prepares the Surplus Real Property Annual Report to the State Legislature pursuant to Government Code Section 11011.

The 2017 Surplus Property Report contains a summary of the status of the following categories of surplus real properties:

- Properties that have been sold or otherwise removed from the state's property rolls since the 2016 report. There were six property sales with a total consideration of \$3.6 million dollars.
- Properties that have been authorized as surplus and are pending disposition. There are currently 12 properties in this category. In addition, there are four armory properties that are being sold pursuant to special legislation.
- Properties that have been identified as excess and are pending surplus authorization. There are two properties in this category.
- Properties that had prior surplus authorization rescinded, or for which a rescission of the surplus authorization has been requested in response to a state need for the property.

The Asset Enhancement and Surplus Sales Program

The Asset Enhancement and Surplus Sales Unit of DGS' Asset Management Branch (AMB), operating in a manner consistent with Executive Order S-10-04, is responsible for the disposition of state-owned real property that has been declared surplus to future state needs. The Legislature must declare the real property to be surplus and must authorize the director of DGS to sell, exchange, lease, or transfer the surplus real property pursuant to Government Code Section 11011 et seq. The objective of the program is to sell or otherwise dispose of surplus property in the best interest of the state by achieving maximum value, maximizing job creation, creating affordable housing, facilitating historic preservation and reuse, and returning property to local tax rolls. The state receives the highest sales price for high-value urban properties by utilizing a value enhancement process to secure development entitlements prior to the sale. Smaller, lower value properties that have limited value enhancement potential are typically sold on an "as-is" basis through a public bid or auction process. For more information on surplus property, visit the DGS surplus property website.

Questions or comments regarding the 2017 Surplus Property Report can be directed to Robert W. McKinnon, Assistant Branch Chief, Asset Management Branch at (916) 376-1814 or by email to Robert.McKinnon@dgs.ca.gov.

State Agency Abbreviations

CADA	Capitol Area Development Authority
CDCR	California Department of Corrections and Rehabilitation
CAL FIRE	California Department of Forestry and Fire Protection
Caltrans	California Department of Transportation
CHP	California Highway Patrol
CON	Department of Conservation
DGS	Department of General Services
EDD	Employment Development Department
MIL	Military Department

Section 1: Properties Sold or Moved from State Rolls in 2017—Sales

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
Butte	CHP	CHP Chico	1.69	\$960,000	Chapter 572 Statutes of 2009

*Comments: Parcel # (APN): 046-060-012; 046-060-014
995 Fir Street, Chico, CA*

The property was sold to the City of Chico in November 2017. Pursuant to the authorizing legislation, the sale proceeds were used to underwrite the costs of the new CHP Chico area office.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
Fresno	CON	Coalinga Field Office	0.17	\$75,000	Chapter 233 Statutes of 2015

*Comments: Parcel # (APN): 072-111-16
466 North Fifth Street, Coalinga, CA*

The field office was sold to a private party in May 2017. Sale proceeds were deposited in the Special Account for Economic Uncertainties (Rainy Day Account).

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
Los Angeles	MIL	Azusa Orange Armory	1.53	\$1,736,065	Chapter 355 Statutes of 2015

*Comments: Parcel # (APN): 8616-017-901
340 North Orange Avenue, Azusa, CA*

The armory was sold to the City of Azusa in January 2017. Sale proceeds were deposited in the Armory Fund.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
Riverside	MIL	Indio Armory	2.31	\$530,000	Chapter 382 Statutes of 2016

*Comments: Parcel # (APN): 610-230-002
43-143 North Jackson Street, Indio, CA*

The armory was sold to the City of Indio in July 2017. Sale proceeds were deposited in the Armory Fund.

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<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
Shasta	CAL FIRE	Crystal Creek	29.93	\$58,000	Chapter 233 Statutes of 2015

*Comments: Parcel # (APN): 011-290-038
12242 Highway 299 West, Whiskeytown, CA*

The property was sold to the United States National Park Service in March 2017. Sale proceeds were deposited in the Special Account for Economic Uncertainties (Rainy Day Account).

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
Siskiyou	MIL	Yreka Armory	1.34	\$250,000	Chapter 355 Statutes of 2015

*Comments: Parcel # (APN): 062-141-020
Route 1, Box 120, Yreka, CA*

The armory was sold to the County of Siskiyou in November 2017. Sale proceeds were deposited in the Armory Fund.

TOTAL

\$3,609,065

Section 2: Properties Pending Disposition

County	Agency	Property Name	Acres	Authority
Amador	CDCR	Preston Youth Correctional Facility	82	Chapter 505 Statutes of 2013 Chapter 815 Statutes of 2017

Comments: Parcel # (APN): 004-290-003-000 and 004-290-006-000 (portion of) 201 Waterman Road, Lone, CA

The Preston correctional facility in the City of Lone includes 17 acres authorized as surplus in 2013 and 65 acres as surplus in 2017.

County	Agency	Property Name	Acres	Authority
Imperial	MIL	Brawley Armory	1.78	Chapter 382 Statutes of 2016

Comments: Parcel # (APN): 046-121-004-000 650 North Second Street, Brawley, CA

A request for written offers will be released in early 2018.

County	Agency	Property Name	Acres	Authority
Kern	CHP	Bakersfield Field Office	1.87	Chapter 337 Statutes of 2014

Comments: Parcel # (APN): 332-0100-029; 332-0100-042 4040 Buck Owens Boulevard, Bakersfield, CA

Caltrans has expressed interest in acquiring this site. A transfer of jurisdiction is under consideration.

County	Agency	Property Name	Acres	Authority
Los Angeles	CON	Beaudry Street Residential Lot, Los Angeles	0.09	Chapter 761 Statutes of 2008

Comments: Parcel # (APN): 5406-027-900 806 Beaudry Avenue, Los Angeles, CA

This property is the site of former oil well operations. CON has prepared a remediation plan for removal of contaminated soil. A "no further action" letter is expected in 2018 at which time DGS will release a request for written offers.

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
Los Angeles	CDCR	Nelles Youth Correctional Center (formerly CYA), Whittier	75	Chapter 925 Statutes of 2004

*Comments: Parcel # (APN): 8170-013-904
11850 Whittier Blvd., Whittier, CA*

The state is under contract to sell the 74-acre surplus property in Whittier to Brookfield Residential. The sale is contingent upon the buyer securing development entitlements from the city and a certified Environmental Impact Report. Escrow is scheduled to close in 2018 following recent resolution of legal challenges.

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
Los Angeles	CDCR	Southern Youth Correctional Reception Center & Clinic, Norwalk	32	Chapter 342 Statutes of 2012

*Comments: Parcel # (APN): 8045-008-902
13200 South Bloomfield Avenue, Norwalk, CA*

CDCR has requested that DGS pause on marketing the property while CDCR evaluates the property for future programmatic use.

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
Los Angeles	EDD	Office Building, Los Angeles	1.68	Chapter 178 Statutes of 2011

*Comments: Parcel # (APN): 5133-003-902
1405 South Broadway / 1400 South Hill Street, Los Angeles, CA*

EDD has determined that there are programmatic needs for the building through at least the end of 2019.

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
Los Angeles	MIL	Lynwood Armory	1.03	Chapter 355 Statutes of 2015

*Comments: Parcel # (APN): 6187-002-902
11398 Bullis Road, Lynwood, CA*

The City of Lynwood has exercised their option to purchase the armory and anticipates closing escrow in 2018.

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County	Agency	Property Name	Acres	Authority
Los Angeles	MIL	Pomona Park Armory	0.635	Chapter 355 Statutes of 2015

*Comments: Parcel # (APN): 8341-011-901
600 South Park Avenue, Pomona, CA*

The armory is being used temporarily as a homeless shelter. The city plans to have a permanent shelter available in 2018. A request for written offers will be released in 2018.

County	Agency	Property Name	Acres	Authority
Sacramento	CADA	1609 O Street	0.59	Chapter 32 Statutes of 2012

*Comments: Parcel # (APN): 006-233-026
1609 O Street, Sacramento, CA*

The sale of this property is on hold while remediation of an adjacent property is conducted.

County	Agency	Property Name	Acres	Authority
San Francisco	DGS	Parking Lot, San Francisco	0.39	Chapter 761 Statutes of 2008

*Comments: Parcel # (APN): 0761-062
770 Golden Gate Avenue, San Francisco, CA*

This property was acquired through an exchange by DGS with the City and County of San Francisco. The state currently receives \$93,600 annually from the lease of the parcel to a private parking operator.

County	Agency	Property Name	Acres	Authority
San Francisco	EDD	Franklin Street	0.29	Chapter 337 Statutes of 2014

*Comments: Parcel # (APN): 0761-022; 0761-003; 0761-002
NWC of Golden Gate & Franklin Street, San Francisco, CA*

Three parcels comprise a parking lot currently used for employee parking. The parcels are adjacent to an existing DGS surplus parcel.

County	Agency	Property Name	Acres	Authority
San Francisco	EDD	Turk Street	0.43	Chapter 337 Statutes of 2014

*Comments: Parcel # (APN): 0744-006
Mid-block Turk Street between Franklin St. and Grough St., San Francisco, CA*

The property is improved as a parking lot and carports that are used by employees.

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
San Joaquin	CHP	Stockton Area Office	1.3	Chapter 207 Statutes of 2016

*Comments: Parcel # (APN): 87-100-03
3330 North Ad Art Road, Stockton, CA*

Caltrans has expressed an interest in acquiring this site. A transfer of jurisdiction is under consideration.

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
San Luis Obispo	CDCR	Estrella Correctional Facility	160	Chapter 505 Statutes of 2013

*Comments: Parcel # (APN): 025-434-001
4545 Airport Road, Paso Robles, CA*

The City of Paso Robles has expressed interest pursuant to Government Code 11011.1 as a priority buyer local agency. DGS anticipates closing escrow in 2018. CAL FIRE will retain approximately 20 acres of the property under a transfer of jurisdiction.

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
Santa Barbara	MIL	Santa Barbara Armory	3.03	Chapter 382 Statutes of 2016

*Comments: Parcel # (APN): 031-041-001
730 East Canon Perdido Street, Santa Barbara, CA*

The Santa Barbara Unified School District exercised their option to purchase the property. Military is undertaking lead remediation. The sale is anticipated to occur the first quarter of 2018.

Section 3: Properties Identified as Excess

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
Fresno	CHP	Fresno Area Office	3.13	Pending

*Comments: Parcel # (APN): 00449-0070-003
1382 West Olive Avenue, Fresno, CA*

CHP is relocating to a new area office in 2018. Caltrans has expressed an interest in acquiring the site. A transfer of jurisdiction is under consideration.

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
San Bernardino	DGS	Vacant Parcel	1.94	Pending

*Comments: Parcel # (APN): 134-0141-035
303 West 3rd Street, San Bernardino, CA*

The parcel is adjacent to the Caltrans District 8 headquarters building. Several agencies are evaluating this site for possible state reutilization.

Section 4: Properties Rescinded or identified for Rescission of Surplus Authorization

No properties were identified for rescission of surplus designation.