



2016 SURPLUS REAL PROPERTY
ANNUAL REPORT TO
THE STATE LEGISLATURE



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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 2016 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 2015 report.
- Properties that have been authorized as surplus and are pending disposition. There are currently 14 properties in this category. In addition, there are seven armory properties that are being sold pursuant to special legislation.
- Properties that have been identified as excess and are pending surplus authorization. There are three 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- Properties that had prior surplus authorization rescinded, or for which a rescission of the surplus authorization has been requested in response to a state need for the property. There was one property in this category.

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 2016 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
CHP	California Highway Patrol
CON	Department of Conservation
DGS	Department of General Services
DPH	Department of Public Health
EDD	Employment Development Department
MIL	Military Department

Section 1: Properties Sold or Moved from State Rolls in 2015-16—Sales

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
Fresno	CDCR	Female Offender Facility	2.03	\$100,000	Chapter 337 Statutes of 2014

*Comments: Parcel # (APN): 464-020-01-1
2855 West Whitesbridge Road, Fresno, CA*

The property was sold in December 2015 to a local church organization.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
Los Angeles	DPH	Public Health Lab	1.1	\$6,200,000	Chapter 337 Statutes of 2014

*Comments: Parcel # (APN): 5160-005-900
1449 West Temple Street, Los Angeles, CA*

The former laboratory facility was sold to a private buyer in June 2016.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
Sacramento	DGS	Bercut Building	1.5	Transfer	Chapter 337 Statutes of 2014

*Comments: Parcel # (APN): 0010-0181-028
570 Bercut Drive, Sacramento, CA*

The former DGS office building was transferred to the jurisdiction of the California Conservation Corps in June 2016.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
San Diego	CAL FIRE	Forest Fire Station (old), San Marcos	0.33	\$75,000	Chapter 761 Statutes of 2008

*Comments: Parcel # (APN): 220-140-06
236 Pico Avenue, San Marcos, CA*

The parcel was sold to a private buyer in February 2016.

<i>County</i>	<i>Agency</i>	<i>Property</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
San Diego	CHP	Office Building, Stockton	1.42	\$1,200,000	Chapter 798 Statutes of 2012

*Comments: Parcel # (APN): 137-190-30
135 West Fremont Street, Stockton, CA*

The building was sold to the Stockton Unified School District in June 2016. The district intends to include the property in a new headquarters master plan development.

TOTAL

\$8,925,000

Section 2: Properties Pending Disposition

County	Agency	Property Name	Acres	Authority
Amador	CDCR	Preston Youth Correctional Facility	15	Chapter 505 Statutes of 2013

*Comments: Parcel # (APN): 004-290-003-000
201 Waterman Road, Lone, CA*

CDCR has identified an additional 65 acres of contiguous property as excess (see Section 3). Upon authorization the total 80-acre property will be available for sale.

County	Agency	Property Name	Acres	Authority
Butte	CHP	CHP Chico	1.69	Chapter 572 Statutes of 2009

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

The CHP is relocating to a new area office in 2017. Upon relocation the current facility will be sold to the City of Chico.

County	Agency	Property Name	Acres	Authority
Fresno	CON	Coalinga Field Office	0.17	Chapter 233 Statutes of 2015

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

The property consists of one parcel with an older structure currently used as office space. The property is on the market for sale.

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*

Assembly Bill 2247 provides the City of Brawley or the Brawley Union High School District with an option to the acquire the armory. The option on July 1, 2017.

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*

CHP is closing this office and relocating to a new office in Bakersfield area. The property will be offered for sale through a competitive bid process in 2017.

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
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 and contains contaminated soil. CON, in cooperation with the Regional Water Resources Control Board, has prepared a remediation plan. Removal of contaminated soil commences in 2017 and "a no further action" letter is expected in 2017. Once the letter is received, DGS will offer the property for sale.

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
Los Angeles	CDCR	Nelles Youth Correctional Center (former 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 7 4-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 no later than March 2017.

<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 not sell the property while CDCR evaluates the property for future CDCR 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 2017.

County	Agency	Property Name	Acres	Authority
Los Angeles	MIL	Azusa Orange Armory	1.53	Chapter 355 Statutes of 2015

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

The property is under contract for sale to the City of Azusa. The sale is anticipated to close in January of 2017. Sale proceeds will be deposited into the Armory Fund pursuant to Military and Veterans Code.

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

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

Assembly Bill 2247 provides the City of Lynwood with an option to purchase the armory. The option expires on July 1, 2017.

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*

Assembly Bill 2247 provides the City of Pomona with an option to purchase the armory. The option expires on July 1, 2017.

County	Agency	Property Name	Acres	Authority
Riverside	MIL	Indio Armory	2.31	Chapter 382 Statutes of 2016

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

Assembly Bill 2247 provides the City of Indio with an option to purchase the armory. The option expires on July 1, 2017.

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

*Comments: Parcel # (APN): 006-0233-026
1609 O Street, Sacramento, CA*

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

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
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. The property is being evaluated for use by a state program.

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
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*

Three parcels comprise the parking lot currently used for employee parking. The parcels are adjacent to an existing surplus parcel. The property is being evaluated for use by a state program.

<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*

Disposition of this property is on hold while one or more agencies are evaluating this site for possible state reutilization.

<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

Disposition of this property is on hold while one or more agencies are evaluating this site for possible state reutilization.

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
San 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*

Assembly Bill 2247 provides the City of Santa Barbara or the Santa Barbara Unified School District with an option to purchase the armory. The option expires on July 1, 2017.

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
Shasta	CAL FIRE	Crystal Creek	29.93	Chapter 233 Statutes of 2015

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

The property consists of one large parcel with several dilapidated buildings. The U.S. Forest Service intends to purchase the property from the state and is currently having the property appraised.

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
Siskiyou	MIL	Yreka Armory	1.34	Chapter 355 Statutes of 2015

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

DGS is in negotiations for a sale to the county. Sale proceeds will be deposited into the Armory Fund pursuant to the Military and Veterans Code.

Section 3: Properties Identified as Excess

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
Amador	CDCR	Preston Youth Correctional Facility	65	Pending

*Comments: Parcel # (APN): 004-290-006-000 (portion of)
251 Waterman Road, Lone, CA*

CDCR has identified 65 acres of excess property that is contiguous to 15 acres that were previously authorized for disposition (see Section 2). The 65 acres include the remaining improvements of the former Preston School of Industry.

<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 2017.

<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. One or more agencies are evaluating the site for possible state reutilization.

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

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
Solano	EDD	EDD Vallejo Office Building	0.9	Chapter 207 Statutes of 2016

*Comments: Parcel # (APN): 00056-0073-170; 00056-0073-190
1440 Marin Street, Vallejo, CA*

Chapter 505 of the Statutes of 2013 declared the property surplus. EDD subsequently determined that the building will be needed to meet programmatic requirements. The surplus authorization was rescinded per Assembly Bill 2904, Chapter 207, Statutes of 2016.