

**2018 SURPLUS REAL PROPERTY
ANNUAL REPORT TO
THE STATE LEGISLATURE**



**Compiled By:
Asset Management Branch
Real Estate Services Division
December 2018**

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 2018 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 2017 report. There were four property sales with a total consideration of \$56,620,000 million dollars.
- Properties that have been authorized as surplus and are pending disposition. There are currently 13 properties in this category including three properties that are being transferred between state departments. In addition, there are nine 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- Properties that had prior surplus authorization rescinded, or for which a rescission of the surplus authorization has been requested in response to a state need for the property.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 are no properties 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 2018 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
EDD	Employment Development Department
MIL	Military Department

PROPERTIES SOLD OR REMOVED FROM STATE ROLLS IN 2018 - SALES

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Sale Amount</i>	<i>Authority</i>
Los Angeles	MIL	Lynwood Armory	1.03	\$1,520,000	Chapter 355 Statutes of 2015
<p><i>Comments: Parcel # (APN): 6187-002-902 11398 Bullis Road, Lynwood, CA</i></p> <p>The property was sold to the City of Lynwood in March, 2018. Sale proceeds were deposited in the Armory Fund.</p>					
Los Angeles	CDCR	Nelles School for Boys	75	\$42,500,000	Chapter 925 Statutes of 2004
<p><i>Comments: Parcel # (APN): 8170-013-904 11850 Whittier Blvd., Whittier, CA</i></p> <p>The property was sold to a residential developer in April, 2018. Sale proceeds were deposited in the Special Account for Economic Uncertainties (Rainy Day Account).</p>					
San Diego	MIL	San Diego Armory Excess Land	2.86	\$1,000,000	Chapter 147 Statutes of 2017
<p><i>Comments: Parcel # (APN): 427-020-07 7401 Mesa College Drive, San Diego, CA</i></p> <p>Excess land was sold to the San Diego Center for Children in September, 2018. Sale proceeds were deposited in the Armory Fund.</p>					
Santa Barbara	MIL	Santa Barbara Armory	3.03	\$11,600,000	Chapter 382 Statutes of 2016
<p><i>Comments: Parcel # (APN): 031-041-001 730 East Canon Perdido Street, Santa Barbara, CA</i></p> <p>The property was sold to the Santa Barbara Unified School District in December, 2018. Sale proceeds were deposited in the Armory Fund.</p>					
				Total	\$56,620,000

SECTION 2

PROPERTIES PENDING DISPOSITION

<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
Amador	CDCR	Preston Youth Correctional Facility	82	Chapter 505 Statutes of 2013 Chapter 815 Statutes of 2017
<p><i>Comments: Parcel # (APN): 004-290-003-000 and 004-290-006-000 (portion of) 201 Waterman Road, lone, CA</i></p> <p>The Preston correctional facility in the City of lone includes 17 acres authorized as surplus in 2013 and 65 acres as surplus in 2017. The property is being offered for sale to private entities or individuals.</p>				
Del Norte	CHP	Crescent City Area Office	0.75	Chapter 430 Statutes of 2018
<p><i>Comments: Parcel # (APN): 117-030-016 1444 Parkway Drive, Crescent City, CA</i></p> <p>The property is being offered to local agencies and affordable housing sponsors prior to being offered for sale to private entities or individuals.</p>				
El Dorado	MIL	Placerville Armory	2.58	Chapter 726 Statutes of 2018
<p><i>Comments: Parcel # (APN): 325-280-03-1 100 Armory Drive, Placerville, CA</i></p> <p>The property is being offered to local agencies prior to being offered for sale to private entities or individuals.</p>				
Fresno	MIL	Reedley Armory	2.00	Chapter 726 Statutes of 2018
<p><i>Comments: Parcel # (APN): 370-122-03T 601 11th Street, Reedley, CA</i></p> <p>The property is being offered to local agencies prior to being offered for sale to private entities or individuals.</p>				

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Imperial	MIL	Brawley Armory	1.78	Chapter 382 Statutes of 2016
<p><i>Comments: Parcel # (APN): 046-121-004-000 650 North Second Street, Brawley, CA</i> The property is being offered for sale to private entities or individuals.</p>				
Kern	CHP	Bakersfield Field Office	1.87	Chapter 337 Statutes of 2014
<p><i>Comments: Parcel # (APN): 332-0100-029; 332-0100-042 4040 Buck Owens Boulevard, Bakersfield, CA</i> Caltrans has expressed interest in acquiring this site. The transfer of jurisdiction is in preparation.</p>				
Kings	MIL	Hanford Armory	1.99	Chapter 726 Statutes of 2018
<p><i>Comments: Parcel # (APN): 010-490-018 902 N.11th Ave, Hanford CA</i> The property is being offered to local agencies prior to being offered for sale to private entities or individuals.</p>				
Lassen	MIL	Susanville Armory	1.73	Chapter 726 Statutes of 2018
<p><i>Comments: Parcel # (APN): 105-180-15-11 205 Russell Avenue, Susanville, CA</i> The property is being offered to local agencies prior to being offered for sale to private entities or individuals.</p>				

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Los Angeles	CON	Beaudry Street Residential Lot, Los Angeles	0.09	Chapter 761 Statutes of 2008
<p><i>Comments: Parcel # (APN): 5406-027-900 806 Beaudry Avenue, Los Angeles, CA</i></p> <p>The property is being offered for sale to private entities or individuals.</p>				
Los Angeles	CDCR	Southern Youth Correctional Reception Center & Clinic, Norwalk	32	Chapter 342 Statutes of 2012
<p><i>Comments: Parcel # (APN): 8045-008-902 13200 South Bloomfield Avenue, Norwalk, CA</i></p> <p>CDCR has requested that DGS pause on marketing the property while CDCR evaluates the property for future programmatic use.</p>				
Los Angeles	EDD	Office Building, Los Angeles	1.68	Chapter 178 Statutes of 2011
<p><i>Comments: Parcel # (APN): 5133-003-902 1405 South Broadway/1400 South Hill Street, Los Angeles, CA</i></p> <p>The property is being offered to local agencies and affordable housing sponsors prior to being offered for sale to private entities or individuals.</p>				
Los Angeles	MIL	Pomona Park Armory	0.635	Chapter 355 Statutes of 2015
<p><i>Comments: Parcel # (APN): 8341-011-901 600 South Park Avenue, Pomona, CA</i></p> <p>The armory is being used temporarily as a homeless shelter. The property will be offered for sale to private entities or individuals.</p>				

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Los Angeles	MIL	Sylmar Armory	6.31	Chapter 726 Statutes of 2018
<p><i>Comments: Parcel # (APN):2525-017-901 12860 Arroyo Street, Sylmar, CA</i></p> <p>The Los Angeles Homeless Services Authority (LAHSA) has expressed interest in acquiring the property for use as a shelter.</p>				
Nevada	CHP	Truckee Area Office	1.33	Chapter 430 Statutes of 2018
<p><i>Comments: Parcel # (APN): 18-621-005, 006 10077 State Route 89 South, Truckee, CA</i></p> <p>The property is being offered to local agencies and affordable housing sponsors prior to being offered for sale to private entities or individuals.</p>				
Orange	DGS	Santa Ana State Building	0.95	Chapter 430 Statutes of 2018
<p><i>Comments: Parcel # (APN): 008-067-36 605 West Santa Ana Boulevard, Santa Ana, CA</i></p> <p>The property is being offered to local agencies and affordable housing sponsors prior to being offered for sale to private entities or individuals.</p>				
Sacramento	CADA	1609 O Street	0.59	Chapter 32 Statutes of 2012
<p><i>Comments: Parcel # (APN): 006-0233-026 1609 O Street, Sacramento, CA</i></p> <p>The sale of this property is on hold while remediation of an adjacent property is conducted.</p>				

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San Diego	CHP	San Diego Area Office	1.85	Chapter 430 Statutes of 2018
<p><i>Comments: Parcel # (APN): 436-740-01 4902 Pacific Highway, San Diego, CA</i></p> <p>The property is being offered to local agencies and affordable housing sponsors prior to being offered for sale to private entities or individuals.</p>				
San Francisco	DGS/EDD	Golden Gate Avenue & Turk Street San Francisco	0.39, 0.29, 0.43	Chapter 761 Statutes of 2008 Chapter 337 Statutes of 2014
<p><i>Comments: Parcel # (APN): 0761-062 770 Golden Gate Avenue, San Francisco, CA</i></p> <p><i>Comments: Parcel # (APN): 0761-022; 0761-003; 0761-002 NWC of Golden Gate & Franklin Street, San Francisco CA</i></p> <p><i>Comments: Parcel # (APN): 0744-006 Mid-block Turk Street between Franklin St. and Gough St., San Francisco CA</i></p> <p>The disposition of the surplus parcels located on Golden Gate Avenue and Turk Street are being guided through a joint effort by DGS and the City of San Francisco. The initial conceptual strategy advocates that the Golden Gate parcels be dedicated to affordable housing and an EDD parking garage whereas the Turk Street parcel sale will be revenue generating to partially reimburse EDD equity.</p>				
San Joaquin	CHP	Stockton Area Office	1.3	Chapter 207 Statutes of 2016
<p><i>Comments: Parcel # (APN): 87-100-03 3330 North Ad Art Road, Stockton, CA</i></p> <p>Caltrans has expressed interest in acquiring this site. The transfer of jurisdiction is in preparation.</p>				
San Luis Obispo	CDCR	Estrella Correctional Facility	160	Chapter 505 Statutes of 2013
<p><i>Comments: Parcel # (APN): 025-434-001 4545 Airport Road, Paso Robles, CA</i></p> <p>The property is being offered for sale to private entities or individuals. CAL FIRE will retain approximately 20 acres of the property under a transfer of jurisdiction.</p>				

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<i>County</i>	<i>Agency</i>	<i>Property Name</i>	<i>Acres</i>	<i>Authority</i>
San Mateo	MIL	Redwood City Armory	1.68	Chapter 726 Statutes of 2018
<i>Comments: Parcel # (APN): 058-221-090 739 Valota Road, Redwood City, CA</i> The property is being offered to local agencies prior to being offered for sale to private entities or individuals.				
Santa Clara	MIL	Malech Road Property	6.00	Chapter 726 Statutes of 2018
<i>Comments: Parcel # (APN): 729-56-004 9580 Malech Road, San Jose, CA</i> The property was acquired as an armory site. Military department had determined that the site is excess to their needs. Property is being offered to local agencies prior to being offered for sale to private entities or individuals.				

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
<p><i>Comments: Parcel # (APN): 00449-0070-003 1382 West Olive Avenue, Fresno, CA</i> Caltrans has expressed interest in acquiring this site. The transfer of jurisdiction is in preparation.</p>				
Riverside	CAL FIRE	CAL FIRE Southern Ops	4.07	Pending
<p><i>Comments: Parcel # (APN): 209-130-003 2524 Mulberry Street, Riverside, CA</i> The property is being considered for state reuse by several departments.</p>				
San Bernardino	DGS	Vacant Parcel	1.94	Pending
<p><i>Comments: Parcel # (APN): 134-0141-035 303 West 3rd Street, San Bernardino, CA</i> The parcel is adjacent to the Caltrans District 8 headquarters building. Several agencies are evaluating this site for possible state reutilization.</p>				

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>
<i>Comments:</i> No properties were identified for rescission of surplus designation.				