



2008 SURPLUS REAL PROPERTY
ANNUAL REPORT TO
THE STATE LEGISLATURE



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Real Estate Services Division
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Overview

During the last five years, the Department of General Services has sold, transferred, or exchanged 43 surplus State properties which generated total gross revenues of \$218,332,079.

The Department of General Services (DGS) is required to report annually to the Legislature on the sale or other disposition of land that is no longer required for use by the State, known as “surplus” properties. This report lists those transactions, and includes other properties rescinded from the surplus list, surplus properties pending sale, and additional properties recommended by DGS for surplus authorization through the annual, omnibus surplus real property bill.

This report is prepared by DGS pursuant to Government Code Section 11011(f). In 2004, AB 79 (Dutra), Chapter 409, Statutes of 2004, waived the annual reporting requirement until 2008.

Section 1: Completed Dispositions of Surplus Real Property by Fiscal Year

Fiscal Year 2002/2003

Sales

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 610 Statutes 2001	CTCA	Raymond St, Oakland	Alameda	Sold to private party	0.1	\$180,000
Chapter 193 Statutes 1996	DGS	107 S. Broadway	Los Angeles	Sold to Federal Government	3.7	\$2,500,000
Chapter 193 Statutes 1996	OES	Meadowview	Sacramento	Sold to City of Sacramento	5.5	\$170,000

No Cost Transfer

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 610 Statutes 2001	CHP	Williams	Colusa	No cost transfer to City of Williams as authorized by legislation (Market Value \$183,000)	1	\$0

Transfer of Jurisdiction

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 1144 Statutes 1996	DDS	Sonoma	Sonoma	Transfer to DPR	250	\$0

FY 2002/2003 Total

260.3 \$2,850,000

Fiscal Year 2003/2004

Enhancement Project

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 193 Statutes 1996	DDS	Agnews West Campus	Santa Clara	Sold to private party	4.55	\$10,821,000
Chapter 193 Statutes 1996	DDS	Agnews West Campus	Santa Clara	Sold to private party	11.84	\$28,105,000
Chapter 193 Statutes 1996	DDS	Agnews West Campus	Santa Clara	Sold to City of Santa Clara Redevelopment agency for child care center	1.21	\$2,438,375
Chapter 193 Statutes 1996	DDS	Agnews West Campus	Santa Clara	No cost transfer to City of Santa Clara in exchange for entitlements property used for roadways and utilities	0.29	Included in project

Sales

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 262 Statutes 1997	DGS	Warehouse	Sacramento	Sold to CADA	1.81	\$300,000
Chapter 262 Statutes 1997	DGS	Ron Mandela Garden	Sacramento	Transferred to CADA, cost of site cleanup exceeded value of the property	2.05	
Chapter 1309 Statutes 1990	EDD	Bakersfield Office	Kern	Sold to City of Bakersville Redevelopment Agency	0.74	\$600,000
Chapter 1324 Statutes 597	EDD	Marysville Office	Yuba	Sold to private party	1.41	\$425,000

FY 2003/2004 Total

23.27 \$42,689,375

Fiscal Year 2004/2005

Enhancement Project

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 770 Statutes 2000	CDCR	Cal Institute Men Chino	San Bernardino	Sold to private party	470	\$120,250,000
Chapter 770 Statutes 2000	CDCR	Cal Institute Men Chino	San Bernardino	No cost transfer to Chaffey Community College in exchange for entitlements from City of Chino	100	Included in project
Chapter 770 Statutes 2000	CDCR	Cal Institute Men Chino	San Bernardino	No cost transfer to City of Chino for a park in exchange for entitlements from City	140	Included in project

Sales

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 193 Statutes 1996	DDS	Agnews DC West	Santa Clara	Sold to private party	12	\$20,400,000
Chapter 1087 Statutes 1985	DYA	No. CA Youth Center	San Joaquin	Sold to San Joaquin County Superintendent of Schools and Education	63.04	\$1,260,940
Chapter 1087 Statutes 1985	DYA	No. CA Youth Center	San Joaquin	Sold to San Joaquin County Superintendent of Schools and Education	90.87	\$636,132
Chapter 391 Statutes 1994	EDD	2348 Baldwin Ave, Oroville	Butte	Sold to private party	1.46	\$55,501
Chapter 324 Statutes 1998	EDD	343 22 nd St, Richmond	Contra Costa	Sold to private party	1.72	\$1,600,000
Chapter 258 Statutes 2003	MIL	Calexico Armory	Imperial	Sold to City of Calexico	2.06	\$180,000
Chapter 770 Statutes of 2002	MIL	Quincy Armory	Plumas	Sold to County of Plumas	3.62	\$130,000

No Cost Transfer

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 974 Statutes 2002	DGS	San Francisco	San Francisco	Exchange of property with City of SF as authorized by legislation (Market Value \$2,715,000)	0.61	\$0

FY 2004/2005 Total

885.38 \$144,512,573

Fiscal Year 2005/2006

Enhancement Project

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 193 Statutes 1996	DDS	Fairview Dev. Center	Orange	Sold to private party	6.25	\$11,100,000

Sales

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 625 Statutes 1991	CHP	Salinas	Monterey	Sold to private party	0.94	\$1,029,000
Chapter 620 Statutes 1989	DFG	Rio Vista	Solano	Sold to private party	1.3	\$51,000
Chapter 262 Statutes of 1997	DGS	1422 16 th St, Sacramento	Sacramento	Sold to CADA for East End Gateway #2	0.44	\$225,956
Chapter 262 Statutes of 1997	DGS	1510 16 th St, Sacramento	Sacramento	Sold to CADA for East End Gateway #3	0.72	\$438,536
Chapter 262 Statutes of 1997	DGS	1517 N St, Sacramento	Sacramento	Sold to CADA for East End Trailer Site #1	0.2	\$193,810
Chapter 262 Statutes of 1997	DGS	1601 16 th St, Sacramento	Sacramento	Sold to CADA for East End Gateway #4	0.44	\$315,820
Chapter 770 Statutes of 2000	DHS	Lambie Road	Solano	Sold to private party	49.14	\$543,500
Chapter 1266 Statutes of 1982	DMH	Patton State Hospital	San Bernardino	Sold to sovereign nation: Manuel Band of Indians	25	\$7,050,000
Chapter 625 Statutes of 1991	EDD	Tule St, Mendota	Fresno	Sold to private party	0.43	\$180,000
Chapter 258 Statutes of 2003	MIL	2 nd St Armory, San Jose	Santa Clara	Sold to private party	0.3	\$1,800,000
Chapter 258 Statutes of 2003	MIL	Salinas Armory	Santa Clara	Sold to City of Salinas at 50% of Fair Market Value for use as a police station (Market Value \$860,000)	1	\$430,000

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No Cost Transfer

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 770 Statutes 2000	DGS	Alder Park	Sonoma	No cost transfer to Sonoma County as authorized in legislation	2.5	\$0

Transfer of Jurisdiction

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 925 Statutes 2004	DYA	Ramona – No. CA Youth Reception Center	Sacramento	Transfer to Trustees of California State University Sacramento Foundation	24.71	\$2,333,500

FY 2005/2006 Total

114.09 \$254,791,131

Fiscal Year 2006/2007

Sales

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 255 Statutes 2006	CDCR & DPR	Folsom State Prison	Sacramento	Sold to City of Folsom	11.89	\$234,000
Chapter 323 Statutes 1983	DDS	Sonoma	Sonoma	Sold to County of Sonoma at 50% of Fair Market Value for park; \$35,000 credit for post closing obligations to be performed by County (Market Value \$1,200,000)	40	\$565,000
Chapter 417 Statutes of 1996	DMH	Paloma Park, Atascadero	San Luis Obispo	Sold to City of Atacadero at 50% of Fair Market Value for use as Paloma City Park (\$1,500,000)	1935	\$750,000

No Cost Transfer

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 870 Statutes 1999	CDF	Lyons Valley FFS	San Diego	Original Deed contained a reversion clause if the property was no longer used as a forest fire station the property to revert to Heirs	0.66	\$0

Transfer of Jurisdiction

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 649 Statutes 1996	DHS	Berkeley laboratory	Alameda	Exchange of property with University of California for Mendocino Ranger HQ and the Howard Forest property; the difference is equity of \$940,000 was paid in cash by the University (Market Value \$12,875,000)	2.4	\$940,000

FY 2006/2007 Total

74.45

\$2,489,000

Section 2: Rescinded Authority for Dispose of Surplus Real Property

Fiscal Year 2002/2003 through 2006/2007

Authority	Agency	Property Name	County	Comments	Acres
Chapter 568 Statutes 1995	DGS	San Diego Office Building	San Diego	Rescinded by Chapter 723, Statutes of 2003	2.7

Section 3: Pending Disposition of Surplus Real Property (To 12/31/07)

Enhancement Project

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 695 Statutes 1992	CDCR	LA Reception Center	Los Angeles	Property in escrow with the Redevelopment Agency of City of LA who is obtaining fund to close the sale	20	\$9,879,400
Chapter 695 Statutes 1992	CDCR	LA Reception Center	Los Angeles	Easement and roadways; working with Alameda Corridor Transportation Authority to resolve issues prior to transfer of title	2.7, inc in 20 acres	\$1,881,900
Chapter 631 Statutes 2002	DGS	Bay Area Research Ext Ctr.	Santa Clara	Property is in escrow with private party and City of Santa Clara Redevelopment Agency	75	\$106,600,000
Chapter 925 Statutes 2004	DYA	Nelles Youth Corr. Facility	Los Angeles	Sale to private party on hold pending CDCR determination of potential reuse	75	\$106,600,000
Chapter 417 Statutes 1996	DDS	Lanternman Dev. Center	Los Angeles	A collaborative effort to ascertain exact location and acreage to be identified with DDS & DGS; after identified, proceed with master land use plan for enhancement of property (value cannot be determined until acreage is established)	TBD	Not appraised

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Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 1265 Statutes 1982	DGS	LA Civic Center	Los Angeles	The state, the City and County of LA have a "tri-party" agreement which is being dissolved; parcel is currently unused. Future use of the site to be determined.	13	No appraised

Sales

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 976 Statutes 1993	DPR	Pan Pacific Park	Los Angeles	Sale to City of LA as authorized by legislation. (The sale was completed in FY 2007/2008)	28	\$3,000,000

Transfer of Jurisdiction

Authority	Agency	Property Name	County	Comments	Acres	Sale Amount
Chapter 625 Statutes 1991	CHP	CHP Tahoe-Meyers	El Dorado	Transfer to CCC	0.73	\$0

Section 4: Rescission of Authority Requested by Department with Jurisdiction

Authority	Agency	Property Name	County	Comments	Acres
Chapter 731 Statutes 1998	CDF	Call Mountain	San Benito	Owner is now opposed to an exchange	1.31
Chapter 417 Statutes 1996	DDS	Porterville Dev. Center	Tulare	Currently occupied and required for continuing program needs	345
Chapter 1190 Statutes 1983	DFG	Shasta Headquarters	Shasta	Currently occupied and required for continuing program needs	0.59
Chapter 1526 Statutes 1965	DGS	State Burial Property	Sacramento	Property is encumbered with Deed restrictions and is not marketable	0.11
Chapter 417 Statutes 1996	DMH	Patton State Hospital	San Bernardino	Facility to be expanded by 400 new beds and the program needs the land for expansion	77
Chapter 625 Statutes 1991	DMV	Redding Shasta	Shasta	Currently occupied and required for continuing program needs	1.3
Chapter 1565 Statutes 1985	MIL	Concord Armory	Contra Costa	Currently occupied and required for continuing program needs	3.04

Section 5: Proposed Surplus Real Property for 2008 Omnibus Bill

Authority	Agency	Property Name	County	Comments	Acres	Estimate
AB 567, AB 53	CDF	Fernwood Seed Orchard	Humboldt	Program is no longer using the site for growing trees and the land is no longer needed by the program; property use is rural residential, no improvements. Location: off Snow Camp Road, Korbelt	5.52	\$300,000
AB 567, AB 53	CDF	Hesperia FFS	San Bernardino	Program has moved to new forest fire station; old station will be occupied by local Parks & Rec. District that wants to purchase the property. Location: 16661 Yucca St, Hesperia	0.92	\$300,000
AB 567, AB 53	CDF	San Marcos Old FFS	San Diego	Program is moving to a new forest fire station and the old station is no longer needed for program, the buildings have reached the end of their usable life, value is in the land. Location: 234 Pico Ave, San Marcos	0.33	\$325,000
AB 567, AB 53	CDF	San Marcos New FFS	San Diego	New forest fire station build on a five acre parcel in a high value area. Surplus property is 3 acres of vacant portion not utilized by program. Location: Montecello Drive at end of cul-de-sac, Escondido	3	\$850,000
AB 567, AB 53	CDF	Valley Center FFS	San Diego	Program has moved to new forest fire station; old station has no economic life left in buildings, value is in the land; Deed contains reversionary language to return title to County of San Diego. Property will be returned to County at no cost. Location: 28741 Cole Grade Rd, Valley Center	2	\$0

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Authority	Agency	Property Name	County	Comments	Acres	Estimate
AB 567, AB 53	CDF	Manton FFS	Tehama	Program has moved to new Manton FFS, older station no longer needed by program; parcel is in rural area, fire station still has remaining life, includes water rights. Location: Ponderosa Way, Manton	2	\$300,000
AB 567, AB 53	CDF	Sonora FFS	Tuolumne	Program has moved to new Sonora FFS, older station no longer needed for program; Fairs has expressed an interest, also County of Sonora; hazardous materials clean up costs is approximately \$200,000. Location: 2 South Forest Rd, Sonora	4.73	\$450,000
AB 567, AB 53	CON	806 N. Beaudry	Los Angeles	Property contained monitoring wells that have been removed. The vacant land is no longer needed for program. Location: 806 N. Beaudry Ave, LA	0.092	\$200,000
AB 567, AB 53	DGS	Howard Forest	Mendocino	Unused portion of an exchange parcel acquired by DGS in Berkeley Lab exchange; parcel has no improvements. The CDF Mendocino Ranger Station is on the unused portion. Location: behind CDF HQ off Hwy 101, Willits	47	50,000\$
AB 53, AB 54	DGS	Golden Gate Ave	San Francisco	Property was acquired in exchange with the City of SF in FY 2004/2005; currently used as a parking lot. Location: mid-block on north side of Golden Gate Ave b/w Gough and Franklin streets, San Francisco	0.39	\$7,000,000

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Authority	Agency	Property Name	County	Comments	Acres	Estimate
AB 53, AB 54	DMH	Skyline Park	Napa	Property is leased to Napa County through Feb 2030 for \$100 per year plus maintenance; county would like to purchase. Location: a portion of Napa State Hospital, 2100 Napa Vallejo Hwy, Napa	875	\$4,000,000
AB 53, AB 54	DPR	Canyon	San Diego	Portion of larger parcel not needed by Parks; heavily wooded and part of a small lake; no improvements. Location: southern portion of Canyon Lake, Carlsbad	6	\$200,000
AB 53, AB 54	EDD	Indio Office Building	Riverside	Program is being phased out and building is no longer needed by program; 100% federal equity. Location: 47110 Calhoun Blvd, Indio	1.74	\$2,875,000
PROPOSED SURPLUS REAL PROPERTY TOTAL					948.72	\$17,250,000

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