



2020 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 2020 Surplus Property Annual 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 2019 report. In 2020, there were four property sales with a total consideration of \$5.618 million.
- Properties that have been authorized as surplus and are pending disposition. There are currently 11 properties in this category. In addition, there are four armory properties that have been authorized for disposition as excess, pursuant to special legislation.
- Properties that have been identified as excess and are pending surplus authorization. There are nine properties in this category.
- Properties that have been identified for rescission of prior surplus designation.

The information in this report reflects the status of the properties as of 2021.

The Asset Enhancement and Surplus Sales Program

The Asset Enhancement and Surplus Sales Unit of DGS' Asset Management Branch (AMB) 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.

Executive Order N-06-19

On Jan. 15, 2019, Governor Gavin Newsom signed Executive Order N-06-19 to address the acute affordable housing crisis in California. The executive order directed DGS to inventory excess state real property, including property that had been authorized for disposition as surplus, that may be suitable for the development of affordable housing. Pursuant to the executive order and in consultation with the Department of Housing and Community Development, DGS screened state properties, including all excess and surplus property, to determine their suitability for development of affordable housing. For properties potentially suitable for affordable housing development, DGS is seeking housing development via long-term lease, property exchange, or sale.

For more information on surplus property, visit the [DGS surplus property](#) website. Questions or comments regarding the 2020 Surplus Real Property Annual Report to the State Legislature can be directed to Robert W. McKinnon, Assistant Branch Chief, Asset Management Branch, at (916) 376-1814 or by email at Robert.McKinnon@dgs.ca.gov.

State Agency Abbreviations

ARB	Air Resources Board
CADA	Capitol Area Development Authority
CDCR	California Department of Corrections and Rehabilitation
CDF	California Department of Forestry and Fire Protection (CAL FIRE)
CHP	California Highway Patrol
CON	Department of Conservation
DDS	Department of Developmental Services
DGS	Department of General Services
DWR	Department of Water Resources
EDD	Employment Development Department
MIL	Military Department

Section 1: Properties Sold or Removed from State Rolls in 2020 – Sales

County: Kings

Agency: Military Department (MIL)

Property Name: Hanford Armory

Acres: 1.99

Sale Amount: \$437,000

Authority: Chapter 726, Statutes of 2018

Assessor Parcel Number: 010-490-018

Location of Property: 902 N. 11th Ave., Hanford, CA

Comments: The property was sold to the city of Hanford in September 2020. Sale proceeds were deposited in the Armory Fund.

County: Sacramento

Agency: Capitol Area Development Authority (CADA)

Property Name: CADA 1510 14th Street

Acres: ±0.143

Sale Amount: \$620,000

Authority: Chapter 32, Statutes of 2012

Assessor Parcel Number: 006-0224-026

Location of Property: 1510 14th St., Sacramento, CA

Comments: The property was sold to the current lessee in April 2020. Sale proceeds were deposited in the General Fund.

County: San Mateo

Agency: Military Department (MIL)

Property Name: Redwood City Armory

Acres: 1.68

Sale Amount: \$4,391,000

Authority: Chapter 726, Statutes of 2018

Assessor Parcel Number: 058-221-090

Location of Property: 739 Valota Road, Redwood City, CA

Comments: The property was sold to the city of Redwood City in September 2020. Sale proceeds were deposited in the Armory Fund.

Section 1 (continued): Properties Sold or Removed from State Rolls in 2020 – Sales

County: Santa Clara

Agency: Military Department (MIL)

Property Name: Malech Road Property

Acres: 6

Sale Amount: \$170,000

Authority: Chapter 726, Statutes of 2018

Assessor Parcel Number: 729-56-004

Location of Property: 9580 Malech Road, San Jose, CA

Comments: The property was sold to Santa Clara County in April 2020. Sale proceeds were deposited in the Armory Fund.

Total: \$5,618,000

Section 2: Properties Pending Disposition

Note: These properties are pending review pursuant to Executive Order N-06-19 unless otherwise noted.

County: Amador

Agency: California Department of Corrections and Rehabilitation (CDCR)

Property Name: Preston Youth Correctional Facility

Acres: 82

Authority: Chapter 505, Statutes of 2013 and Chapter 815, Statutes of 2017

Assessor Parcel Numbers: 004-290-003-000 and 004-290-006-000 (portion of)

Location of Property: 201 Waterman Road, Lone, CA

Comments: In spring 2021, the Department of General Services issued a request for concept proposals for sale and development of the property.

County: Del Norte

Agency: California Highway Patrol (CHP)

Property Name: Crescent City Area Office

Acres: 0.75

Authority: Chapter 430, Statutes of 2018

Assessor Parcel Number: 117-030-016

Location of Property: 1444 Parkway Drive, Crescent City, CA

Comments: In spring 2021, the state received a No Further Action letter on the environmental cleanup. General Services is currently assessing options for the use or disposal of this property.

County: El Dorado

Agency: Military Department (MIL)

Property Name: Placerville Armory

Acres: 2.58

Authority: Chapter 726, Statutes of 2018

Assessor Parcel Number: 325-280-03-1

Location of Property: 100 Armory Drive, Placerville, CA

Comments: In March 2021, the Department of General Services selected a developer to build affordable housing on the property under a long-term lease.

Section 2 (continued): Properties Pending Disposition

Note: These properties are pending review pursuant to Executive Order N-06-19 unless otherwise noted.

County: Fresno

Agency: Military Department (MIL)

Property Name: Reedley Armory

Acres: 2

Authority: Chapter 726, Statutes of 2018

Assessor Parcel Number: 370-122-03T

Location of Property: 601 11th St., Reedley, CA

Comments: In March 2021, the Department of General Services selected a developer to build affordable housing on the property under a long-term lease.

County: Fresno

Agency: Department of Water Resources (DWR)

Property Name: Fresno Water Resources Building

Acres: 2.79

Authority: Chapter 189, Statutes of 2021

Assessor Parcel Numbers: 445-20-13T

Location of Property: 3374 East Shields Ave., Fresno, CA

Comments: This property recently received legislative surplus authorization.

County: Imperial

Agency: Military Department (MIL)

Property Name: Brawley Armory

Acres: 1.78

Authority: Chapter 382, Statutes of 2016

Assessor Parcel Number: 046-121-004-000

Location of Property: 650 North Second St., Brawley, CA

Comments: A sale to the Brawley Unified High School District is pending.

County: Los Angeles

Agency: Air Resources Board (ARB)

Property Name: Haagen-Smit Laboratory

Acres: 2.25

Authority: Chapter 189, Statutes of 2021

Assessor Parcel Numbers: 8581-001-911

Location of Property: 9528 Telstar Ave., El Monte, CA

Comments: ARB is relocating to a new laboratory in Riverside.

Section 2 (continued): Properties Pending Disposition

Note: These properties are pending review pursuant to Executive Order N-06-19 unless otherwise noted.

County: Los Angeles

Agency: Department of Conservation (CON)

Property Name: Beaudry Street Residential Lot, Los Angeles

Acres: 0.09

Authority: Chapter 761, Statutes of 2008

Assessor Parcel Number: 5406-027-900

Location of Property: 806 Beaudry Ave., Los Angeles, CA

Comments: The property consists of a single-family lot and will be offered for sale to private entities or individuals upon completion of site remediation

Agency: California Department of Corrections and Rehabilitation (CDCR)

Property Name: Southern Youth Correctional Reception Center & Clinic, Norwalk

Acres: 32

Authority: Chapter 43, Statutes of 2020

Assessor Parcel Number: 8045-008-902

Location of Property: 13200 South Bloomfield Ave., Norwalk, CA

Comments: AB 518 (Chapter 43, Statutes of 2020) authorizes the sale of the property to the city of Norwalk, and allows a discount from fair market value if a discount will enable the provision of low or moderate income housing.

County: Los Angeles

Agency: Employment Development Department (EDD)

Property Name: Office Building, Los Angeles

Acres: 1.68

Authority: Chapter 178, Statutes of 2011

Assessor Parcel Number: 5133-003-902

Location of Property: 1405 South Broadway and 1400 South Hill Street, Los Angeles, CA

Comments: In June 2021, the Department of General Services issued a request for qualifications for long-term lease and affordable housing development of the property. Responses are due July 14, 2021.

Section 2 (continued): Properties Pending Disposition

Note: These properties are pending review pursuant to Executive Order N-06-19 unless otherwise noted.

County: Los Angeles

Agency: Military Department (MIL)

Property Name: Pomona Park Armory

Acres: 0.635

Authority: Chapter 355, Statutes of 2015

Assessor Parcel Number: 8341-011-901

Location of Property: 600 South Park Ave., Pomona, CA

Comments: The armory is being evaluated as an affordable housing site.

County: Nevada

Agency: California Highway Patrol (CHP)

Property Name: Truckee Area Office

Acres: 1.33

Authority: Chapter 430, Statutes of 2018

Assessor Parcel Numbers: 18-621-005 and 18-621-006

Location of Property: 10077 State Route 89 South, Truckee, CA

Comments: In February 2021, the Department of General Services selected a developer to build affordable housing on the property under a long-term lease.

County: Orange

Agency: Department of General Services (DGS)

Property Name: Santa Ana State Building

Acres: 0.95

Authority: Chapter 430, Statutes of 2018

Assessor Parcel Number: 008-067-36

Location of Property: 605 West Santa Ana Blvd., Santa Ana, CA

Comments: The building is being evaluated as an affordable housing site.

Section 2 (continued): Properties Pending Disposition

Note: These properties are pending review pursuant to Executive Order N-06-19 unless otherwise noted.

County: Sacramento

Agency: Capitol Area Development Authority (CADA)

Property Name: 1609 O Street

Acres: 0.59

Authority: Chapter 32, Statutes of 2012

Assessor Parcel Number: 006-0233-026

Location of Property: 1609 O St., Sacramento, CA

Comments: Property is occupied on a long-term ground lease. Improvements are owned by the lessee. Underlying fees will be offered to the lessee pending remediation of an adjacent parcel.

County: San Diego

Agency: California Highway Patrol (CHP)

Property Name: San Diego Area Office

Acres: 1.85

Authority: Chapter 430, Statutes of 2018

Assessor Parcel Number: 436-740-01

Location of Property: 4902 Pacific Highway, San Diego, CA

Comments: The Department of Social Services and CHP are cooperating on the potential programmatic use.

County: San Francisco

Agency: Department of General Services (DGS) and Employment Development Department (EDD)

Property Name: Golden Gate Avenue & Turk Street, San Francisco

Acres: 0.39, 0.29 and 0.43

Authority: Chapter 761, Statutes of 2008 and Chapter 337, Statutes of 2014

Assessor Parcel Number: 0761-062

Location of Property: 770 Golden Gate Ave., San Francisco, CA

Assessor Parcel Numbers: 0761-022, 0761-003 and 0761-002

Location of Property: Northwest corner of Golden Gate and Franklin Street, San Francisco CA

Assessor Parcel Number: 0744-006

Location of Property: Mid-block Turk Street between Franklin Street and Gough Street, San Francisco, CA

Comments: In October 2020, DGS issued a request for proposal for long-term lease and affordable housing development of the property.

Section 2 (continued): Properties Pending Disposition

Note: These properties are pending review pursuant to Executive Order N-06-19 unless otherwise noted.

County: San Joaquin

Agency: Department of General Services (DGS)

Property Name: Stockton State Building

Acres: 2.11

Authority: Chapter 189, Statutes of 2021

Assessor Parcel Numbers: 139-100-10

Location of Property: 31 East Channel St., Stockton, CA

Comments: This property recently received legislative surplus authorization.**County:** San Luis Obispo

Agency: California Department of Corrections and Rehabilitation (CDCR)

Property Name: Estrella Youth Correctional Facility

Acres: 140

Authority: Chapter 505, Statutes of 2013

Assessor Parcel Number: 025-434-001

Location of Property: 4545 Airport Road, Paso Robles, CA

Comments: The sale of the property is pending.

County: Santa Clara

Agency: Department of General Services (DGS)

Property Name: Alfred E. Alquist Building (AKA: San Jose State Building)

Acres: 1.64

Authority: Chapter 189, Statutes of 2021

Assessor Parcel Numbers: 467-46-93

Location of Property: 100 Paseo De San Antonio, San Jose, CA

Comments: DGS continues to work with San Jose State University on its plan for reuse of the Alquist Building site for housing purposes, and if that plan materializes, DGS will not sell the building as surplus.

Section 3: Properties Identified as Excess

County: Orange

Agency: Department of Developmental Services (DDS)

Property Name: Fairview Developmental Center

Acres: 109

Authority: Pending

Assessor Parcel Numbers: 420-012-16; 420-041-03; and 420-041-02

Location of Property: 2501 Harbor Blvd., Costa Mesa, CA

Comments: DDS officially closed the Fairview Developmental Center on Dec. 31, 2019. Reuse of the property is currently being evaluated.

County: Riverside

Agency: Department of Forestry and Fire Protection (CAL FIRE)

Property Name: CAL FIRE Southern Ops

Acres: 4.07

Authority: Pending

Assessor Parcel Number: 209-130-003

Location of Property: 2524 Mulberry St., Riverside, CA

Comments: In May 2021, the Department of General Services issued a request for proposal for long-term lease and affordable housing development of the property.

County: San Bernardino

Agency: Department of General Services (DGS)

Property Name: Vacant Parcel

Acres: 1.94

Authority: Pending

Assessor Parcel Number: 134-0141-035

Location of Property: 303 West 3rd St., San Bernardino, CA

Comments: The parcel is adjacent to the Caltrans District 8 headquarters building. A transfer to Caltrans is under consideration.

Section 3 (continued): Properties Identified as Excess

County: San Diego

Agency: Department of Corrections and Rehabilitation (CDCR)

Property Name: McCain Valley Conservation Camp

Acres: 432.98

Authority: Pending

Assessor Parcel Number: 611-100-06-00

Location of Property: 2550 McCain Valley Road, Boulevard, CA

Comments: The property has been offered to other state departments.

County: Sonoma

Agency: Department of Developmental Services (DDS)

Property Name: Former Sonoma Developmental Center

Acres: 945

Authority: Pending

Assessor Parcel Numbers: 054-150-013-000; 054-150-005-001; 054-150-010-002; 054-090-001-000 and 054-080-001-000 (portion)

Location of Property: 15000 Arnold Drive, Eldridge, CA

Comments: The state and Sonoma County have agreed to prepare a specific plan for the property, which will provide the basis for reuse decisions. The planning effort began in mid 2019 and is anticipated to take two to three years to complete.

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

No properties were identified for rescission of surplus designation.