



2022 SURPLUS REAL PROPERTY ANNUAL REPORT TO THE STATE LEGISLATURE



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Asset Management Branch
Real Estate Services Division

Table of Contents

Overview.....	3
The Asset Enhancement and Surplus Sales Program.....	3
Executive Order N-06-19	4
State Agency Abbreviations.....	5
Section 1: Properties Sold or Removed from State Rolls in 2022 – Sales	6
Section 2: Properties to be Leased for Affordable Housing	7 - 8
Section 3: Properties Pending Disposition	9 - 11
Section 4: Properties Identified as Excess	12 - 14
Section 5: Properties Rescinded or Identified for Rescission of Surplus Authorization	15

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 2022 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 2021 report. In 2022, there were no property sales.
- Properties that will be leased for affordable housing. There are currently six properties in this category.
- Properties that have been authorized as surplus and are pending disposition. There are currently nine properties in this category.
- Properties that have been identified as excess and are pending surplus authorization. There are currently eight properties in this category.
- Properties that have been identified for rescission of prior surplus designation. There are currently 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) 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 Government Code Section 14671.2, the Director of DGS is authorized to offer excess property for long-term lease for affordable housing. DGS has thus far selected sixteen developers to lease excess parcels through 2022. The projects are estimated to create over 5,000 units of new housing. Additional sites will be offered for lease in 2023.

For more information on surplus property, visit the [DGS surplus property](#) website. Questions or comments regarding the 2022 Surplus Real Property Annual Report to the State Legislature can be directed to contact Kerry Zadel, Assistant Branch Chief, Asset Management Branch, Real Estate Services Division, Department of General Services at (916) 376 -1617 or by email at Kerry.Zadel@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 2022 – Sales

No properties were sold or removed from State rolls in 2022.

Section 2: Properties to be Leased for Affordable Housing

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: A developer has been selected for development of an affordable housing project.

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 Street, Reedley, CA

Comments: A developer has been selected for development of an affordable housing project.

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: A developer has been selected to develop an affordable housing project on the property.

Section 2 (Continued): Properties to be Leased for Affordable Housing

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: A developer has been selected for development of an affordable housing project.

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 Street, Riverside, CA

Comments: A developer has been selected for development of an affordable housing project.

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: A developer has been selected to develop an affordable housing project.

Section 3: 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: No proposals were received in 2022. The property will be re-solicited for proposals in 2023.

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: The property is being evaluated as an affordable housing site.

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 Avenue, 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.

Section 3 (continued): Properties Pending Disposition

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

County: Los Angeles

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 Avenue, Norwalk, CA

Comments: AB 518 (Chapter 43, Statutes of 2020) authorizes the sale of the property to the city of Norwalk.

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 Avenue, Pomona, CA

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

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 Boulevard, Santa Ana, CA

Comments: The City of Santa Ana has agreed to purchase the building.

Section 3 (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 Street, 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 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. (Note, this sale closed in January 2023 which will be reported in the 2023 surplus property report.)

Section 4: Properties Identified as Excess

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 Avenue, Fresno, CA

Comments: The building is being evaluated for adaptive reuse for affordable housing.

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 Avenue, El Monte, CA

Comments: ARB is relocating to a new laboratory in Riverside. The property will be offered for sale in 2023.

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 Boulevard, Costa Mesa, CA

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

Section 4 (continued): Properties Identified as Excess

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 Street, San Bernardino, CA

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

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: 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 Street, Stockton, CA

Comments: The building is being evaluated for adaptive reuse for affordable housing.

Section 4 (continued): Properties Identified as Excess

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.

County: Sonoma

Agency: Department of Developmental Services (DDS)

Property Name: Former Sonoma Developmental Center

Acres: 945 (Note: approximately 180 acres are being offered for development.)

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 County of Sonoma has approved a Specific Plan for the future use of the property.

Section 5: Properties Rescinded or Identified for Rescission of Surplus Authorization

No properties were identified for rescission of surplus designation.