



2023 SURPLUS and EXCESS REAL PROPERTY

ANNUAL REPORT TO THE LEGISLATURE



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Asset Management Branch
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Overview

Pursuant to Government Code Sections 11011 and 14684.3 (f), the Department of General Services (DGS) prepares an Annual Report to the Legislature on state-owned real property that has been authorized for disposition as surplus and excess real property that has been identified for long-term lease for the development of affordable housing.

Surplus Property

DGS reports to the Legislature annually, with respect to each parcel of land authorized to be sold as surplus, giving the following information:

- (1) A description or other identification of the property.
- (2) The date of authorization.
- (3) With regard to each parcel sold after the next preceding report, the date of sale and price received, or the value of the land received in exchange.
- (4) The present status of the property, if not sold or otherwise disposed of at the time of the report.

The 2023 report on surplus property is organized as follows:

- **Section 1.** Properties that have been sold or otherwise removed from the state's property rolls since the 2022 report. In 2023, there were two property sales.
- **Section 2.** Properties that have been authorized as surplus and are pending disposition. There are currently 10 properties in this category.
- **Section 3.** Properties that have been identified as excess and are pending surplus authorization. There is currently one property in this category.

Excess Property for Affordable Housing

Executive Order N-06-19 and Government Code Section 14684.3 require DGS to identify excess state property that is suitable for long-term lease for the development of affordable housing. Pursuant to Government Code Section 14684.3, DGS reports to the Legislature on the status of the excess state properties identified, including, but not limited to, whether the property has been leased and, if so, for what purpose.

The 2023 report on excess property is organized as follows:

- **Section 4.** Properties that were leased for affordable housing. There are four properties in this category.
- **Section 5.** Properties that are pending lease for affordable housing. There are currently 15 properties in this category.

Background

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; maximize job creation; create affordable housing; facilitate historic preservation and reuse; and return 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 19 developers to lease excess parcels through 2023. The projects are estimated to create over 4,400 units of new housing. Additional sites will be offered for lease in 2024.

For more information on surplus property, visit the [DGS Real Estate Surplus Property](#) website. For more information on the Excess Sites program, visit the [Affordable Housing Development](#) website. Questions or comments regarding the Surplus and Excess Real Property Report to the Legislature can be directed to Asset Management Assistant Branch Chief Kerry Zadel at (916) 376-1617 or by email at Kerry.Zadel@dgs.ca.gov.

State Agency and Department 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
DSH	Department of State Hospitals
EDD	Employment Development Department
MIL	Military Department
SCO	State Controller's Office
SPB	State Personnel Board

Surplus Property

Section 1: Surplus Properties Sold or Removed from State Rolls in 2023

County: Orange

Agency/Department: Department of General Services (DGS)

Property Name: Santa Ana State Building

Acres: 0.95

Sale Amount: \$2,300,000

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 sale to the city of Santa Ana closed in December of 2023. The sales price was based on a fair market value appraisal of the property.

County: San Luis Obispo

Agency/Department: California Department of Corrections and Rehabilitation (CDCR)

Property Name: Estrella Youth Correctional Facility

Acres: 140

Sale Amount: \$4,755,000

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 closed in January 2024. The sales price was based upon the highest offer received in response to a Request for Proposals.

Section 2: Surplus Properties Pending Disposition

County: Amador

Agency/Department: 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: Due to the rural location of the property and limited market opportunities, the sale of this property has been a challenge. The property continues to be advertised for sale.

County: Del Norte

Agency/Department: 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: 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 2 (continued): Surplus Properties Pending Disposition

County: Los Angeles

Agency/Department: 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 relocated to a new laboratory in Riverside. The property is being evaluated for affordable housing.

County: Los Angeles

Agency/Department: 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: Assembly Bill 518 (Chapter 43, Statutes of 2020) authorizes the sale of the property to the city of Norwalk. The sale to the city is expected in 2024.

County: Los Angeles

Agency/Department: 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.

Section 2 (continued): Surplus Properties Pending Disposition

County: Orange

Agency/Department: Department of Developmental Services (DDS)

Property Name: Fairview Developmental Center

Acres: 109

Authority: Government Code Section 14670.31

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 (FDC) on December 31, 2019. Reuse of the property is currently being evaluated. The city of Costa Mesa is preparing a specific plan for the campus. DDS will retain approximately 20 acres of the property for affordable housing and complex needs housing. FDC is also slated to be the future home of the California Governor's Office of Emergency Services (Cal OES) Southern Region: Emergency Operations Center.

County: San Diego

Agency/Department: 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: Santa Clara

Agency/Department: 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 and San Jose State University (SJSU) are finalizing the transfer of jurisdiction of the building to SJSU. The university plans to use the site for faculty housing. The transfer of jurisdiction is expected to be finalized in 2024.

Section 2 (continued): Surplus Properties Pending Disposition

County: Sonoma

Agency/Department: DDS

Property Name: Former Sonoma Developmental Center

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

Authority: Government Code Section 14670.10.5

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: Sonoma County adopted a specific plan, a general plan amendment and a rezone, and certified an Environmental Impact Report (EIR) for the former Sonoma Developmental Center in December 2022. The state selected a buyer for exclusive negotiations in April 2023. A California Environmental Quality Act (CEQA) challenge to the EIR was filed in January 2023. The selected buyer filed a preliminary application in August 2023. The court issued a tentative ruling on the CEQA challenge in April 2024. The County will need to revise and recirculate the EIR based on the court's pending final ruling. In January 2024, approximately 650 acres of open space bordering Jack London State Historic Park was transferred to the California Department of Parks and Recreation.

Section 3: Excess Property Identified for Surplus Authorization

County: San Diego

Agency/Department: 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 DGS Office of Sustainability is currently conducting a feasibility assessment to determine the site's suitability for a large, commercial-scale renewable energy generation and storage project. The intent is to use large parcels of vacant state land for third-party leases to generate renewable energy.

Excess Property for Affordable Housing

Section 4: Excess Properties Leased for Affordable Housing

County: El Dorado

Agency/Department: DGS

Property Name: Sugar Pine Village

Location of Property: 1860 Lake Tahoe Boulevard and 1029 Tata Lane, South Lake Tahoe, CA

Proposed Development: 248 units, 91% less than 60% area median income (AMI), 22 units at 80% AMI, in four phases

Developer: Related California

Status: Construction of Phase I (68 units) will be complete in fall 2024. Phase II is under construction, with completion scheduled for 2025. Phases III and IV are pending.

County: Fresno

Agency/Department: MIL

Property Name: Reedley Armory

Location of Property: 601 11th Street, Reedley, CA

Proposed Development: 48 affordable units (47 units at 50% AMI or below)

Developer: Self-Help Enterprises

Status: Under construction. Expected occupancy date October 31, 2024.

County: Riverside

Agency/Department: Department of Forestry and Fire Protection (CDF)

Property Name: CAL FIRE Southern Ops

Location of Property: 2524 Mulberry Street, Riverside, CA

Proposed Development: ± 209 units, 100% affordable

Developer: Eden Housing

Status: Phase I closed on April 30. Phase 1 will be a 1.25-acre senior community with 58 income-restricted senior units and one manager unit. Phase II will be a 2.81-acre family housing community with 149 family units and one manager unit. Phase II is expected to start construction no later than June 2025 to meet the proposed construction completion deadline of December 31, 2026.

Section 4 (continued): Excess Properties Leased for Affordable Housing

County: Sacramento

Agency/Department: MIL

Property Name: Arden Armory

Location of Property: 440 Arden Way, Sacramento, CA

Proposed Development: 124 units

Developer: Bridge Housing

Status: Start of construction estimated October 2024

County: Sacramento

Agency/Department: Capital Area Development Authority (CADA)

Property Name: Sonrisa

Location of Property: 1322 O Street, Sacramento

Proposed Development: 58 units (57 low-/very low-income, one manager unit)

Developer: Capitol Area Development Authority (CADA)

Status: Project is complete and fully occupied.

Section 5: Excess Properties Pending Lease for Affordable Housing

County: El Dorado

Agency/Department: MIL

Property Name: Placerville Armory

Location of Property: 100 Armory Drive, Placerville, CA

Proposed Development: 83 units, 30% to 60% AMI

Developer: Jamboree

County: Fresno

Agency/Department: DGS

Property Name: Former Water Resources Building

Location of Property: 3374 East Shields Avenue, Fresno, CA

Proposed Development: 224 units

Developer: Laing Companies and Valued Housing

County: Lake

Agency/Department: DGS

Property Name: Clearlake Apartments

Location of Property: Clearlake, CA

Proposed Development: 80 units, 25% to 60% AMI

Developer: Chelsea

County: Los Angeles

Agency/Department: CDCR

Property Name: Former CDCR Parole Office

Location of Property: 233 N. 2nd Avenue, Covina, CA 91723

Proposed Development: 60 units senior housing

Developer: Laing Companies LLC and Valued Housing

County: Los Angeles

Agency/Department: Employment Development Department (EDD)

Property Name: Office Building

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

Proposed Development: 303 units

Developer: Related and Weingart

Section 5 (Continued): Excess Properties Pending Lease for Affordable Housing

County: Los Angeles

Agency/Department: MIL

Property Name: Montebello Armory

Location of Property: 244 George Hensel Drive, Montebello, CA

Proposed Development: 57 units total: 31 units 30% AMI, 25 units 60% AMI, one manager unit

Developer: Clifford Beers Housing

County: Marin

Agency/Department: CDCR

Property Name: San Quentin

Location of Property: 101 Sir Francis Drake Boulevard, Marin County

Proposed Development: ± 230 units (115 units at 120% AMI, 114 units at 50% AMI or below)

Developer: Eden Housing/Thompson Dorfman

Status: Start of construction estimated May 2025

County: Placer

Agency/Department: CHP

Property Name: Truckee Area Office

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

Proposed Development: 55 units

Developer: The Pacific Companies

County: Sacramento

Agency/Department: EDD and State Personnel Board

Property Name: EDD Headquarters Building, EDD Solar Building and State Personnel Board Building

Location of Property: 800 and 801 Capitol Mall, Sacramento, CA

Proposed Development: Adaptive reuse with 677 residential units

Developer: McCormick Baron Salazar withdrew and DGS is evaluating options.

County: Sacramento

Agency/Department: DGS

Property Name: R Street Warehouse

Location of Property: 805 R Street, Sacramento, CA. 95811

Proposed Development: 241 units

Developer: Mutual Housing/CADA

Section 5 (Continued): Excess Properties Pending Lease for Affordable Housing

County: San Diego

Agency/Department: DGS

Property Name: San Diego State Office Building

Location of Property: 1350 Front Street, San Diego, CA

Proposed Development: 1,458-unit mixed-use development with low-income, moderate income, workforce housing, and market-rate housing.

Developer: The Michaels Organization

County: San Francisco

Agency/Department: DGS and EDD

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

Location of Property:

- 770 Golden Gate Avenue, San Francisco, CA
- Northwest corner of Golden Gate and Franklin Street, San Francisco CA
- Mid-block Turk Street between Franklin Street and Gough Street, San Francisco

Proposed Development: 91 units (Turk), 171 units (Golden Gate) (AMI average of 40-42%)

Developer: MidPen/Tishman Speyer

County: San Joaquin

Agency/Department: State Controller's Office (SCO)

Property Name: La Passeggiata

Location of Property: 622 Lindsay Street, Stockton, CA 95202

Proposed Development: 94 units, 30% to 80% AMI

Developer: Visionary Home Builders

County: San Luis Obispo

Agency/Department: Department of State Hospitals (DSH)

Property Name: Atascadero State Hospital

Location of Property: 10331 El Camino Real, Atascadero, CA 93422

Proposed Development: 72 units

Developer: People's Self Help Housing Corporation