



July 23, 2008

Ms. Diane F. Boyer-Vine
Legislative Counsel
State Capitol, Room 3021
Sacramento, CA 95814

Dear Ms. Boyer-Vine:

Pursuant to the requirements of Government Code Section 11011, the Department of General Services (DGS) is submitting the Surplus Proprietary Land 2008 Annual Report to the State Legislature.

In keeping with our commitment to encourage conservation, we have posted this report to our website. The report can be viewed at <http://www.legi.dgs.ca.gov/Publications/2008LegislativeReports.htm>. The report is entitled *Surplus Proprietary Land 2008 Annual Report to the State Legislature*.

If you wish to receive a printed copy of this report, please contact Gregory Holtom, Senior Real Estate Officer (Specialist), Asset Management Branch, Real Estate Services Division, Department of General Services, at (916) 375-4009.

Sincerely,

William C. Bush
Director

cc: See attached distribution list #2

Doug Button, Deputy Director, Real Estate Services Division, Department of General Services

Gregory Holtom, Senior Real Estate Officer (Specialist), Asset Management Branch, Real Estate Services Division Department of General Services

DISTRIBUTION #2
LEGISLATIVE REPORT LISTING

ORIGINAL LETTER TO EACH OF THE FOLLOWING:

Ms. Diane F. Boyer-Vine
Legislative Counsel
State Capitol, Room 3021, B-30
Sacramento, CA 95814
(1 original)

Mr. E. Dotson Wilson
Chief Clerk of the Assembly
State Capitol, Room 3196, E-24
Sacramento, CA 95814
(1 original)

Mr. Gregory Palmer Schmidt
Secretary of the Senate
State Capitol, Room 3044, E-22
Sacramento, CA 95814
(1 original)

COPY OF LEGISLATIVE COUNSEL'S LETTER TO EACH OF THE FOLLOWING:

Chris Kahn, Legislative Affairs Secretary
Office of the Governor
State Capitol, First Floor, E-15
Sacramento, CA 95814

Mary Ann DeWitt, Budget and Planning Officer
Office of Fiscal Services
707 Third Street, 9th Floor, Z-1
West Sacramento, CA 95605

Greg Hurner, Deputy Secretary--Legislation
State and Consumer Services Agency
915 Capitol Mall, Room 200, C-14
Sacramento, CA 95814

Mike Webb, Deputy Director--Legislative Affairs
Department of General Services
707 Third Street, 8th Floor, Z-1
West Sacramento, CA 95605

Todd Jerue, Program Budget Manager
Department of Finance
915 L Street, A-15
Sacramento, CA 95814

Office of Legislative Counsel
Attention: Indexing Division
925 L Street, Suite 1150, B-30
Sacramento, CA 95814

Karen Finn, Program Budget Manager
Department of Finance
915 L Street, A-15
Sacramento, CA 95814

California State Library
Information Resources and Government Publications
914 Capitol Mall, E-29
Sacramento, CA 95814

Will Semmes, Chief Deputy Director
Department of General Services
707 Third Street, 8th Floor, Z-1
West Sacramento, CA 95605

Originating Office

Scott Harvey, Chief Deputy Director
Department of General Services
707 Third Street, 8th Floor, Z-1
West Sacramento, CA 95605

LEGISLATURE--REVISED 7/17/08

SURPLUS REAL PROPERTY

2008

Annual Report
to the
State Legislature



2008 Surplus Real Property Report

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.

Table of Contents

Page

Section 1	Completed dispositions of surplus real property by fiscal year:	
	Fiscal Year 2002/2003 -----	2
	Fiscal Year 2003/2004 -----	3
	Fiscal Year 2004/2005 -----	4
	Fiscal Year 2005/2006 -----	5
	Fiscal Year 2006/2007 -----	6
Section 2	Surplus real property that was authorized to be sold, leased, or exchanged but rescinded by the Legislature -----	7
Section 3	Dispositions of surplus real property that were still pending as of December 31, 2007 -----	8
Section 4	Rescission of authority requested by departments with jurisdiction -----	9
Section 5	Surplus real property recommended for inclusion in the omnibus bill -----	10

Appendix

State Agency abbreviations -----	12
----------------------------------	----

COMPLETED DISPOSITIONS OF SURPLUS REAL PROPERTY

SECTION 1

Fiscal Year 2002/2003

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Sale Amount</i>
Sales						
Chp 610 Statutes 2001	CTCA	Raymond St, Oakland	Alameda	Sold to private party	0.1	\$180,000
Chp 193 Statutes 1996	DGS	107 S. Broadway	Los Angeles	Sold to Federal Government	3.7	\$2,500,000
Chp 193 Statues 1996	OES	Meadowview	Sacramento	Sold to City of Sacramento	5.5	\$170,000
No Cost Transfer						
Chp 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						
Chp 1144 Statutes 1996	DDS	Sonoma	Sonoma	Transfer to DPR	250	\$0
FY 2002/2003 Total					260.3	\$2,850,000

COMPLETED DISPOSITIONS OF SURPLUS REAL PROPERTY

SECTION 1

Fiscal Year 2003/2004

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Sale Amount</i>
Enhancement Project						
Chp 193 Statutes 1996	DDS	Agnews West Campus	Santa Clara	Sold to private party	4.55	\$10,821,000
				Sold to private party	11.84	\$28,105,000
				Sold to City of Santa Clara Redevelopment agency for child care center	1.21	\$2,438,375
				No cost transfer to City of Santa Clara in exchange for entitlements property used for roadways and utilities	0.29	Included in project
Sales						
Chp 262 Statutes 1997	DGS	Warehouse	Sacramento	Sold to CADA	1.81	\$300,000
Chp 262 Statutes 1997	DGS	Ron Mandela Garden	Sacramento	Transferred to CADA, cost of site cleanup exceeded value of the property	2.05	
Chp 1309 Statutes 1990	EDD	Bakersfield Office	Kern	Sold to City of Bakersville Redevelopment Agency	0.74	\$600,000
Chp 324 Statutes 597	EDD	Marysville Office	Yuba	Sold to private party	1.41	\$425,000
FY 2003/2004 Total					23.27	\$42,689,375

COMPLETED DISPOSITIONS OF SURPLUS REAL PROPERTY

SECTION 1

Fiscal Year 2004/2005

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Sale Amount</i>
Enhancement Projects						
Chp 770 Statutes 2000	CDCR	Cal Institute Men Chino	San Bernardino	Sold to private party	470	\$120,250,000
	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
	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						
Chp 193 Statues 1996	DDS	Agnews DC West	Santa Clara	Sold to private party	12	\$20,400,000
Chp 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
	DYA	No CA Youth Center	San Joaquin	Sold to San Joaquin County Superintendent of Schools and Education	90.87	\$636,132
Chp 391 Statues 1994	EDD	2348 Baldwin Ave, Oroville	Butte	Sold to private party	1.46	\$55,501
Chp 324 Statutes 1998	EDD	343 22nd St, Richmond	Contra Costa	Sold to private party	1.72	\$1,600,000
Chp 258 Statutes 2003	MIL	Calexico Armory	Imperial	Sold to City of Calexico	2.06	\$180,000
Chp 770 Statutes 2000	MIL	Quincy Armory	Plumas	Sold to County of Plumas	3.62	\$130,000
No Cost Transfer						
Chp 974 Statutes 2002	DGS	San Francisco	San Francisco	Exchange of properties 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

COMPLETED DISPOSITIONS OF SURPLUS REAL PROPERTY

SECTION 1

Fiscal Year 2005/2006

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Sale Amount</i>
Enhancement Projects						
Chp 193 Statutes 1996	DDS	Fairview Dev. Center	Orange	Sold to private party	6.25	\$11,100,000
Sales						
Chp 625 Statutes 1991	CHP	Salinas	Monterey	Sold to private party	0.94	\$1,029,000
Chp 620 Statutes 1989	DFG	Rio Vista	Solano	Sold to private party	1.3	\$151,000
Chp 262 Statutes 1997	DGS	1422 16th St, Sacramento	Sacramento	Sold to CADA for East End Gateway #2	0.44	\$225,965
	DGS	1510 16th St, Sacramento	Sacramento	Sold to CADA for East End Gateway #3	0.72	\$438,536
	DGS	1517 N St, Sacramento	Sacramento	Sold to CADA for East End Trailer Site #1	0.92	\$193,810
	DGS	1601 16th St, Sacramento	Sacramento	Sold to CADA for East End Gateway #4	0.44	\$315,820
Chp 770 Statutes 2000	DHS	Lambie Road	Solano	Sold to private party	49.14	\$543,500
Chp 1266 Statutes 1982	DMH	Patton State Hospital	San Bernardino	Sold to sovereign nation: Manuel Band of Indians	25	\$7,050,000
Chp 625 Statues 1991	EDD	Tule St, Mendota	Fresno	Sold to private party	0.43	\$180,000
Chp 258 Statutes 2003	MIL	2nd St Armory, San Jose	Santa Clara	Sold to private party	0.3	\$1,800,000
	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
No Cost Transfer						
Chp 770 Statutes 2000	DGS	Alder Park	Sonoma	No cost transer to Sonoma County as authorized in legislation	2.5	\$0
Transfer of Jurisdiction						
Chp 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

**\$25,791,131
SECTION 1**

COMPLETED DISPOSITIONS OF SURPLUS REAL PROPERTY

Fiscal Year 2006/2007

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Sale Amount</i>
Sales						
Chp 255 Statutes 2006	CDCR & DPR	Folsom State Prison	Sacramento	Sold to City of Folsom	11.89	\$234,000
Chp 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
Chp 417 Statutes 1996	DMH	Paloma Park, Atascadero	San Luis Obispo	Sold to City of Atascadero at 50% of Fair Market Value for use as Paloma City Park (\$1,500,000)	19.5	\$750,000
No Cost Transfer						
Chp 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						
Chp 649 Statutes 1996	DHS	Berkeley Laboratory	Alameda	Exchange of property with University of California for the Mendocino Ranger HQ and the Howard Forest property; the difference in 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

RESCINDED AUTHORITY TO DISPOSE OF SURPLUS REAL PROPERTY

SECTION 2

Fiscal Year 2002/2003 through 2006/2007

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>
Chp 568 Statutes 1995	DGS	San Diego Office Building	San Diego	Rescinded by Chpt 723 Statutes 2003	2.7

PENDING DISPOSITIONS OF SURPLUS REAL PROPERTY (TO 12/31/07)

SECTION 3

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Gross Amount</i>
Enhancement Projects						
Chp 695 Statutes 1992	CDCR	LA Reception Center	Los Angeles	Property in escrow with the Redevelopment Agency of City of LA who is obtaining funding to close the sale	20	\$9,879,400
	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
Chp 631 Statutes 2002	DGS	Bay Area Research Ext Ctr.	Stanta Clara	Property is in escrow with private party and City of Santa Clara Redevelopment Agency	17.6	\$44,484,275
Chp 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
Chp 417 Statutes 1996	DDS	Lanterman 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 can not be determined until acreage is established)	TBD	not appraised
Chp 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 is to be determined.	13	not appraised
Sales						
Chp 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						
Chp 625 Statutes 1991	CHP	CHP Tahoe-Meyers	El Dorado	Transfer to CCC	0.73	\$0

RESCISSION OF AUTHORITY REQUESTED BY DEPT. WITH JURISDICTION**SECTION 4**

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>
Chp 731 Statutes 1998	CDF	Call Mountain	San Benito	Owner is now opposed to an exchange	1.31
Chp 417 Statutes 1996	DDS	Porterville Dev. Center	Tulare	Currently occupied and required for continuing program needs	345
Chp 1190 Statutes1983	DFG	Shasta Headquarters	Shasta	Currently occupied and required for continuing program needs	0.59
Chp1526 Statutes1965	DGS	State Burial Property	Sacramento	Property is encumbered with Deed restrictions and is not marketable	0.11
Chp 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
Chp 625 Statutes 1991	DMV	Redding Shasta	Shasta	Currently occupied and required for continuing program needs	1.3
Chp 1565 Statutes 1985	MIL	Concord Armory	Contra Costa	Currently occupied and required for continuing program needs	3.04

PROPOSED SURPLUS REAL PROPERTY FOR THE 2008 OMNIBUS BILL

SECTION 5

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Estimate</i>
<i>Included in Recent Bills AB 567, AB 53</i>	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, Korbel	5.52	\$300,000
<i>AB 567, AB 53</i>	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
	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
	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
<i>AB 567, AB 53</i>	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 reveresionary 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
<i>AB 567, AB 53</i>	CDF	Manton FFS	Tehama	Program has moved to new Manton FFS, older station no longer needed by program; parcel is in a rural area, fire station still has remaining life, includes water rights. Locaton: Ponderosa Way, Manton	2	\$300,000

PROPOSED SURPLUS REAL PROPERTY Cont'd

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Estimate</i>
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 cost 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 tht have been removed. The vacant land is no longer needed for program. Location: 806 N. Beaudry Ave, LA	0.092	\$200,000
	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	\$450,000
AB 53, AB 54	DGS	Golden Gate Ave	San Francisco	Property was acquired in an 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
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
	DPR	Canyon Lake	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
	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 Dept. of Corrections & Rehabilitation
CDF	California Dept. of Forestry & Fire Protection (aka, CALFIRE)
CHP	California Highway Patrol
CTCA	California Trade & Commerce Agency
CONS	Dept. of Conservation
DDS	Dept. of Developmental Services
DFG	Dept. of Fish and Game
DGS	Dept. of General Services
DHS	Dept. of Health Services
DMH	Dept. of Mental Health
DMV	Dept. of Motor Vehicles
DPR	Dept. of Parks and Recreation
DYA	Dept. of Youth Authority (now a part of CDCR)
EDD	Employment Development Department
MIL	Military Department
OES	Office of Emergency Services