



July 20, 2009

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 (F), the Department of General Services (DGS) is submitting the 2009 Surplus Real Property Annual Report to the State Legislature.

In keeping with our commitment to encourage conservation, we have posted this report to our website. The can be viewed at <http://www.legi.dgs.ca.gov/Publications/2009legislativeReports.htm>. The report is entitled *2009 Surplus Real Property Annual Report to the Legislature*.

If you wish to receive a printed copy of this report, please contact Chris Christman, Senior Real Estate Officer, Asset Management Branch, Real Estate Services Division, Department of General Services, at (916) 375-4120 or chris.christman@dgs.ca.gov.

Sincerely,

William C. Bush
Director

cc: See attached distribution list #2
Doug Button, Deputy Director, Real Estate Services Division, Department of General Services
Chris Christman, Senior Real Estate Officer, 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:

Michael Pro시오, 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

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

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

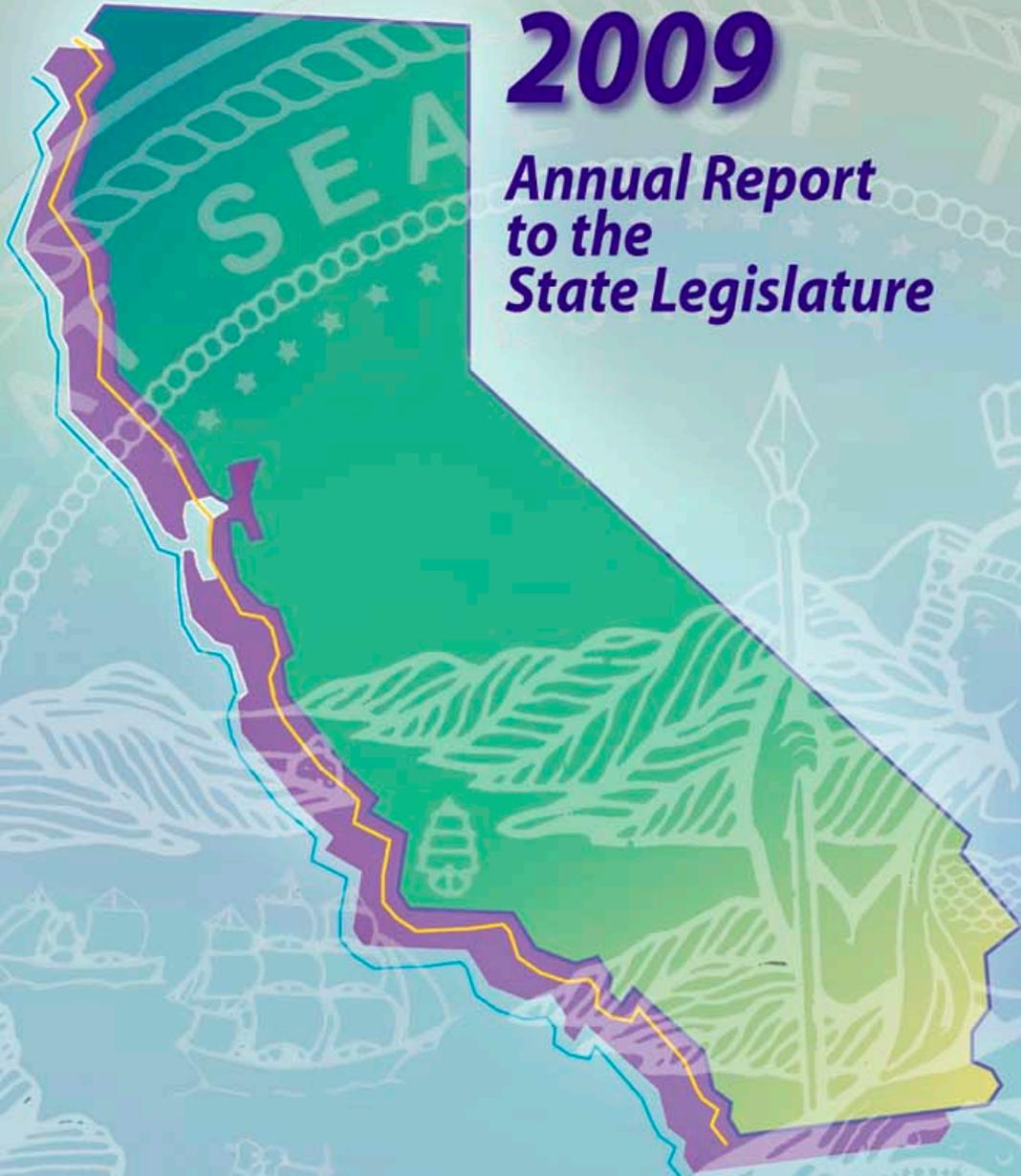
Scott Harvey, Chief Deputy Director
Department of General Services
707 Third Street, 8th Floor, Z-1
West Sacramento, CA 95605

LEGISLATURE--REVISED 5/21/09

Surplus Real Property

2009

Annual Report
to the
State Legislature



**2009 Surplus Real Property
Annual Report to the State Legislature**

Table of Contents

Overview	1
Section 1	
Completed dispositions of surplus real property calendar year ended December 31, 2008	2-3
Section 2	
Pending Dispositions of surplus real property	4-9
Section 3	
Proposed surplus real property for the 2009 omnibus bill	10
Section 4	
Rescission of Authorization for Sale or Disposition	11-13
Section 5	
Requests for Rescission of Authorization for Sale or Disposition	14
Appendix	
State agency abbreviations	15

Overview

The Department of General Services (DGS) is required to prepare an annual report to the Legislature on state-owned real estate that has been identified as excess (surplus) by State agencies, departments, boards, and commissions. The DGS is also required to report on the current status of excess properties that the Legislature has authorized for sale or disposition. The report is prepared by the DGS pursuant to Government Code Section 11011.

The report describes the following categories of properties:

- properties that have been sold or otherwise removed from the State's property rolls since the last surplus property report;
- properties that have been authorized for sale and disposition and are pending final action are listed with a status summary;
- properties that have been identified as excess by State agencies and departments for inclusion in the 2009 surplus property omnibus bill; and
- properties for which prior surplus authorization has been rescinded or for which a rescission of the authorization has been requested.

Change in Reporting Periods

Commencing with the 2009 Annual Report to the Legislature, the DGS will report on a calendar year basis. Prior reports were prepared using a fiscal year reporting period. As a result, the reports did not include surplus property activity for the period July through December. Surplus activity for that period was reported in the following annual report. This six-month lag in reporting the status of surplus properties to the Legislature did not meet the intent of the original statute.

The 2009 report contains a one-time 18 month reporting period in order to "catch-up" with all surplus activity. This report covers surplus activity for the period July 1, 2007, through December 31, 2008. The 2010 report will be the first report to be based upon the January through December reporting period which will make the report more timely and useful for the Legislature.

SECTION 1

COMPLETED DISPOSITIONS OF SURPLUS REAL PROPERTY - July 1, 2007 thru December 31, 2008

<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						
Chapter 1500 Statutes of 1995	DDS	Agnews West D.C.	Santa Clara	The property was purchased in August of 2001 by Rivermark Partners which was a partnership of Centex Homes, Lennar Homes and Shea Homes. The original purchase and sale agreement provided profit participation by the State in a master planned residential development. The State would share evenly with the developer all profits above a certain return which was negotiated at the time of the sale. The payment of the State's profit share was triggered by the sale of the final residential unit which occurred in late 2007.	150	\$22,749,500

SECTION 1

COMPLETED DISPOSITIONS OF SURPLUS REAL PROPERTY - July 1, 2007 thru December 31, 2008

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Sale Amount</i>
Sales						
Chapter 695 Statutes of 1992	CDCR	L.A. Reception Center	Los Angeles	The property was purchased in November of 2008 by the Los Angeles Redevelopment Agency. This site was acquired during the Deukmejian administration for a corrections facility. Local opposition to the construction of a corrections facility at this location precluded the State's intended use. Following lengthy negotiations with the City of Los Angeles Redevelopment Agency and the preparation of an approved contaminated soil remediation plan, the parcel was sold in November 2008. The City intends to develop a "Green" industrial park on the site.	20	\$12,291,483
CADA Sales						
Chapter 262 Statutes of 1997	DGS	P and 16th Streets	Sacramento	The property was purchased by a private party in June of 2008. The site will be developed with a for-sale two-plex unit.	0.04	\$111,000
					TOTAL	\$35,151,983

SECTION 2

PENDING DISPOSITIONS OF SURPLUS REAL PROPERTY (As of December 31, 2008)

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Estimated Value</i>
Enhancement Projects						
Chapter 631 Statutes of 2002	DGS	Bay Area Research Extension Center (BAREC)	Santa Clara	This property was owned by the University of California and was used for the testing of agricultural chemicals, fertilizers, and pesticides. The property is in escrow with a private residential developer and with the City of Santa Clara for development of an in-fill residential project to include affordable senior housing. The City has approved the development. However close of escrow is being delayed by a legal challenge to the project environmental impact report (EIR) by a group of local citizens who want the property retained as open space as an urban farm. The buyers will not proceed with the sale until the legal challenge to the EIR has been resolved by the court.	17.6	\$44,484,275
Chapter 417 Statutes of 1996	DDS	Lanterman Developmental Center	Los Angeles	The DGS and DDS are commencing the first phase of a study to identify which portions of the 300-acre Lanterman campus may be excess to the needs of the developmental center and suitable for sale or disposition by the DGS.	TBD	N/A

SECTION 2

PENDING DISPOSITIONS OF SURPLUS REAL PROPERTY (As of December 31, 2008)

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Estimated Value</i>
Chapter 761 Statutes of 2008	CDF	Escondido FS (New San Marcos)	San Diego	This property is excess to the needs of CalFire. The site is suitable for a six or seven parcel residential subdivision. The DGS is in the initial marketing phase of the property.	3	\$850,000
Chapter 1265 Statutes of 1982	DGS	L.A. Civic Center	Los Angeles	This is the site of the former State office building in downtown Los Angeles. The City and County of Los Angeles have relinquished their partial interest in the property. The DGS is commencing the initial phase of a reuse assessment for the site.	2	\$2,000,000
Chapter 925 Statutes of 2004	CDCR	Nelles Youth Correctional Center (Former CYA)	Los Angeles	The DGS had this property in escrow in 2007 for a sales price of \$107 million dollars. At the request of the Department of Corrections and Rehabilitation, the DGS pulled the property off of the market. CDCR and the Receiver are continuing to assess the reuse of the property for Corrections facilities.	75	\$70,000,000

SECTION 2

PENDING DISPOSITIONS OF SURPLUS REAL PROPERTY (As of December 31, 2008)

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Estimated Value</i>
Sales						
Chapter 761 Statutes of 2008	DGS	S.F. Parking Lot	San Francisco	This site was acquired by the DGS in exchange with the City and County of San Francisco for former State highway right-of-way remnant parcels. Pursuant to Government Code Section 11011.1, the City has notified the DGS of their interest in reacquiring this parcel for parking uses. The DGS is in early negotiations with the City.	0.39	\$5,000,000
Chapter 761 Statutes of 2008	CONS	Beaudry St. Residential Lot	Los Angeles	This is a former oil well site controlled by the Department of Conservation. The wells have been properly abandoned and capped. The property is suitable for development of a single residential unit.	0.09	\$200,000
Chapter 761 Statutes of 2008	CDF	Old San Marcos FFS	San Diego	This former forest fire station has been replaced by a new facility. Pursuant to Government Code Section 11011.1, the City of San Marcos Unified School District has officially notified the DGS of their interest in acquiring this property.	0.33	\$295,000
Chapter 761 Statutes of 2008	CDF	Old Manton FFS	Tehema	This former forest fire station has been replaced by a new facility. The DGS is commencing the marketing of the property to the general public.	2	\$100,000

SECTION 2**PENDING DISPOSITIONS OF SURPLUS REAL PROPERTY (As of December 31, 2008)**

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Estimated Value</i>
Chapter 761 Statutes of 2208	CDF	Old Hesperia FFS	San Bernardino	This former forest fire station has been replaced by a new facility. The property is leased to the Hesperia Parks and Recreation District which has notified the DGS of their interest in purchasing the property, pursuant to Government Code Section 11011.1.	0.92	\$225,000
Chapter 761 Statutes of 2008	EDD	Indio EDD Bldg.	San Bernardino	The site includes a 14,000 square foot office building. Pursuant to Government Code Section 11011.1, the Riverside County Office of Education has notified the DGS of their interest in acquiring this property. It should be noted, this was a 100 percent federal equity facility.	1.74	\$2,875,000
Chapter 761 Statutes of 2008	CDCR	Salinas Valley Prison	Monterey	The Director of the DGS is authorized to sell, lease, convey, or exchange this acreage to the City of Soledad. The city has indicated they cannot proceed with the acquisition at this time.	33.5	\$400,000
Chapter 761 Statutes of 2008	Military	58th St. Armory	Sacramento	The Director of the DGS, with the approval of the Military Department and the Public Works Board, is authorized to grant an option to purchase, lease with purchase option, or exchange for this property to the Catholic Diocese of Sacramento. The Military Department will establish the timing for the relocation of this unit to a replacement facility.	6	TBD

SECTION 2

PENDING DISPOSITIONS OF SURPLUS REAL PROPERTY (As of December 31, 2008)

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Estimated Value</i>
Chapter 976 1993	DPR	Pan Pacific Park	Los Angeles	The authorization provides for the sale to the City of Los Angeles. A previous Tri-party agreement with the City and County of Los Angeles is being terminated. DPR provided \$3,000,000 of the original purchase price in 1978 (29 percent). As a condition of sale, DPR is demanding reimbursement of the original acquisition cost. The City is disputing whether DPR is entitled to reimbursement. The estimated value is based upon a DGS appraisal dated May 2, 2007.	27	\$5,600,000
Chapter 150 Statutes of 1994 Chapter 422 Statutes of 1994		Agnews Sub Station	Santa Clara	This parcel was deeded to the City of Santa Clara for an electrical substation as part of the entitlement process for the former Agnews Developmental Center disposition. The City is building the substation at an another site. The deed provides for the reversion of the property to the State should the City not have completed the construction of the substation within 10 years of the original conveyance. The City is preparing to quit claim the site to the State. State agencies have been notified of the availability and the site will be posted on the DGS surplus property web site.	2.33	\$4,000,000

SECTION 2

PENDING DISPOSITIONS OF SURPLUS REAL PROPERTY (As of December 31, 2008)

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Estimated Value</i>
Transfer of Jurisdiction						
Chapter 625 Statutes of 1991	CHP	Tahoe - Meyers CHP Facility	El Dorado	A transfer of jurisdiction to the California Conservation Corps has been proposed. The transfer is subject to the approval of the California Tahoe Conservancy. The Conservancy is interested in acquiring the property and has suggested an alternate site for the CCC. Negotiations are ongoing.	0.73	N/A

SECTION 3

PROPOSED SURPLUS REAL PROPERTY FOR THE 2009 OMNIBUS BILL

The following properties have been identified as excess to future program needs.

<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>	<i>Sale Amount</i>
CDF	Harts Mill FFS (Old)	Butte	This former forest fire station has been replaced by a new facility.	2.76	TBD
DGS	Mendocino Ranger Station Excess Land	Mendocino	The DGS acquired this property as part of the exchange between UC Berkeley and CalFire for the former DOJ laboratory facilities in Berkeley. CalFire had leased this property from UC for its Mendocino Ranger Station and the portion necessary for the support of that operation has been transferred to their control and jurisdiction.	47	TBD
DDS	Agnews Developmental Center	Santa Clara	This is the remaining acreage of the former Agnews Developmental Center which operated facilities in San Jose and Santa Clara for over 100 years. All patients have been relocated to non-institutional housing and the property is now ready for disposition.	81	TBD
Cal Fire	Crystal Creek Conservation Camp	Shasta	Cal-Fire has determined that there are no program needs for the property. The County of Shasta has expressed an interest in acquiring the site.	28.93	TBD
DPR	South Carlsbad State Beach	San Diego	City of Carlsbad may be interested in an exchange.	6	TBD

SECTION 4

RESCINDED AUTHORIZATION FOR SALE OR DISPOSITION

Chapter 781 Statutes of 2008

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Reason for Rescission</i>	<i>Acres</i>
Chapter 1643 Statutes of 1965	DFG	Shasta Headquarters Building	Shasta	The rescission was requested by DFG 5/11/2005. The DFG has included this parcel in their five-year capital outlay plan. The property also meets customer and staff parking demand for DFG and Motor Vehicles.	0.59
Chapter 1565 Statutes of 1985	Military	Concord Armory	Contra Costa	The rescission was requested by the Military 6/03/05. Original authorization anticipated replacement facilities which have not been acquired. The property is currently utilized by the Military to meet program needs.	3.04
Chapter 731 Statutes of 1998	DMV	Redding DMV	Shasta	The rescission was requested by DMV 2/18/05. The Department of Motor Vehicles has reevaluated this property and has determined that there is an on-going programmatic need for this site.	1.03

SECTION 4

RESCINDED AUTHORIZATION FOR SALE OR DISPOSITION

Chapter 781 Statutes of 2008

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Reason for Rescission</i>	<i>Acres</i>
Chapter 1526 Statutes of 1965	DGS	Sacramento	Sacramento	The authorizing legislation provided for the sale of several plots in the City Cemetery to the City of Sacramento. However due to language which restricted burials in the plots to "State Officers or Members of the Senate or Assembly and their spouses" and the ongoing maintenance expenses, the City declined to proceed with the purchase.	0.11
Chapter 417 Statutes of 1996	DDS	Porterville D.C.	Tulare	The rescission was requested by DDS 11/03/05. A portion of this property is still being used for DDS consumer program needs as a campground and recreational area. The remainder of the property is an integral part of the facilities water system containing wells, pump houses, percolations ponds and ancillary improvements.	345
Chapter 417 Statutes of 1996	DMH	Patton State Hospital	San Bernardino	The rescission was requested by Agency 11/18/05. Expanded forensic population forecasts will require that the property be retained for future expansion.	77

SECTION 4

RESCINDED AUTHORIZATION FOR SALE OR DISPOSITION

Chapter 781 Statutes of 2008

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Reason for Rescission</i>	<i>Acres</i>
Chapter 731 Statutes of 1998	CDF	Call Mountain FFS	San Benito	This parcel is landlocked and subject to access easements which restrict its use as a forest fire lookout station. The adjacent property owner had expressed an interest in acquiring the site but subsequently decided not to proceed with the purchase. CDF will retain ownership to protect easement rights that are needed for access to a neighboring telecommunication facility.	1.31

SECTION 5

REQUESTS FOR RESCISSION OF AUTHORIZATION FOR SALE OR DISPOSITION

<i>Authority</i>	<i>Agency</i>	<i>Property Name</i>	<i>County</i>	<i>Comments</i>	<i>Acres</i>
Chapter 731 Statutes of 1998	CDF	Sutter Hill FFS	Amador	CalFire has requested that the surplus authorization be rescinded. Amador County currently leases this property. The County had expressed an interest in acquiring this parcel. Subsequent negotiations were not successful and the County will continue with its leasehold interest.	0.544

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