

Report to the Legislature
State Surplus Property Inventory
January 1995



State and Consumer Services Agency
Department of General Services
Office of Real Estate and Design Services

I. BACKGROUND AND INTRODUCTION

Chapter 150, Statutes of 1994 (Assembly Bill 2384), added Section 11011.21 to the Government Code and mandates that prior to January 1, 1995, the Department of General Services (DGS) shall identify state owned real property that is, or will be, unused or underutilized by the landholding agency both at present and in the foreseeable future. Properties identified through this process shall be compiled into a list that shall be known as the State Surplus Property Inventory. Properties identified in the State Surplus Property Inventory shall be available for sale, lease, or exchange to state agencies, local government entities, and the public, in that order.

This statute further mandates that commencing with the 1995-96 Fiscal Year, the DGS shall sell, lease, or exchange annually, at fair market value, not less than 10 percent of the real property of the State Surplus Property Inventory. The proceeds from the sales shall be deposited into the General Fund. The DGS shall prepare a plan for, and submit a report to, the Legislature regarding the sale of these properties by January 1, 1995. The DGS shall also compile information regarding activity with regard to property listed on the State Surplus Property Inventory related to the disposition of that real property and shall report to the Legislature annually by January 1 of each year.

Additionally, Government Code Section 11011.21 requires that all state agencies, when purchasing real property, shall review the State Surplus Property Inventory and purchase, lease, or trade property on that list, if possible, prior to purchasing property not on the State Surplus Property Inventory. A copy of Government Code Section 11011.21, as added by Chapter 150, Statutes of 1994, is provided for reference as Exhibit "A" in the Attachments section of this report. This State Surplus Property Inventory is in addition to the existing annual report to the Legislature on Surplus Proprietary Lands required by Government Code Section 11011.

II. AGENCIES EXCLUDED BY LAW FROM THE STATE SURPLUS PROPERTY INVENTORY

The DGS provides a wide range of real estate services, including the sale of surplus state property, to various state agencies which do not have their own in-house real estate staff. Additionally, the DGS has assisted many agencies which do have their own in-house staff during periods of peak workload. Most state agencies are either required by statute (Government Code Section 11011) or elect to dispose of their surplus real property through the DGS' Surplus Sales Unit. However, there are exceptions. The DGS has no jurisdiction under Government Code Section 11011 and Chapter 422, Statutes of 1994 (Assembly Bill 2589--specifically exempting the California State University system), over the property owned by:

- State Coastal Conservancy (SCC)
- State Lands Commission (SLC)
- California State University System (CSU)
- Department of Transportation (DOT)
- University of California (UC)

All of these entities have their own in-house real estate staff and/or use consultant services to address their real estate needs. Due to the lack of jurisdiction under Government Code Section 11011 and Chapter 422, Statutes of 1994 (Exhibit "B"), over these agencies' surplus and underutilized properties, their real estate holdings were excluded from the DGS' review and from the State Surplus Property Inventory disposition plan. These properties together with the properties owned by the agencies discussed in Section III (below) are represented in Chart 1 on page 3.

III. AGENCIES EXCLUDED FROM THE STATE SURPLUS PROPERTY INVENTORY DUE TO THE NATURE OF THEIR PROGRAMS

The real property owned by the following agencies was also excluded due to the nature of their programs:

- Department of Fish and Game (DFG) (except offices and hatcheries)
- Department of Housing and Community Development (HCD)
- Department of Parks and Recreation (DPR)
- Santa Monica Mountains Conservancy (SMMC)
- California Tahoe Conservancy (CTC)

The DPR and the DFG have historically acquired property for the purposes of providing the public with recreational opportunities, preserving historical sites and landmarks, and for the preservation of or access to wildlife areas and ecological preserves. Many of these properties were acquired through voter-approved bond measures and are held by the State for the public trust. State parks, wildlife areas, and ecological preserves are usually acquired only after careful study and master planning by these agencies. Additionally, the DPR has independently established an active program to maximize their resources. Consequently, the property owned by these two agencies has been excluded.

Both the SMMC and the CTC were created to acquire property in order to preserve two important and environmentally sensitive mountain regions being threatened by ever increasing environmental pressure from residential and commercial development. Their mission is being accomplished through State acquisition of remaining vacant or largely undeveloped lands. Therefore, none of the properties owned by these two agencies are viewed as surplus or underutilized.

The HCD owns a number of residences statewide which consist of low income housing and residences that have been taken back by the State through loan default. The HCD, in turn, remarkets these properties as quickly as possible to place them back into private ownership.

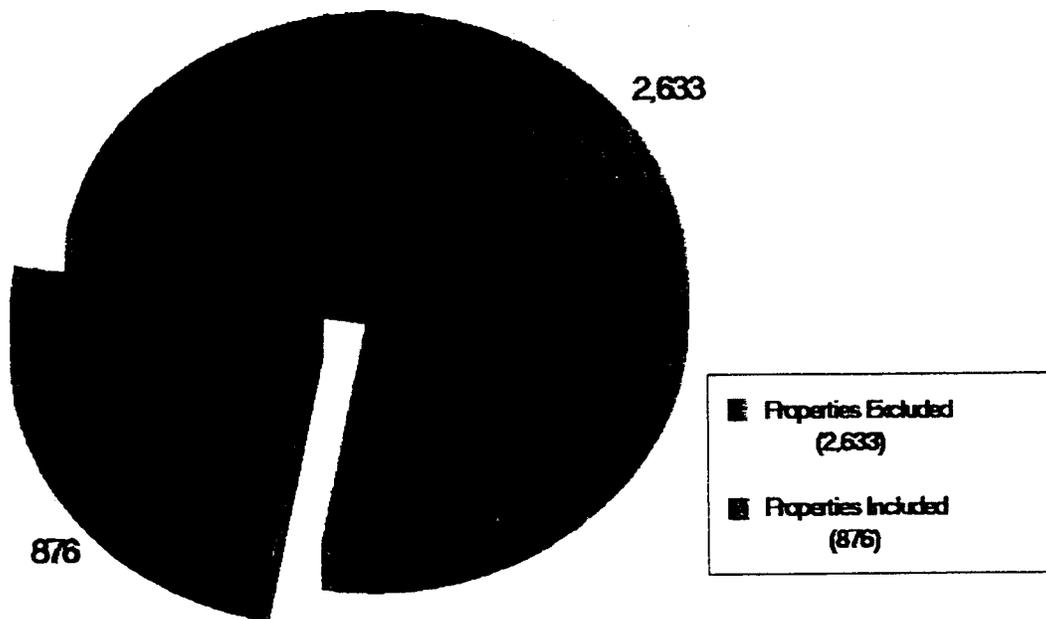
Other than the 10 excluded agencies, the real property owned by all the other 31 landholding agencies were field reviewed by the DGS to identify surplus and underutilized sites.

IV. PROPERTIES REVIEWED AND EVALUATION CRITERIA

As of October 1, 1994, the Statewide Property Inventory (SPI) database indicates that there were 3,509 total state owned properties comprising over 2.4 million acres. The aforementioned agencies excluded by law and programmatic intent own 2,633 of these properties comprising over 2.17 million acres. The remaining 31 landholding agencies own 876 properties comprising approximately 230,000 acres. These properties were field reviewed by the DGS. Exhibit "C," contained in the Attachments section of this report, summarizes the state property held by all 41 landholding agencies. It is important to note that more than 75 percent of the sites, comprising over 90 percent of the total state owned acreage, are held by the ten excluded agencies. This information is presented graphically in the following three pie charts.

Chart 1

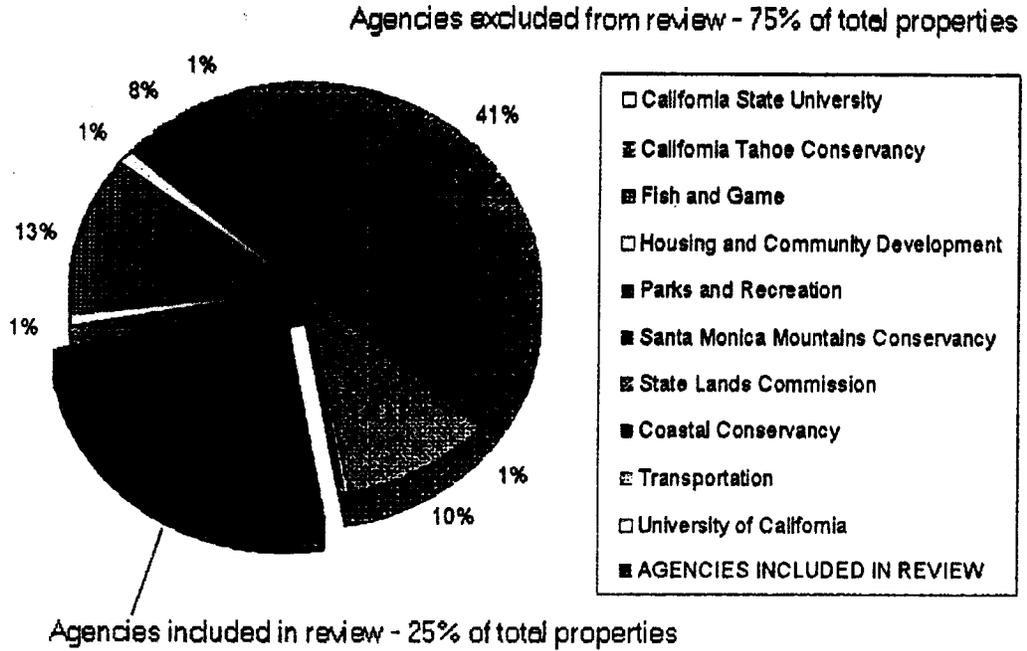
TOTAL PROPERTIES OWNED BY THE STATE OF CALIFORNIA (3,509 Properties)



Note: Each property may consist of one or multiple parcels. For example, a regional CHP field office and a State park consisting of several thousand acres are each considered as one property in the above pie chart.

Chart 2

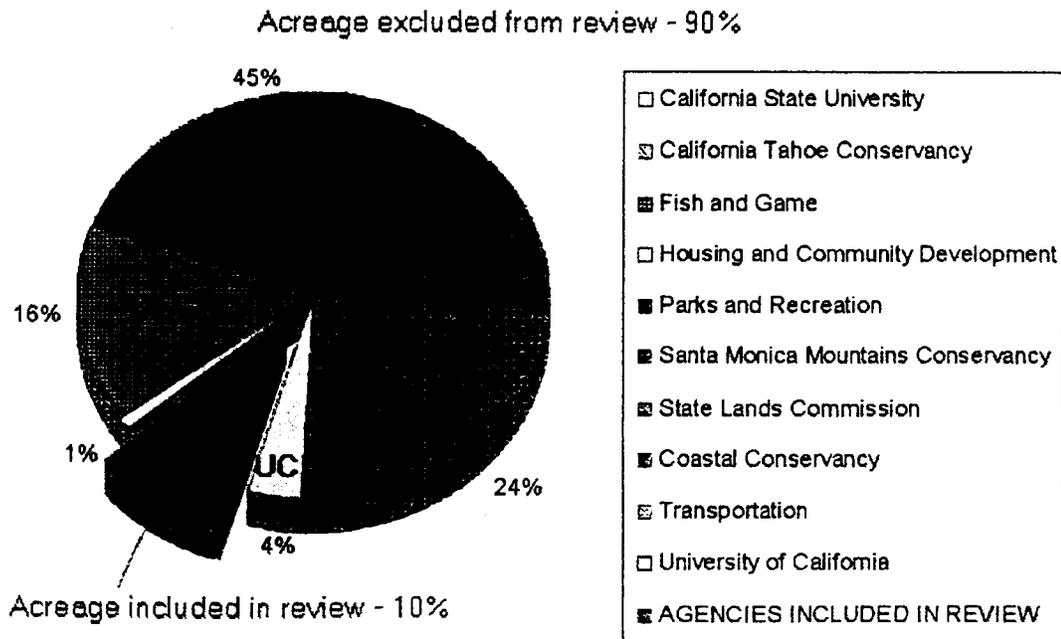
PROPERTIES INCLUDED/EXCLUDED FROM REVIEW (BY AGENCY) 3,509 Properties Statewide



Agenies owning less than 1% of the total properties are not shown in the above pie chart.

Chart 3

ACREAGE INCLUDED/EXCLUDED FROM REVIEW (BY AGENCY) 2.4 Million Acres Statewide



Agenies owning less than 1% of the total acreage are not shown in the above pie chart.

Note: Exhibit "C" summarizes the agencies whose properties were included in the DGS' field reviews.

The 876 properties reviewed were divided between the DGS' regional asset managers and field reviewed county by county. The properties were evaluated, photographed, and categorized based upon their degree of use by the occupying agency. The field reviews are the basis for the findings presented in this report, but are too voluminous (2000+ pages) to present herein.

The reviewed properties were divided into five categories:

- Category 1 - 100 Percent of Site Appropriately Utilized by Occupying State Agency
- Category 2 - Property Already Declared Surplus Through Annual Surplus Property Bill
- Category 3 - Unused Properties--100 Percent of Defined Site Not Used for Any State Program
- Category 4 - Portion of Site Unused, Connected to State Property Being Used
- Category 5 - Portion of Site Underutilized, Connected to State Property Being Used

Properties in Categories 3, 4, and 5 are included as part of the State Surplus Property Inventory and a disposition plan to sell, lease, or exchange these properties is contained in Section V of this report.

The logic process employed during the DGS' field reviews to determine the appropriate categorization of the properties is presented as Exhibit "F" in the Attachments section of this report.

Note: There are a few Category 1 properties which could be considered underutilized from the classic appraisal definition of highest and best use, even though the occupying agency is using 100 percent of the property. An example of this might be a fully operational forest fire station located on a property which carries commercial zoning. In virtually every instance, the cost of a replacement site and improvements (were funding available) is more expensive than leaving the occupying agency in place. Consequently, these properties were left in Category 1.

V. STATE SURPLUS PROPERTY INVENTORY--SUMMARY OF FINDINGS

- Category 3 - Unused Properties--100 Percent of Defined Site Not Used for Any State Program (68 properties)
- Category 4 - Portion of Site Unused, Connected to State Property Being Used (24 properties)
- Category 5 - Portion of Site Underutilized, Connected to State Property Being Used (68 properties)

The State Surplus Property Inventory is detailed in spreadsheet format as Exhibits "D" and "E" in the Attachments section of this report.

It should be noted that the size (acreage) shown in Exhibit "D" for the Category 4 and 5 properties consists of the entire state owned property, including all operating facilities. These figures do not indicate the size of that portion of the site that is unused or underutilized. The size of that portion of the overall property which is unused or underutilized can not be identified without additional study performed in conjunction with the landholding agency.

VI. DISPOSITION PLAN TO SELL, LEASE, OR EXCHANGE

The DGS will implement the following disposition plan:

Category 3 Properties (Unused Properties--100 Percent of Defined Site Not Used for Any State Program):

These properties are currently unused by the landholding agencies and will require limited preparatory work prior to marketing. Within the next 12 months, the DGS will begin marketing a portion of the 59 DGS properties located in the Capitol Area and 100 percent of all the other Category 3 properties. Marketing of the DWR's property may be for the purpose of obtaining a lease or compatible State user, rather than for direct sale of the property. Due to the sheer number of the Capitol Area residential properties, it may be more advantageous for the State to phase the sale of these properties over time or sell them in blocks, rather than to flood the market with all 59 properties in the first year. It is recommended that the DGS, with assistance from the Capitol Area Development Authority (CADA), create an appropriate sales strategy for these properties within the next three months. The DGS intends to sell, lease, or exchange a minimum of 10 percent of the Category 3 properties annually, hopefully more. However, making the properties available does not guarantee a sale, lease, or exchange. The Category 3 properties consist largely of multi-residential units in Sacramento, remote forestry camps, an old National Guard armory, and even a fish hatchery which is no longer in use. The DGS will make these properties available as quickly as possible, but market factors such as supply, demand, appeal, any required toxic cleanup, the cost of money, and value to the potential buyer will ultimately determine if transactions occur. Local government land use planning and political factors will also influence the successful marketing of these properties.

Category 4 Properties (Portion of Site Unused, Connected to State Property Being Used):

There are some portions of these properties which appear to be unused by the agency; however, these areas are not clearly and/or legally defined. An example of this type of property is Agnews Developmental Center in Santa Clara County, owned by the Department of Developmental Services. None of the Category 4 properties can be properly marketed without coordinating with the landholding agency and local government to study or master plan the site. This work will be performed with consideration of their current and future program needs. Some studies will require relatively short periods of time to complete, but others could take 18 months or longer. The DGS will work with each agency owning property in Category 4 and/or Category 5. In addition to working with the agency to define surplus areas of the Category 4 properties, the DGS will assist agencies in assessing their overall real estate needs, developing consolidation strategies, and how to better utilize their existing property holdings. Within the next 24 months, the DGS and the agencies will define the surplus areas for 10 percent or more of the Category 4 properties and an additional 10 percent annually thereafter. The DGS will market 10 percent or more of the Category 4 surplus properties annually, beginning no later than the third year of the program.

Category 5 Properties (Portion of Site Underutilized, Connected to State Property Being Used):

The DGS will work with landholding agencies to define the specific underutilized areas for 10 percent or more of the Category 5 properties within the next 24 months and 10 percent annually thereafter. The DGS will market 10 percent of the defined underutilized areas annually, beginning no later than the third year of the program. It should be noted that these properties will be the least marketable sites contained in the State Surplus Property Inventory, primarily because fee title will not be offered--they will be available for lease, not sale. These properties consist largely of prison buffer zones and surface parking lots located on fairgrounds properties. There is a lesser market demand and a lower anticipated rate of return for these types of properties. Potential uses are very limited and must be compatible with the ongoing and/or adjoining state use and any part time use of the area by the occupying agency. Traditionally, off-season users of fairgrounds properties have been oriented toward the good of the local community. Little league and soccer fields are common, as is after hours school bus parking. These uses may serve the community very well and there will be strong local support for their continuance; however, they generate little or no income. The State's ongoing use of the underutilized property (be it part time or full time) prohibits the construction of significant capital improvements on these sites. Typical leases for underutilized state properties might include: telecommunications towers, agricultural leases, cattle grazing, golf driving ranges, flea markets, and occasionally, an RV park. Hopefully, additional users will be attracted through the State's marketing efforts. However, it is probable that some of these properties may not have enough market appeal to attract any significant users. The best use of these state assets may be for the co-location of compatible state agency programs.

In keeping with historical requirements of Government Code Section 11011, the State Surplus Property Inventory sites will first be offered to other state agencies. Government Code Section 11011.21 requires the DGS to sell, lease, or exchange these properties at fair market value. There is a potential problem which could occur if another state agency has a desire and appropriate need for property on the inventory but lacks a source of funds for the required fair market value compensation. It is recommended that should this situation arise, the agency be offered a reasonable time frame to attempt to secure funding or specific legislation for the purpose of acquiring the existing state owned property.

DISPOSITION STRATEGIES FOR INDIVIDUAL PROPERTIES

Prior to the sale, lease, or exchange of each of the properties identified in the State Surplus Property Inventory, the DGS must complete varying levels of planning and/or premarketing work. The Category 3 properties will require the least amount of preliminary work, mostly associated with preparation of property for immediate marketing. The DGS has already started appraisals and value estimates for the Category 3 properties. In general, the Category 4 and 5 properties will require more complex disposition strategies linked to the occupying agency's long-term use for the entire property. The type of work to be performed for each property is summarized on the State Surplus Property Inventory (Exhibit "D") and more fully described as follows:

Marketing and Disposition Strategies for Surplus Properties:

This work can include obtaining a legal description, a title search, an estimate of the property's fair market value, highest and best use analysis, aerial photographs, environmental site assessment, confirmation of zoning and other applicable land use regulations, and the development of a marketing strategy.

Due Diligence and Preliminary Assessment for Larger Properties:

Due diligence provides an analysis of a site or portions of a larger property to identify potential problems that may prohibit a property from being an economically viable development project. Determining early on the impact and costs of mitigating or remediating areas of sensitivity can ultimately save the State significant money in the master plans, specific plans, and development and disposition agreements, as well as implementation of any of these. General due diligence may include various engineering studies, financial and market analysis, estimates of fair market value, a highest and best use analysis, and land use planning and policy analysis. The preliminary assessment will involve the DGS working closely with the landholding agency to determine specific opportunities that are particular to each property and specifically to determine those areas of the property which are underutilized or surplus. Due diligence and preliminary assessment of the property will determine the need to master plan the site or can lead directly into a marketing and disposition strategy for unused or underutilized areas.

Master Plan for Entire Sites:

A master plan will provide the client agency with the framework for decision making for short- and long-range planning to a sufficient level of detail and specificity to determine: (1) what property is needed for the agency's ongoing program, including time frames and precedent conditions, and what areas are underutilized or surplus, and (2) consolidation plans including site and facility requirements, sequencing of actions and time frames, budget and sources of funds, and an implementation plan. Master plans may specifically include work in some or all of the following areas:

- Research and analysis on the existing site
- Environmental characteristics and constraints, CEQA
- Toxics analysis
- Traffic impact and air quality requirements
- Evaluation of buildings and other existing improvements
- Facility operational and occupancy characteristics
- Defining agency goals, objectives and alternatives
- Studying client agency program and facility needs
- Public land use policies and regulations
- Community and special political concerns and constraints
- Market analysis
- Public and private financing analysis
- Utilities, easements, dedications, and restrictions
- Engineering problems and concerns

- Legal descriptions, surveys, aerial photographs and mapping
- Alternative development scenarios and disposition strategies

It is possible that after completing additional studies in cooperation with the landholding agencies, some of the properties identified in this report could be deemed inappropriate for sale, lease, or exchange. The DGS will report its study findings in future annual reports to the Legislature on the State Surplus Property Inventory and, where appropriate, will remove properties that are determined to have no unused or underutilized acreage.

State staff has the expertise to perform some of the preliminary work discussed in the aforementioned categories, however, some work will require the use of outside professionals. It will be necessary to secure funding for all of the preliminary work. Due to the requirement under Government Code Section 11011.21 that sale and lease proceeds be deposited into the State's General Fund, most landholding agencies will not be motivated to fund this work.

VII. AGENCY DISCUSSIONS AND ASSET MANAGEMENT RECOMMENDATIONS

Department of Fish and Game (DFG):

As indicated previously in this report, only office and fish hatchery property was included in the review of this agency's properties. The DFG owns a 40-acre fish hatchery in Elk Grove that is being phased out of operation. This property was identified during the DGS' field reviews. The DFG had intended to declare this property through next year's annual state property surplus bill, but its inclusion in this report will accomplish this same purpose. It has been identified as a Category 3 property and is recommended for sale, lease, or exchange to another state user. Both the DFG and the DGS have performed appraisals on the site already.

Department of Boating and Waterways (DBW):

The DBW owns a 1.32-acre marina in Long Beach which is operated under the control of the City of Long Beach which leases the property for no consideration. This property is not used in conjunction with the performance of any State program. The DGS contacted the DBW and they concurred that this property should be sold, with the City of Long Beach being the most likely purchaser.

Department of Water Resources (DWR):

The DWR owns a 17.48-acre industrial property in West Sacramento. The entire site is not currently being used by the DWR or any other state agency and, therefore, has been identified as a Category 3 property. There are old warehouse buildings on the site that are in poor condition. At the time of inspection, the front gate was padlocked and it did not appear that anyone had been using the property for some time. DGS staff contacted the DWR to discuss this site. The DWR indicated that the property was originally purchased by the DWR for the purpose of consolidating the corporation yards of multiple water districts at this location. Unfortunately, this intended use has

not occurred due to lack of funding and the difficult economic times being experienced by most of the local water districts. The DWR indicated that the property has been leased for various types of storage over the past three years. The DWR expressed concern over any possible sale of this property and still hopes to develop the property as a corporation yard or for some other DWR use at a future date. The DWR has recommended deferring implementation of the Corporation Yard for five years. The DGS has included this property on the State Surplus Property Inventory because it is unused for any current state purpose and funding for any future use has not been secured. It may be appropriate to interim lease the site if funding has a reasonable chance of being obtained in the near future. It should be noted that the State has a large number of warehousing operations in Sacramento and Yolo Counties. If the DWR will not be using this site, there may be another State user. Additional discussion with the DWR is recommended to develop an appropriate disposition strategy for this property.

California Youth Authority (CYA):

This agency owns many large-acreage institutional properties, some of which contain significant amounts of undeveloped land. This undeveloped land typically consists of the buffer zone surrounding the institution improvements. Much like the buffer zones surrounding state prisons, these undeveloped lands serve to buffer the State's operations from the surrounding community and to provide security from unauthorized ingress or egress to the site. The CYA institutions with large areas of undeveloped buffer have been categorized as underutilized, as opposed to unused. The CYA has indicated the critical need for this property in order to maintain adequate security. In addition, the undeveloped acreage will provide opportunity for future on-site expansion of their program. Following the DGS' field reviews, staff met with the CYA to discuss properties which appeared to have some underutilized acreage. Some of the properties initially identified by the DGS are already being planned and/or funded for expansion. The CYA's program is expanding and their existing facilities are operating in excess of designed capacity. In light of their increasing program demands, it will be very important to accurately assess the future needs of this agency and how their existing real property can be optimally utilized to meet their ongoing facility needs. The DGS identified four institutions which appear to have some underutilized property or need for further study. The Preston School of Industry appears to have some underutilized property, as does the Northern California Youth Center. This is also the case at El Paseo De Robles School, however, there is a large expansion being planned for this site. The CYA facility at Chino appears to have almost no underutilized land, however, it is a part of approximately 2,300 acres the State owns with the adjoining California Institution for Men at Chino. The DGS is recommending a master plan for the entire state owned property at Chino. Consequently, the CYA's property is included in the list of sites for further study. Where feasible, the optimum use of underutilized buffer zones may be agriculture, telecommunications sites, or for co-locating compatible State users, such as armories, law enforcement, fire protection, emergency services, etc. Due to the CYA's expanding program need, high demand on infrastructure, shared use of resources with adjoining property owners (e.g., CDC), and specialized security needs, it is not possible to determine what specific acreage can be leased or used by compatible state users without additional study.

California Department of Corrections (CDC):

This agency owns many large-acreage institutional properties, most of which contain significant amounts of undeveloped land. This undeveloped land typically consists of the buffer zone surrounding the institution improvements. These undeveloped lands serve to buffer the State's operations from the surrounding community and to provide security from unauthorized ingress or egress to the site. Buffer zones may consist of land that is within or beyond the institution's perimeter fencing. Buffer zones have reuse potential for expansion of the State's existing program, services supporting the prison operation, as a possible location for compatible state users, and could potentially be leased for limited private sector uses. Some existing buffer zone uses that support existing prison operations are: cattle grazing for on-site prison dairies, agriculture, correctional officers' shooting ranges, prison industries, and effluent spray fields associated with the prison's on-site sewage treatment plants. Private sector leases could include agriculture or cattle grazing, telecommunications towers and vault sites, and other uses which require limited access to the property. Due to the high level of security required at these institutions, large scale development of capital improvements and activities which would create a high level of public access to the property are felt to be unfeasible.

Through its field reviews, the DGS identified two CDC properties that appear to contain some property which is unused directly for their program (Category 4). The California Institution for Men at Chino consists of over 2,300 acres (including the CYA's facility) much of which is vacant land beyond the perimeter fencing. Folsom State Prison contains a significant amount of vacant road frontage which is not within line of sight of the institution. The State is currently negotiating with the City of Folsom to provide them with a small parcel of land for their police department. The DGS believes that both sites may contain property which is not used for the CDC's current program. Eleven other CDC properties have been identified in this report as having buffer zone property which is underutilized (Category 5). DGS staff met with the CDC after reviewing their properties to discuss sites that were identified as potentially unused or underutilized. The CDC expressed strong concern over the properties identified by the DGS in this report. Due to the timing requirement for this report, the DGS did not have sufficient time to set up tours of each facility and work with the CDC to study each site. The CDC would have preferred this type of study in advance of the DGS' report to avoid the possible misidentification of their property. The CDC expressed their belief that it may not have any unused or underutilized property, especially in consideration of its expanding program and the need for additional facilities in light of the Three Strikes Law. The CDC also expressed that due to its security requirements, it may not be able to support conceptual uses of buffer zones for increased state or non-state activity. One additional concern expressed by the CDC is the size of the properties reported in this report. It should be clearly understood that the acreage shown for each institution constitutes the entire property, including the CDC's existing, operating improvements. This acreage does not represent the amount of property which is potentially unused or underutilized at each site. All of the CDC properties identified by the DGS are being recommended for further study (cooperatively with the CDC) prior to the development of any disposition plans. Due to the CDC's expanding program need, its high demand on infrastructure, its shared use of resources with adjoining property owners (e.g., CYA), and its specialized security needs, it is not possible to determine what specific

acreage could be leased or used by compatible state users without additional study. It is possible that after completing the additional studies, some of the CDC properties identified in this report may not be appropriate for lease or other reuse. The DGS will report all of its study findings in future annual reports to the Legislature on the State Surplus Property Inventory and, where appropriate, will remove CDC properties that are determined to have no unused or underutilized acreage.

California Department of Forestry (CDF):

The CDF owns and operates a number of different types of facilities, most of which are small forest fire stations and conservation camps located in rural and mountain areas. Rural forest fire stations are typically about 25 years old and sited on 1-5 acres of land. They possess relatively low real estate value due to their remote location as well as the age and nature of the property improvements: barracks, garages, dining halls, equipment storage buildings. Some of these stations are only manned during peak fire season. The DGS identified one forest fire station (Cottonwood) that appeared to be unused by the CDF. The CDF has confirmed that the station is no longer in operation and is surplus to their needs. This site holds potential for sale as a residence or for lease as a telecommunications site. The CDF also operates several ranger unit headquarters, demonstration forests, and conservation camps. The conservation camps are operated in cooperation with the California Conservation Corps (CCC), the CYA, and the CDC. These agencies provide youth and inmate labor. Conservation camps are usually located in rural areas and some are sited on more than 100 acres of land. During the DGS' field reviews, two conservation camps (Crystal Creek and Black Mountain) were found to be boarded up and no longer in operation. After completing the field reviews, DGS staff met with the CDF to discuss the status of those properties which appeared to be unused or underutilized. The CDF reported that they have negotiated an operating agreement with the County of Shasta for the Crystal Creek Conservation Camp for a firm term of seven years. It is the County's intention to operate a youth boot camp on the property. The CDF confirmed that Black Mountain Conservation Camp is no longer being used for their operations. The CDF also owns two additional properties which appeared to be unused for their current program. The Bolinger Canyon Pest Management Facility is no longer in operation and the CDF had planned to declare this property surplus through next years' annual state surplus property bill. The CDF also owns two residences on 4.89 acres in Lake County, located about one and one-half miles west of the Konocti Conservation Camp. This property does not appear to be used directly for any CDF program. The aforementioned properties have been included in the State Surplus Property Inventory and are recommended for sale or reuse by another state agency.

The CDF also owns several operating conservation camps that appear to contain some undeveloped acreage that holds potential for private sector or additional state use. Possible uses included rural residential home sites, telecommunications sites, limited timber harvesting, and opportunities for co-location of compatible state users. The reuse potential of the individual properties depends on a number of factors including size, location, topography, merchantable timber on the site, and security as related to the on-site labor force (CYA or CDC). The CDF has expressed concern about pursuing additional uses on conservation camp properties. The CDF uses many of these sites for staging during peak fire season and the undeveloped acreage

serves as a buffer zone, due to the presence of on-site inmate labor. The DGS is recommending that these sites will be studied cooperatively with the CDF to determine what areas may be appropriate for additional uses compatible with existing CDF operations.

District Agricultural Associations (DAA):

The DAA owns property that typically ranges from 30-100+ acres and is used for local county fairs. Most of these sites contain typical fairground improvements: arenas, grandstands, exhibit halls, livestock pens, barns, etc. In addition, the properties include large areas of undeveloped land used for parking and carnival areas. During the fair season, 100 percent of the property is fully utilized to accommodate fair operations and visitors. However, the fair season lasts only 1-2 weeks and during the off-season there are some days when all of the site or portions of the property are not being used. Most fairgrounds do host a number of off-season activities such as flea markets, craft fairs, trade shows, bingo, and fraternal organization meetings (Rotary, Elks, etc.). Other frequently occurring off-season uses include little league and soccer fields. There is a local need and demand for these types of community oriented uses, but they generate little or no income to the site. There are, however, some existing leases at state fairground properties which do generate significant income. Water slides, miniature golf courses, arcades, batting cages, and even golf driving ranges are possible in some locations. RV parks, model car racing tracks, and BMX courses have also been developed. Clearly these activities show a strong commitment by the DAAs toward proactive management of their real estate assets to generate additional income. As capital outlay funding has become increasingly difficult to obtain, off-season revenue generating activities have become essential for the DAAs' continuing operation. The DAAs should be commended for their efforts to date.

After field reviewing the DAA properties, DGS staff met with representatives in Sacramento's headquarters for State Fairs and Expositions to discuss properties identified. All state owned DAA property has been included in this report as having underutilized areas (Category 5). This categorization is based on the criteria that the DAAs do not operate their fairs or non-fair activities on 100 percent of the property every day of the year. DAA representatives expressed their concern about this type of criteria and categorization of their properties. The DAA would have preferred the DGS to meet with the fair manager and nine-member fair board for each of the 50+ DAAs to review their daily use records and schedule of events throughout the year, then to determine if the property is underutilized. They did not favor the DGS' blanket categorization of DAA properties as underutilized. The DGS agrees that the type of in-depth review suggested would have been preferable, but, unfortunately, was not possible due to the timing requirement of this report. The DGS is not suggesting that any portion of the DAA property is unused, unneeded, or should be sold. The DGS supports the DAAs' ongoing efforts to develop additional revenues during off-season fairground leases and hopes to work cooperatively with the DAAs to study their potential for additional revenue generating activities and to provide technical support to this agency if needed.

The DGS believes that some of the fairground properties may be suitable for the co-location of other state agencies. Small field offices for agencies like the EDD, the DMV, the CHP and the Military should consider locating at fairground properties

before acquiring privately owned property for new facilities. These operations require relatively small acreage for their improvements and parking would be in excess of their needs, except during fair season. There is a historical precedent for this type co-location, as evidenced by the existence of some Military Department armories on existing fairground properties. It should be noted that this type of additional joint use has not been presented to the individual DAAs and they may or may not support this concept. The headquarters representatives for Fairs and Expositions did indicate that the DAAs are concerned that any additional uses or activities on the properties should not conflict with the mission of the fairgrounds and the DGS concurs with this assessment.

Department of Mental Health (DMH) and Department of Developmental Services (DDS):

These two agencies own large-acreage institutional facilities and have some programs which are being reduced or consolidated. Nine of their properties have been identified by the DGS as containing property which appears to be either partially unused (Category 4) or underutilized (Category 5). The DGS is already working with these two agencies and will be studying how their changing program will impact their facility needs. It is not possible to determine at this time what portions of their property is unused or underutilized. This determination will be made as part of the studies being undertaken by the DGS and the agencies. In light of the Three Strikes Law, it will be very important to accurately assess the future needs of the DMH's facilities for the criminally insane and how their existing real property can be optimally utilized to meet their ongoing needs.

Military Department (MIL):

The MIL owns 78 properties statewide, most of which consist of small armories located in residential communities. Most of the armories were constructed 40+ years ago and these older improvements are becoming less functional as the MIL transitions into more office uses and less drilling operations. This agency probably has the greatest need to update its facilities. DGS staff met with representatives from the MIL to discuss the properties identified as having unused or underutilized acreage. The MIL indicated that it has expansion plans and an approved funding source for some of the properties the DGS had initially identified. These funded expansion projects will result in the properties being fully utilized and, consequently, are not included in this report. Some of the unused and underutilized properties that are included in this report have been targeted by the MIL for future expansion projects, but are not yet fully planned or funded. The DGS felt it appropriate to leave these properties in this report, but if funding is obtained at some future date, the DGS will recommend that such properties be taken off the State Surplus Property Inventory. In the interim, it may be possible to lease some of these properties and the DGS will be working with the MIL to study the properties identified in this report.

It should be noted that the successful sale, lease, or exchange of unused or underutilized MIL property may be impacted by several factors. The properties on which many armories are sited were provided by the local communities in which they exist. Some of these sites may be deed restricted and may include reversionary

rights upon the termination of the MIL's use of the property. In addition, some of the facilities were acquired and constructed with federal funds and the existence of federal equity may limit the State's ability to sell, lease, or exchange the property. Finally, if the MIL does decide it appropriate to pursue consolidation of some of its facilities, it would probably like to explore the possibility of using the sales proceeds to update its operations in more modern facilities. However, this type of economic strategy would be in conflict with Government Code Section 11011.21, which specifies that the proceeds from properties sold from the State Surplus Property Inventory are to be deposited in the State's General Fund.

Department of General Services (DGS):

The DGS owns a large number of residential and retail properties south of Capitol Park in Downtown Sacramento. This area is roughly 42 city blocks in size and is known as the Capitol Area. These properties were acquired beginning in 1960 for the purpose of providing a centralized downtown location for future state office buildings. In 1977, the Capitol Area Plan was completed and adopted by the Legislature as the official master plan for development of the area. The plan provides a flexible framework of goals and concepts and is intended to create a 24-hour, mixed-use community including state offices, housing, and retail services. The plan established, among other things, a joint powers authority—the Capitol Area Development Authority (CADA)—which is charged with implementing the residential and retail component of the plan. The DGS owns numerous residential, retail, and vacant properties which are presently leased to CADA at no cost. The State receives no income from CADA's sublease of these properties.

The Capitol Area Plan includes a land use map that identifies which properties should be developed with state offices, housing, and retail services. In reviewing the Capitol Area properties, the DGS considered both the State's future office space needs, as well as the mixed-use goals mandated under the Capitol Area Plan. The DGS has identified several blocks that are 50-100 percent developed with residential and retail uses. The existing residential and retail development of these blocks is consistent with the Capitol Area Plan land use map. In addition to these properties, the DGS owns a number of residential inholdings on other blocks that were never completely acquired by the State. These properties are also designated on the land use map for residential and retail development. Due to their small size and the adjoining privately owned property, these blocks hold no potential for future state office development. There is no reason why the State must maintain ownership of these existing residential and retail properties within blocks that will never be utilized for state office construction. The DGS has identified 59 such properties (see Exhibit "E") and recommends they be sold. Due to the sheer number of these properties, it may be more advantageous for the State to phase the sale over time or sell them in blocks, rather than to flood the market with all 59 properties in the first year. It is recommended that the DGS, with assistance from CADA, create an appropriate sales strategy for these properties within the next three months. Revenue from the sales will be returned to the State's General Fund and local government will see these properties returned to their tax rolls. In conjunction with the sale of these properties, the DGS will preserve the existing residential and retail land uses through deed restrictions, thus ensuring their ongoing conformance with the mixed-use goals identified in the Capitol Area Plan. The DGS believes it is appropriate to maintain

CADA's existing leases for vacant residential and retail land in the Capitol Area and supports their continuing efforts to develop these sites. In addition to their residential development role, CADA would also retain their interim property management responsibilities for existing residential properties located on blocks which could be utilized for future state office development.

18800. (a) As of July 1, 1994, all moneys received by the commission under the provisions of this chapter shall be accounted for and reported by detailed statements furnished by the commission to the Controller at least once a month, and at the same time, such moneys shall be remitted to the Treasurer and shall be deposited in the General Fund.

(b) All moneys deposited in the General Fund pursuant to Section 18800 which have been received by the commission pursuant to Sections 18882 and 18888, are hereby continuously appropriated as follows:

(1) Moneys in the Boxers' Pension Account for purposes of the pension plan established under Section 18881.

(2) Moneys in the Disability Insurance Program Account for purposes of the disability insurance program established under Section 18887.

SEC. 6. Section 18882 of the Business and Professions Code is amended to read:

18882. (a) At the time of payment of the fee required by Section 18824, a promoter shall pay to the commission all amounts scheduled for contribution to the pension plan. At the time of payment of any purse to the boxer and his or her manager, the inspector or other duly authorized representative of the commission shall withhold their contributions to the pension plan.

(b) All contributions from professional boxers, managers, and promoters to finance the pension plan shall be deposited in and credited to the Boxers' Pension Account, which is hereby created in the General Fund. The money in the Boxers' Pension Account shall be used exclusively for the purposes and administration of the pension plan.

(c) Except as otherwise provided in this subdivision, the commission or its designee shall invest the money contained in the Boxers' Pension Account as other state funds are invested. The commission or its designee may also invest money from such account in group annuity contracts.

SEC. 7. Section 18888 of the Business and Professions Code is amended to read:

18888. (a) All contributions from professional boxers, managers, and promoters to finance the disability insurance program may be deposited in and credited to the Disability Insurance Account, which is hereby created in the General Fund. The money in the Disability Insurance Account shall be used exclusively for the purposes and administration of the disability insurance program.

(b) Contributions to the disability insurance program shall be collected and invested by the commission as provided in Section 18881.

SEC. 8. Section 11011.21 is added to the Government Code, to read:

11011.21. In addition to surplus property otherwise identified

EXHIBIT "A"

pursuant to this article, the Department of General Services, prior to January 1, 1995, shall identify state-owned real property that is or will be unused or underutilized by the landholding agency both at present and in the foreseeable future. Properties identified through this process shall be compiled into a list that shall be known as Surplus Property Inventory. Properties identified in the Surplus Property Inventory shall be available for sale, lease, or exchange to state agencies, local government entities, and the public.

Commencing with the 1995-96 fiscal year, the Department of General Services shall sell, lease, or exchange annually, at fair market value, not less than 10 percent of the real property on the Surplus Property Inventory, the proceeds from the sale of which is required to be deposited into the General Fund. The Department of General Services shall prepare a plan for, and submit a report to, the Legislature regarding the sale of these properties by January 1, 1995.

State agencies, when purchasing real property by January 1, 1995, shall review the state Surplus Property Inventory and purchase, lease, or trade property on that list if possible, prior to purchasing property not on the Surplus Property Inventory.

The Department of General Services shall compile information regarding activity with regard to property listed on the Surplus Property Inventory related to the disposition of that real property and shall report to the Legislature annually by January 1 of each year.

SEC. 9. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to make necessary changes in specific state government operations so that the Budget Act of 1994 may be implemented, it is necessary that this act take effect immediately.

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that previously did not own at least 25 percent of the stock or controlling interest of an institution or its parent corporation, acquires ownership of at least 25 percent of the stock of the institution or its parent corporation.

(J) At least 60 days prior to the expiration of an approval to operate, the institution shall complete and file with the council an application form for renewal of its approval to operate. The renewal application shall be reviewed and acted upon as provided in this section.

(k) The council may refuse to issue or renew any private postsecondary or vocational educational institution's approval to operate, or may revoke any approval to operate for any one, or any combination, of the following causes:

(1) A violation of this chapter, or any standard, rule, or regulation established under this chapter.

(2) Furnishing false, misleading, or incomplete information to the council, or the failure to furnish information requested by the council or required by this chapter.

(3) A finding that an owner, a person in control, a director, or an officer of an institution is not in compliance with Section 94311.5, 94316.6, or 94316.8, whichever is applicable.

(4) A finding that a signatory to an application for an approval to operate was responsible for the closure of any institution in which there were unpaid liabilities to the state or federal government, or uncompensated pecuniary losses suffered by students without restitution.

(5) The failure of the institution to maintain the minimum educational standards prescribed by this chapter, or to maintain standards that are the same as, or substantially equivalent to, those represented in the school's applications and advertising.

(6) Presenting to prospective students information that is false or misleading relating to the school, to employment opportunities, or to enrollment opportunities in institutions of higher learning after entering into or completing courses offered by the school.

(7) The failure to maintain financial resources adequate for the satisfactory conduct of the courses of instruction offered as required by statute.

(8) The failure to provide timely and correct refunds to students.

(9) Paying a commission or valuable consideration to any persons for acts or services in violation of this chapter.

(10) Attempting to confer a degree, diploma, or certificate to any student in violation of this chapter.

(11) Misrepresenting to any students or prospective students that they are qualified, upon completion of any course, for admission to professional examination under any state occupational licensing provision.

(12) The failure to correct any deficiency or act of noncompliance under this chapter, or the standards, rules, regulations, and orders

established and adopted under this chapter within reasonable time limits set by the council.

(13) The conducting of business or instructional services at any location not approved by the council.

(14) Failure on the part of an institution to comply with provisions of law or regulations governing sanitary conditions of that institution specified in Division 2 (commencing with Section 500) and Division 3 (commencing with Section 5000) of the Business and Professions Code.

If there is reasonable cause to believe that there has been a violation by a private postsecondary or vocational educational institution of the standards prescribed by this chapter, the council shall conduct an investigation of the institution.

(15) The applicant, owner, or persons in control have been found previously in any judicial or administrative procedure to have violated this chapter or admitted to having violated this chapter.

(f) Proceedings in connection with the denial of an application to operate or the revocation of an approval to operate shall be conducted in accordance with Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 of the Government Code, and the council shall have all of the powers granted in that chapter. Any action by the council to place an institution on probation shall be subject to appeal to the full council, and the council shall establish procedures that provide the institution with adequate notice and an opportunity to be heard and to present evidence as to why the action recommended by staff or by a visiting committee shall not be taken.

(m) Upon taking any action to suspend or revoke an institution's approval to operate, the council shall provide written notice to the Student Aid Commission and to any appropriate accrediting association.

(n) A college or university operating under paragraph (5) of subdivision (w) of Section 94302 shall file annually with the council evidence to demonstrate its status as a nonprofit religious corporation under the Corporations Code.

SEC. 15. Section 11011.21 of the Government Code, as added by Chapter 150 of the Statutes of 1994, is amended to read:

11011.21. In addition to surplus property otherwise identified pursuant to this article, the Department of General Services, prior to January 1, 1995, shall identify state-owned real property that is or will be unused or underutilized by the landholding agency both at present and in the foreseeable future. Properties identified through this process shall be compiled into a list that shall be known as Surplus Property Inventory. Properties identified in the Surplus Property Inventory shall be available for sale, lease, or exchange to state agencies, local government entities, and the public.

Commencing with the 1995-96 fiscal year, the Department of General Services shall sell, lease, or exchange annually, at fair market value, not less than 10 percent of the real property on the Surplus

Property Inventory, the proceeds from the sale of which is required to be deposited into the General Fund. The Department of General Services shall prepare a plan for, and submit a report to, the Legislature regarding the sale of these properties by January 1, 1995. State agencies, when purchasing real property, shall review the state Surplus Property Inventory and purchase, lease, or trade property on that list if possible, prior to purchasing property not on the Surplus Property Inventory.

The Department of General Services shall compile information regarding activity with regard to property listed on the Surplus Property Inventory related to the disposition of that real property and shall report to the Legislature annually by January 1 of each year.

This section shall not apply to property under the control or ownership of the Trustees of the California State University.

SEC. 15.5. Section 11126 of the Government Code, as amended by Chapter 26 of the Statutes of 1994, is amended to read:

11126. (a) Nothing in this article shall be construed to prevent a state body from holding closed sessions during a regular or special meeting to consider the appointment, employment, or dismissal of a public employee or to hear complaints or charges brought against that employee by another person or employee unless the employee requests a public hearing. As a condition to holding a closed session on the complaints or charges to consider disciplinary action or to consider dismissal, the employee shall be given written notice of his or her right to have a public hearing, rather than a closed session, which notice shall be delivered to the employee personally or by mail at least 24 hours before the time for holding a regular or special meeting. If notice is not given, any disciplinary or other action taken against any employee at the closed session shall be null and void. The state body also may exclude from any public or closed session, during the examination of a witness, any or all other witnesses in the matter being investigated by the state body. Following the public hearing or closed session, the body may deliberate on the decision to be reached in a closed session.

For the purposes of this section, "employee" shall not include any person who is elected to, or appointed to a public office by, any state body. However, officers of the California State University who receive compensation for their services, other than per diem and ordinary and necessary expenses, shall, when engaged in that capacity, be considered employees.

(b) Nothing in this article shall be construed to prevent state bodies which administer the licensing of persons engaging in businesses or professions from holding closed sessions to prepare, approve, grade, or administer examinations.

(c) Nothing in this article shall be construed to prevent an advisory body of a state body which administers the licensing of persons engaged in businesses or professions from conducting a closed session to discuss matters which the advisory body has found

EXHIBIT "B"

would constitute an unwarranted invasion of the privacy of an individual licensee or applicant if discussed in an open meeting, provided the advisory body does not include a quorum of the members of the state body it advises. Those matters may include review of an applicant's qualifications for licensure and an inquiry specifically related to the state body's enforcement program concerning an individual licensee or applicant where the inquiry occurs prior to the filing of a civil, criminal, or administrative disciplinary action against the licensee or applicant by the state body.

(d) Nothing in this article shall be construed to prohibit a state body from holding a closed session to deliberate on a decision to be reached in a proceeding required to be conducted pursuant to Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 or similar provisions of law.

(e) Nothing in this article shall be construed to prevent any state body from holding a closed session to consider matters affecting the national security.

(f) Nothing in this article shall be construed to grant a right to enter any correctional institution or the grounds of a correctional institution where that right is not otherwise granted by law, nor shall anything in this article be construed to prevent a state body from holding a closed session when considering and acting upon the determination of a term, parole, or release of any individual or other disposition of an individual case, or if public disclosure of the subjects under discussion or consideration is expressly prohibited by statute.

(g) Nothing in this article shall be construed to prevent any closed session to consider the conferring of honorary degrees, or gifts, donations, and bequests which the donor or proposed donor has requested in writing to be kept confidential.

(h) Nothing in this article shall be construed to prevent the Alcoholic Beverage Control Appeals Board from holding a closed session for the purpose of holding a deliberative conference as provided in Section 11125.

(i) Nothing in this article shall be construed to prevent a state body from holding closed sessions with its negotiator prior to the purchase, sale, exchange, or lease of real property by or for the state body to give instructions to its negotiator regarding the price and terms of payment for the purchase, sale, exchange, or lease.

However, prior to the closed session, the state body shall hold an open and public session in which it identifies the real property or real properties which the negotiations may concern and the person or persons with whom its negotiator may negotiate.

For purposes of this subdivision, the negotiator may be a member of the state body.

For purposes of this subdivision, "lease" includes renewal or renegotiation of a lease.

Nothing in this subdivision shall preclude a state body from holding a closed session for discussions regarding eminent domain

SUMMARY OF STATE OWNED PROPERTIES BY AGENCY

EXHIBIT "C"

DEPARTMENT NAME	TOTAL FEE PROPERTIES	TOTAL FEE ACREAGE	TOTAL STRUCTURES	TOTAL SQUARE FOOTAGE
Total - All State Agencies	3,487	2,403,360.69	19,314	158,322,486
PROPERTIES EXCLUDED FROM REVIEW				
California Coastal Conservancy (CACC)	22	3,836.74	0	0
California State University (CSU)	25	16,900.58	972	37,034,636
California Tahoe Conservancy (CTC)	2	4,555.53	0	0
Fish and Game (DFG)	445	380,997.03	1,288	925,874
Housing and Community Development (HCD)	36	7.71	33	37,903
Parks and Recreation (DPR)	273	1,093,026.37	3,529	6,803,102
Santa Monica Mountains Conservancy (SMMC)	31	2,167.05	0	0
State Lands Commission (SLC)	1,426	587,101.56	6	14,125
Transportation (DOT)	359	3,946.63	1,716	4,847,825
University of California (UC)	14	85,293.25	4,026	39,046,153
Subtotal of properties excluded	2,611	2,173,995.71	11,570	88,709,618
PROPERTIES REVIEWED				
Air Resources Board (ARB)	1	2.25	1	54,000
Board of Equalization (BOE)	1	0.45	1	7,450
Boating and Waterways (DBW)	3	22.34	0	0
Cal Expo and Fair (EXPO)	1	854.64	51	1,067,781
California Maritime Academy (CMA)	1	69.20	21	204,247
California State Lottery (CSL)	1	12.50	2	265,748
Conservation (CON)	1	0.17	1	2,000
California Conservation Corps (CCC)	1	68.00	20	40,590
Corrections (CDC)	28	19,329.55	1,515	20,098,508
Developmental Services (DDS)	7	2,692.61	610	8,149,070
District Agricultural Associations (DAA)	48	2,948.27	1,182	6,248,036
Education (CDE)	5	169.91	118	958,611
Employment Development (EDD)	37	56.84	35	672,224
Food and Agriculture (DFA)	12	61.38	37	273,486
Forestry and Fire Protection (CDF)	241	75,071.27	2,601	3,554,121
Franchise Tax Board (FTB)	1	43.00	2	932,000
General Services (DGS)	113	219.73	144	10,384,943
Health Services (DHS)	6	57.31	12	248,349
Highway Patrol (CHP)	98	629.81	99	908,469
Mental Health (DMH)	4	2,593.42	336	4,417,361
Military (MIL)	78	5,862.92	394	5,075,113
Motor Vehicles (DMV)	92	226.18	91	1,779,720
Museum of Science and Industry (CMSI)	1	23.21	9	404,600
Rehabilitation (RHB)	1	3.20	4	42,278
Toxic Substances Control (EPA)	1	7.75	0	0
Veterans Affairs (DVA)	7	2,244.80	93	985,291
Water Resources (DWR)	51	94,946.72	0	0
Water Resources Control Board (WRCB)	2	509.57	0	0
Water Resources Reclamation Board (WRRB)	24	18,661.51	0	0
Youth Authority (CYA)	9	1,976.47	365	2,838,872
Subtotal of properties reviewed	876	229,364.98	7,744	69,612,868

STATE SURPLUS PROPERTY INVENTORY

EXHIBIT "D"

Agency	RP #	County	Property Name	Address	Size (Acres)	Category	Plan for Disposition
CATEGORY 3 - UNUSED PROPERTIES, 100% OF SITE NOT BEING USED FOR ANY STATE PURPOSE							
Boating and Waterways	3	Los Angeles	Long Beach Marina	Beysore Avenue and Applan Way	1.32	3	Marketing and Disposition Strategies
Fish-and-Game	236	Sacramento	Central Valley Hatchery	9252 Elk-Grove-Flois Road, Elk-Grove	40.00	3	Marketing and Disposition Strategies
Forestry and Fire Protection	453	Shasta	Crystal Creek Conservation Camp	12242 Highway 299 West, Whiskeytown	28.93	3	Marketing and Disposition Strategies
Forestry and Fire Protection	448	Kings	Goffwood Pass Forest Fire Station	Kettleman City	1.00	3	Due Diligence and Preliminary Assessment
Forestry and Fire Protection	416	Sonoma	Black Mountain Conservation Camp	23426 Fort-Rose-Rd., Cazadero	488.70	3	Marketing and Disposition Strategies
Forestry and Fire Protection	9096	Lake	Konocil Residences (2)	11531 Highway 29, Lower Lake	4.89	3	Marketing and Disposition Strategies
Forestry and Fire Protection	418	Centre-Costa	Bollinger-Canyon-Pest Mgmt. Facility	18412 Bollinger-Canyon Road, San Ramon	12.72	3	Marketing and Disposition Strategies
General Services	many	Sacramento	59 different properties - Exhibit "E"	Capitol Area Plan, Sacramento	(See Exhibit E)	3	Marketing and Disposition Strategies
Military	638	Tuolumne	Columbia Armory	Columbia Airport, Columbia	3.93	3	Marketing and Disposition Strategies
Water Resources	9824	Yolo	Corporation Yard	West Capitol Ave., West Sacramento	17.48	3	Marketing and Disposition Strategies

CATEGORY 4 - PORTION OF SITE UNUSED, CONNECTED TO STATE PROPERTY BEING USED							
Corrections	50	San Bernardino	California Institution for Men - Chino	14901 Central Avenue, Chino	2,242.14	4	Master Plan
Corrections	39	Sacramento	Folsom State Prison	P.O. Box W, Repressa	1,190.76	4	Due Diligence and Preliminary Assessment
Developmental Services	790	Orange	Fairview Developmental Center	2501 Harbor Blvd., Costa Mesa	148.85	4	Due Diligence and Preliminary Assessment
Developmental Services	787	Santa Clara	Agnews Developmental Center	3500 Zanker Road, San Jose	722.70	4	Master Plan
Forestry and Fire Protection	547	Amador	Mt. Zion Lookout	22000 Lookout Road, Pinegrove	187.53	4	Due Diligence and Preliminary Assessment
Forestry and Fire Protection	457	Del Norte	Alder Conservation Camp	1400 Alder Camp Road, Klamath	138.60	4	Due Diligence and Preliminary Assessment
Forestry and Fire Protection	538	Fresno	Miramonte Conservation Camp	49039 Orchard Drive, Fresno	186.60	4	Due Diligence and Preliminary Assessment
Forestry and Fire Protection	487	Humboldt	Eel River Conservation Camp	P.O. Box 528, Redway	161.20	4	Due Diligence and Preliminary Assessment
Forestry and Fire Protection	455	Siakiyou	Deadwood Conservation Camp	17140 McAdams Creek Road, Fort Jones	140.00	4	Due Diligence and Preliminary Assessment
Forestry and Fire Protection	618	Monterey	Tularcitos Forest Fire Station	16650 Cachagua Road, Carmel	17.88	4	Due Diligence and Preliminary Assessment
Forestry and Fire Protection	636	Nevada	Wolf Creek Forest Fire Station	10106 Combie Road, Grass Valley	10.45	4	Due Diligence and Preliminary Assessment
Forestry and Fire Protection	599	Shasta	Shingletown Forest Fire Station	Route 1 Box 145, Shingletown	45.38	4	Due Diligence and Preliminary Assessment
Forestry and Fire Protection	473	Trinity	Fawn Lodge Forest Fire Station	Star Route, Weaverville Highway 299	81.11	4	Due Diligence and Preliminary Assessment
Franchise Tax Board	9627	Sacramento	FTB additional property	9645 Butterfield Way, Sacramento	3.00	4	Due Diligence and Preliminary Assessment
Mental Health	792	Los Angeles	Metropolitan State Hospital	11400 South Norwalk Blvd., Norwalk	117.78	4	Due Diligence and Preliminary Assessment
Mental Health	793	Napa	Napa State Hospital	2100 Napa Valley Highway, Napa	1,471.12	4	Due Diligence and Preliminary Assessment
Mental Health	788	San Luis Obispo	Alacadero State Hospital	1033 El Camino Real, San Luis Obispo	652.70	4	Due Diligence and Preliminary Assessment
Military	839	Kern	Delano Armory	706 South Lexington Street, Delano	3.60	4	Due Diligence and Preliminary Assessment
Military	849	Merced	Merced Armory	1240 West 8th Street, Merced	5.40	4	Due Diligence and Preliminary Assessment
Military	815	San Benito	Hollister Armory	2302 San Felipe Road, Hollister	4.81	4	Due Diligence and Preliminary Assessment
Military	866	San Diego	Escondido Armory	304 East Park Avenue, Escondido	5.10	4	Due Diligence and Preliminary Assessment
Military	850	San Diego	San Diego Armory	7401 Mesa College Drive, San Diego	17.66	4	Due Diligence and Preliminary Assessment
Military	871	San Luis Obispo	Camp San Luis Obispo	Highway 1, San Luis Obispo	5,440.48	4	Due Diligence and Preliminary Assessment
Military	817	San Luis Obispo	Santa Cruz Armory	301 Army Road, Santa Cruz	130.00	4	Due Diligence and Preliminary Assessment

* It should be noted that the size (acres) shown for the Category 4 and Category 5 properties consists of the entire state owned property including all operating facilities. These figures do not represent that portion of the property that is unused or underutilized. The size of that portion of the property which is unused or underutilized can not be identified without further study in conjunction with the landowning agency.

STATE SURPLUS PROPERTY INVENTORY

EXHIBIT "D"

Agency	RP #	County	Property Name	Address	Site (Acres)	Category	Plan for Disposition
CATEGORY 6 - PORTION OF SITE UNDERUTILIZED, CONNECTED TO STATE PROPERTY BEING USED							
Corrections	43	Amador	Mule Creek Prison	4001 Highway 104, Ione	867.65	5	Due Diligence and Preliminary Assessment
Corrections	37	Del Norte	Pelican Bay State Prison	North of Crescent City	455.24	5	Due Diligence and Preliminary Assessment
Corrections	9734	Imperial	Imperial South Centinella	West of El Centro	1,900.00	5	Due Diligence and Preliminary Assessment
Corrections	9735	Imperial	Calipatria	Northeast of Calipatria	1,280.00	5	Due Diligence and Preliminary Assessment
Corrections	9847	Kern	Wasco State Prison	Wasco	789.75	5	Due Diligence and Preliminary Assessment
Corrections	34	Kings	C.S.P. Avenal	Avenal State Prison, Avenal	639.25	5	Due Diligence and Preliminary Assessment
Corrections	36	Kings	C.S.P. Corcoran	4001 King Avenue, Corcoran	941.28	5	Due Diligence and Preliminary Assessment
Corrections	9475	Madera	Central California Womens Prison	23370 Road 22, Chowchilla	1,321.05	5	Due Diligence and Preliminary Assessment
Corrections	44	San Diego	McCain Valley Conservation Camp	2550 McCain Valley Road, Boulevard	432.98	5	Due Diligence and Preliminary Assessment
Corrections	42	San Joaquin	Northern California Womens Facility	7150 East Arch Road, Stockton	134.10	5	Due Diligence and Preliminary Assessment
Corrections	48	San Luis Obispo	Men's Colony - San Luis Obispo	P. O. Box 8, San Luis Obispo	177.86	5	Due Diligence and Preliminary Assessment
Developmental Services	797	San Joaquin	Stockton Developmental Center	618 East Magnolia Street, Stockton	102.57	5	Due Diligence and Preliminary Assessment
Developmental Services	798	Sonoma	Sonoma Developmental Center	1500 Arnold Drive, Eideridge	1,550.00	5	Due Diligence and Preliminary Assessment
Developmental Services	795	Tulare	Porterville Developmental Center	26501 Avenue 140, Porterville	688.30	5	Due Diligence and Preliminary Assessment
Developmental Services	789	Ventura	Gamarillo Developmental Center	1878 Lewis Road, Gamarillo	748.21	5	Due Diligence and Preliminary Assessment
26th DAA	70	Amador	Amador County Fair	18621 Sherwood & School, Plymouth	31.11	5	Due Diligence and Preliminary Assessment
3rd DAA	88	Butte	Silver Dollar Fair	2357 Fair Street, Chico	83.11	5	Due Diligence and Preliminary Assessment
39th DAA	85	Calaveras	Calaveras County Fair & Jumping Frog Jubilee	South Hwy 49, Angels Camp	70.96	5	Due Diligence and Preliminary Assessment
44th DAA	90	Colusa	Colusa County Fair	1303 10th Street, Colusa	48.18	5	Due Diligence and Preliminary Assessment
23rd DAA	66	Contra Costa	Contra Costa County Fair	1201 West 10th Street, Antioch	75.01	5	Due Diligence and Preliminary Assessment
41st DAA	88	Del Norte	Jefferson State Fair	421 Highway 101 North, Crescent City	92.79	5	Due Diligence and Preliminary Assessment
21st DAA	63	Fresno	The Big Fresno Fair	1121 Chance Avenue, Fresno	7.21	5	Due Diligence and Preliminary Assessment
42nd DAA	89	Glenn	Glenn County Fair	221 East Yolo, Orland	46.72	5	Due Diligence and Preliminary Assessment
9th DAA	96	Humboldt	Redwood Acres Fair	3750 Harris Street, Eureka	49.47	5	Due Diligence and Preliminary Assessment
15th DAA	93	Kern	Kern County Fair	11420 S. P Street, Bakersfield	32.59	5	Due Diligence and Preliminary Assessment
24-A DAA	67	Kings	Kings Fair	810 S. 10th Ave., Hanford	80.18	5	Due Diligence and Preliminary Assessment
49th DAA	91	Lake	Lake County Fair	401 Marlin Street, Lakeport	32.95	5	Due Diligence and Preliminary Assessment
60th DAA	92	Los Angeles	Antelope Valley Fairgrounds	155 East Avenue T, Lancaster	204.92	5	Due Diligence and Preliminary Assessment
21-A DAA	64	Madera	Madera District Fair	1850 West Cleveland, Madera	115.58	5	Due Diligence and Preliminary Assessment
35-A DAA	81	Mariposa	Mariposa District Fair & Homecoming	5007 Fairgrounds Road, Mariposa	35.97	5	Due Diligence and Preliminary Assessment
12th DAA	56	Mendocino	Merced County Empire Fair	1055 N. State Street, Ukiah	48.16	5	Due Diligence and Preliminary Assessment
38th DAA	80	Merced	Merced County Fair	900 Marlin Luther King Jr. Way, Merced	89.22	5	Due Diligence and Preliminary Assessment
34th DAA	79	Modoc	Modoc - The Last Frontier Fair	1 Center Street, Cedarville	4.84	5	Due Diligence and Preliminary Assessment
7th DAA	95	Monterey	Monterey County Fair	200 Fairgrounds Road, Monterey	21.20	5	Due Diligence and Preliminary Assessment

* It should be noted that the size (acreage) shown for the Category 4 and Category 6 properties consists of the entire state owned property including all operating facilities. These figures do not represent that portion of the property that is unused or underutilized. The size of that portion of the property which is unused or underutilized can not be identified without further study in conjunction with the landowning agency.

STATE SURPLUS PROPERTY INVENTORY

EXHIBIT "D"

Agency	RP #	County	Property Name	Address	Size (Acres)	Category	Plan for Disposition
CATEGORY 5 (continued) - PORTION OF SITE UNDERUTILIZED, CONNECTED TO STATE PROPERTY BEING USED							
26th DAA	69	Napa	Napa Town & Country Fair	575 Third Street, Napa	34.38	5	Due Diligence and Preliminary Assessment
17th DAA	60	Nevada	Nevada County Fair	11228 McCourtney Road, Nevada City	39.41	5	Due Diligence and Preliminary Assessment
32nd DAA	77	Orange	Orange County Fair	86 Fair Drive, Costa Mesa	190.11	5	Due Diligence and Preliminary Assessment
20th DAA	62	Placer	Gold Country Fair	127 High Street, Auburn	37.84	5	Due Diligence and Preliminary Assessment
64th DAA	94	Riverside	Colorado River Country Fair	11995 Olive Lake Blvd., Blythe	30.52	5	Due Diligence and Preliminary Assessment
33rd DAA	78	San Benito	San Benito County Fair	9000 Airline Highway, Tres Pinos	131.95	5	Due Diligence and Preliminary Assessment
28th DAA	72	San Bernardino	San Bernardino County Fair	14800 7th Street, Victorville	85.61	5	Due Diligence and Preliminary Assessment
22nd DAA	65	San Diego	Del Mar Fair	2280 Jimmy Durante Blvd., Del Mar	408.43	5	Due Diligence and Preliminary Assessment
1-A DAA	53	SF/San Mateo	Grand National Rodeo, Horse & Stock Show	Geneva Ave. & Santos St., Daly City	59.25	5	Due Diligence and Preliminary Assessment
2nd DAA	74	San Joaquin	San Joaquin County Fair	1658 South Airport Way, Stockton	250.45	5	Due Diligence and Preliminary Assessment
16th DAA	59	San Luis Obispo	California Mid-State Fair	2198 Riverside Avenue, Paso Robles	27.74	5	Due Diligence and Preliminary Assessment
19th DAA	61	Santa Barbara	Santa Barbara Fair & Expo	3400 Calle Real, Santa Barbara	34.85	5	Due Diligence and Preliminary Assessment
37th DAA	83	Santa Barbara	Santa Maria County Fair	937 South Thornburg Street, Santa Maria	38.09	5	Due Diligence and Preliminary Assessment
14th DAA	58	Santa Cruz	Santa Cruz County Fair	2801 East Lake Avenue, Watsonville	100.00	5	Due Diligence and Preliminary Assessment
27th DAA	71	Shasta	Shasta District Fair	1890 Briggs Street, Anderson	64.46	5	Due Diligence and Preliminary Assessment
10-A DAA	55	Siskiyou	Tulelake-Butte Valley Fair	South Main Street, Tulelake	34.56	5	Due Diligence and Preliminary Assessment
36th DAA	82	Solano	Dixon May Fair	655 South First Street, Dixon	37.33	5	Due Diligence and Preliminary Assessment
38th DAA	84	Stanislaus	Stanislaus County Fair	900 North Broadway, Turlock	77.31	5	Due Diligence and Preliminary Assessment
13th DAA	57	Sutter	Yuba Sutter Fair	442 Franklin Avenue, Yuba City	42.40	5	Due Diligence and Preliminary Assessment
30th DAA	75	Tehama	Sun County Fair	650 Antelope Blvd., Red Bluff	7.00	5	Due Diligence and Preliminary Assessment
24th DAA	68	Tulare	Tulare County Fair	215 East Alpine Ave., Tulare	48.29	5	Due Diligence and Preliminary Assessment
29th DAA	73	Tuolumne	Mother Lode Fair	220 Southgate Drive, Sonora	20.10	5	Due Diligence and Preliminary Assessment
31st DAA	76	Ventura	Ventura County Fair	10 West Harbor Blvd., Ventura	63.45	5	Due Diligence and Preliminary Assessment
40th DAA	87	Yolo	Yolo County Fair	1250 E. Gum Ave., Woodland	54.50	5	Due Diligence and Preliminary Assessment
General Services	692	San Diego	San Diego State Garage	345-West Ash, San Diego	1.13	6	Due Diligence and Preliminary Assessment
General Services	9635	San Diego	Transamerica Building	1301 State Street, San Diego	0.23	5	Due Diligence and Preliminary Assessment
General Services	678	San Joaquin	Stockton State Building- Parking Lot	31 East Channel Street, Stockton	2.46	5	Due Diligence and Preliminary Assessment
Military	811	Glenn	Willows Armory	950 Laurel Street, Willows	2.84	5	Due Diligence and Preliminary Assessment
Military	847	Monterey	Salinas Armory	Howard and Lincoln Streets, Monterey	1.00	5	Due Diligence and Preliminary Assessment
Military	804	Tulare	Visalia Armory	1100 Acres Road, Visalia	5.00	5	Due Diligence and Preliminary Assessment
Youth Authority	1575	Amador	Preston School of Industry	201 Waterman Road, Ione	599.21	5	Due Diligence and Preliminary Assessment
Youth Authority	1574	San Luis Obispo	El Paseo De Robles School	4545 Airport Road, Paso Robles	200.34	5	Due Diligence and Preliminary Assessment
Youth Authority	1572	San Joaquin	Northern California Youth Center	7650 South Newcaselle Road, Stockton	825.92	5	Due Diligence and Preliminary Assessment
Youth Authority	1577	San Bernardino	Youth Training School	15189 Euclid Avenue, Chino	111.10	5	Due Diligence and Preliminary Assessment (part of Chino Prison Masterplan)

* It should be noted that the size (acreage) shown for the Category 4 and Category 5 properties consists of the entire state owned property including all operating facilities. These figures do not represent that portion of the property that is unused or underutilized. The size of that portion of the property which is unused or underutilized can not be identified without further study in conjunction with the landowning agency.

STATE SURPLUS CAPITOL AREA PROPERTIES OWNED BY DGS

EXHIBIT "E"

Agency	RP #	County	Property Name	Address	Land (\$)	Imp (\$/sf)	Category	Comments	Lease Number
BLOCK 231 16th, 16th, N & O Streets									
General Services	9696	Sacramento	Brandon Court Apts.	1600 N Street	16,000	30,000	3	40 units	Lease 6712
General Services	9696	Sacramento	3 Story Apts.	1622 N Street	6,400	13,500	3	30 units	Lease 6465
General Services	9696	Sacramento	Capitol Vue Motel	1630 N Street	9,600	23,000	3		Lease 6465
General Services	9696	Sacramento	Cleaners/Restaurant	1412-14 16th Street	3,200	2,100	3		Lease 6465
General Services	9696	Sacramento	Residential Units	1412 1/2 16th Street	(above)	2,100	3	6 units restaurant/cleaners	Lease 6465
General Services	9696	Sacramento	Auto Repair & Parking	1422 16th Street	19,200	2,300	3		Lease 6465
General Services	9696	Sacramento	2 Story Apts.	1615 O Street	9,600	10,600	3	20 units	Lease 6465
General Services	9696	Sacramento	Biele Place Apts.	1421 16th Street	22,400	24,700	3	35 units	Lease 6527
BLOCK 233 16th, 17th, N, & O Streets									
General Services	9696	Sacramento	Rent - A - Car	1401 16th Street	6,400	1,000	3		Lease 6465
General Services	9696	Sacramento	SRO Housing Project	1616 O Street	38,400	50,000	3	60 units	Lease 6725
General Services	9696	Sacramento	Day Care Center	1614 N Street	6,400	2,500	3		Lease 6725
General Services	9696	Sacramento	3 Story Apts.	1616 N Street	6,400	12,000	3	20 units	Lease 6465
General Services	9696	Sacramento	3 Story Apts.	1622 N Street	6,400	14,000	3	30 units	Lease 6465
General Services	9696	Sacramento	Optical Shop	1409-11 16th Street	3,200	2,400	3		Lease 6465
General Services	9696	Sacramento	Bar/Restaurant	1413 16th Street	3,200	2,400	3		Lease 6465
General Services	9696	Sacramento	Mercury Cleaners	1417 16th Street	9,600	6,200	3		Lease 6465
General Services	9696	Sacramento	Office	1421-23 16th Street	(above)	(above)	3	Located above dry cleaners	Lease 6465
General Services	9696	Sacramento	2 Story Apts.	1626 O Street	6,400	8,320	3	20 units	Lease 6644
General Services	9696	Sacramento	2 Story House - Multi Family	1631 O Street	6,400	4,100	3	3 units	Lease 6644
BLOCK 232 16th, 16th, O & P Streets									
General Services	9697	Sacramento	3 Story Apts.	1601 16th Street	6,400	14,000	3	22 units	Lease 6465
General Services	9697	Sacramento	2 Story Victorian	1606 O Street	12,800	3,750	3	6 units	Lease 6618
General Services	9697	Sacramento	Don Carlos Apts.	1614 O Street	6,400	4,000	3	10 units	Lease 6465
General Services	9697	Sacramento	Parking Lot for Retail	1620 O Street	6,400	N/A	3		Lease 6465
General Services	9697	Sacramento	Vacant Retail & Robe Shop	1610-1612 16th Street	12,800	7,500	3		Lease 6465
General Services	9697	Sacramento	Stanford Ct. Townhomes	South Half of Block	51,200	42,800	3	sell underlying fee	Lease 6597
BLOCK 234 16th, 17th, O & P Streets									
General Services	9698	Sacramento	Housing/Retail Site	1604 O Street	19,200	N/A	3		Lease 6465
General Services	9698	Sacramento	17th Street Commons	1614 O Street & others	44,800	30,450	3	25 units	Lease 6620
General Services	9698	Sacramento	Building Site	1601 P Street	19,200	N/A	3		Lease 6465
General Services	9698	Sacramento	2 Story Apts.	1616 - 1623 P Street	19,200	15,600	3	32 units	Lease 6465
BLOCK 233 16th, 17th, P & O Streets									
General Services	9711	Sacramento	Elmwood Apts.	1601 16th Street	19,200	10,000	3	21 units	Lease 6465
General Services	9711	Sacramento	2 Story Apts.	1619 Q Street	6,400	12,000	3	16 units	Lease 6617
General Services	9711	Sacramento	Vacant 40' x 40' Lot	1610 17th Street	1,600	N/A	3		Lease 6465

STATE SURPLUS CAPITOL AREA PROPERTIES OWNED BY DGS

EXHIBIT "E"

Agency	RP #	County	Property Name	Address	Land (\$)	Imp. (\$)	Category	Comments	Lease Number
BLOCK 228 - 14th, 15th, O & P Streets									
General Services	9694	Sacramento	Greentree Townhomes & Virgo's	1400-1404 O & 1801 14th Street	19,200	17,300	3	17 units	Lease 6671
General Services	9694	Sacramento	2 Story Apts.	1414 O Street	6,400	9,000	3	14 units	Lease 6465
General Services	9694	Sacramento	3 Story Apts.	1420 O Street	12,000	22,500	3	27 units	Lease 6465
General Services	9694	Sacramento	Ausleinder Apts.	1500 16th Street	7,200	16,875	3	24 units	Lease 6709
General Services	9694	Sacramento	2 Story Apts.	1610 16th Street	3,200	4,500	3	3 units	Lease 6465
General Services	9694	Sacramento	2 Story Apts.	1614 15th Street	3,200	4,500	3	2 units	Lease 6465
General Services	9694	Sacramento	Standford Ct. Townhomes	S/E 1/4 Block	25,000	19,200	3	self underlying fee	Lease 9897
BLOCK 284 - 13th, 14th, P & Q Streets									
General Services	9707	Sacramento	3 Story Palm Manor Victorian	1330 P Street	3,200	3,400	3	4 units	Lease 6710
General Services	9707	Sacramento	Townhomes	1612 14th Street	3,200		3	3 units	Lease 6710
General Services	9707	Sacramento	Townhomes	1616-1626 14th Street	3,200		3	6 units	Lease 6710
General Services	9707	Sacramento	Duplex	1321-1323 Q Street	6,400	1,500	3	2 units	Lease 6465
General Services	9707	Sacramento	Townhomes	1329-1331 Q & 1626 14th Street	12,800	7,200	3	3 units	Lease 6465
BLOCK 223 - 13th, 14th, N & O Streets									
General Services	9689	Sacramento	Valencia Apts. 2 Story	1317 O Street	6,400	7,200	3	16 units	Lease 6465
General Services	9689	Sacramento	2 Story Apts.	1327 O Street	6,400	5,200	3	12 units	Lease 6465
General Services	9689	Sacramento	Commercial/Residential above	1329-31 O Street	3,200	2,450	3		Lease 6465
General Services	9689	Sacramento	Commercial/Residential above	1424-26 14th Street	3,200	4,900	3	8 units	Lease 6465
BLOCK 273 - 10th, 11th, P & Q Streets									
General Services	9701	Sacramento	Somerset Parkside Condos	(Entire Block)	129,600		3	self underlying fee	Lease 6619
General Services	9701	Sacramento	Laundry	1627 10th Street		450	3		Lease 6619
General Services	9701	Sacramento	Florist	1623 10th Street		450	3		Lease 6620
General Services	9701	Sacramento	Restaurant	1607 10th Street		900	3		Lease 6621
General Services	9701	Sacramento	Restaurant	1603 10th Street		1,400	3		Lease 6622
General Services	9701	Sacramento	Office	1601 10th Street		923	3		Lease 6623
General Services	9701	Sacramento	Restaurant	1036 P Street		400	3		Lease 6624
General Services	9701	Sacramento	Residential	1001-1033 Q Street		21,064	3	26 units	Lease 6625
General Services	9701	Sacramento	Residential	North 2/3 of Block		86,000	3	76 units	Lease 6626
BLOCK 272 - 9th, 10th, O & R Streets									
General Services	9704	Sacramento	Saratoga Town Homes	North 1/2 of Block	61,200	45,000	3	self underlying fee	Lease 6627
BLOCK 206 - 6th, 9th, O & P Streets									
General Services	9684	Sacramento	Capitol Athletic Club	West 1/3 of Block	43,200	61,000	3	self underlying fee	Lease 6650

LOGIC PROCESS USED FOR CATEGORIZING FIELD REVIEWED PROPERTIES

During the DGS' field reviews, the properties were evaluated to determine their level of use by the occupying agency and their potential for reuse, sale, lease, or exchange. The properties were divided into the following five categories:

- Category 1** - 100 Percent of Site Appropriately Utilized by Occupying State Agency
- Category 2** - Property Already Declared Surplus Through Annual Surplus Property Bill
- Category 3** - Surplus Properties--100 Percent of Defined Site Not Used for Any State Program
- Category 4** - Portion of Site Surplus, Connected to State Property Being Used
- Category 5** - Portion of Site Underutilized, Connected to State Property Being Used

The logic process for categorizing the properties is as follows:

Step 1: Is 100 percent of the property needed and appropriately utilized to fulfill the program needs of the occupying agency?

If YES, Category 1. (For example: operational CHP field office)

If NO, go to Step 2.

Step 2: Check with the DGS' Surplus Sales Unit to determine if the property has previously been declared surplus through the Annual Surplus Property Bill.

If YES, Category 2.

If NO, go to Step 3:

Step 3: Is 100 percent of the property vacant, abandoned, or unused for the implementation of the agency's program needs?

If YES, Category 3. (For example: abandoned forest fire station)

If NO, go to Step 4.

Step 4: Does some portion (less than 100 percent) of the property appear to be unused or surplus to the agency's program needs? (For example; state hospitals and other large-acreage institutional properties)

If NO (unused or surplus areas not found), but portions of the site appear underutilized, go to Step 5.

If YES (surplus areas found on site), is it known definitively what portions of the site (size and location) are surplus to the agency's present and future needs?

If YES, those surplus areas were placed into Category 3.

AGENCY CONTACTS

The following persons were interviewed by DGS following completion of the field reviews:

California Youth Authority	
Ronald R. Lowry, Chief	262-1428
Facilities Planning Division	
Department of Boating and Waterways	
Don Waltz, Chief	445-9657
Facilities Division	
Debra R. Deverter, Administrative Officer	445-2671
Department of Corrections	
Robert McMahon, Chief	323-1148
Existing Facilities	
Dennis S. Turnipseed, Chief	323-1148
Facilities Services Section	
Department of Fish and Game	
Steve Nicola, Coordinator	322-6469
Lands and Natural Areas Program	
Department of Forestry and Fire Protection	
J. Fred Lambert, Real Property Manager	324-1183
Charles A. Horel, Chief Engineer	324-1637
Ronald Brinski, Retired Annuitant	
Department of the Military	
Col. Ronald W. Cross	854-3321
Lt. Col. Kevin G. Ellsworth	854-3534
Lt. Col. Fred W. Gage	854-3361
Lt. Steven Stone	854-3437
William Soncrant (civilian)	854-3515
Department of Water Resources	
Frank L. Conti, Chief	653-7891
Division of Land and Right of Way	
Fairs and Expositions	
Kim I. Myrman, Assistant Director	263-2952
Stan Wirth, Financial Officer	263-2953

June 1995 Addendum
Report to the Legislature
State Surplus Property Inventory
January 1995



State and Consumer Services Agency
Department of General Services
Office of Real Estate and Design Services

**Report to Legislature
State Surplus Property Inventory
January 1995**

June 1995 Addendum

In January 1995 the Department of General Services (DGS), Office of Real Estate and Design Services (OREDS) forwarded the above titled report to the Legislature. The report was mandated by Chapter 150, Statutes of 1994 (Assembly Bill 2384), adding Section 11011.21 to the Government Code. It identified 160 state owned real properties that are, or will be, unused or underutilized by the landholding agency both at the present and foreseeable future. Properties identified were compiled into a list known as the State Surplus Property Inventory to be sold, leased or exchanged to state agencies, local government entities and the public in that order.

Subsequent to submitting the report, six additional properties were identified as surplus or underutilized due to changes in agency programs.

The properties are identified as follows:

Agency	Forestry and Fire Protection
RP#	540
County	Santa Clara
Property Name	Santa Clara Ranger Unit Headquarters
Address	15670 S. Monterey Road (Old Hwy. 101), Morgan Hill
Size	5.66 Acres
Category	4
Plan For Disposition	Due Diligence and Preliminary Assessment

Agency	California Highway Patrol
RP#	705
County	Sacramento
Property Name	GHP Motor Transport Facility & Shop, Office of Emergency Services
Address	2810 Meadowview Road, Sacramento
Size	33.56 Acres
Category	4
Plan For Disposition	Due Diligence and Preliminary Assessment

Agency Department of Developmental Services
RP# 791
County Los Angeles
Property Name Lanterman Developmental Center
Address 3530 West Pomona Blvd., Pomona
Size 301.78 Acres
Category 4
Plan For Disposition Due Diligence and Preliminary Assessment

Agency Department of Mental Health
RP# 794
County San Bernardino
Property Name Patton State Hospital
Address 3102 E Highland, San Bernardino
Size 248.58 Acres
Category 4
Plan For Disposition Due Diligence and Preliminary Assessment

~~Agency Department of General Services
RP# 690
County Los Angeles
Property Name Junipero Serra State Office Building
Address 107 South Broadway, Los Angeles
Size 3.66 Acres
Category 3
Plan For Disposition Marketing and Disposition Strategies~~

~~Agency Department of Veterans Affairs
RP# 1494
County Napa
Property Name Veterans Home Rector Canyon
Address Silverado Trail
Size 1,604.42 Acres
Category 4
Plan For Disposition Marketing and Disposition Strategies~~