

---

## SENATE COMMITTEE ON APPROPRIATIONS

Senator Anthony Portantino, Chair  
2021 - 2022 Regular Session

---

### **SB 828 (Committee on Governmental Organization) - Surplus state real property: disposal**

**Version:** April 6, 2021

**Urgency:** No

**Hearing Date:** May 3, 2021

**Policy Vote:** G.O. 15 - 0

**Mandate:** No

**Consultant:** Janelle Miyashiro

**Bill Summary:** SB 828 authorizes the Department of General Services to sell, exchange, or lease for fair market value four specified state properties.

#### **Fiscal Impact:**

- One-time General Fund revenue gains, likely in the millions of dollars, related to the sale, exchange, or lease of each property.
- Department of General Services costs of approximately \$125,000 related to the sale of each of the four specified properties. Administrative costs to the Department would be one-time for each property. All Department costs would be recovered through the proceeds of the property sale.
- Potential annual savings of approximately \$925,000 from avoiding warm shutdown costs.

**Background:** Each year, state agencies review their lands to identify real properties which are excess to their needs and report them to the Department. The Department first offers the excess properties to other state agencies in order to maximize state use of existing facilities. If no state agencies express interest, The Department asks to include the properties in the annual surplus property bill and requests legislative authorization to sell or dispose of those properties. The Legislature must declare the property to be surplus and must authorize the Director of the Department to sell, exchange, lease, or transfer the surplus property according to specified procedures set forth in law.

#### **Proposed Law:**

- Authorizes the Department to sell, exchange, or lease for fair market value the following properties:
  - The property consisting of approximately 2.79 acres and improvements, known as the Department of General Services' Fresno Water Resources Building, located at 3374 East Shields Avenue, in Fresno, Fresno County, Assessor's Parcel Number 00445-0020-13T.
  - The property consisting of approximately 1.64 acres and improvements, known as the Department of General Services' Alfred E. Alquist State Office

Building, located at 100 Paseo De San Antonio, in San Jose, Santa Clara County, Assessor's Parcel Number 00467-0046-093.

- The property consisting of approximately 2.11 acres and improvements, known as the Department of General Services' Stockton State Office Building, located at 31 East Channel Street, in Stockton, San Joaquin County, Assessor's Parcel Number 00139-0100-010.
- The property consisting of approximately 2.25 acres and improvements, known as the California Air Resources Board's Haagen-Smit Laboratory, located at 9528 Telstar Avenue, in El Monte, Los Angeles County, Assessor's Parcel Number 8581-001-911.
- Requires the State Public Works Board to approve the purchase, lease, or exchange agreement and use the proceeds from the transaction to pay for all costs associated with the defeasance of bonds, to the extent that bonds issued by the Board involve one of the properties.

**-- END --**