

Date of Hearing: April 5, 2017

ASSEMBLY COMMITTEE ON ACCOUNTABILITY AND ADMINISTRATIVE REVIEW

Susan Talamantes Eggman, Chair

AB 1057 (Weber) – As Amended March 20, 2017

SUBJECT: Armories: sales: San Diego Armory

SUMMARY: Provides the option for the nonprofit San Diego Center for Children (SDCC) to purchase a section of the San Diego Armory (Armory) at fair market value. Specifically, **this bill:**

- 1) Allows for the SDCC to purchase a three-acre section of the Armory, located in San Diego County, at the southwest corner of the property.
- 2) Requires the sale to be in the best interest of the state and at fair market value, as specified.
- 3) Sets timeframes for the sale, as specified.
- 4) Provides for the possible sale or lease of the property to an entity other than the SDCC if the option is not pursued.

EXISTING LAW:

- 1) Authorizes the Director of the Department of General Services (DGS), with the approval of the Adjutant General of the Military Department, to lease and sell real property held for armory purposes, subject to legislative approval.
- 2) Establishes the Armory Fund and requires that all proceeds from the sale or lease of armories be deposited into the fund, for use, upon appropriation by the Legislature, for specified purposes related to armories.

FISCAL EFFECT: Unknown

COMMENTS: This bill would authorize, with the approval of DGS and the Military Department, the sale of an approximately three-acre portion of the Armory property to the SDCC at fair market value. DGS will conduct and approve an appraisal to determine the fair market value of this property, located at 7401 Mesa College Drive in San Diego.

This bill sets specified timeframes for executing the agreement and completing the sale and title transfer of the property. If an agreement is not reached with SDCC or the timelines are not met, DGS would be authorized to sell this property at fair market value pursuant to requirements in existing law.

While existing law allows for the sale of armory properties, the process for selling them is not uniform and legislative approval is required for each sale.

The SDCC is a nonprofit organization that provides behavioral health and educational services to more than 1,200 youth and families annually. The organization has been leasing the subject property, which is adjacent to the SDCC's main campus, since 1998. The property is used for parking and to provide a safety buffer between a facility and a canyon that surrounds the campus.

According to the Military Department, the subject property, which includes sloping land, is no longer of use to the existing armory.

According to the author, "This bill will allow the Children's Center to finally acquire this land. Selling a majority of the three-plus acre parcel to the Center, which has leased the land for nearly 20 years, is the appropriate course of action and is in the best interest of the State."

PRIOR LEGISLATION:

AB 2247 (Williams), Chapter 382, Statutes of 2016 grants specified local agencies the option to purchase specified armory properties within the agencies' jurisdictions.

DOUBLE REFERRAL: This bill was heard in the Assembly Veterans Affairs Committee on March 21, 2017, with a vote of 10-0.

REGISTERED SUPPORT / OPPOSITION:

Support

San Diego Center for Children (sponsor)
Board of Trustees, San Diego Center for Children
California Alliance of Child and Family Services
Councilmember Lorie Zapf, Second District, City of San Diego
San Diego Nonprofit Association
San Diego Regional Chamber of Commerce

Opposition

None on file.

Analysis Prepared by: Scott Herbstman / A. & A.R. /