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SUPERIOR COURT OF THE STATE OF CALIFORNIA  
COUNTY OF SONOMA

Sonoma Valley Next 100 and SDC Next 100,

Plaintiffs and Petitioners,

v.

California Department of General Services,

Defendant and Respondent;

The Grupe Company, Rogal & Partners, and  
Eldridge Renewal, LLC,

Real Parties in Interest; and

Does 1 to 10.

**Case No. 25CV00322**

**FIRST AMENDED COMPLAINT FOR  
DECLARATORY RELIEF AND  
VERIFIED PETITION FOR WRIT OF  
TRADITIONAL MANDAMUS**

**(Code Civ. Proc., §§ 1060, 1085;  
Gov. Code, §§ 14670.10.5, 11011.1 et. seq.;  
Pub. Resources Code, § 5024.5)**

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**LIST OF EXHIBITS**

- Exhibit A: 2019 Surplus Property Report
- Exhibit B: Map of Wildlife Corridors in Sonoma County
- Exhibit C: April 3, 2023, DGS's Notice of Selection of The Grupe Company and Rogal & Partners
- Exhibit D: Transfer of 52 Acres to CalFire
- Exhibit E: Figures from 2022 Specific Plan

## **INTRODUCTION**

1. Plaintiffs Sonoma Valley Next 100 and SDC Next 100 (collectively, “Plaintiffs”) bring this complaint and petition for writ of mandate (collectively, “Complaint”) seeking judicial resolution regarding both completed actions and ongoing controversy regarding the site of the former Sonoma Developmental Center (“SDC”) in the Sonoma Valley, directed against the Department of General Services (“DGS”) of the State of California.

2. Beginning in 1891 and for over 120 years, SDC operated as a state-run residential care facility for individuals with developmental disabilities. At its campus of 180 acres located in Eldridge at the tree-lined entrance in the community of Glen Ellen, SDC developed into a beloved self-contained institutional village, which is loved by the community and has historic importance with residences, manufacturing and construction trade shops, housing in a variety of forms, a farm with domestic animals, bakery, dining facilities, a water treatment plant, a fire station, sports fields, an orchard and farm at Camp Via, and a stream-generating power plant serving the now-historic core of evocative buildings.

3. The SDC site is located in the designated Sonoma State Home Historic District, which is eligible for inclusion in the National Register of Historic Places (“NRHP”) and the California Register of Historic Resources (“CRHR”), and as a designated California Landmark. The SDC site contains 75 identified contributing historic resources, and includes two individual resources listed on the NRHP, the Main Building and Sonoma House. Collectively these resources constitute a coherent and unified historical district with aesthetic, architectural, and historic value.

4. The SDC site also contains 765 acres of open space on Sonoma Mountain adjacent to Sonoma Valley Regional Park and Jack London State Historic Park, with abundant wildlife and natural features, which is frequented by families from the surrounding community and hundreds of SDC employees, residents, and their families and visitors.

5. The State of California permanently closed SDC in 2018. Management was transferred to the DGS.

1           6.       In 2019, the California Legislature codified a special planning process in the  
2 Government Code in anticipation of SDC’s closure. Government Code section 14670.10.5 (the  
3 “Enabling Legislation”) recognized the “unique natural and historic resources of the property.”  
4 It directed DGS to manage the site while authorizing the County to conduct a “priority land use  
5 planning process” for the SDC site, including required preparation of a Specific Plan and an  
6 accompanying EIR, a General Plan amendment, and amendments to the Sonoma County  
7 (“County”) zoning code. (Gov. Code, § 14670.10.5, subd. (c)(1).) Goals of the Enabling  
8 Legislation include, inter alia, substantial affordable housing and feasible protection of  
9 permanent open space, natural resources and wildlife, and historic structures and landscape.  
10 (Gov. Code, § 14670.10.5, subds. (c)(3), (c)(4).)

11           7.       On May 17, 2022, DGS released a Request for Proposal (“RFP”) No. AMB 2022-  
12 05-17, for the disposition and development of the SDC site.

13           8.       In September 2022, the SDC Next 100 (the predecessor of plaintiff Sonoma  
14 Valley Next 100), together with the Glen Ellen Historical Society (“GEHS”)<sup>1</sup>, a California non-  
15 profit corporation that seeks to preserve and celebrate the history of Glen Ellen and distribute  
16 information regarding that history, submitted a proposal for SDC to DGS on behalf of the  
17 community of Glen Ellen and the Sonoma Valley. Entitled, “The Hundred Year Plan for SDC,”  
18 it was “A proposal for the future of the lands and buildings of the Sonoma Developmental  
19 Center in the community of Glen Ellen and the Sonoma Valley Sonoma County, California” (the  
20 “Next Hundred Years Proposal”) to DGS. This proposal was submitted on time in response to  
21 RFP No. AMB 2022-05-17. The plan proposed compact development of 470 units of critically  
22 needed affordable housing on the SDC property. The plan also accounted for the preservation of  
23 open space, the protection of the wildlife movement corridor, and the preservation and adaptive  
24 reuse of the majority of the historical assets on site. The plan also encouraged the long-term  
25 empowerment of the communities of Glen Ellen and Sonoma Valley community over local  
26 resources.

27 \_\_\_\_\_  
28 <sup>1</sup> GEHS also has a long history of involvement in the SDC and its property, including  
cooperation with the State of California in the identification of historic resources on the SDC  
site, and researching, and applying for, state and federal recognition of those resources.

1           9.       On April 3, 2023, DGS notified Eldridge Renewal LLC, a partnership of The  
2 Grupe Company and Rogal & Partners, that it had been selected as the buyer and developer of  
3 the DGS site and that the State intended to enter into negotiations toward an Exclusive  
4 Negotiation Agreement, potentially to be followed by a Purchase and Sale Agreement for the  
5 SDC property. In addition, on August 21, 2023, DGS signed an application for development  
6 entitlements with Eldridge Renewal LLC, which was submitted to Sonoma County.

7           10.     This action by DGS has prompted Plaintiffs to seek both a writ of traditional  
8 mandamus under Code of Civil Procedure section 1085, subdivision (a), and declaratory relief  
9 under Code of Civil Procedure section 1060 for the causes of action specified below.  
10 Declaratory relief is necessary because Plaintiffs seek a judicial resolution regarding the correct  
11 interpretation of the following applicable legal questions:

- 12           a.       Plaintiffs seek judicial resolution through declaratory relief and a traditional writ  
13                   of mandamus that when DGS procures a developer and transfers ownership of the  
14                   SDC out of state control, DGS must comply with both Government Code section  
15                   11011.1 and Government Code section 14760.10.5. These statutes collectively  
16                   govern the disposition and transfer of the SDC out of state control. Government  
17                   Code section 14760.10.5 is not the sole source of law governing disposition of the  
18                   property. Under Government Code section 11011.1, subdivision (b)(2)(B)  
19                   qualifying non-profits must be selected over private sector developers.
- 20           b.       The Enabling Legislation requires that DGS must prepare a Specific Plan for the  
21                   property prior to proceeding with a development proposal which includes a sale or  
22                   transfer of the property. (Gov. Code, § 14670.10.5, subd. (e)(2).) Plaintiffs seek a  
23                   judicial statement through declaratory relief and a traditional writ of mandamus  
24                   stating that DGS may not submit or sign an application with a developer seeking  
25                   entitlements from the County on the SDC property until a Specific Plan is in place  
26                   because an application in the absence of the plan may unduly and improperly  
27                   influence the content of the Specific Plan.
- 28

- 1 c. Plaintiffs seek a judicial declaration and a traditional writ of mandamus that DGS  
2 must obtain prudent and feasible measures to protect historical resources from the  
3 California Office of Historic Preservation (“OHP”) prior to co-signing an  
4 application with the real parties in interest, as required under Public Resources  
5 Code section 5024.5.
- 6 d. Plaintiffs also seek a traditional writ of mandamus directing DGS to continue  
7 funding and maintenance of the SDC site and structures as required under the  
8 Enabling Legislation in order to protect the value of the asset at SDC and to  
9 limiting vandalism and deterioration that will occur if such support is not  
10 provided. (Gov. Code, § 14670.10.5 , subd. (a)(5).)

### 11 **PARTIES**

12 11. Plaintiff SONOMA VALLEY NEXT 100 (“NEXT 100”) is a California non-profit  
13 public benefit corporation with its principal place of business in Glen Ellen, California. The  
14 purpose of NEXT 100 is to ensure that public ownership of the lands of the SDC is retained to  
15 the greatest degree possible, while creating the affordable housing and protecting the natural  
16 resource values required by the Enabling Legislation. NEXT 100’s organizational purpose is to  
17 encourage the development of critically needed affordable housing on the SDC property, along  
18 with preservation of open space and protection of the wildlife migration corridors, and  
19 preservation of historical assets through public ownership.

20 NEXT 100 also seeks to enhance the management role of the community in Glen Ellen  
21 and the unincorporated areas of the Sonoma Valley over its local resources. Participants in the  
22 NEXT 100 effort reside in the Sonoma Valley where they view, enjoy, and use the SDC site for  
23 recreation, research, and wildlife viewing. They derive use and enjoyment from the aesthetic,  
24 recreational, and conservation benefits of the SDC site. NEXT 100 also has a beneficial interest  
25 in this action as the entity that would help implement the “Hundred Year Plan” and as a  
26 stakeholder concerned with the management of the SDC.

27 12. Plaintiff SDC NEXT 100 is an unincorporated association comprised of local  
28 residents in the Sonoma Valley with a special interest in the future of the SDC property.



Members of SDC Next 100 and GEHS prepared and submitted the Hundred Year Plan to DGS in 2022 for development of the SDC site, and thus has a beneficial interest in the disposition of the SDC property.

13. Defendant CALIFORNIA DEPARTMENT OF GENERAL SERVICES (“DGS” or “Defendant”) is the agency authorized by the Legislature to manage the disposition of SDC land and buildings held in trust for the people of California.

14. Real Party in Interest THE GRUPE COMPANY of Stockton, California is a California corporation formed in 1988.

15. Real Party in Interest ROGAL & PARTNERS of San Francisco, California is a Delaware limited liability company formed in 2006.

16. Real Party in Interest ELDRIDGE RENEWAL, LLC of Stockton, California is a California limited liability company formed in 2023 by Rogal and Grupe.

17. The true names and capacities, whether individual, corporate, associate, governmental, co-conspirator, partner or alter-ego of those Defendants sued herein under the fictitious names of DOES 1 through 10, inclusive, are not known to Plaintiffs, who therefore sue those Defendants by such fictitious names. Plaintiffs will ask leave of Court to amend this Complaint and insert the true names and capacities of these Defendants when the same have been ascertained. Plaintiffs are informed and believe, on that basis, allege that Defendants designated herein as Defendants are legally responsible in some manner for the events and happenings alleged in this Complaint, and that Plaintiffs alleged injuries were proximately caused by said Defendants’ conduct.

## **FACTUAL AND LEGAL BACKGROUND**

### **A. The Sonoma Developmental Center Site**

18. The SDC site consists of an approximately 945-acre planning area that is a combination of 765 acres open space, and the existing core campus of the SDC encompasses approximately 180 acres. Buildings associated with the original mission at SDC include residential, medical, educational, recreational, industrial, support, and administrative structures. Agricultural land uses also occurred on the eastern portion of the site where the former Sunrise

1 Industries farm was located. Many of the existing structures and the landscapes that surround  
2 them have historical and architectural value. The SDC site contains about 61 existing buildings  
3 within the core campus comprising an array of administrative office buildings, medical care  
4 buildings, congregate care buildings, and private residences. All are more than fifty years old,  
5 having been built between the 1890s and the mid-1970s.

6 19. By 2020, the SDC site was considered surplus by the State of California and was  
7 listed as a surplus property by DGS in its 2019 Surplus Property Report after being transferred  
8 to DGS from the Department of Developmental Services (“DDS”). (Exhibit A.)

9 20. The State of California has recognized the importance of the SDC site in terms of  
10 its environmental and historic values, as well as in relation to the adjoining small communities  
11 of Glen Ellen and Sonoma Valley at the time the facility began closure in 2015.

12 21. The DDS, which administered the SDC prior to its closure, recognized the  
13 significant natural and historical resources at the SDC and the need for its preservation. The  
14 Executive Summary of the October 1, 2015, “Plan for the Closure of Sonoma Developmental  
15 Center” (“Closure Plan”) states:

16 The closure of SDC will impact all who live or work at the [SDC] as well as their  
17 families, friends, and the local community. Together, SDC’s residents, history,  
18 highly specialized workforce and unique natural and community assets are  
19 significant factors indicating that the closure of SDC will be a very different  
20 experience than prior Closures. . . . Acknowledging that change will be difficult,  
the Department is committed to developing positive options for both the residents  
and employees, and supporting them in meaningful ways, as well as engaging with  
the public to determine potential future uses of the SDC campus.

21 22. The 2015 Closure Plan noted the significant importance of the SDC lands and its  
22 importance to the community, stating that “The Administration and the Department recognize  
23 the SDC property’s incredible natural resource, historic importance, and value to our service  
24 delivery system. It is not the intention of the State to declare SDC’s property as surplus, but to  
25 instead to work with the community to identify how the property can best be utilized.”

26 23. The Enabling Legislation recognizes and states an intent to protect the unique  
27 historic resources that the historic district at the SDC site constitutes. (Gov. Code, § 14670.10.5,  
28 subd. (a)(3).)

1           24.     The SDC site occupies the direct path of the highly sensitive Sonoma Valley  
2 Wildlife Movement Corridor, as mapped by Sonoma Land Trust and others. (Exhibit B.)

3           25.     Sonoma Creek, the waterway that bisects the SDC site, has special sensitivity in  
4 that it is listed in the 2024 list of impaired waters identified by the State Water Resources  
5 Control Board as an impaired waterway, pursuant to section 303 of the federal Clean Water Act  
6 (33 U.S.C. § 1313, subd. (d)) due to pollution by sediment and pathogens. Sonoma Creek  
7 provides habitat for steelhead and coho salmon, and is a waterway protected under the Public  
8 Trust doctrine of California. (*National Audubon Society v. Super. Ct.* (1983) 33 Cal.3d 419.)

9 **B.     State Affordable Housing Priorities**

10          26.     Governor Newsom’s Executive Order (N-06-19) of January 2019 makes findings  
11 that:

- 12           •     50 percent of California’s households cannot afford the cost of housing in their  
13                 local markets,
- 14           •     the high cost of land significantly limits the development of affordable housing in  
15                 areas with the greatest demand for new housing,
- 16           •     California has fallen behind in the development of affordable housing, and
- 17           •     the failure to build affordable housing has created higher rents and longer  
18                 commutes, thereby further exacerbating the problem.

19 **C.     Enabling Legislation for Disposition of SDC Site**

20          27.     In June 2019, the State Legislature passed, and the Governor approved,  
21 Government Code section 14670.10.5, outlining the terms under which the State of California,  
22 through DGS, would partner with the County to determine the future of the state-owned SDC  
23 site. This legislation is referred to as the “Enabling Legislation.” Government Code section  
24 14670.10.5 sets forth the State’s goals and requirements for the disposition of the SDC property  
25 by DGS and specifies a land use planning process to be conducted by the County for the future  
26 use of the property. As summarized below, the Enabling Legislation provided for a planning  
27 partnership between DGS and the County to preserve open space at the site, provide for  
28 affordable housing as a priority, and protect natural resource values at the site. Government

Code section 14670.10.5 does not, however, state that it replaces or supersedes the process described in Government Code section 11011 et seq. The Enabling Legislation states only that subdivision (e)(1) “shall not apply to the transfer of the [SDC] to a state agency in accordance with [§ 11011].” (Gov. Code, § 14670.10.5, subd. (e)(1).) This means that if DGS transferred the SDC site to another state agency, the prescriptions of the Enabling Legislation would not apply. Here, DGS selected a private developer to take ownership of and develop the site, and Government Code section 11011.1 applies.

28. The public policy goals articulated in the Enabling Legislation include:

- “The cost of land significantly limits the development of affordable housing and it is the intent of the State to give affordable housing priority in the disposition of the SDC.”<sup>2</sup>
- “[A]ny housing proposal determined to be appropriate for the property shall include affordable housing . . . [and it is] the intent of the state that priority be given to projects that include housing that is deed restricted to provide housing for individuals with developmental disabilities.”<sup>3</sup>
- The State recognized the “unique natural and historic resources of the property . . . (and) . . . the exceptional open-space, natural resources, and wildlife habitat characteristics of the [SDC]”<sup>4</sup> . . . The disposition of the property or property interests shall provide for the permanent protection of the open space and natural resources as a public resource to the greatest extent feasible.”<sup>5</sup>
- “The agreement shall consider options for the appropriate protection of the Eldridge Cemetery located on the property.”<sup>6</sup>
- Subdivision (e)(1) of the Authorizing Statute alone “shall not apply to the transfer of the [SDC] to a state agency in accordance with [§ 11011].”<sup>7</sup>

<sup>2</sup> Gov. Code, § 14670.10.5, subd. (a)(6).

<sup>3</sup> Gov. Code, § 14670.10.5, subd. (c)(4).

<sup>4</sup> Gov. Code, § 14670.10.5, subd. (a)(7).

<sup>5</sup> Gov. Code, §§ 14670.10.5, subd. (c)(2) and 14670.10.5, subd. (c)(3).

<sup>6</sup> Gov. Code, § 14670.10.5, subd. (c)(6).

<sup>7</sup> Gov. Code, § 14670.10.5, subd. (e)(1).

1           29.     And finally, “it is not the intent of the state to follow the traditional state surplus  
2 property process,”<sup>8</sup> meaning that the State, in a special process implemented through the  
3 Specific Plan and EIR prepared by the County, would set specific requirements for the use of the  
4 property in accordance with the Enabling Legislation. The Enabling Legislation was specific  
5 about the State’s public policy considerations, which can be summarized as follows:

- 6           •     Ensure that the exceptional open-space, natural resources, and wildlife habitat of  
7                 the SDC are preserved to the greatest extent feasible;
- 8           •     Mitigate market forces that historically discourage development of affordable  
9                 housing;
- 10          •     Ensure that the natural resources at the SDC are considered and preserved;
- 11          •     Prioritize affordable housing appropriate to the natural environment of the SDC;
- 12          •     Consider deed restricted housing for the developmentally disabled;
- 13          •     Preservation of the Eldridge Cemetery needs to be considered;
- 14          •     Development of the land needs to be consistent with the County’s Specific  
15                 Planning and Environmental impact process under the Enabling Legislation.

16          30.     The State, through DGS and its predecessor DDS, has a long history of working  
17 with, and identifying, the historic resources at SDC, and has made numerous studies and  
18 designations of the importance of those historic resources, including working with GEHS and  
19 officials at OHP to identify the Historic District present on the land.

20 **D.     Community Outreach Regarding Closure of the SDC**

21          31.     Since 2015 when the closure of SDC was announced, the community of the  
22 Sonoma Valley has been actively engaged in the planning for the future of the SDC. Hundreds  
23 of individuals have participated in and commented on the planning process.

24          32.     Several studies were subsequently prepared. For instance, DGS commissioned  
25 Wallace Roberts Todd to prepare an “Existing Conditions Assessment” for the SDC site in 2017  
26 and DGS and DDS commissioned JRP Historical Consulting to prepare the “Historic Resources  
27 Inventory and Evaluation Report” in 2019. A 2015 study was also prepared by the Potrero  
28

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<sup>8</sup> Gov. Code, § 14670.10.5, subd. (a)(3); see also Gov. Code, § subd. (a)(8).

1 Group, on behalf of the Sonoma Land Trust, the Sonoma Ecology Center, the SDC Parent  
2 Hospital Association and the County. The Potrero Group study concluded, “A visionary  
3 transformation at the Sonoma Developmental Center property could inform future closures  
4 seeking to integrate community values, sustainability, and economic viability to achieve a higher  
5 purpose. What happens next at SDC could serve as a national model for other institutions facing  
6 a similar uncertain future.”

7 33. During the seven years between closure and plan approval, more than a hundred  
8 planning sessions were held, from neighborhood-level discussions to four community-wide  
9 meetings. Many were attended by more than two hundred people.

10 34. In January 2020, following the 2019 Agreement with the State, Permit Sonoma  
11 (the County’s planning agency) began a formal public outreach process. Significant community  
12 input was subsequently gathered through community meetings, workshops, and online surveys,  
13 all with the expectation that the public input would be incorporated into the County’s Specific  
14 Plan when adopted.

15 35. This process produced several clear and viable proposals, along with a set of  
16 guiding principles that were widely supported in local communities. The guiding principles were  
17 (1) keep the land in public hands in perpetuity, (2) guarantee the local community will have a  
18 say in decisions now and in the future, (3) provide truly affordable housing for essential workers  
19 as much as possible, (4) protect environmental and historic resources, (5) protect against  
20 wildfire, and (6) stay within the carrying capacity of the land and its services.

21 36. In January 2021, the County Board of Supervisors reviewed and indicated support  
22 for these as a framework to guide the development of the SDC Specific Plan. The Vision  
23 description includes: “The former Sonoma Developmental Center is reinvigorated as a vibrant  
24 and sustainable community in the heart of Sonoma Valley. A mixed-use, pedestrian-oriented  
25 core provides a diverse array of housing choices, and serves as a magnet of innovation, research,  
26 education, and visitation. The surrounding open spaces flourish as natural habitats and as  
27 agricultural and recreational land linked to regional parks and open space systems. Development  
28 builds on the site’s rich historic legacy while meeting contemporary needs, emphasizing

1 resiliency and sustainable building practices. Civic uses, community gathering places, and  
2 events attract visitors from Glen Ellen, Eldridge, and the broader Sonoma region, making the  
3 center a hub of community life in Sonoma Valley.”

4 **E. Disposition of the SDC Site**

5 37. On May 17, 2022, while the planning process at SDC was still incomplete, DGS  
6 issued an RFP, AMB 2022-05-17, to solicit bids to purchase the SDC and develop the site. In  
7 issuing the RFP, DGS failed to formally notify potential priority buyers under section 11011.1  
8 (e.g., local agencies and non-profit entities) of the availability for sale of the SDC property by  
9 publishing the availability of the SDC Property in a conspicuous place on its Internet Web site  
10 or by providing potential priority buyers with 90 days to respond as required by law. (See Gov.  
11 Code, § 11011.1, subd. (b)(2)(C) and (D).)

12 38. The RFP for sale of the SDC site was issued many months prior to completion of  
13 the County’s Specific Plan and EIR process that the Enabling Legislation intended to identify  
14 the scale and content of the development that would be acceptable on the SDC site. (Gov. Code,  
15 § 14670.10.5, subd. (c)(1).) This caused uncertainty for potential bidders under the RFP  
16 regarding what land uses and densities could reasonably be expected to be allowed on the SDC  
17 site under County land-use regulations still to come, and it conflicted with the process required  
18 in the Enabling Legislation to “reduce uncertainty” and to “provide for the expeditious planning  
19 of future land uses for the site and an opportunity for community input, with the intent to reduce  
20 uncertainty, increase land values, expedite marketing, and maximize interested third-party  
21 potential purchasers” as stated in the Enabling Legislation. (Gov. Code, § 14670.10.5, subd.  
22 (c)(2).)

23 39. Three proposals were ultimately submitted in response to DGS’s RFP No. AMB  
24 2022-05-17 in September of 2022, two of which came from private developers.

25 40. One proposal was submitted by Sonoma Community Partners, comprised of ENKI  
26 Development Group, UrbanMix Development LLC, and Live Work Learn Play Inc, together  
27 with Related California and Burbank Housing and other interested investors, builders, and  
28 collaborators. This proposal stated it also included community groups and established

1 stakeholders. In addition to mixed use housing, the plan included a Regional Health and  
2 Wellness Village and pledged to conserve natural open space, including wildlife corridors at the  
3 SDC site.

4 41. A second proposal, made by The Grupe Company (a private developer) and Rogal  
5 & Partners, was also submitted to DGS. On April 3, 2023, DGS notified The Grupe Company  
6 and Rogal & Partners that it had been selected as the buyer and developer of the DGS site and  
7 that the State intended to enter into negotiations potentially leading to an Exclusive Negotiation  
8 Agreement followed by a Purchase and Sale Agreement for the SDC property. (Exhibit C.)  
9 According to the announcement, the developer would be required to follow the regulations set  
10 forth by the Specific Plan for the SDC property. To this day it is unknown what the proposal  
11 from The Grupe Company and Rogal & Partners contained because DGS has claimed, in  
12 response to requests under the California Public Records Act, that the proposal was confidential.

13 42. SDC Next 100 and the GEHS also submitted a timely proposal on behalf of  
14 communities of Sonoma Valley and Glen Ellen. Referred to as the “Next Hundred Years  
15 Proposal,” this plan would guide creation of a special district (the Sonoma Mountain  
16 Community Services District [“District”]), which would be formed through the legislation  
17 required for the transfer of the land and would take and would retain public ownership of the  
18 SDC land on behalf of the local community. The District would oversee development in a  
19 gradual, more incremental manner, protect the historic resources on the site, and under a pilot  
20 program facilitate housing development with a ceiling of 470 mostly-affordable units, all subject  
21 to the County’s housing goals. It would also set targets for housing that would be truly  
22 affordable for essential workers in the Sonoma Valley, including a land-leasing plan to reduce  
23 land cost and an adaptive reuse program and other on-site programs to combat the high cost of  
24 homes in the Sonoma Valley, all designed to provide public services and assist teachers,  
25 education workers, firefighters, healthcare workers and others in critical employment, with  
26 access to local and affordable housing on the SDC site.

27 43. The Next Hundred Years Proposal also included the protection of over 700 acres  
28 to be kept in public ownership in perpetuity, as well as an enlarged wildlife corridor that would



1 remove current development from the northeast corner of the former main campus and create  
2 expanded setback to preserve the Sonoma Creek area. The proposal included plans for 470 units  
3 of housing, with the majority priced to be affordable, which would be consistent with or exceed  
4 the County's goals for affordable housing.

5 44. The Next Hundred Years Proposal was prepared by a group of experienced local  
6 planners and project management professionals and included the creation of a community  
7 services district with taxing authority and local leadership to implement the plan. The proposed  
8 District and the GEHS gave DGS notice that they had priority under State law over other  
9 proposals from private developers as a local agency and a non-profit, respectively. (Gov. Code,  
10 § 11011.1, subd. (b)(2)(B).) That notice was ignored.

#### 11 **F. Disposition of Surplus State Property**

12 45. Government Code sections 11011 and 11011.1 provide for the disposition of  
13 "surplus" state land. Government Code section 11011 provides that each state agency shall make  
14 an annual review of proprietary state lands over which it has jurisdiction to determine and report  
15 to the DGS what land, if any, is in excess of its foreseeable needs.

16 46. When land is reported as excess, DGS determines whether the use of the land is  
17 needed by any other state agency. When it is, DGS may transfer the jurisdiction of such land to  
18 such other state agency upon such terms and conditions as it may deem to be in the best interest  
19 of the state. On the other hand, when DGS has determined that the use of the land is not needed  
20 by any other state agency, it must sell or otherwise dispose of it, following legislative  
21 authorization, "upon such terms and conditions and subject to such reservations and exceptions  
22 as it may deem to be for the best interest of the state." (*Ibid.*)

23 47. Government Code section 11011.1 provides that DGS may transfer land that has  
24 been declared surplus and that is not needed by any state agency, to local governmental agencies  
25 at fair market value (Gov. Code, § 11011.1, subd. (a)), unless it is to be used for park and  
26 recreation purposes, for "open space" purposes (e.g., public recreation, natural resource  
27 conservation, scenic beauty enjoyment), or low- or moderate-income housing purposes, in which  
28

1 event it may be transferred at less than fair market value, in amounts depending upon use (Gov.  
2 Code, § 11011.1, subds. (b)-(d)).

3 48. Surplus state real property that has been determined by DGS not to be needed by  
4 any state agency shall be offered to any local agency, and then, if not needed by local agencies,  
5 must be offered to “nonprofit affordable housing sponsors, prior to being offered for sale to  
6 private entities or individuals.” (Gov. Code, § 11011.1, subd. (b)(2)(B).)

7 49. If no local agency or nonprofit affordable housing sponsor is interested, or an  
8 agreement, as provided above, is not reached, then the disposal of the surplus state real property  
9 to private entities or individuals shall be pursuant to a public bidding process designed to obtain  
10 the highest most certain return for the state. (Gov. Code, § 11011.1, subd. (b)(2)(B).)

11 50. Government Code section 11011.6 provides that land held by the state and not  
12 needed by any state agency that had been acquired at little or no cost and without significant  
13 amount of state funds having been expended on it, may be transferred to local government  
14 agencies at no cost, for use for a public purpose of broad public benefit, and not a benefit  
15 basically of local interest enjoyed and used primarily by the residents of the local jurisdiction.

16 51. Government Code section 11011.1, subdivisions (b)(2)(A) and (B) establishes the  
17 mandatory statutory priority for DGS consideration of proposals and the making of offers to  
18 purchase the surplus State property for future use and development of affordable housing.  
19 “Surplus State real property that has been determined by the department not to be needed by any  
20 State agency shall be offered to any local agency, as defined in subdivision (a) of Section 54221,  
21 and then to nonprofit affordable housing sponsors, prior to being offered for sale to private  
22 entities or individuals.” (Gov. Code, § 11011.1, subd. (b)(2)(B).) “Nonprofit affordable housing  
23 sponsors” can include non-profits who take ownership of the land and manage the buildout via  
24 RFPs while experienced developers or contractors do the build out and long-term management  
25 on contract or leasehold terms. (Gov. Code, § 11011.1, subd. (b)(2)(B).) Here, the District (as  
26 described in the Next Hundred Years Proposal) would be a qualifying “local agency” that should  
27 have received first priority as a public agency, and the GEHS should have had second priority as  
28 a non-profit affordable housing sponsor. (Gov. Code § 11011.1, subd. (b)(2)(B).) Neither entity

1 was afforded the opportunity to negotiate terms for the acquisition and development of the SDC  
2 property. Instead, DGS, on behalf of the State entered into an Exclusive Negotiation with a  
3 private developer which, as far as it is known, has not been completed as of the date of filing.

4 52. Government Code section 65041.1 establishes the state planning priorities for the  
5 State of California. These priorities include protecting “environmental and agricultural resources  
6 by protecting, preserving, and enhancing the state’s most valuable natural resources.” (Gov.  
7 Code, § 65041.1, subd. (b).) Government Code section 14670.10.6, subdivision (a)  
8 acknowledges that this law applies to the proposed CalFire land use. Government Code section  
9 65042, subdivision (b) requires that each state agency’s “functional plan is consistent with the  
10 state planning priorities specified pursuant to Section 65041.1,” demonstrating a ministerial duty  
11 of state agencies to comply with Government Code section 65041.1.

#### 12 **G. CalFire Land Transfer**

13 53. The January 1, 2024 transfer of approximately 750 acres of open space from DGS  
14 to California State Parks included 52 acres that were later transferred to CalFire for use as a  
15 Regional Headquarters Facility. (Exhibit D.)

16 54. As part of that transfer, 52 acres of the SDC site were transferred to CalFire for the  
17 construction of a new \$250 million Regional Headquarters Facility, including a headquarters  
18 structure, a fire station, administrative building, auto shop, training center, barracks, storage  
19 buildings, and other ancillary facilities. This facility was not identified in the Specific Plan in  
20 effect at the time of the transfer in 2024. (Exhibit E.) The absence of the facility in any planning  
21 document precludes the implementation of the state’s planning priorities required by  
22 Government Code section 65041.1, subdivision (b).

#### 23 **H. Successful CEQA Challenge to Specific Plan EIR**

24 55. On April 2024, in the matter of *Sonoma County Advocates for a Livable*  
25 *Environment v. County of Sonoma* (Case No. SCV-272539) the Superior Court for Sonoma  
26 County found that both the programmatic EIR and the Specific Plan prepared by the County  
27 under contract to DGS and the State violated CEQA. The final judgment was issued on October  
28 4, 2024. The court found that the EIR concluded that the Specific Plan would result in

1 unavoidable and significant impacts on historic resources and that the environmental analysis  
2 failed to consider the potential for adaptation of existing structures and other means of  
3 protecting the cohesive character of the historic district.

4       56. According to the Peremptory Writ of Mandate required to be issued by the Clerk  
5 of the Superior Court of the County of Sonoma as a result of the October 4, 2024 judgment, the  
6 County is not permitted to issue any entitlements that rely on the previously certified EIR or the  
7 Specific Plan, which were required to be voided and/or set aside. In addition, DGS was ordered  
8 not to allow physical actions at the SDC site that rely on the County's now invalidated approvals  
9 pertaining to the SDC site. The Sonoma County Board of Supervisors voided said Specific Plan  
10 and its EIR and all related General Plan and zoning changes on December 3, 2024. As a result of  
11 these mandates, there is not an approved Specific Plan in place for the SDC site, as is required  
12 by the Enabling Legislation prior to any transfer, sale, or disposition of any portion of the  
13 property. (Gov. Code, § 14670.10.5, subd. (e)(2); see also Gov. Code, § 65589.5, subd. (e)  
14 [requiring compliance with CEQA].)

15 **I. Application Submitted Without Specific Plan in Violation of Enabling Legislation**

16       57. SB 330 and the Housing Accountability Act applies when a local jurisdiction has  
17 not adopted a revised Housing Element in compliance with state law, in which case the local  
18 jurisdiction cannot deny a qualifying housing development project even if it is inconsistent with  
19 the general plan and zoning ordinance (subject to limited exceptions). (See Gov. Code, §  
20 65589.5, subd. (d)(5).)

21       58. On August 22, 2023, the County adopted its updated Housing Element, and on  
22 October 26, 2023, the California Department of Housing and Community Development found  
23 that the adopted housing element was in substantial compliance with State Housing Element  
24 Law. (See Gov. Code, § 65580 et seq.)

25       59. On August 21, 2023, the day before the Housing Element was adopted by the  
26 County, DGS and Eldridge Renewal filed an application seeking vesting rights pursuant to SB  
27 330. The application was "deemed submitted" by the County.

1           60.     On February 21, 2024, DGS and real parties submitted a revised application for a  
2 mixed-use housing development to the County’s planning entity, “Permit Sonoma”. The plan for  
3 the SDC core campus depended heavily on the total demolition of virtually all of the existing  
4 historic buildings and the existing cultural landscape on the site and included 930 residential  
5 units, roughly 400,000 square feet of mixed-use space including a 120-key four-story boutique  
6 hotel relocated from the site designated in the SDC Specific Plan at the center of the core  
7 campus to an area to the northern boundary of the campus in very close proximity to the  
8 Sonoma Valley Wildlife Corridor.

9           61.     The application submitted by DGS in February 2024, along with subsequent  
10 submittals to the County regarding development of the SDC site, are inconsistent with the legal  
11 duty the Enabling Legislation places on DGS to protect the historic resources and to develop the  
12 SDC site as provided for via a Specific Plan. As explained above, the Specific Plan was found  
13 invalid and required to be set aside in 2024. The Enabling Legislation requires a Specific Plan  
14 and a disposition process that provides for protection of natural resources, requirements with  
15 which DGS has not complied. (Gov. Code, § 14670.10.5, subd. (c)(3).)

16 **J.     Public Resources Code Section 5024.5**

17           62.     The district of historic structures and the historic cultural landscape on the SDC  
18 site is determined eligible for the CRHR and the NRHP. It is therefore on the master list of  
19 historical resources maintained by OHP (a state agency) pursuant to California Public Resources  
20 Code section 5024, subdivision (d). These determinations of eligibility mean that the historic  
21 district has been found to have a very high level of historic significance, and that the structures  
22 on site are in a good condition, which allows them to convey the attributes that make them  
23 significant. The Enabling Legislation acknowledges these values. (Gov. Code, § 14670.10.5,  
24 subd. (a)(3).) California law requires state agencies to consult with the State Historic  
25 Preservation Officer (“SHPO”) when transferring or demolishing state-owned historic structures  
26 on the master list. (Pub. Resources Code, § 5024.5, subd. (a).) If the SHPO determines the  
27 proposed action will have an adverse effect on the structures, the agency and SHPO shall adopt  
28

1 “prudent and feasible” mitigation measures to eliminate or mitigate those effects. (Pub.  
2 Resources Code, § 5024.5, subd. (b).)

3 63. On information and belief, the application anticipates wide-spread demolition of  
4 historic structures and the historic landscape at the SDC to make way for its proposed new  
5 development and preserves only a very small fraction of the 71 historic structures, and thus  
6 violates the requirements of Public Resources Code section 5024.5 and the requirement for  
7 prudent and feasible measures prescribed by SHPO.

8 **K. Failure to Maintain the SDC Site**

9 64. On information and belief, the State of California, through DGS, decided through  
10 a budget planning process initiated in calendar year 2024, to allocate no funds to the  
11 maintenance of the SDC site in fiscal year 2025-2026 or beyond, and based on this process, has  
12 stated an intent to withdraw all maintenance and operational funding from the SDC property as  
13 of June 30, 2025. DGS has further discharged or reassigned all staff assigned to the SDC site as  
14 of that date. As a result, except for intermittent patrols, the entire campus property will be or has  
15 been abandoned, and is open to vandalism, break-ins and the outbreak of fires that could damage  
16 the buildings that create the significant historical character of the SDC. The Enabling  
17 Legislation creates a duty for DGS to maintain the property during the priority land use process  
18 it prescribes. (Gov. Code, § 14670.10.5, subd. (a)(5); Gov. Code, § 14670.10.5, subd. (a)(8).)

19 **L. Ongoing Processing of SB 330 Application**

20 65. Despite the lack of a valid Specific Plan, DGS continues to apply for development  
21 entitlements with the County; DGS has failed to obtain prudent and feasible measures from  
22 OHP. These errors create an ongoing controversy regarding consistency with state law  
23 (including, but not limited to, the Enabling Legislation and Public Resources Code section  
24 5024.5). By signing and/or submitting these development applications, DGS violated the  
25 mandatory provision of the Enabling Legislation that a Specific Plan would guide future uses of  
26 the SDC site prior to the filing of such development proposals. (Gov. Code, § 14670.10.5, subd.  
27 (e)(2).)

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67. Venue for this action properly lies in the Superior Court for the County of Sonoma because the real property that is the subject of the action (the SDC Site) is in Sonoma County. (Code Civ. Proc., § 392.)

68. Plaintiffs have standing to assert the allegations in this complaint for writ and declaratory relief. Plaintiffs, as bidders in response to RFP No. AMB 2022-05-17, are directly impacted by the failure of DGS to follow the mandates of the Enabling Legislation and the requirements for disposition of surplus property by the state, and to follow others laws, as described in this Complaint. Plaintiffs also assert public interest standing.

69. The matter is now ripe for review. An actual controversy exists because Plaintiffs submitted a proposal to DGS in response to the bid request and DGS selected the Rogal proposal. In addition, DGS submitted an application to Permit Sonoma under SB 330 that violates the requirement that a Specific Plan guide the development process for the SDC site. (Gov. Code, § 14670.10.5, subd. (c)(1).)

70. Plaintiffs incorporate by reference each allegation above, inclusive, as though fully set forth herein.

71. Plaintiffs have no other plain, speedy, and adequate remedy, and DGS has a clear and present ministerial duty to act in compliance with the Enabling Legislation, Government Code sections 11011.1 and 65041.1, and the requirements of Public Resources Code section 5024.5. Plaintiffs have a clear, present, and beneficial right to DGS's performance of those duties.

1  
2 **A. Violation of the Mandatory Provisions of Government Code Section 11011.1**  
3 **Governing Disposition of the SDC**

4 72. DGS's selection of the real parties over qualifying non-profit bids in response to  
5 RFP No. AMB 2022-05-17 was a violation of the mandatory and ministerial duty to select non-  
6 profit bidders required by Government Code section 11011.1, subdivision (b)(2)(B)(1). This  
7 section governs all disposition of state property. (Gov. Code, § 11011.1, subd. (a).) Government  
8 Code section 11011.1, subdivision (b)(2)(B)(1) requires that surplus property "shall" be offered  
9 to non-profits prior to sale to private parties or individuals. In failing to offer the SDC to GEHS  
10 and Next 100 (non-profit entities), rather than the real parties in interest, DGS violated a  
11 ministerial duty arising under Government Code section 11011.1, subdivision (b)(2)(B)(1). Next  
12 100, as a qualifying non-profit bidder responding to RFP had a clear, present, and beneficial  
13 interest in the enforcement of this duty.

14 73. The Enabling Legislation's references to the disposition of the SDC does not  
15 explicitly override Government Code section 11011.1. (Gov. Code, § 14670.10.5, subd. (a)(3).)  
16 Government Code sections 11011.1 and 14670.10.5 must be read together to both apply to  
17 disposition of the SDC by DGS.

18 **B. Violation of the Duty to Complete a Specific Plan Prior to Seeking Development**  
19 **Entitlements**

20 74. The Enabling Legislation creates a ministerial and mandatory duty for DGS to  
21 engage in and complete a Specific Plan prior to disposing of the property or submitting or co-  
22 signing a development application. The Enabling Legislation states that "[t]he planning process  
23 shall facilitate the disposition of the property by amending the general plan of the county and  
24 any appropriate zoning ordinances, completing any environmental review, and addressing the  
25 economic feasibility of future development." (Gov. Code, § 14670.10.5, subd. (c)(1).)

26 75. On August 21, 2023, DGS signed an application for the SDC site, which was  
27 submitted to the County, seeking vesting rights pursuant to SB 330. On October 4, 2024, the  
28 EIR and Specific Plan were determined inadequate and subsequently rescinded. No Specific  
Plan has subsequently been adopted. Submittal of an application to the County and proposing a



specific development scheme before a Specific Plan is in place creates a risk that the Specific Plan will become a post-hoc rationalization for the development scheme proposed by DGS and the real parties. By signing this application, DGS violated the mandatory provision of the Enabling Legislation to complete a Specific Plan that would guide future development prior to such development in a manner that necessitates the relief provided by a traditional writ of mandamus. As participants in the previous stakeholder engagement process for the SDC and respondents to RFP No. AMB 2022-05-17, Plaintiffs have a beneficial interest in the enforcement of this duty.

**C. Violation of the Duty to Consult with OHP and Obtain Feasible and Prudent Measures Prior to Seeking Development Entitlements**

76. California Public Resources Code section 5024.5 requires that DGS consult with OHP “early in the planning process” and obtain prudent and feasible measures for the protection of historic resources identified on the master list. (Pub. Resources Code, § 5024.5, subds. (a)-(b).) By signing the SB 330 application, DGS violated the ministerial and mandatory duty to obtain these measures and consider them prior to proposing a development scheme that may affect such resources. Plaintiffs have a beneficial interest in these duties as stakeholders to respond to RFP No. AMB 2022-05-17 with a proposal for adaptive reuse of most historical assets on site.

77. Plaintiffs have no other plain, speedy, and adequate remedy because there is no other means of compelling DGS to comply other than via mandamus relief. DGS has a clear and present duty to act in compliance with the Enabling Legislation, Government Code section 11011.1, and Public Resources Code section 5024.5, and Plaintiffs have a clear, present and beneficial right to DGS’s performance of those duties.

**D. Violation of Duty to Maintain SDC Site**

78. The Enabling Legislation indicates a clear intent to protect and preserve the SDC site, including the historic structures at the site. (Gov. Code, § 14670.10.5, subd. (a)(5); Gov. Code, § 14670.10.5, subd. (a)(8) [DGS’ duty to maintain the site]; Gov. Code, § 14670.10.5, subd. (a)(3) [recognition of the historic resources at the SDC site].) DGS’s calendar year 2024

1 budget planning for fiscal year 2025-2026 led to the cessation of annual funding and  
2 reassignment or release of all employees that could maintain the SDC site. By June 30, 2025,  
3 DGS funding for maintenance ceased, violating the Enabling Legislation as well as the  
4 ministerial and present duty of DGS to maintain the site. DGS's failure to maintain the site  
5 diminishes the values of the asset that the Enabling Legislation protects.

6 **E. Violation of Government Code Section 65041.1 in the CalFire Land Transfer**

7 79. The state's planning priorities described in Government Code section 65041.1  
8 require protection of natural resources and efficient development. (Gov. Code, § 65041.1, subds.  
9 (b), (c).) On January 1, 2024, DGS transferred 52 acres to CalFire for use as a Regional  
10 Headquarters Facility. DGS's transfer was devoid of any consideration of the state's planning  
11 priorities, including the negative effects of the CalFire facility on natural resources (e.g., wildlife  
12 habitat, wetlands, and watersheds), in violation of DGS's ministerial duties under Government  
13 Code section 65041.1, subdivision (b).

14 **SECOND CAUSE OF ACTION**

15 **Declaratory Relief**  
16 **(Code Civ. Proc., § 1060)**

17 80. Plaintiffs incorporate by reference each allegation set forth above, inclusive, as  
18 though fully set forth herein.

19 81. As alleged *supra*, an actual controversy exists between Plaintiffs and DGS  
20 regarding the proper disposition of the SDC site pursuant to RFP No. AMB 2022-05-17 and  
21 compliance with mandatory planning process of the Enabling Legislation as well as protection  
22 of historical resources.

23 82. Plaintiffs seek a judicial declaration regarding the following legal issues:

24 a. Government Code section 11011.1 subdivision (b)(2)(B)(1) creates a mandatory  
25 and ministerial duty for DGS to give priority consideration of non-profit entities  
26 responding to RFP No. AMB 2022-05-17.

27 b. The Enabling Legislation creates a mandatory and ministerial duty for DGS to  
28 complete a Specific Plan prior to proceeding with, submitting, signing, or  
maintaining a development application. (Gov. Code, § 14670.10.5, subd. (c)(1).)

- 1 c. Public Resources Code section 5024.5, subdivisions (a) and (b) creates a  
2 mandatory and ministerial duty for DGS to consult with the OHP and obtain  
3 feasible and prudent measures to protect historical resources prior to proposing,  
4 submitting, signing or maintaining a development application.
- 5 d. Any transfer to CalFire for a Regional Headquarters Facility must be consistent  
6 with Government Code section 65041.1, subdivision (b).

7 83. A judicial declaration among the parties is necessary and appropriate at this time  
8 in order that they may promptly ascertain and enforce their respective rights and obligations.  
9 This declaration would appropriately address legal questions that are in actual controversy.

10 84. WHEREFORE, Plaintiffs pray for the relief requested in the Prayer below.

11 **PRAYER**

12 WHEREFORE, Plaintiffs pray for judgment and relief as hereinafter set forth:

13 1. For a judgment of this Court declaring that the DGS's selection of Rogal/Eldridge  
14 Renewal, LLC's proposal in response to the RFP No. AMB 2022-05-17 violates Government  
15 Code sections 11011.1;

16 2. For a peremptory writ of mandate setting aside selection of Rogal/Eldridge  
17 Renewal in response to RFP No. AMB 2022-05-17;

18 3. For a judgment of this Court declaring that DGS must abstain from seeking  
19 development entitlements for the SDC, including submitting, signing, endorsing, or in any way  
20 maintaining any such application, until a valid Specific Plan is in place;

21 4. For a peremptory writ of mandate declaring that DGS must abstain from seeking  
22 development entitlements for the SDC, including submitting, signing, endorsing or in any way  
23 maintaining any such application, until a valid Specific Plan is in place;

24 5. For a judgment of this Court and peremptory writ of mandate declaring that DGS  
25 must consult with and obtain from OHP prudent and feasible measures to protect historical  
26 resources on the SDC site as required by Public Resources Code section 5024.5 and the prudent  
27 and feasible measures prescribed by SHPO prior to submitting or signing any development  
28 application for the SDC site;

1           6.     For a peremptory writ of mandate directing DGS to maintain the historic structures  
2 and the cultural landscape at the SDC site, and to take any necessary repair action to address  
3 previously deferred maintenance, until transfer to a third party is completed consistent with the  
4 Enabling Legislation;

5           7.     For a peremptory writ of mandate declaring that DGS must consult with and  
6 obtain from OHP prudent and feasible measures to protect historical resources as required by  
7 Public Resources Code section 5024.5 prior to submitting or signing any development  
8 application for the SDC site;

9           8.     For a peremptory writ of mandate and a judgement of this Court declaring that  
10 DGS must rescind the transfer of 52 acres to CalFire and no subsequent transfer may occur until  
11 the requirements of Government Code section 65041.1, subdivision (b) are affirmatively met;

12          9.     For an order awarding Plaintiffs' recovery of their attorneys' fees under Code of  
13 Civil Procedure section 1021.5, Government Code section 800, and other applicable authority;

14          10.    For costs of suit; and

15          11.    For such other and further relief as the Court deems just and proper.

16                   Respectfully submitted,

17 Dated: September 4, 2025


SOLURI MESERVE,  
A LAW CORPORATION

19                   By: 

Osha R. Meserve  
Attorney for Plaintiffs  
Sonoma Valley Next 100 and SDC Next 100

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I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on September 4, 2025, at Glen Ellen, California.

  
\_\_\_\_\_  
Norman Gilroy

# **EXHIBIT A**

**2019 SURPLUS REAL PROPERTY  
ANNUAL REPORT TO  
THE STATE LEGISLATURE**



Compiled by:  
Asset Management Branch  
Real Estate Services Division  
April 2020

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## **Overview**

The Department of General Services (DGS) prepares the Surplus Real Property Annual Report to the State Legislature pursuant to Government Code Section 11011.

The 2019 Surplus Property Report contains a summary of the status of the following categories of surplus real properties:

- Properties that have been sold or otherwise removed from the state's property rolls since the 2018 report. There was one property sale with a total consideration of \$2.99 million.
- Properties that have been transferred between departments. There are three properties in this category.
- Properties that have been authorized as surplus and are pending disposition. There are currently 18 properties in this category. In addition, there are seven armory properties that have been authorized for disposition as excess, pursuant to special legislation.
- Properties that have been identified as excess and are pending surplus authorization. There are four properties in this category.
- Properties that had prior surplus authorization rescinded, or for which a rescission of the surplus authorization has been requested in response to a state need for the property. There are no properties in this category.

## **The Asset Enhancement and Surplus Sales Program**

The DGS' Asset Management Branch (AMB) is responsible for the disposition of state-owned real property that has been declared surplus to future state needs. The Legislature must declare the real property to be surplus and must authorize the director of DGS to sell, exchange, lease, or transfer the surplus real property pursuant to Government Code Section 11011 et seq. The objective of the program is to sell or otherwise dispose of surplus property in the best interest of the state by achieving maximum value, maximizing job creation, creating affordable housing, facilitating historic preservation and reuse, and returning property to local tax rolls.

**Executive Order N-06-19**

On January 15, 2019, Governor Gavin Newsom signed Executive Order (EO) N-06-19 to address the acute affordable housing crisis in California. The EO directed DGS to inventory excess state real property, including property that had been authorized for disposition as surplus, that may be suitable for the development of affordable housing. Pursuant to the EO, the sale of surplus properties has been temporarily suspended to allow for screening of all excess and surplus property to determine its suitability for housing development.

For more information on surplus property, visit the [DGS surplus property website](#). Questions or comments regarding the 2019 Surplus Real Property Annual Report to the State Legislature can be directed to Robert W. McKinnon, Assistant Branch Chief, Asset Management Branch, at (916) 376-1814 or by email at [Robert.McKinnon@dgs.ca.gov](mailto:Robert.McKinnon@dgs.ca.gov).

## **State Agency Abbreviations**

CADA	Capitol Area Development Authority
CDCR	California Department of Corrections and Rehabilitation
CDF	California Department of Forestry and Fire Protection (CAL FIRE)
CHP	California Highway Patrol
CON	Department of Conservation
DDS	Department of Developmental Services
DGS	Department of General Services
EDD	Employment Development Department
MIL	Military Department

**Section 1: Properties Sold or Removed from State Rolls in 2019 – Sales**

**County:** Los Angeles

**Agency:** Military Department (MIL)

**Property Name:** Sylmar Armory

**Acres:** 6.231

**Sale Amount:** \$2,990,000

**Authority:** Chapter 726, Statutes of 2018

**Assessor Parcel Number:** 2525-017-901

**Location of Property:** 12860 Arroyo Street, Sylmar, CA

**Comments:** The property was sold to the Los Angeles Homeless Services Authority (LAHSA).

## Section 1A: Transfer of Jurisdiction Properties 2019

**County:** San Joaquin

**Agency:** California Highway Patrol (CHP)

**Property Name:** Stockton Area Office

**Acres:** 1.3

**Authority:** Chapter 207, Statutes of 2016

**Assessor Parcel Number:** 87-100-03

**Location of Property:** 3330 North Ad Art Road, Stockton, CA

**Comments:** This property was transferred by a transfer of jurisdiction to Caltrans in April 2019.

**County:** Fresno

**Agency:** California Highway Patrol (CHP)

**Property Name:** Fresno Area Office

**Acres:** 3.13

**Authority:** Government Code Section 14673

**Assessor Parcel Number:** 00449-0070-003

**Location of Property:** 1382 West Olive Avenue, Fresno, CA

**Comments:** This property was transferred by a transfer of jurisdiction to Caltrans in April 2019.

**County:** Kern

**Agency:** California Highway Patrol (CHP)

**Property Name:** Bakersfield Field Office

**Acres:** 1.87

**Authority:** Chapter 337, Statutes of 2014

**Assessor Parcel Numbers:** 332-0100-029 and 332-0100-042

**Location of Property:** 4040 Buck Owens Boulevard, Bakersfield, CA

**Comments:** This property was transferred by a transfer of jurisdiction to Caltrans in August 2019.

## Section 2: Properties Pending Disposition

*Note: Some of these properties may also be candidates for affordable housing development pursuant to Executive Order N-06-19.*

**County:** Amador

**Agency:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** Preston Youth Correctional Facility

**Acres:** 82

**Authority:** Chapter 505, Statutes of 2013 and Chapter 815, Statutes of 2017

**Assessor Parcel Numbers:** 004-290-003-000 and 004-290-006-000 (portion of)

**Location of Property:** 201 Waterman Road, Lone, CA

**County:** Del Norte

**Agency:** California Highway Patrol (CHP)

**Property Name:** Crescent City Area Office

**Acres:** 0.75

**Authority:** Chapter 430, Statutes of 2018

**Assessor Parcel Number:** 117-030-016

**Location of Property:** 1444 Parkway Drive, Crescent City, CA

**County:** El Dorado

**Agency:** Military Department (MIL)

**Property Name:** Placerville Armory

**Acres:** 2.58

**Authority:** Chapter 726, Statutes of 2018

**Assessor Parcel Number:** 325-280-03-1

**Location of Property:** 100 Armory Drive, Placerville, CA

**County:** Fresno

**Agency:** Military Department (MIL)

**Property Name:** Reedley Armory

**Acres:** 2

**Authority:** Chapter 726, Statutes of 2018

**Assessor Parcel Number:** 370-122-03T

**Location of Property:** 601 11th Street, Reedley, CA

**Section 2 (continued): Properties Pending Disposition**

*Note: Some of these properties may also be candidates for affordable housing development pursuant to Executive Order N-06-19.*

**County:** Imperial

**Agency:** Military Department (MIL)

**Property Name:** Brawley Armory

**Acres:** 1.78

**Authority:** Chapter 382, Statutes of 2016

**Assessor Parcel Number:** 046-121-004-000

**Location of Property:** 650 North Second Street, Brawley, CA

**County:** Kings

**Agency:** Military Department (MIL)

**Property Name:** Hanford Armory

**Acres:** 1.99

**Authority:** Chapter 726, Statutes of 2018

**Assessor Parcel Number:** 010-490-018

**Location of Property:** 902 N. 11th Avenue, Hanford, CA

**County:** Los Angeles

**Agency:** Department of Conservation (CON)

**Property Name:** Beaudry Street Residential Lot, Los Angeles

**Acres:** 0.09

**Authority:** Chapter 761, Statutes of 2008

**Assessor Parcel Number:** 5406-027-900

**Location of Property:** 806 Beaudry Avenue, Los Angeles, CA

**Comments:** The property consists of a single-family lot and is being offered for sale to private entities or individuals.

**County:** Los Angeles

**Agency:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** Southern Youth Correctional Reception Center & Clinic, Norwalk

**Acres:** 32

**Authority:** Chapter 342, Statutes of 2012

**Assessor Parcel Number:** 8045-008-902

**Location of Property:** 13200 South Bloomfield Avenue, Norwalk, CA

**Section 2 (continued): Properties Pending Disposition**

*Note: Some of these properties may also be candidates for affordable housing development pursuant to Executive Order N-06-19.*

**County:** Los Angeles

**Agency:** Employment Development Department (EDD)

**Property Name:** Office Building, Los Angeles

**Acres:** 1.68

**Authority:** Chapter 178, Statutes of 2011

**Assessor Parcel Number:** 5133-003-902

**Location of Property:** 1405 South Broadway and 1400 South Hill Street,  
Los Angeles, CA

**County:** Los Angeles

**Agency:** Military Department (MIL)

**Property Name:** Pomona Park Armory

**Acres:** 0.635

**Authority:** Chapter 355, Statutes of 2015

**Assessor Parcel Number:** 8341-011-901

**Location of Property:** 600 South Park Avenue, Pomona, CA

**County:** Nevada

**Agency:** California Highway Patrol (CHP)

**Property Name:** Truckee Area Office

**Acres:** 1.33

**Authority:** Chapter 430, Statutes of 2018

**Assessor Parcel Numbers:** 18-621-005 and 18-621-006

**Location of Property:** 10077 State Route 89 South, Truckee, CA

**County:** Orange

**Agency:** Department of General Services (DGS)

**Property Name:** Santa Ana State Building

**Acres:** 0.95

**Authority:** Chapter 430, Statutes of 2018

**Assessor Parcel Number:** 008-067-36

**Location of Property:** 605 West Santa Ana Boulevard, Santa Ana, CA



## **Section 2 (continued): Properties Pending Disposition**

*Note: Some of these properties may also be candidates for affordable housing development pursuant to Executive Order N-06-19.*

**County:** Sacramento

**Agency:** Capitol Area Development Authority (CADA)

**Property Name:** 1609 O Street

**Acres:** 0.59

**Authority:** Chapter 32, Statutes of 2012

**Assessor Parcel Number:** 006-0233-026

**Location of Property:** 1609 O Street, Sacramento, CA

**Comments:** Property is occupied on a long-term ground lease. Improvements are owned by the lessee. Underlying fee will be sold to the lessee in the first quarter of 2020.

**County:** San Diego

**Agency:** California Highway Patrol (CHP)

**Property Name:** San Diego Area Office

**Acres:** 1.85

**Authority:** Chapter 430, Statutes of 2018

**Assessor Parcel Number:** 436-740-01

**Location of Property:** 4902 Pacific Highway, San Diego, CA

**Comments:** The property has been leased to the Jewish Family Services nonprofit to provide services to migrants.

**County:** San Francisco

**Agency:** Department of General Services (DGS) and Employment Development Department (EDD)

**Property Name:** Golden Gate Avenue & Turk Street, San Francisco

**Acres:** 0.39, 0.29 and 0.43

**Authority:** Chapter 761, Statutes of 2008 and Chapter 337, Statutes of 2014

**Assessor Parcel Number:** 0761-062

**Location of Property:** 770 Golden Gate Avenue, San Francisco, CA

**Assessor Parcel Numbers:** 0761-022, 0761-003 and 0761-002

**Location of Property:** NWC of Golden Gate & Franklin Street, San Francisco CA

**Assessor Parcel Number:** 0744-006

**Location of Property:** Mid-block Turk Street between Franklin Street and Gough Street, San Francisco, CA

**Section 2 (continued): Properties Pending Disposition**

*Note: Some of these properties may also be candidates for affordable housing development pursuant to Executive Order N-06-19.*

**County:** San Luis Obispo

**Agency:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** Estrella Youth Correctional Facility

**Acres:** 160

**Authority:** Chapter 505, Statutes of 2013

**Assessor Parcel Number:** 025-434-001

**Location of Property:** 4545 Airport Road, Paso Robles, CA

**County:** San Mateo

**Agency:** Military Department (MIL)

**Property Name:** Redwood City Armory

**Acres:** 1.68

**Authority:** Chapter 726, Statutes of 2018

**Assessor Parcel Number:** 058-221-090

**Location of Property:** 739 Valota Road, Redwood City, CA

**County:** Santa Clara

**Agency:** Military Department (MIL)

**Property Name:** Malech Road Property

**Acres:** 6

**Authority:** Chapter 726, Statutes of 2018

**Assessor Parcel Number:** 729-56-004

**Location of Property:** 9580 Malech Road, San Jose, CA

**Comments:** The property was acquired as an armory site. The Military Department determined that the site is excess to its needs. The property is being offered to Santa Clara County Department of Parks and Recreation.

### Section 3: Properties Identified as Excess

**County:** Riverside

**Agency:** Department of Forestry and Fire Protection (CAL FIRE)

**Property Name:** CAL FIRE Southern Ops

**Acres:** 4.07

**Authority:** Pending

**Assessor Parcel Number:** 209-130-003

**Location of Property:** 2524 Mulberry Street, Riverside, CA

**Comments:** A transfer of jurisdiction to the California Conservation Corps is in process.

**County:** San Bernardino

**Agency:** Department of General Services (DGS)

**Property Name:** Vacant Parcel

**Acres:** 1.94

**Authority:** Pending

**Assessor Parcel Number:** 134-0141-035

**Location of Property:** 303 West 3rd Street, San Bernardino, CA

**Comments:** The parcel is adjacent to the Caltrans District 8 headquarters building. Several agencies are evaluating this site for possible state reutilization.

**County:** Orange

**Agency:** Department of Developmental Services (DDS)

**Property Name:** Fairview Developmental Center

**Acres:** 109

**Authority:** Pending

**Assessor Parcel Numbers:** 420-012-16; 420-041-03; and 420-041-02

**Location of Property:** 2501 Harbor Boulevard, Costa Mesa, CA

**Comments:** DDS officially closed the Fairview Developmental Center on December 31, 2019. Reuse of the property is currently being evaluated.

**Section 3 (continued): Properties Identified as Excess**

**County:** Sonoma

**Agency:** Department of Developmental Services (DDS)

**Property Name:** Former Sonoma Developmental Center

**Acres:** 945

**Authority:** Pending

**Assessor Parcel Numbers:** 054-150-013-000; 054-150-005-001; 054-150-010-002; 054-090-001-000 and 054-080-001-000 (portion)

**Location of Property:** 15000 Arnold Drive, Eldridge, CA

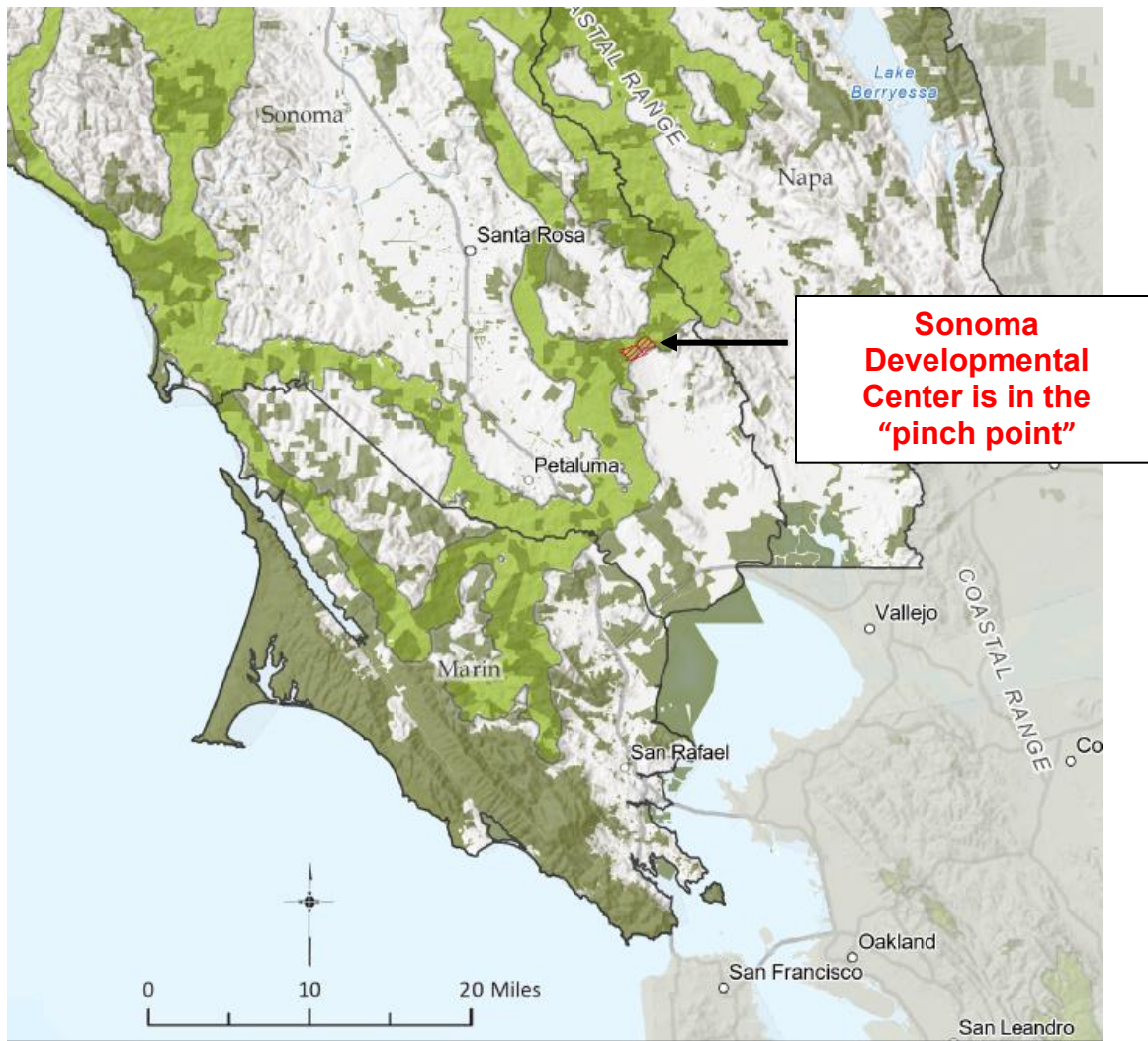
**Comments:** The state and Sonoma County have agreed to prepare a Specific Plan for the property, which will provide the basis for reuse decisions. The planning effort is anticipated to take two to three years to complete.

**Section 4: Properties Rescinded or Identified for Rescission of Surplus Authorization**

No properties were identified for rescission of surplus designation.

# **EXHIBIT B**

## Wildlife Corridors in Sonoma County



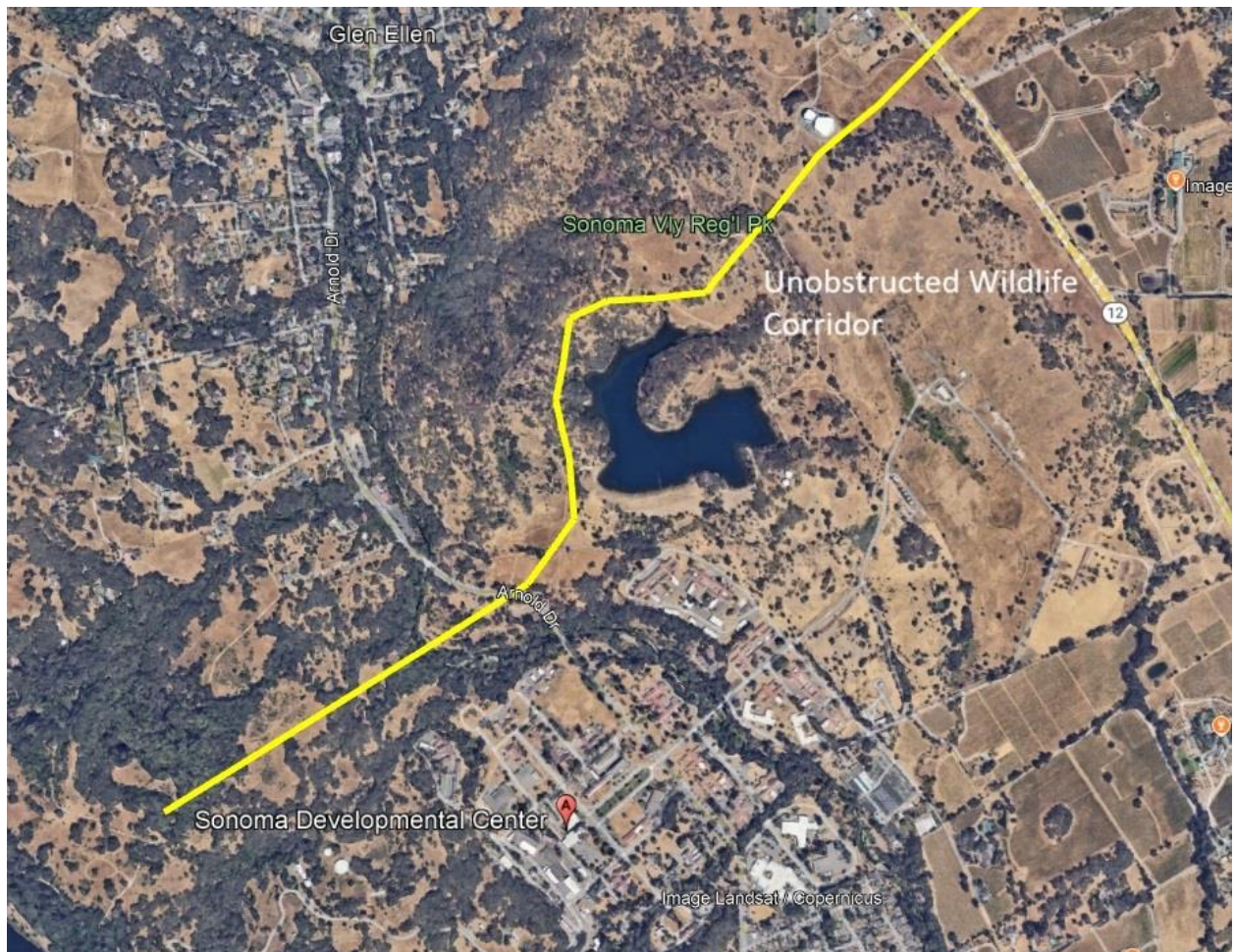
(Source: Critical Linkage, Conservation Lands Network 2015)



(Source: Sonoma Land Trust: [Sonoma Valley Wildlife Corridor - Sonoma Land Trust](https://www.sonoma-land-trust.org/sonoma-valley-wildlife-corridor))



## Wildlife Corridors in Sonoma County



(Source: Source Google Earth)



# **EXHIBIT C**

April 3, 2023

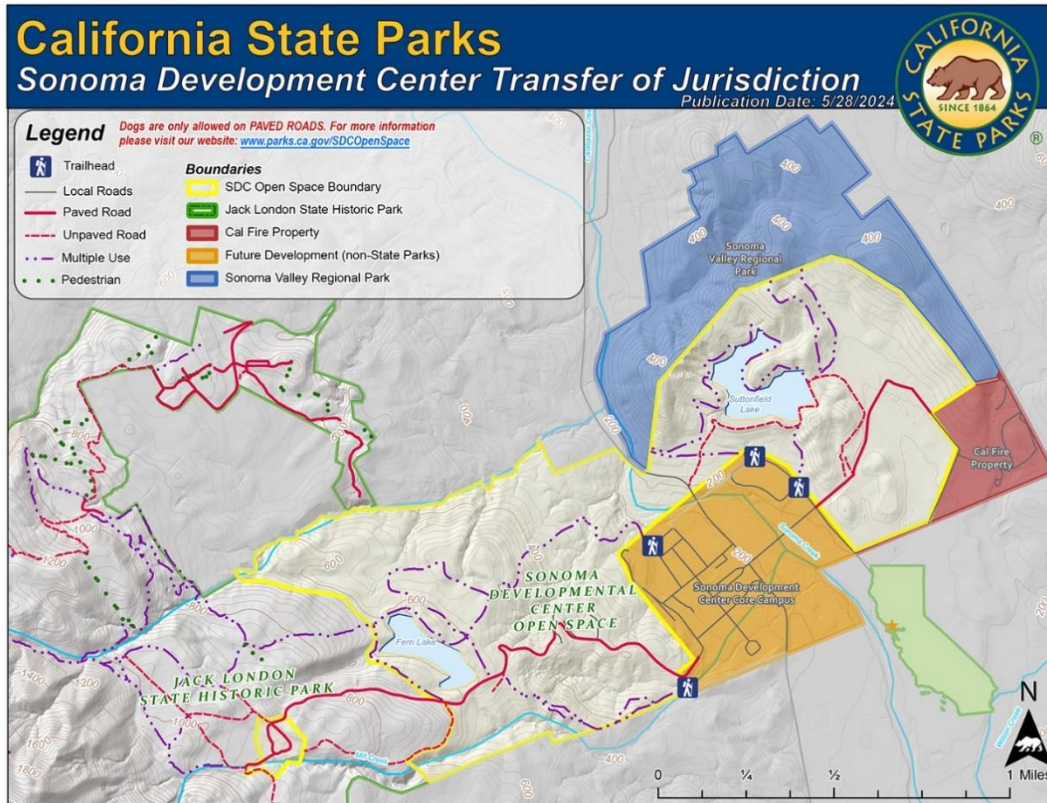
**NOTICE OF SELECTION**  
**[Request for Proposal No. AMB 2022-05-17]**

In accordance with Request for Proposal No. AMB 2022-05-17 (the "RFP"), while reserving all rights reserved in the RFP, the State is hereby providing notice of the selection of The Grupe Company and Rogal & Partners as the Selected Buyer for the developed portion of the campus.

If you have any questions, please contact DGS, Asset Management Branch, Attention: Branch Chief, MS-501, 707 3rd Street, West Sacramento, CA 95605.

# **EXHIBIT D**

## California State Parks Transfer to CalFire



(Source: California State Parks)

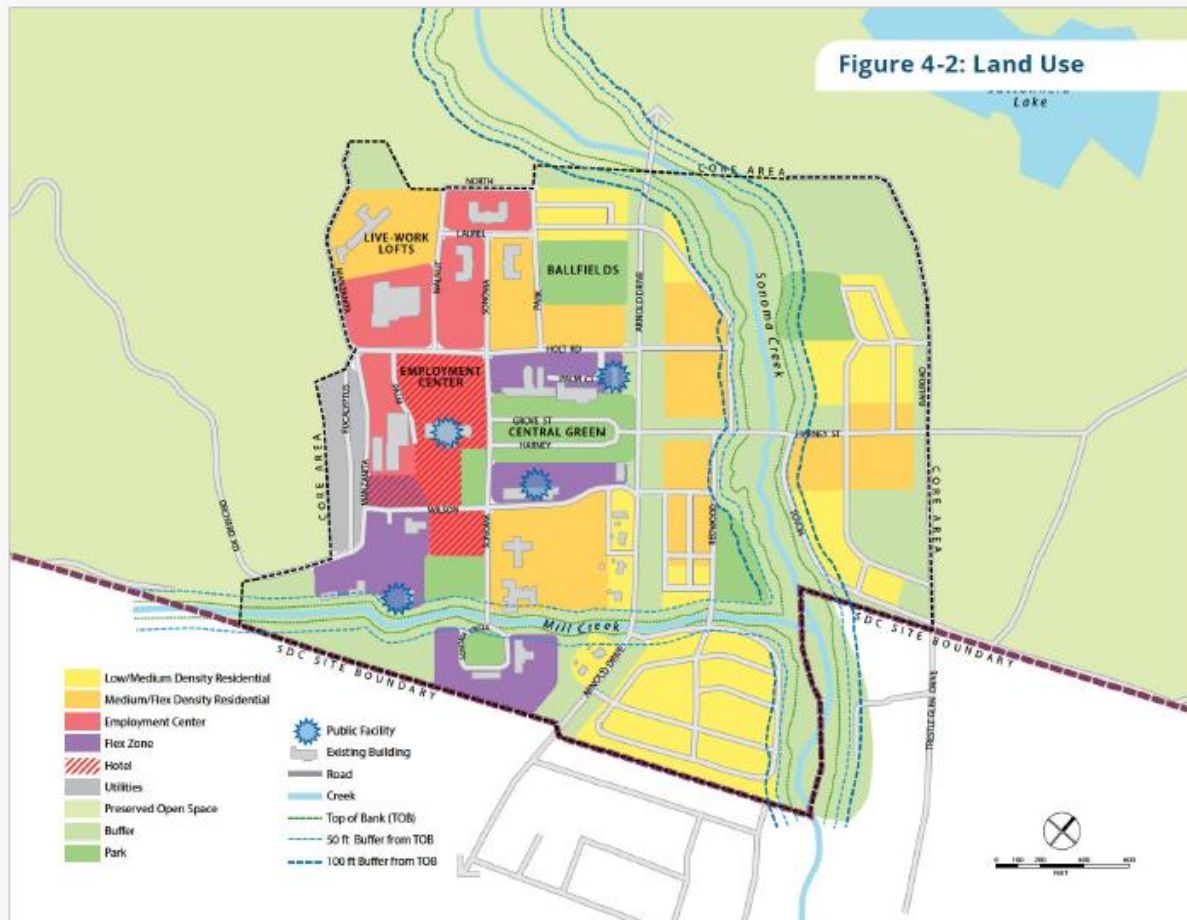


This map, included in Transfer of Jurisdiction documentation of the former SDC open space lands to California State Parks, shows areas excluded from that transfer, including a 52-acre parcel transferred to CAL FIRE for relocation of the Glen Ellen Fire Station and construction of a new headquarters facility.

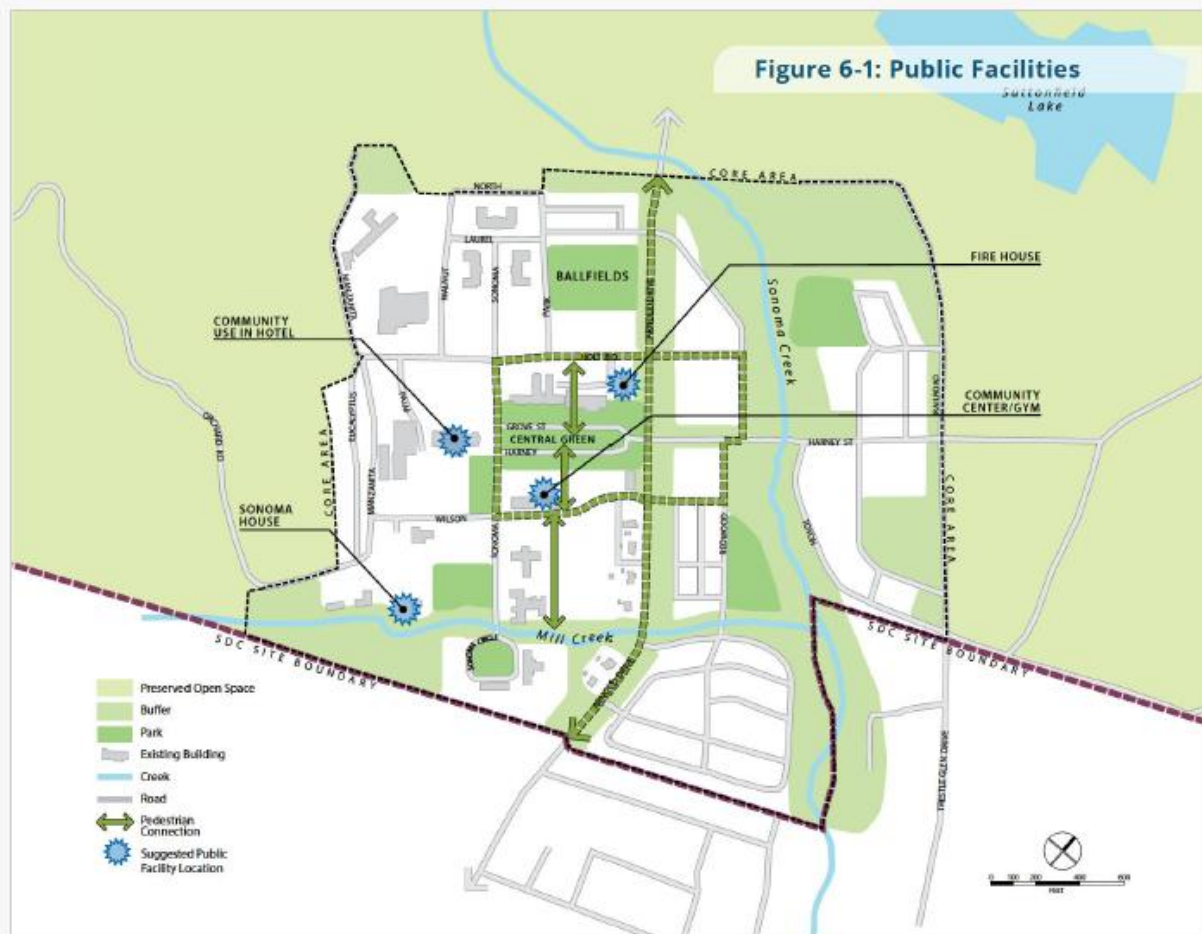
Source: State of California

# **EXHIBIT E**

## **Exhibit E: Adopted Specific Plan Figures**



County of Sonoma. 2022. *SDC Specific Plan Adopted December 16, 2022*, p. 4-5



County of Sonoma. 2022. *SDC Specific Plan Adopted December 16, 2022*, p. 5-40



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**PROOF OF SERVICE**

I hereby declare that I am employed in the City of Sacramento, County of Sacramento, California. I am over the age of 18 years and not a party to the action. My business address is 510 8th Street, Sacramento, California 95814 and my e-mail address is legal@semlawyers.com.

On September 4, 2025, I served the following document:

**FIRST AMENDED COMPLAINT FOR DECLARATORY RELIEF AND VERIFIED  
PETITION FOR WRIT OF TRADITIONAL MANDAMUS**

by transmitting a true copy via electronic mail, addressed as follows:

<p><b>California Department of Justice Office of the Attorney General</b> Patrick Tuck, <a href="mailto:Patrick.Tuck@doj.ca.gov">Patrick.Tuck@doj.ca.gov</a></p> <p><i>Attorneys for Defendant and Respondent California Department of General Services</i></p>	<p><b>Remy Moose Manley, LLP</b> Sabrina Teller <a href="mailto:steller@rmmenvirolaw.com">steller@rmmenvirolaw.com</a> Bridget McDonald <a href="mailto:bmcdonald@rmmenvirolaw.com">bmcdonald@rmmenvirolaw.com</a> Adam Nir <a href="mailto:anir@rmmenvirolaw.com">anir@rmmenvirolaw.com</a> Kaitlyn Hubbard <a href="mailto:khubbard@rmmenvirolaw.com">khubbard@rmmenvirolaw.com</a></p> <p><i>Attorneys for Real Parties in Interest The Grupe Company, Rogal &amp; Partners, and Eldridge Renewal, LLC</i></p>
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I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed at Sacramento, California on September 4, 2025.

  
\_\_\_\_\_  
Mae Ryan Empleo