

STATE OF CALIFORNIA
Budget Change Proposal - Cover Sheet
 DF-46 (REV 08/17)

Fiscal Year 2019-20	Business Unit 7760	Department Department of General Services	Priority No.
Budget Request Name 7760-304-BCP-2019-MR 4300-402-BCP-2019-MR		Program 6325 - REAL ESTATE SERVICES DIVISION	Subprogram 010 - ASSET MANAGEMENT BRANCH

Budget Request Description
 Sonoma Developmental Center- Transfer of Jurisdiction

Budget Request Summary

The Department of General Services (DGS) Asset Management Branch (AMB) is requesting General Fund authority of \$43.7 million over a period of three fiscal years: 2019-20, 2020-21, and 2021-22 for operations, maintenance, initial partial decommissioning, and land use planning costs related to the closure of the Sonoma Developmental Center (SDC). The Department of Developmental Services (DDS) closed SDC on December 31, 2018. The Transfer of Jurisdiction of SDC from DDS to DGS is anticipated to be effective July 1, 2019.

Requires Legislation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed Trailer bill language approved	
Does this BCP contain information technology (IT) components? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If yes, departmental Chief Information Officer must sign.</i>	Department CIO	Date

For IT requests, specify the project number, the most recent project approval document (FSR, SPR, S1BA, S2AA, S3SD, S4PRA), and the approval date.

Project No. Project Approval Document: Approval Date:

If proposal affects another department, does other department concur with proposal? Yes No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By Jim Martone (for Jason Kenney)	Date 4/17/19	Reviewed By Jacqueline Campion (for Andrew Sturfels)	Date 4/17/19
Department Director Andrew Sturfels (for Daniel Kim)	Date 4/17/19	Agency Secretary Marybel Batjer	Date 4/17/19

Department of Finance Use Only

Additional Review: Capital Outlay ITCU FSCU OSAE CALSTARS Dept. of Technology

PPBA	Original Signed By Evelyn Suess	Date submitted to the Legislature 4/19/19
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A. Budget Request Summary

The Department of General Services (DGS) Asset Management Branch (AMB) is requesting General Fund authority of \$43.7 million over a period of three fiscal years: 2019-20, 2020-21 and 2021-22 for the costs of operations and maintenance during the closure of the Sonoma Development Center (SDC). This closure is slated to occur under a warm shutdown mode, which requires retaining certain existing positions determined necessary to maintain basic facility operations for public safety. DGS estimates a three-year planning and disposition process due to the size and complexity of SDC.

DGS is requesting \$21.1 million in year one. Of that amount, \$17.6 million is requested for property management, utilities, security, fire protection, grounds-keeping/weed abatement, repairs, regulatory permit compliance, reporting requirements, and initial partial decommissioning activities. The remaining \$3.5 million is requested for Sonoma County to conduct one-time land use planning. These costs are outlined in Appendix A.

Estimated costs of \$11.2 million for year two (2020-21) are outlined in Appendix B. The estimated costs of \$11.4 million in year three (2021-22) are outlined in Appendix C.

The SDC closed on December 31, 2018, and is currently under the jurisdiction of the Department of Developmental Services (DDS). As such, DDS has budgeted the costs to maintain SDC in a warm shutdown condition between January 1, 2019, and June 30, 2019, as illustrated in Appendix E. Effective July 1, 2019, the jurisdiction of SDC will be transferred from DDS to DGS.

This request will allow DGS to continue operations of SDC in a warm shutdown mode appropriate for the age and condition of the infrastructure on site, including the Central Utility Plant. This plant is significantly out of compliance with regulated Nitrogen Oxides (NOx) emission limits and the steam distribution and condensate return systems are in poor condition and failing. These air quality violations make the plant cost prohibitive to operate; therefore, the plant will be shut down to address air quality issues, followed by initial decommissioning procedures.

The initial decommissioning activities will consist of the removal of fuel storage tanks; motor pool fuel dispensing facilities that pose potential environmental risks; demolition of swimming pools that represent a potential public health and safety risk; and other items that are anticipated to commence in the fiscal year 2019-20. Decommissioning costs are anticipated to decrease after year one. Appendix D, Partial Decommissioning Costs Estimate for Fiscal Year 2019-20 provides a summary of activities and its associated costs.

To appropriately operate SDC for the foreseeable future, DGS is proposing a warm shutdown that utilizes state, local and private partners. DGS, in consultation with DDS, has determined the necessary level of existing staff that need to be retained through an interagency agreement between DDS and DGS; specifically, the staff managing the water treatment plant, maintenance, and operations. DGS is working with the California Conservation Corps to contract for grounds and trail maintenance and the County of Sonoma has been solicited for fire prevention and suppression. Additionally, DGS will need to retain the services of outside counsel with expertise in water rights law for consultation on the State's extensive water rights at SDC and to represent DGS in matters relating to the State Water Resources Control Board.

Land use planning activities led by Sonoma County will include development of a detailed plan that specifies the allowable building intensities and residential densities, appropriate zoning, design guidelines, infrastructure needs and costs, financing mechanisms, and program-level environmental review.

The county will facilitate the planning process by amending the County General Plan and Zoning, completing environmental review, and addressing the economic feasibility of replacing or repairing the site's aging infrastructure. The county-managed planning process will be integrated into a DGS-led

disposition process. DGS anticipates a three-year expedited planning and disposition process, during which time DGS would retain jurisdiction of and responsibility for the property.

Entering into an agreement with the county to cover the costs and fees ensures priority planning and entitlement and provides more certainty about future permitted land uses for the property. The county will submit quarterly reports to DGS to account for expenditures and provide details regarding the schedule, particularly any delays to the estimated three-year timeline. Additionally, as part of the agreement, DGS will require that the county prioritize affordable housing in the planning process. DGS expects that the sale and disposition of the property will recover costs associated with the warm shutdown.

B. Background/History

Assembly Bill 1472, Chapter 25, Statutes of 2013 required the California Health and Human Services Agency (CHHS) to submit to the Legislature a master plan for the future of the developmental centers. On January 13, 2014, the Secretary of CHHS submitted The Plan for the Future of Developmental Centers in California. The report recognized that the developmental centers were no longer sustainable in their current design due to declining populations and increasing per capita costs.

Following the 2011 closure of the remaining portion of the former Agnews Developmental Center in San Jose, the Lanterman Developmental Center in Pomona closed on December 31, 2014. In October of 2015, CHHS and DDS submitted the Plan for the Closure of SDC by December 31, 2018. Lastly, in April of 2016, CHHS and DDS submitted the plan for the closure of the Fairview Developmental Center in Costa Mesa and the Porterville Developmental Center General Treatment Area by the end of 2021.

C. State Level Considerations

This request is necessitated by the closure of SDC as described in the October 1, 2015, Health and Human Services Agency and Department of Developmental Services Plan for the Closure of SDC which was submitted to and approved by the Legislature pursuant to Welfare and Institutions Code Sections 4474.1 and 4474.11.

D. Justification

DDS will operate the SDC in warm shutdown mode through June 30, 2019 while DDS winds down its closure activities including removal or disposition of personal property and relocation of records. DDS has budgeted for these costs through June 30, 2019. Future non-governmental uses of the property will be subject to local land use authority.

Until final disposition of the property, the state must provide ongoing property management services including security services to prevent unauthorized access to the site and buildings, grounds-keeping services to provide weed abatement to reduce fire hazards, water services for fire suppression, and provide for fire prevention and control services. Additionally, the state is required to maintain regulatory compliance pertaining to reservoir dams; stormwater collection and outfall systems; sanitary sewer collection systems; water diversion, storage, and distribution systems; and hazardous materials and storage facilities.

In the Plan for the Closure of SDC, DDS recognized the unique natural and historic resources of the property and acknowledged that the state did not intend to follow the traditional state surplus property process. In recognition of that commitment, DGS and the County of Sonoma have worked to develop a unique disposition process that will define future land uses through a prioritized specific plan process in a cost-effective and time-efficient manner. The goal of this partnership is to expeditiously plan future land uses for the site, reduce uncertainty, increase land values, expedite marketing and maximize interested third party potential purchasers.

E. Outcomes and Accountability

The State is responsible for the security and maintenance of the approximately 1,000-acre SDC property. The property includes roughly 700 acres of open space adjacent to the Jack London State Park and the Sonoma Valley Regional Park and about 180 acres of developed core campus. SDC is located in the Valley of the Moon community of Eldridge, near the village of Glen Ellen and is valued by local residents for its open space and recreational attributes. Reducing land use entitlement risk is associated with higher land values.

Funding the costs to maintain SDC is necessary to mitigate the State's liability following the closure in December of 2018 and cover ongoing holding costs. The potential for injury, damage and unauthorized access is significant on a campus of this size.

F. Analysis of All Feasible Alternatives

Alternative 1: Approve General Fund authority of \$43.7 million over three years for ongoing property management, holding costs and land use planning costs pending final disposition.

PROS

- This alternative will allow the state to continue to provide for management services, utilities, security, fire protection, grounds-keeping/weed abatement, repairs, and regulatory permit compliance of SDC in FY 2019-20 while the County of Sonoma develops a Specific Plan for the property.
- The property will be reasonably protected from vandalism, unauthorized use, and risk of fire.
- Negative impacts to the local community will be minimized.
- Ensures priority planning and entitlement which provides certainty about future permitted land uses and reduces land use entitlement risk.

CONS

- While this is a three-year cost, the ongoing and overall cost of holding the property could be considerable if the sale or transfer of the property is delayed.

Alternative 2: Approve one-time General Fund authority of \$21.1 million for the first year of property management, holding costs, and land use planning costs.

PROS

- This alternative will allow the State to continue to provide for management services, utilities, security, fire protection, grounds-keeping/weed abatement, repairs, and regulatory permit compliance of SDC in FY 2019-20 while the County of Sonoma develops a Specific Plan for the property.
- The property will be reasonably protected from vandalism, unauthorized use, and risk of fire.
- Negative impacts to the local community will be minimized.
- Ensures priority planning and entitlement which provides certainty about future permitted land uses and reduces land use entitlement risk.

CONS

- Uncertainty of funds for the next two years will reduce the program's efficacy.
- While this is a one-year cost, the ongoing and overall cost of holding the property could be considerable if the sale or transfer of the property is delayed.

Alternative 3: DDS retains jurisdiction of SDC. In this instance, DDS will need to provide budget support for ongoing property management and holding costs.

PROS

- This alternative will allow the State to continue to provide for management services, utilities, security, fire protection, grounds-keeping/weed abatement, repairs, and regulatory permit compliance of SDC in FY 2019-20 while the County of Sonoma could begin developing a Specific Plan for the property.
- The property will be reasonably protected from vandalism, unauthorized use, and risk of fire.
- Negative impacts to the local community will be minimized.
- DDS, which has maintained the property for years and is the most knowledgeable about its operations, would continue to maintain the site.

CONS

- To retain jurisdiction, DDS will need funds, and the ongoing and overall cost of holding the property could be considerable if the sale or transfer of the property is delayed.
- DDS would remain open to criticism and questions related to the closure of the campus and the local community's desire to see the campus used for the treatment of the developmentally disabled.
- There may be community pressure for interim facility use, which would necessitate extensive capital outlay expenditures and time to address code upgrades; replacement of the central utility plant which does not comply with regulated NOx emission limits with new mechanical systems; hazardous materials remediation; and, recruiting and training new staff for more intensive management and operations of the property.
- Potential future decommissioning costs and interim risks.
- Land use entitlement risk.
- DGS will lack the authority and jurisdiction to manage SDC.

Alternative 4: Do nothing/Deny this proposal.

PROS

- No increase in state government expenditure authority.

CONS

- This alternative puts the State in the potential position of liability for damage or injuries that may result from fire, flooding or unauthorized access to the site and buildings at SDC.
- The State may also be subject to fines and/or fees for failure to comply with environmental laws or fire codes.

G. Implementation Plan

Effective July 1, 2019, DGS will assume responsibility of the management and security of SDC via the Transfer of Jurisdiction from DDS. Immediately following, DGS will put in motion the initial partial decommissioning activities and work with the County of Sonoma to begin preparing a specific plan for planning and entitlement to provide certainty about future permitted land uses. This is expected to be a three-year process.

H. Supplemental Information

- Appendix A. DGS Holding Costs Estimate for Fiscal Year 2019-20
- Appendix B. DGS Holding Costs Estimate for Fiscal Year 2020-21
- Appendix C. DGS Holding Costs Estimate for Fiscal Year 2021-22
- Appendix D. Partial Decommissioning Costs Estimate for Fiscal Year 2019-20
- Appendix E. DDS Warm Shutdown Costs Estimate for Fiscal Year 2018-19 (six months)
- Appendix F. Proposed Trailer Bill Language

I. Recommendation

Approve Alternative 1 to provide DGS with three-year General Fund expenditure authority and funding to 1) assume jurisdiction of SDC to maintain and protect SDC from vandalism, unauthorized use, risk of fire, and other safety issues pending final disposition; and 2) enter into an agreement with the County of Sonoma for land use and planning.

APPENDIX A

**Sonoma Developmental Center
 DGS Holding Costs Estimate
 For Fiscal Year 2019-20**

	<u>Annual Salary</u>	<u>Pos</u>	<u>FY 19-20</u>
PERSONAL SERVICES EXPENDITURES			
Building Maintenance Worker	55,080	2.0	\$110,160
Carpenter I	63,348	2.0	126,696
CEA A	124,008	1.0	124,008
Chief of Plant Operations III	91,416	2.0	182,832
Civil Engineer	108,198	0.5	54,099
Custodian	36,708	2.0	73,416
Electrician	69,696	1.0	69,696
Fire Chief	76,080	1.0	76,080
Firefighters	57,744	7.0	404,208
Groundskeeper	48,024	3.0	144,072
IT Specialist I	99,360	1.0	99,360
Locksmith	65,904	1.0	65,904
Office Technician	46,992	1.0	46,992
Peace Officer I	63,084	2.0	126,168
Peace Officer II	69,840	1.5	104,760
Plumber	69,072	2.0	138,144
Property Controller II	57,660	1.0	57,660
Stationary Engineer	81,912	2.0	163,824
Supervising Housekeeper I	39,408	1.0	39,408
Water & Sewage Supervisor	81,912	2.0	163,824
Total Salary and Wages		36.0	2,371,311
			Staff Benefits (55.20%)
			1,308,964
			Pay Differentials for Peace Officers and Firefighters
			325,942
			Worker's Compensation
			250,000
			Retention Stipend
			210,000
Subtotal, Personal Services			4,466,217
<u>OPERATING EXPENSES & EQUIPMENT EXPENDITURES</u>			
Staff OE&E			843,206
Facilities			2,355,056
Utilities			813,600
Contracts			3,004,590
Subtotal, OE&E			7,016,452
Total, Personal Services and OE&E			11,482,659
			County Planning Reimbursement
			3,500,000
			P.R.C. 5024.5 Consultation
			480,000
			Partial Decommissioning
			5,600,000
Total, Holding Cost			\$21,062,669

APPENDIX B

**Sonoma Developmental Center
 DGS Holding Costs Estimate
 For Fiscal Year 2020-21**

	<u>Annual Salary</u>	<u>Pos</u>	<u>FY 20-21</u>
<i>PERSONAL SERVICES EXPENDITURES</i>			
Building Maintenance Worker	57,283	2.0	\$114,566
Carpenter I	65,882	2.0	131,764
CEA A	128,968	1.0	128,968
Chief of Plant Operations III	95,073	2.0	190,145
Civil Engineer	112,526	0.5	56,263
Custodian	38,176	2.0	76,353
Electrician	72,484	1.0	72,484
Fire Chief	79,123	1.0	79,123
Firefighters	60,054	7.0	420,376
Groundskeeper	49,945	3.0	149,835
IT Specialist I	103,334	1.0	103,334
Locksmith	68,540	1.0	68,540
Office Technician	48,872	1.0	48,872
Peace Officer I	65,607	2.0	131,215
Peace Officer II	72,634	1.5	108,950
Plumber	71,835	2.0	143,670
Property Controller II	59,966	1.0	59,966
Stationary Engineer	85,188	2.0	170,377
Supervising Housekeeper I	40,984	1.0	40,984
Water & Sewage Supervisor	85,188	2.0	170,377
Total Salary and Wages		36.0	2,466,163
			Staff Benefits (55.20%)
			1,361,322
			Pay Differentials for Peace Officers and Firefighters
			325,942
			Worker's Compensation
			250,000
			Retention Stipend
			210,000
Subtotal, Personal Services			4,613,427
<i>OPERATING EXPENSES & EQUIPMENT EXPENDITURES</i>			
Staff OE&E			532,868
Facilities			2,355,056
Utilities			813,600
Contracts			2,888,531
Subtotal, OE&E			6,590,055
Total, Personal Services and OE&E			11,203,482
Total, Holding Cost			\$11,203,482

APPENDIX C

**Sonoma Developmental Center
 DGS Holding Costs Estimate
 For Fiscal Year 2021-22**

	<u>Annual Salary</u>	<u>Pos</u>	<u>FY 21-22</u>
<i>PERSONAL SERVICES EXPENDITURES</i>			
Building Maintenance Worker	59,575	2.0	\$119,149
Carpenter I	68,517	2.0	137,034
CEA A	134,127	1.0	134,127
Chief of Plant Operations III	98,876	2.0	197,751
Civil Engineer	117,027	0.5	58,513
Custodian	39,703	2.0	79,407
Electrician	75,383	1.0	75,383
Fire Chief	82,288	1.0	82,288
Firefighters	62,456	7.0	437,191
Groundskeeper	51,943	3.0	155,828
IT Specialist I	107,468	1.0	107,468
Locksmith	71,282	1.0	71,282
Office Technician	50,827	1.0	50,827
Peace Officer I	68,232	2.0	136,463
Peace Officer II	75,539	1.5	113,308
Plumber	74,708	2.0	149,417
Property Controller II	62,365	1.0	62,365
Stationary Engineer	88,596	2.0	177,192
Supervising Housekeeper I	42,624	1.0	42,624
Water & Sewage Supervisor	88,596	2.0	177,192
Total Salary and Wages		36.0	2,564,810
Staff Benefits (55.20%)			1,415,775
Pay Differentials for Peace Officers and Firefighters			325,942
Worker's Compensation			250,000
Retention Stipend			210,000
Subtotal, Personal Services			4,766,527
<i>OPERATING EXPENSES & EQUIPMENT EXPENDITURES</i>			
Staff OE&E			540,691
Facilities			2,355,056
Utilities			813,600
Contracts			2,976,155
Subtotal, OE&E			6,685,502
Total, Personal Services and OE&E			11,452,029
Total, Holding Cost			\$11,452,029

APPENDIX D

Sonoma Developmental Center
Partial Decommissioning Costs Estimate
For Fiscal Year 2019-20

Hazardous Materials Business Plan	\$150,000
Motor Pool and UST and AST tanks	5,000,000
Hazardous Waste	250,000
Conveyance Systems (8 elevators)	50,000
Propane Tanks/Pressure Vessels	50,000
Butler Pool Demolition	<u>100,000</u>
Total Partial Decommissioning Costs	<u>\$5,600,000</u>

APPENDIX E

Sonoma Developmental Center
DDS Warm Shutdown Costs Estimate for Fiscal Year 2018-19
For the period January 1, 2019 to June 30, 2019

	<u>Annual Salary</u>	<u>Pos.</u>	<u>FY 18-19</u>
PERSONAL SERVICES EXPENDITURES			
Office Technician (Office of Protective Svcs)	40,972	1.00	\$20,486
Dispatcher Clerks	169,024	4.00	84,512
Peace Officer I	455,200	8.00	227,600
Peace Officer II	62,326	1.00	31,163
Staff Services Manager I	79,785	1.00	39,893
Acct I (Specialist)	45,508	1.00	22,754
Chief Of Plant Operations III	83,038	1.00	41,519
Building Maintenance Worker	191,484	4.00	95,742
Electrician I	54,516	1.00	27,258
Carpenter I	54,989	1.00	27,495
Plumber I	57,513	1.00	28,757
Chief Engineer II	74,257	1.00	37,129
Stationary Engineer/Chief	713,460	11.00	356,730
Groundkeeper I/II	242,244	8.00	161,496
Lead Groundskeeper	51,284	1.00	25,642
Supervising Housekeeper I	35,400	1.00	17,700
Custodian	128,008	4.00	64,004
Locksmith	52,068	1.00	26,034
Fire Chief	69,809	1.00	34,905
Fire Fighter	590,436	11.00	295,218
Water Sewage Supv	78,732	<u>1.00</u>	<u>39,366</u>
Subtotal, Personal Services		64.00	1,705,401
Total, Staff Benefits (55.20%)			<u>945,645</u>
Total, Personal Services			2,651,046
OPERATING EXPENSES & EQUIPMENT EXPENDITURES			
Total, Staff OE&E			320,384
Total, Facilities			791,756
Total, Utilities			<u>1,773,569</u>
Total, OE&E			2,885,709
Total, Warm Shutdown Cost			<u><u>\$5,536,754</u></u>

APPENDIX F

Sonoma Developmental Center
Proposed Trailer Bill Language

Sonoma Developmental Center

GOVT CODE:

SECTION 1. The Legislature finds and declares all of the following:

- (a) The Sonoma Developmental Center is located in Eldridge, Sonoma County near the community of Glen Ellen and is comprised of a developed campus covering approximately 180 acres and approximately 700 acres of open space adjacent to the Sonoma Valley Regional Park and the Jack London State Historic Park.
- (b) The Sonoma Developmental Center opened in 1891 and is a state-run residential care facility dedicated to serving individuals with developmental disabilities.
- (c) In the October 2015 Plan for the Closure of the Sonoma Developmental Center, the Department of Developmental Services recognized the unique natural and historic resources of the property and acknowledged that it was not the intent of the state to follow the traditional state surplus property process.
- (d) The Department of Developmental Services concluded residential operations at the Sonoma Developmental Center in December 2018 after successfully relocating all residents to homes in the community.
- (e) With the campus closed for developmental services, the property will be maintained and managed by the Department of General Services and a process to determine the future of the site is needed.
- (f) California is experiencing an acute affordable housing crisis. The cost of land significantly limits the development of affordable housing. It is the intent of the Legislature that priority be given to affordable housing in the disposition of the Sonoma Developmental Center state real property.
- (g) It is the intent of the Legislature to establish a partnership between the Department of General Services and the County of Sonoma that provides for a priority land use planning process. During this process, the Department of General Services will maintain the Sonoma Developmental Center and the County of Sonoma will manage the planning process. The planning and disposition process is expected to be of a three-year duration.
- (h) It is the intent of the Legislature that the lands outside the core developed campus and its related infrastructure be preserved as public parkland and open space.

SEC. 2 Section 11011.XX is added to the Government Code to read:

1.1 For the purposes of this section the following definitions shall apply:

- a. "Director" refers to the Director of General Services.
- b. "Department" refers to the Department of General Services.
- c. "County" refers to the County of Sonoma.
- d. "Property" refers to all state-owned real property comprising the Sonoma Developmental Center.
- e. "Agreement" refers to the formal agreement between the Department of General Services and the County of Sonoma to implement a disposition and land use planning process.
- f. "Specific Plan" refers to a comprehensive planning and zoning document for a defined geographic region of Sonoma County.

1.2 (a) The director may, upon those terms and conditions that the director deems to be in the best interest of the state, enter into an agreement with the county for the county to develop a Specific Plan and manage the land use planning process integrated with a disposition process to be carried out by the department. The disposition may include the sale, lease, exchange, or other transfer of all or part of the property or property interest the director deems to be in the best interest of the state. The planning process will

facilitate the disposition of the property by amending the County General Plan and zoning, completing environmental review, and addressing the economic feasibility of future development.

(b) In carrying out the land use planning and disposition process, the director and county will provide for the expeditious planning of future land uses for the site and an opportunity for community input, with the intent to reduce uncertainty, increase land values, expedite marketing, and maximize interested third party potential purchasers.

(c) The department recognizes the property's exceptional open space, natural resources, and wildlife habitat. 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 and shall be upon terms and conditions the director deems to be in the best interest of the state.

(d) Availability of affordable housing is of statewide importance and the agreement shall require that housing be a priority in the planning process. The agreement shall require that any housing proposal determined to be appropriate for the property shall include affordable housing. It is further 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.

(e) Recognizing the need for conservation of water resources to preserve or enhance habitat, fish and wildlife resources, groundwater resources, and recreation, the department may petition the State Water Resources Control Board for a change of purpose of use.

(f) The agreement shall consider options for the appropriate protection of the Eldridge Cemetery located on the property.

1.3 The director is authorized to enter into any additional agreements, upon terms and conditions that the director determines to be in the best interest of the state, to provide for the management, operations, and maintenance of the property.

1.4 Excepting any transfer to a state agency in accordance with Section 11011, no transfer, sale or final disposition of any portion of the property or property interest authorized pursuant to Section 1.2, shall occur until the director has determined that the county has granted necessary approvals to rezone the property, approved a specific plan or plans for the property, and approved any necessary development agreements needed for disposition of all or any portion of the property, or the director has determined that such transfer, sale or final disposition is in the best interests of the state.

1.5 The state owns riparian water rights and pre-1914 and post-1914 appropriative water rights and owns and operates a municipal water supply, treatment, and distribution system on the property. All riparian rights shall remain with the property. The state may hold riparian water rights and, pre-1914 and post-1914 appropriative water rights for existing and future domestic uses on the property.

1.6 The county shall provide quarterly reports to the department that shall include expenditures and contracts and an update describing the progress of the expedited planning process.