



San Francisco
Water Power Sewer
Services of the San Francisco Public Utilities Commission

File No. 250381: Sale of Real Property - Sale of Parcel 21 to the City of South San Francisco - Exempt Surplus Land - Not to Exceed \$132,000

May 14, 2025

Dina Brasil, Right-of-Way Manager, Real Estate Services

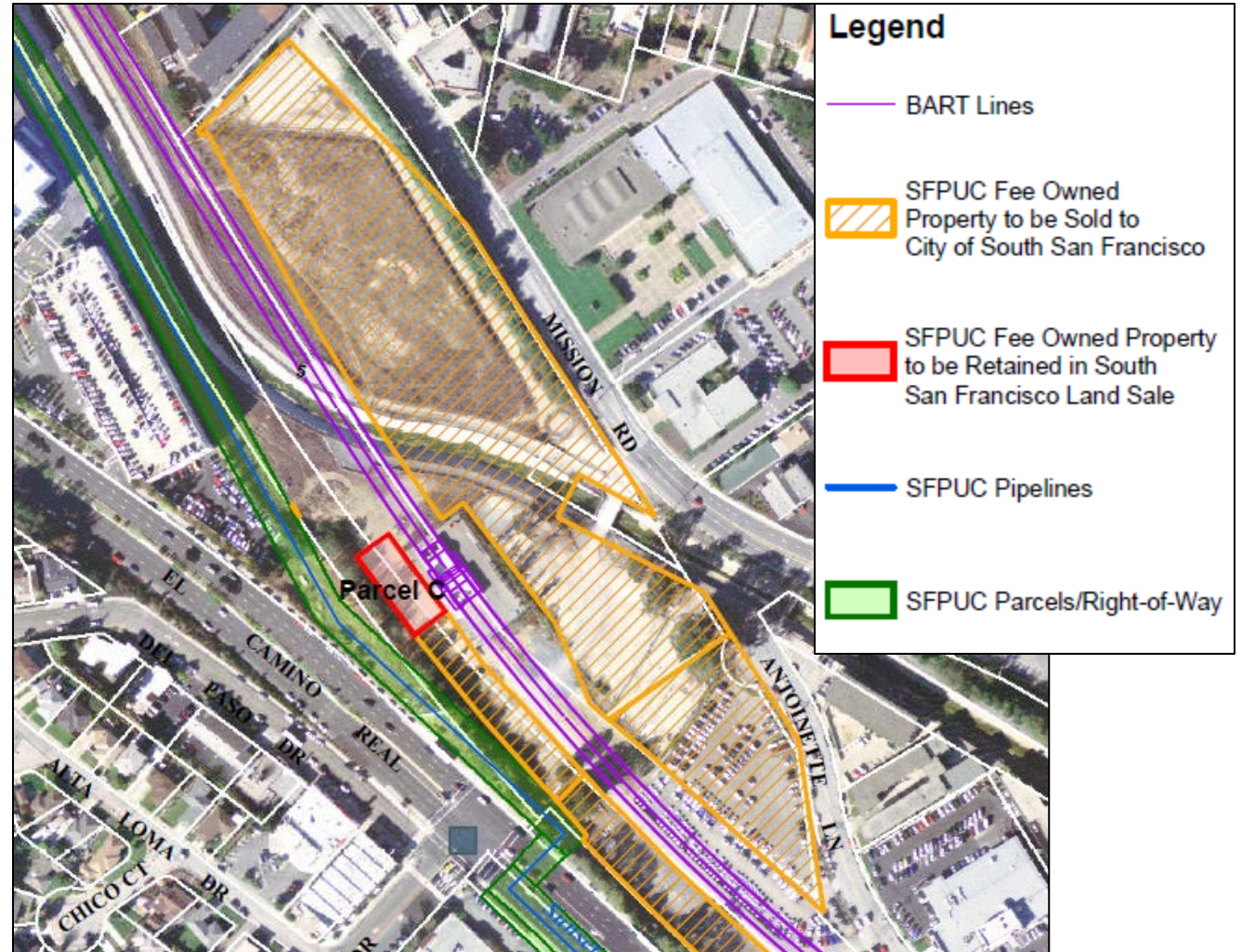
Parcel No. 21 History

- The City acquired Parcel No. 21 as part of its original acquisition of the Spring Valley Water Company assets in 1930.
- The parcel's northeastern boundary is described as the centerline of Mission Road.
- No SFPUC infrastructure was ever installed in Parcel No. 21.



Parcel No. 21 History

- In 2008, the SFPUC sold certain underutilized property to the South San Francisco Redevelopment Agency.
- The 2008 sale included all of Parcel No. 21 except for those portions within Mission Road and Antoinette Lane.
- The SFPUC retained ownership of the remaining portions of Parcel No. 21 within Mission Road and Antoinette Lane.
- The remaining portions of Parcel No. 21 have been historically used as public roads.



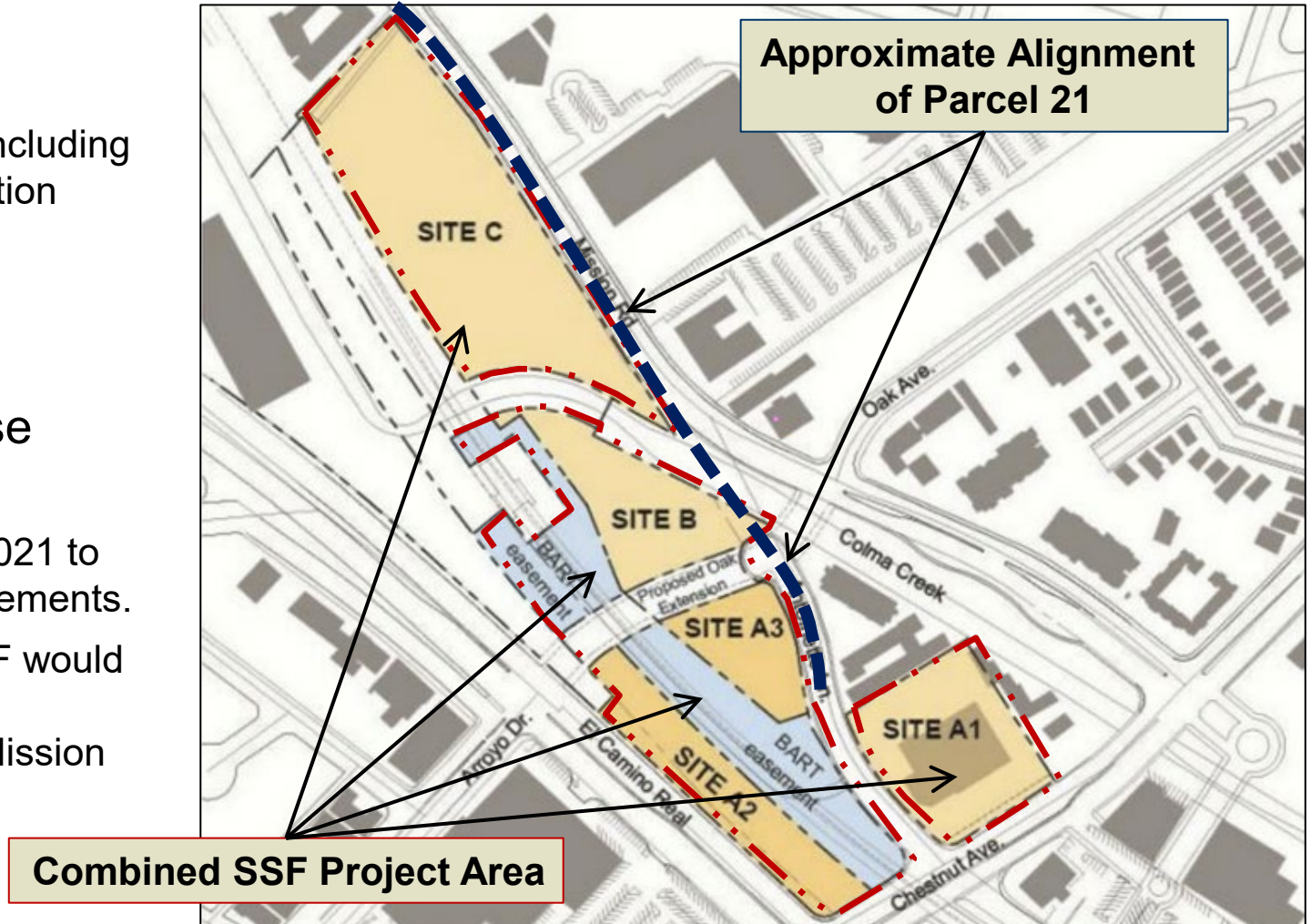


Remainder of Parcel No. 21



South San Francisco Projects

- South San Francisco (SSF) Redevelopment Plan projects:
 - Community Civic Campus Project, including a new library and Parks and Recreation building.
 - New 800-unit residential project.
- SSF has an existing license to use Parcel No. 21.
 - The SFPUC issued the License in 2021 to allow for new utility and road improvements.
 - Conveyance of Parcel No. 21 to SSF would facilitate the SSF projects and the necessary future improvements to Mission Road and Antoinette Lane.



Transaction Details

- **Parties to the Agreement:**
 - City and County of San Francisco, acting through the SFPUC, and the City of South San Francisco.
- **Property Details:**
 - An approximately 46,097-square-foot portion of SFPUC Parcel No. 21, currently used by South San Francisco as portions the public roads known as Mission Road and Antoinette Lane.
- **Purchase Price:**
 - \$132,000.
 - Equal to the appraised value, as determined by MAI Appraiser Erik Woodhouse of Associated Right of Way Services in the appraisal report dated September 24, 2024.
 - City's Director of Property reviewed and approved the appraisal report on October 24, 2024.

Competitive Bidding Requirements

- The City may convey property without a competitive bidding process if the Board of Supervisors determines a competitive process “is impractical, impossible, or is otherwise not in the public interest, including, for example only and not by way of limitation, when the Real Property is not capable of independent development, will be exchanged for other Real Property, or when the Board determines that a negotiated direct Conveyance of the Real Property will further a proper public purpose.” (S.F. Admin. Code Sec. 23.3.)
- Because Parcel 21 is currently used as portions of public city streets, it is not capable of independent development and its conveyance facilitates a public project, thus furthering a public purpose.

Compliance with Surplus Lands Act

- The SFPUC complied with the California Surplus Property Statute and the San Francisco Surplus Property Ordinance.
- On March 30, 2024, the State of California Department of Housing and Community Development confirmed the transfer of Parcel No. 21 by the City and County of San Francisco to the City of South San Francisco for its uses and operations would qualify as exempt surplus land under Government Code section, 54221(f)(1)(D).
- On April 24, 2024, the Assistant General Managers of the SFPUC's Water, Power, and Wastewater enterprises declared that Parcel 21 is not essential to SFPUC's utility needs.



Board Action

- Through the proposed resolution, the Board would:
 - Approve and authorize the sale of the property;
 - Adopt a finding declaring the property “exempt surplus land”;
 - Adopt a finding declaring the property “surplus land”;
 - Adopt a finding that competitive bidding would not be in the public interest;
 - Adopt a finding that the sale is consistent with the General Plan and the eight priority policies of Planning Code, Section 101.1; and
 - Authorize the SFPUC General Manager and/or City’s Director of Property to execute a Purchase and Sale Agreement and Quitclaim Deed.



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Questions?