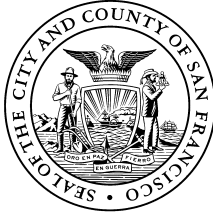


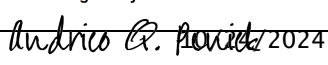
City & County of San Francisco
London N. Breed, Mayor



Office of the City Administrator
Carmen Chu, City Administrator
Andrico Q. Penick, Director of Real Estate

INTEROFFICE MEMORANDUM APPRAISAL REVIEW

TO: Andrico Q. Penick, Director of Real Estate
FROM: Dina Brasil, Right of Way Manager, SFPUC
CC: Rosanna Russell, SFPUC Real Estate Director
DATE: Wednesday, October 23, 2024
RE: Appraisal Update on Sale of SFPUC Parcel 21 to South San Francisco

Project Summary		DocuSigned by:  3441150C0287459...
Basic Information		
Date of Appraisal Report:	September 25, 2024	
Date of Appraisal Value:	September 24, 2024	
Appraiser:	Erik Woodhouse ARWS	
Cost:	N/A (Commissioned by Buyer)	
Department Appraisal is for:	Valuation of SFPUC Parcel 21 in South San Francisco	
Reason for the Appraisal:	Sale of SFPUC surplus property	
Transaction Appraisal supports:	SFPUC Regional Groundwater Project	
Property Information		
Landlord/Owner:	SFPUC	
Address:	Portions of Mission Rd and Antoinette Lane in SSF	
Square Feet:	46097 total. 39,779 public street area and 6,318 vacant unencumbered.	
Current Use:	Public Roadway and ancillary uses	
Term of Lease:	N/A	
Supervisor District:	N/A	
Appraisal Review		
Appraisal Approach:	Sales Comparison	
Income (Number of Comps):	N/A	
Sales Comparison (Number of Comps):	5 vacant land sales; 11 remnant land sales	
Cost (Number of Comps):	N/A	
Were the methods reconciled?	Yes	
Were the comps appropriate?	Yes	
Concluded value:	\$205/sq. ft. vacant land; Nominal value for Remnant portion (street area)	
Recommendation		
Recommendation:	SFPUC recommends approval of the appraisal report in the amount of \$132,000.	

Attachments –
Key pages of Appraisal



No. 22051C

Appraisal Report

for

City of South San Francisco Acquisition of Portions of Mission Road and Antoinette Lane

SFPUC Property
Portions of Mission Road and Antoinette Lane
South San Francisco, CA

Prepared by:
Erik Woodhouse, MAI, R/W-AC
Senior Appraiser

Date of Report: September 25, 2024
Date of Value: September 24, 2024

Associated Right of Way Services, Inc.
1255 Treat Blvd., Suite 815
Walnut Creek, CA 94597
925.691.8500

City of South San Francisco

Acquisition of Portions of Mission Road and Antoinette Lane

Property Owner – SFPUC

**Subject Property Information****Subject Property Data Summary**

Assessor's Parcel Number: None Assigned

Property Location/Address: Portions of Mission Road and Antoinette Lane, South San Francisco, CA

Owner: SFPUC

Owned Since: Over five years

Occupied By: Public street improvements and vacant land

Total Site Area:

Area	Size (s.f.)
Within Right of Way or Adjacent to Public-Zoned Land	46,097
Not Within Right of Way or Adjacent to Public-Zoned Land	6,318
Total	39,779

Zoning: **Mission Road**: Portion in publicly traveled right of way areas not zoned, Portion outside publicly traveled right of way areas zoned RH-180, High-Density Residential
Antoinette Lane: Portion in publicly-traveled right of way areas not zoned, Portion outside publicly-traveled right of way areas zoned Public/Quasi Public

General Plan: **Mission Road**: Portion not assigned; portions designated Urban Residential
Antoinette Lane: Portion not assigned, portions designated Public

Highest and Best Use:
As Vacant: **Mission Road**: 6,318 square feet outside of existing public right of way have a highest and best use for assembly with the adjacent parcel to the southwest; remaining area has no economic use potential.
Antoinette Lane: No economic use potential.

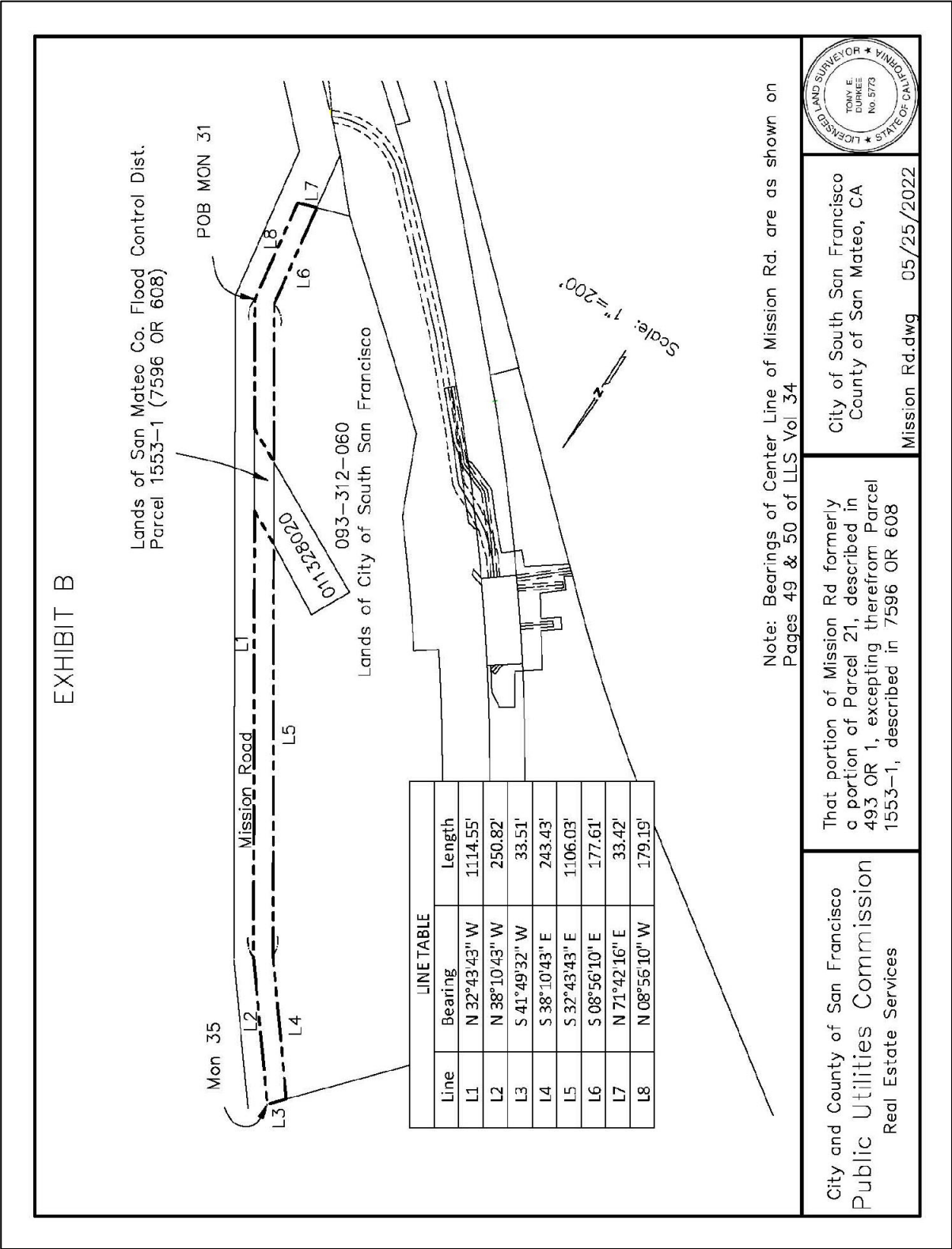
Flood Hazard Information: Flood Zone X and A, Map No. 06081C0037E, dated October 16, 2012

Earthquake Information: Not located in an Earthquake Fault Zone

City of South San Francisco
Acquisition of Portions of Mission Road and Antoinette Lane
Property Owner – SFPUC



Plat Map of Area to be Acquired



City of South San Francisco

Acquisition of Portions of Mission Road and Antoinette Lane

Property Owner – SFPUC

**Legal Description of Area to be Acquired**

May 25, 2022

Exhibit "A"
LEGAL DESCRIPTION

All that real property situate in the City of South San Francisco, County of San Mateo, State of California, being a portion of that certain parcel described as Parcel 21 of San Mateo County Lands as described in the deed from Spring Valley Water Company to the City and County of San Francisco, dated March 3, 1930, recorded in Vol. 493 of Official Records at page 1, in the Office of the Recorder of San Mateo County, State of California, more particularly described as follows:

Beginning at Monument 31 in the center of Mission Road as called for in said description of said Parcel 21 and also shown on that certain Record of Survey filed in San Mateo County in volume 34 of LLS maps pages 1 through 61, at page 49;

Thence continuing along the centerline of Mission Road, North 32°43'43" West, 1,114.55 feet as shown on said LLS map;

Thence continuing on said centerline, North 38°10'43" West, 250.82 feet to Monument 35;

Thence leaving said centerline, South 41°49'32" West, 33.51 feet;

Thence South 38°10'43" East, 243.43 feet;

Thence South 32°43'43" East, 1,106.03 feet;

Thence South 08°56'10" East, 177.61 feet;

Thence North 71°42'16" East, 33.42 feet to a point formerly marked by Monument 30;

Thence North 08°56'10" West, 179.19 feet to the **Point of Beginning**.

Excepting therefrom that certain parcel 1553-1 described in that Final Order of Condemnation filed for record September 1, 1977 in Volume 7596 of Official Records, in the Office of the Recorder of San Mateo County, State of California at page 608.

Containing an area of 46,097 square feet, more or less.

A plat showing the above-described parcels is attached herein and made a part hereof as Exhibit B.

This description was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act.

Tony E. Durkee
Tony E. Durkee, PLS 5773

License Expires 06/30/2024



City of South San Francisco

Acquisition of Portions of Mission Road and Antoinette Lane

Property Owner – SFPUC

Subject Aerial Photograph



City of South San Francisco

Acquisition of Portions of Mission Road and Antoinette Lane

Property Owner – SFPUC



Zoning Map



City of South San Francisco

Acquisition of Portions of Mission Road and Antoinette Lane

Property Owner – SFPUC



Sales Data Summary

Land Sales Data

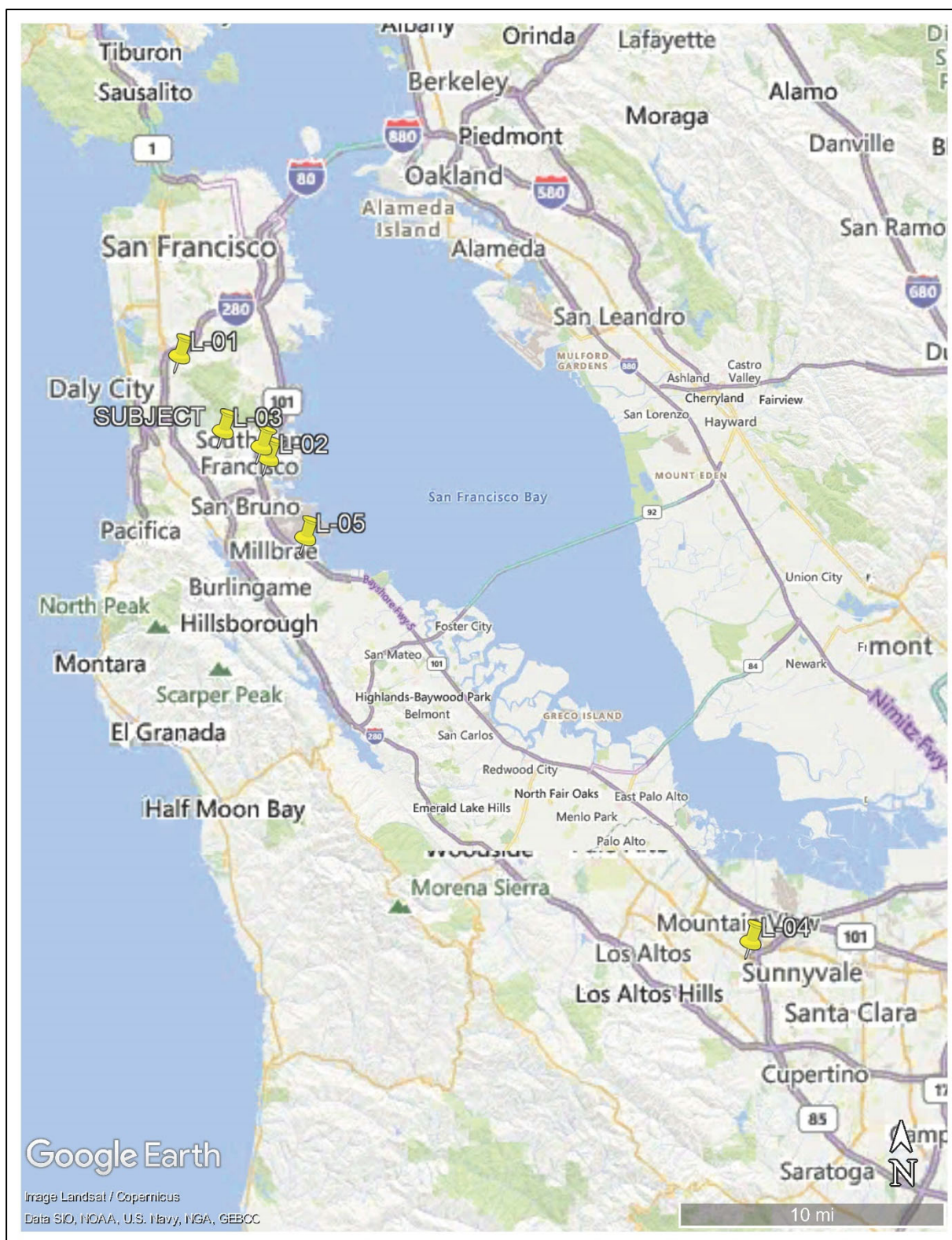
No.	Address City, State APN	Sales Contract Date COE	Parcel Size (Acres) Parcel Size (Sq. Ft.)	Zoning General Plan	Entitlements Density	Sales Price \$/Sq. Ft. (Land)
L-01	6854 Mission St Daly City, CA 003-172-080	Jul-24 08/30/24	0.25 11,016	Light Commercial Commercial Mixed-Use	Unentitled	\$1,850,000 \$167.94
L-02	400 S Airport Blvd South San Francisco, CA 015-141-160	Apr-23 06/09/23	0.46 19,994	T6 Urban Core East of 101 Mixed Use	Unentitled Up to 200 du/a	\$4,100,000 \$205.06
L-03	100 Produce Ave and 124 S Airport Blvd South San Francisco, CA 015-113-180, -380	Unknown 06/02/22	4.00 174,198	Business Commercial High Density Mixed Use	Entitled 120 du/a	\$63,000,000 \$361.66
L-04	89 W El Camino Real Mountain View, CA 193-13-022	Jun-21 10/27/21	0.46 20,159	El Camino Real Precise Plan Mixed Use Corridor	Unentitled N/A	\$5,950,000 \$295.15
L-05	1 Adrian Ct Burlingame, CA 025-169-380	Apr-21 08/31/21	2.83 123,231	RRMU Live/Work	Entitled 94 du/a	\$34,000,000 \$275.90

City of South San Francisco

Acquisition of Portions of Mission Road and Antoinette Lane

Property Owner – SFPUC

Comparable Land Sale Location Map



City of South San Francisco

Acquisition of Portions of Mission Road and Antoinette Lane

Property Owner – SFPUC



The following table summarizes the adjustments made to each comparable.

Comparable	L-01 6854 Mission St Daly City, CA	L-02 400 S Airport Blvd South San Francisco, CA	L-03 100 Produce Ave and 124 S Airport South San Francisco, CA	L-04 89 W El Camino Real Mountain View, CA	L-05 1 Adrian Ct Burlingame, CA
Sale Date	Aug-24	Jun-23	Jun-22	Oct-21	Aug-21
Sales Price	\$1,850,000	\$4,100,000	\$63,000,000	\$5,950,000	\$34,000,000
Parcel Size (Acres)	0.25	0.46	4.00	0.46	2.83
<i>Sales Price / Sq. Ft.</i>	\$167.94	\$205.06	\$361.66	\$295.15	\$275.90
Property Rights Conveyed	Ø	Ø	Ø	Ø	Ø
Financing Terms	Ø	Ø	Ø	Ø	Ø
Conditions of Sale	Ø	Ø	Ø	Ø	Ø
Expenditures After Purchase	Ø	Ø	Ø	Ø	+
Market Conditions (Time)	Ø	Ø	Ø	-	-
Location	++	+++	-	-	-
Size	-	-	Ø	-	-
Land Use (Zoning / General Plan)	Ø	Ø	+	+	+
Site Utility / Constraints	Ø	-	-	-	Ø
Contributory Improvements & Utilities	Ø	-	Ø	Ø	Ø
Entitlements	Ø	Ø	- - -	Ø	- - -
Net Adjustment	Positive	Similar	Substantially Negative	Negative	Negative

Land Value Conclusion, Parcel Adjacent to Mission Road:

The unadjusted unit selling prices of the comparable sales range from \$167.94 to \$362.30 per square foot. After adjustments, the comparable sales indicate a value for the subject near the low end of the range. Comparable L-02 is judged to occupy a significantly inferior location due to its close proximity to San Francisco International Airport. However, the parcel's smaller size, superior site utility, and the contributory value of the improvements on the property result in negative adjustments that are considered to offset the upward consideration for location, and overall, this comparable is judged to indicate a unit value for the land adjacent to the subject near its sale price of \$205.06. Comparable L-01 occupies an inferior location, but it is smaller than the subject. Overall, it is considered to indicate a unit value for the land adjacent to the subject higher than its sale price of \$167.94 per square foot. The remaining sales occupy superior locations, Comparables L-04 and L-05 sold during superior market conditions, and Comparables L-03 and L-05 sold with entitlements having been processed by the seller. For these and other reasons, all indicate unit values for the land adjacent to the subject below their respective sale prices.

Based on the prior analysis and in view of the definition of value, the estimated fair market land value of the parcel adjacent to the southwest of Mission Road is concluded to be near the unit sale price of Comparable L-02, or \$205 per square foot.

Discount due to Assemblage Highest and Best Use

To value the portions of the Mission Road portions of the subject parcel outside of the publicly traveled right of way areas, a discount to the unit value of the adjacent parcel is warranted to account for the limited market for the area of a single potential buyer, the owner of the abutting

City of South San Francisco

Acquisition of Portions of Mission Road and Antoinette Lane

Property Owner – SFPUC

**REMNANT LAND SALES SUMMARY**

<u>Sale No.</u>	<u>Location</u>	<u>Sale Date</u> <u>Grantor</u> <u>Grantee</u>	<u>Purchase Price (per sf)</u> <u>Estimated Market (per sf)</u>	<u>Zoning</u>	<u>Discount</u> <u>From Market</u>
1	1098 S. 3rd St. San Jose, CA 472-15-029	<u>Dec-05</u> <u>Union Pacific Railroad</u> Lawrence B. Stone Properties	<u>\$13.79</u> \$30.00	M1	54%
2	West of Dobbin Rd. San Jose, CA 254-55-013	<u>Apr-07</u> <u>Union Pacific Railroad</u> Allen Mirzaei	<u>\$9.83</u> \$25.00	LI	61%
3	Griffith St. (East Side) San Leandro, CA 077B-0851-048 & -055	<u>Jan-07</u> <u>Union Pacific</u> Rosalinde & Arthur Gilbert Foundation	<u>\$14.10</u> \$20.00	IG	30%
4	Griffith St. (East Side) San Leandro, CA 077B-0851-055	<u>Nov-09</u> <u>Rosalinde & Arthur Gilbert Foundation</u> Coca Cola Bottling Co.	<u>\$7.98</u> \$14.00	IG	43%
5	323 South Canal St. South San Francisco, CA 015-164-220	<u>Jan-09</u> <u>unknown</u> Chang & Young Ahn	<u>\$30.00</u> \$45.00	MI	33%
6	220 Shaw Rd. South San Francisco, CA 015-164-230	<u>Aug-09</u> <u>Economy Lumber</u> Angelo, Gordon & Co.	<u>\$27.38</u> \$45.00	M2	39%
7	2075 N. Capitol Ave. San Jose, CA 244-01-057	<u>Dec-00</u> <u>PG&E</u> MA Laboratories, Inc.	<u>\$8.00</u> \$22.00	IP	64%
8	2110 Railroad Ave. Pittsburg, CA 087-030-083	<u>Aug-11</u> <u>City of Pittsburg</u> Randy Baugh	<u>\$2.22</u> \$15.00	PD-1319	85%
10	4050 Port Chicago Highway Concord, CA 100-370-009	<u>Mar-14</u> <u>City of Concord</u> Pacific Ranch Inv.	<u>\$3.52</u> \$9.00	Parks & Rec.	61%
11	25408 University Ct. Hayward, CA 425-0390-019	<u>Oct-17</u> <u>Burton / Vanderwilk</u> County of Alameda	<u>\$0.90</u> \$12.80	Residential	93%

Since the areas are judged to have minor contributory value in assembly with the adjoining parcel, as supported by the response letter to the City of South San Francisco from the developer of the land adjacent to Mission Road, L37 Development, declining the opportunity to purchase the Mission Road portion of the subject, a discount factor toward the upper end of the range indicated by the preceding data, or 90% is attributed to the value of the areas. Conversely, the areas are concluded to have 10% of the underlying fee value for assembly with the adjacent parcel to the southwest.

City of South San Francisco
Acquisition of Portions of Mission Road and Antoinette Lane
Property Owner – SFPUC



Value Conclusion, Subject Property

As previously stated, the portions of the subject parcel within existing public right of way areas and zoned Public/Quasi-Public are considered to have nominal economic use potential. Accordingly, these areas are assigned a nominal valuation of \$2,500.

Therefore, the conclusion of value for the subject parcel is as shown in the following table.

Land Value of the Subject Property

Fee Simple Value		Size (s.f.)	Land Value/s.f.		% of Value due to Utility in Assembly	Estimated Value
Total Parcel Area		Total Area:	46,097			
Within Right of Way or Adjacent to Public-Zoned Land		39,779	<i>Nominal</i>			\$2,500
Not Within Right of Way or Adjacent to Public-Zoned Land		6,318	x	\$205	x 10%	\$129,519
Total Fee Simple Value						\$132,019
			<i>Rounded Up To</i>			\$132,000