

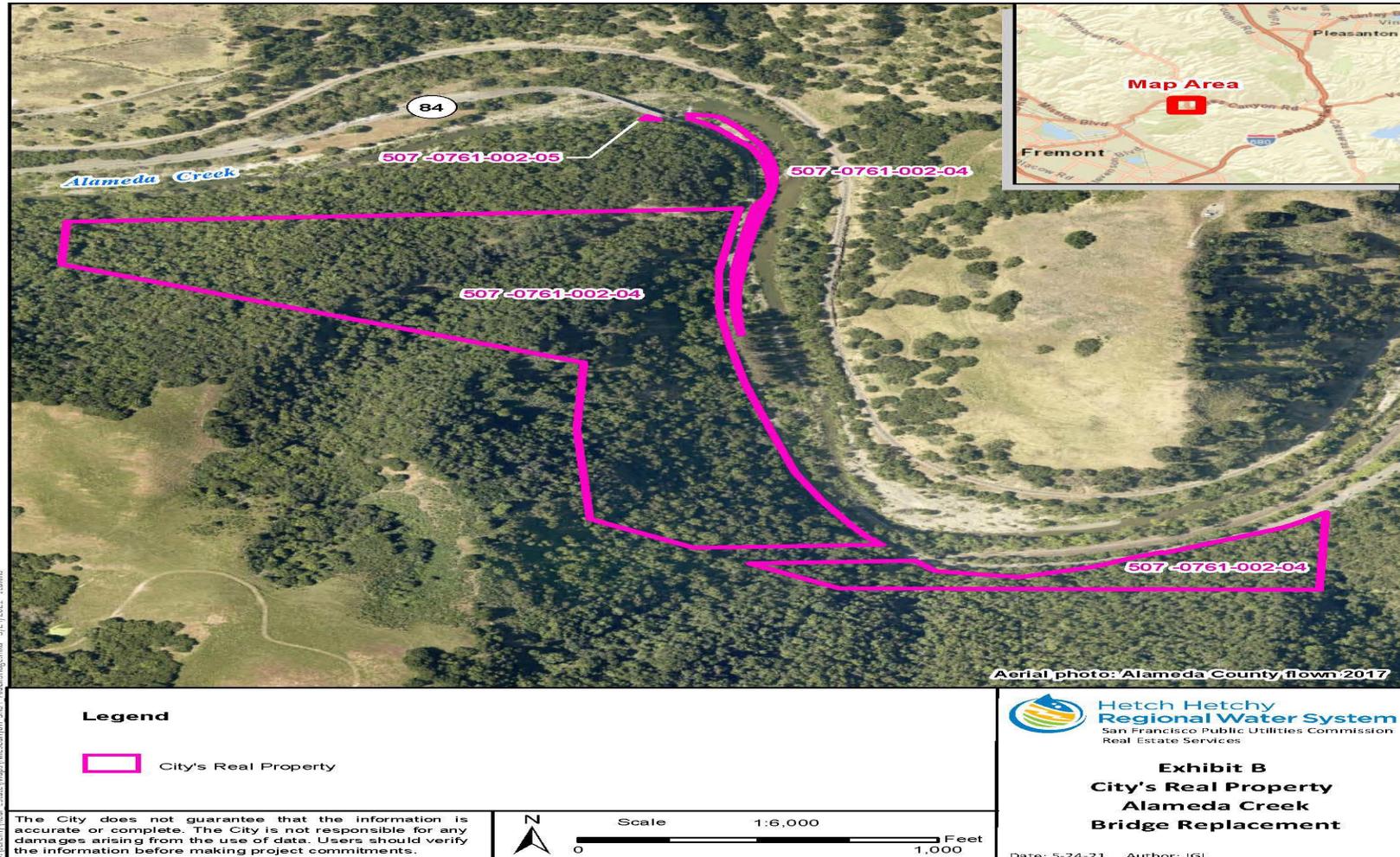


San Francisco Public Utilities Commission

**Sale of 21,651 Sq. Ft. Fee Parcels
an 33,758 Sq. Ft. of Temporary
Construction Easement (TCE) Parcels
to
California Department of Transportation
“Caltrans”**

**September 28, 2022
Anthony Bardo, Real Estate Services Division**

Depiction of City Property



Fee and TCE Parcels to Caltrans

- Caltrans, proposes to replace the Alameda Creek Bridge to correct structural deficiencies, and realign the eastern and western approaches to the bridge, and seeks to acquire:
- Roughly 21,651 sq ft in fee, and
- Approximately 33,758 sq ft of temporary construction easement area (TCEs).

No Utility Use of the Property

- The SFPUC has no utility use for the Property, which was deemed underutilized per an SFPUC statement of underutilization for the Property, dated May 18, 2021, signed by the Assistant General Managers of the Water, Wastewater, and Power Enterprises.

Fair Market Value Offer

- Caltrans made a government code offer for the City Property and Caltrans' staff appraiser appraised the fair market value as of April 2021 at \$24,528.
- The City's Director of Property approved the appraisal on June 17, 2021. Caltrans' staff appraiser updated its appraisal as of April 2022 and concluded there was no change in its original value conclusion of \$24,528.

Exempt Surplus Property

- The Property is “surplus land,” as defined in California Government Code Section 54221(b), because it is owned in fee simple by the City and not necessary for the City’s use.
- The Property is “exempt surplus land,” as defined in California Government Code Section 54221(f)(1)(D), because it is surplus land that the City is transferring to another local agency for that agency’s use.

Competitive Bidding Impractical

- Caltrans seeks to purchase the property and has the authority to exercise the power of eminent domain to compel the City to sell the Property to Caltrans.
- In this case, a competitive bidding process under Section 23.3 of the Administrative Code is impractical and otherwise not in the public interest because the sale of the Property to Caltrans will avoid the expense, time, effort, and risk of eminent domain litigation.

Commission and Board Approval

- On July 12, 2022, by Resolution No. 22-0134, the San Francisco Public Utilities Commission approved this sale.
- The SFPUC requests that the Budget and Finance Committee recommend this resolution to the full board.