



Services of the San Francisco Public Utilities Commission

Transfer of Former Wool Ranch Real Property

February 24, 2021

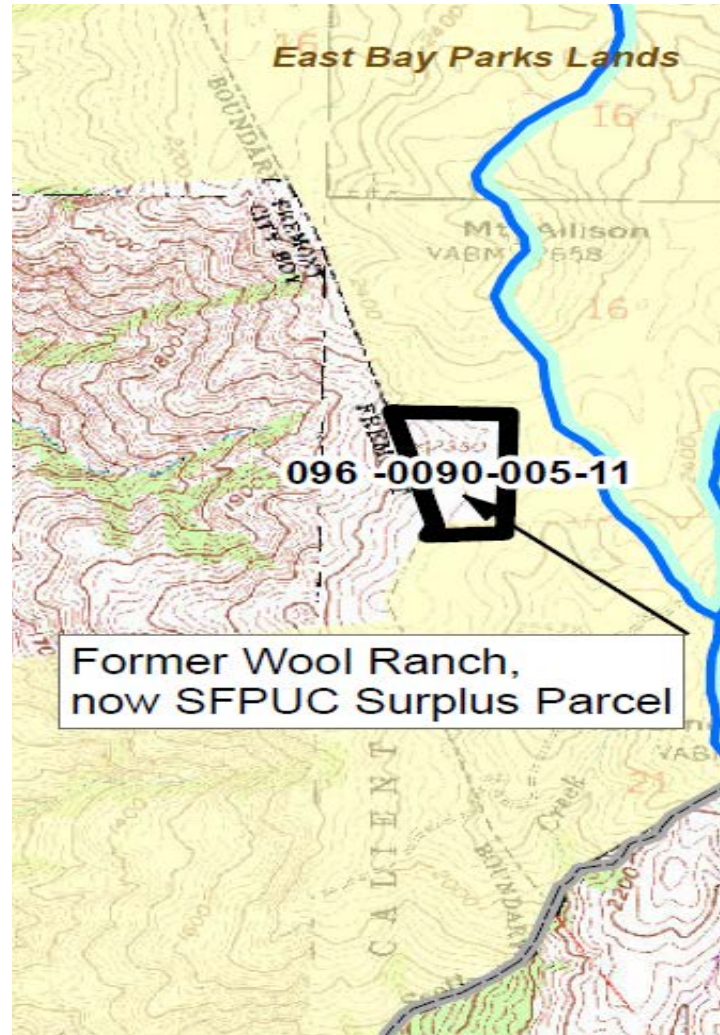
**San Francisco Public Utilities Commission
Real Estate Services**



Conveyance of 20-Acre Parcel

- The City and County of San Francisco (City) through its Public Utilities Commission owns 20 acres of underutilized unimproved agricultural property in Alameda County (Property).
- The City acquired the Property as part of the SFPUC's acquisition of the former 786.63-acre Wool Ranch (Former Wool Ranch) for watershed purposes.
- The Former Wool Ranch owners would not sell the ranch unless the City also acquired the 20-acre Property.
- There is no utility purpose for the Property, therefore the City has no use for the Property.
- The SFPUC executed a statement of underutilization for the Property dated January 13, 2020.

Location of Property to be Conveyed



Appraisal

- The Property is unimproved, except for a water well and fencing, and is not considered primary watershed
- City hired MAI appraiser, Mateo Advisors, LLC, which appraised the fair market value of the Property at \$500,000 as of March 25, 2020.
- The City's Director of Property approved the appraisal on September 24, 2020.



East Bay Regional Park District

The East Bay Regional Park District.

- owns parkland adjacent to the Property;
- desires to purchase the Property to integrate into its neighboring parkland; and
- agreed to purchase the Property for \$500,000.



Administrative Code Section 23.3

Per Section 23.3 of the Administrative Code, the City may convey the Property to the EBRPD without a competitive process if the BOS determines a competitive process is impractical, impossible, or is otherwise not in the public interest, such as when a property is not capable of independent development.



SFPUC Resolution No. 20-0217

The SFPUC Commission has determined that a competitive bidding process would be impractical and unnecessary because:

- The Property is landlocked (surrounded by EBRPD parkland), remote, and extremely unlikely to be capable of independent development.
- If acquired, the EBRPD desires to use the Property in the public's best interest for parkland or grazing.
 - Nearby City land is watershed and the City would benefit from this use as parkland or grazing,
- The EBRPD appears to be the only potential purchaser due to its adjacent parkland ownership and is willing to pay full appraised value