

1 [Sale of Surplus Real Property Located in the City of South San Francisco]

2 **Resolution approving an Agreement For Sale of Real Estate between the City and**  
3 **County of San Francisco and The Redevelopment Agency of the City of South San**  
4 **Francisco pertaining to approximately 13.64 acres of land located in the vicinity of**  
5 **Chestnut Avenue and El Camino Real in the City of South San Francisco; adopting**  
6 **findings that the transaction is categorically exempt from environmental review and is**  
7 **consistent with the City's General Plan and Eight Priority Policies of City Planning**  
8 **Code Section 101.1; and authorizing the Director of Property and/or the General**  
9 **Manager of the San Francisco Public Utilities Commission to execute documents, make**  
10 **certain modifications and take certain actions in furtherance of this Resolution.**  
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13 WHEREAS, The City and County of San Francisco ("CCSF") owns approximately  
14 13.64 acres of land (the "Property") located in the vicinity of Chestnut Avenue and El Camino  
15 Real in the City of South San Francisco which is under the jurisdiction of the San Francisco  
16 Public Utilities Commission ("SFPUC"); and,

17 WHEREAS, The SFPUC issued a request for proposals/qualifications on February 13,  
18 2004 for the sale of the Property and provided notice thereof to local public entities in  
19 accordance with California Government Code Section 54200 et. seq.; and,

20 WHEREAS, The Redevelopment Agency of the City of South San Francisco (the  
21 "Redevelopment Agency") responded to SFPUC's notice; and,

22 WHEREAS, The SFPUC and the Redevelopment Agency have negotiated an  
23 Agreement For Sale of Real Estate (the "Agreement") pursuant to California Government  
24 Code Section 54220 et seq., a copy of which is on file with the Clerk of the Board of  
25 Supervisors in File No. 071280; and,

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**BOARD OF SUPERVISORS**

1           WHEREAS, SFPUC Real Estate Services engaged the services of Keyser Marsten  
2 Associates, Inc. to determine the fair market value of the Property; and

3           WHEREAS, The fair market value of the Property was determined to be \$21,060,000,  
4 which value has been approved by both the SFPUC and the Director of Property; and,

5           WHEREAS, The SFPUC pursuant to Resolution No. 07-0138 adopted July 24, 2007  
6 determined that the Property was no longer needed for operational needs, declared this  
7 Property as surplus, and approved its sale for \$21,060,000 pursuant to the Agreement; and,

8           WHEREAS, The Director of Planning, by letter dated September 16, 2004, found that  
9 sale of the Property is categorically exempt from environmental review under CEQA and is  
10 consistent with the City's General Plan and with the Eight Priority Policies of City Planning  
11 Code Section 101.1, a copy of which letter and findings are on file with the Clerk of the Board  
12 of Supervisors in File No. 071280 and are incorporated herein by this reference; now,  
13 therefore, be it

14           RESOLVED, That the Board of Supervisors of the City and County of San Francisco  
15 hereby finds that the City's execution and performance of the Agreement is consistent with the  
16 City's General Plan and with the Eight Priority Policies of City Planning Code Section 101.1  
17 and is categorically exempt under CEQA for the same reasons as set further in the letter of  
18 the Director of Planning, dated September 16, 2004, and hereby incorporates such findings by  
19 reference as though fully set forth in this resolution; and, be it

20           FURTHER RESOLVED, That the Board of Supervisors finds that no substantial  
21 changes have occurred with respect to the proposed sale of the Property pursuant to the  
22 Agreement since the date of the letter from the Director of Planning; and, be it

23           FURTHER RESOLVED, That the Board of Supervisors hereby approves the  
24 Agreement and the transactions contemplated thereby, and authorizes the Director of  
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1 Property to execute and deliver the Agreement in substantially the form presented to the  
2 Board and to take the actions required to be performed by the City in the Agreement; and be it

3 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Director  
4 of Property to take any and all other steps (including, but not limited to, the execution and  
5 delivery of any and all certificates, certificates of acceptance, agreements, notices, consents,  
6 escrow instructions, closing documents and other instruments or documents) she or the City  
7 Attorney deem necessary and advisable to effectuate the purpose and intent of this  
8 Resolution; and be it

9 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes Director of  
10 Property to enter into any amendments or modifications to the Agreement, including without  
11 limitation, the modification or completion of exhibits, and other related documents (including  
12 any document related to easement rights to be reserved in favor of CCSF pursuant to the  
13 Agreement) that the Director of Property determines, in consultation with the City Attorney,  
14 are in the best interest of the City and do not materially increase the obligations or liabilities of  
15 the City, are necessary or advisable to effectuate the purposes of the Agreement or this  
16 Resolution, and are in compliance with all applicable laws, including City's Charter.

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18 Recommended:

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21 Amy L. Brown  
22 Director of Property

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