



Notice of Availability

April 2, 2024

RE: Notice of Availability/Offer to Sell Surplus Property
Former Oil Well Field – Kern County

To All Interested Parties:

As required by Government Code Section 54220 of the State of California, the City and County of San Francisco (the "City") is providing notification that the City intends to transfer the surplus property listed in the accompanying table to a non-public entity.

Any zoning or other information included in the accompanying table is obtained from publicly available information from Kern County. The City does not warrant any of the information included in the attached.

This land is offered in its as-is condition. Note the majority of the Property does not have public access, access is via paved and dirt private roads on adjacent non-City parcels. The City will not perform any plugging or abandonment of existing capped wells or any other work on the land (mitigation of hazmat if any). The Property is zoned for agriculture. This land may or may not be appropriate for housing. The land may or may not be appropriate for open space uses. Any interested party should do its own due diligence and contact Kern County for more information before expressing interest in the property.

In accordance with Section 54222, you have sixty (60) days from receipt of this offer to notify the City of your intent to acquire the property. However, this offer will not obligate the City to sell the property to you. Instead, the City would enter into negotiations with you pursuant to Government Code Section 54223. Thereafter, the City may market the property to the general public or transfer to a private owner as planned.

As required by Government Code 54227, if the City receives more than one letter of interest during this 60-day period, and the letters of interest indicate that housing will be appropriate for the land, the City will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing the property, you must notify the City in writing within sixty (60) days of the date of this notice sent via certified mail or electronic mail. Notice of your intention to acquire the property shall be delivered to:

City and County of San Francisco, Real Estate Division
RE: Notice of Availability - Kern County
25 Van Ness, Suite 400
San Francisco, CA 94102

You may also direct your questions to RealEstateAdmin@sfgov.org or by calling the Real Estate Division at 415.554.9850.

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

Property Information	
<i>Name of the local public entity disposing of surplus land.</i>	City & County of San Francisco
<i>Type of local public entity</i>	City & County
<i>Location</i>	No street address. Property is located southeast of Granite Road, 5 miles northeast of Oildale, CA
<i>Enter the city in which the site is located.</i>	Unincorporated Kern County
<i>ZIP code.</i>	n/a
<i>Enter the county in which the site is located.</i>	Kern County
<i>Assessor parcel number (APN).</i>	093-120-30, 32; 093-210-18, 19
<i>Enter the current general plan designation.</i>	Unknown
<i>Current zoning designation.</i>	A, Exclusive Agriculture Refer to Kern County Planning Code for specific information
<i>Minimum density currently allowed on each parcel expressed as units per acre.</i>	0; Refer to Kern County Planning Code for specific information
<i>Maximum density allowed on each parcel expressed as units per acre.</i>	1 dwelling per 20 acres; Refer to Kern County Planning Code for specific information
<i>Acres</i>	From Assessor Records 800 acres: 093-120-30 - 480 Acres, 093-120-32 - 160 Acres, 093-210-18 - 40 Acres, 093-210-19 - 120 Acres
<i>Existing uses</i>	Site is presently subject to a grazing lease and was recently leased for oil & gas production with approximately 160 oils well located on the property, some plugged and abandoned, some merely capped (believed to be about 65 still need to be plugged and abandoned).
<i>Minimum Asking Price</i>	None
<i>Value of the property as of the most recent appraisal.</i>	\$400,000, but this appraised value does not reflect current use. This appraisal is based on the extraordinary assumptions of no oil or gas production and all wells having been plugged and abandoned (which they have not), with grazing and open space as the highest and best use
<i>Date of the most recent appraisal.</i>	February 4, 2020

<i>Other information</i>	Property is located on one side of the Kern River Oil Field. Portions of the property do not have direct access to an open public street. Access via Chana Grade Loop paved county-maintained road, and paved and dirt private roads available to access the interior of the property through Chevron's oil fields.
<i>Other information</i>	Most recently leased to Chevron for oil and gas production. Many wells have not been plugged or abandoned.