FILE NO. 260717 RESOLUTION NO. 427-26

[Real Property Acquisition - Pacific Gas and Electric Company - 5000 Hunters Point Boulevard - $575,000]

Resolution approving and authorizing a Purchase and Sale Agreement between the City and County of San Francisco ("City") and Pacific Gas and Electric Company ("PG&E") for the City's acquisition of certain real property located at 5000 Hunters Point Boulevard, Assessor's Parcel Block No. 4629A, Lot No. 012, in the Bayview neighborhood ("Property") consisting of approximately 14,345 square feet in land area for the amount of $575,000; placing the Property under the jurisdiction of the Recreation and Parks Department; authorizing the reservation of an Easement to PG&E for access and subsurface utilities within the Property; affirming findings that the conveyance and easement are consistent with the General Plan, and eight priority policies of Planning Code, Section 101.1; affirming the Planning Department's determination under the California Environmental Quality Act; authorizing the Director of Property to execute documents, make certain modifications, and take certain actions in furtherance of the Purchase and Sale Agreement and this Resolution that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Purchase and Sale Agreement or this Resolution.

WHEREAS, Pacific Gas and Electric Company ("PG&E" or "Seller") is the fee owner of Assessor's Parcel Block No. 4629A, Lot No. 012, located at 5000 Hunters Point Boulevard in the City and County of San Francisco ("City") containing approximately 14,345 square feet of improved land area (collectively, the "Property"); and

WHEREAS, The City, through the San Francisco Recreation and Parks Department ("REC") and the Real Estate Division ("RED"), in consultation with the Office of the City Attorney, has negotiated a Purchase and Sale Agreement (the "Purchase Agreement") to acquire the Property from the Seller for up to $575,000 ("Purchase Price"), substantially in the form approved by the Director of Property and the General Manager of REC and on file with the Clerk of the Board of Supervisors in File No. 260717, incorporated herein by reference; and

WHEREAS, The Director of Property obtained an appraisal of the Property and a review appraisal as required under Chapter 23.3 of the Administrative Code, finding the fair market value of the Property to be $190,000; and

WHEREAS, REC wishes to acquire the Property for future development of a neighborhood park by REC, a purpose that required the demolition and removal of Seller's transition tower and other existing improvements ("Removal Work"), with the exception of its subsurface utilities which will be accommodated by the reserved easement; and

WHEREAS, Seller agreed to conduct the Removal Work in advance of sale of the Property as a part of a negotiated purchase price of $575,000 and REC determined that in the alternative of conducting the Removal Work on its own to make the Property usable for its intended purposes, its costs would far exceed the delta between the appraised fair market value of the Property and the negotiated purchase price because of the need to hire engineering and permitting experts, along with the extensive coordination required with Seller for review, approval, and clearances, which would create long timelines and additional costs and would contribute further to the overall cost, which SFRPD estimates to be in the millions of dollars; and

WHEREAS, On March 24, 2026, Seller confirmed, and REC verified, that the Removal Work was completed to REC's plans and specification; and

WHEREAS, REC has confirmed that the purchase price (inclusive of the easement) is equal to or less than the fair market value of the Property combined with the additional value to REC of Seller's Removal Work; and

WHEREAS, This acquisition will further REC's mission, as articulated in the REC Strategic Plan, Objective 1.1 ("Develop more open space and improve access to existing facilities to address population growth in high-need and emerging neighborhoods."), by providing an opportunity to create a future park in a neighborhood that is in need of additional parks and open spaces; and

WHEREAS, This acquisition is necessary for related improvements to the India Basin Waterfront Park development project ("Project"); and

WHEREAS, On August 15, 2024, the Recreation and Parks Commission unanimously approved Resolution No. 2408-008 affirming the purchase of the Property and urging the Board of Supervisors to take steps necessary to purchase the Property with monies from the Project budget subject to Seller reserving an underground electric easement under the property in connection with the Project; and

WHEREAS, The public interest or necessity will not be inconvenienced by the acquisition of the Property in accordance with the Purchase Agreement, and such acquisition will further a proper public recreational purpose; and

WHEREAS, City staff and the Seller have agreed to an easement reservation in the proposed grant deed included with the Purchase Agreement for the Property describing the rights and obligations of both parties which allows the Seller to keep its existing subterranean utility elements in place within the Property and adjacent public right-of-way that REC is currently seeking to vacate for inclusion in its Project area; and

WHEREAS, The Seller, in accordance with the requirements of the California Public Utilities Commission's Land Disposition Policy adopted December 5, 2019, titled, "Investor-Owned Utility Real Property-Land Disposition – First Right of Refusal for Disposition of Real Property Within the Ancestral Territories of California Native American Tribes" ("Tribal Land Policy"), provided notification on February 2, 2024, and issued a follow-up notice on March 4, 2024, and did not receive any notifications of Tribal interest in acquiring the Property; and

WHEREAS, The Planning Department, by Note To File letter dated August 15, 2024, found that the acquisition of the Property and associated Seller easement is consistent with the Project's previously issued General Plan Referral (Case No. 2014-002541GPR-02) letter dated May 1, 2019, and, on balance, consistent with the General Plan and Planning Code, Section 101.1, which is on file with the Clerk of the Board in File No. 260717, and incorporated herein by this reference; and

WHEREAS, The Planning Department, by Note To File letter dated August 15, 2024, found that the environmental findings of the May 1, 2019, General Plan Referral (Case No. 2014-002541GPR-02), including Certification of the Final Environmental Impact Report (Motion No. 20247) and adopted CEQA Findings including a statement of overriding considerations (Motion No. 20248) apply to the Property acquisition and reserved Seller easement; now, therefore, be it

RESOLVED, That this Board affirms the Planning Department's determination under CEQA and finds that the proposed acquisition of, and easement on, the Property is consistent with the General Plan, and eight priority policies of Planning Code, Section 101.1 for the reasons set forth in the Planning Department Note To File letter dated August 15, 2024; and, be it

FURTHER RESOLVED, That the Board of Supervisors finds that the public interest or necessity demands, or will not be inconvenienced by the transactions contemplated in the Purchase Agreement; competitive bidding is impractical or impossible given that the Purchase Agreement is establishing property rights in connection with mutually shared development goals, REC's development of the Project upon the Property and the Seller's Removal Work and construction of a new transition tower on a separate parcel to the north of the Property, outside the Project area; the Purchase Agreement will further a proper public purpose by ensuring the Property is developed into a new waterfront park; and, be it

FURTHER RESOLVED, That in accordance with the recommendation of the General Manager of REC, the Director of Property, and in consultation with the City Attorney, the Board of Supervisors approves the Purchase Agreement in substantially the form presented to the Board, and authorizes the Director of Property to take all actions necessary or appropriate to acquire the Property and reserve the easement; and, be it

FURTHER RESOLVED, That the Property shall be placed under REC's jurisdiction for the Property's inclusion in its Project; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of Property in consultation with the General Manager of REC and the City Attorney to enter into any additions, amendments or other modifications to the Purchase Agreement and any other documents or instruments necessary in connection therewith (including but not limited to the exhibits and ancillary agreements) that are in the best interest of the City, do not otherwise materially increase the obligations or liabilities of the City, are necessary or advisable to effectuate the purposes of the agreements and this resolution and are in compliance with all applicable laws, including City's Charter; and, be it

FURTHER RESOLVED, That the Director of Property is hereby authorized to accept the deed to the Property from the Seller upon the closing in accordance with the terms and conditions of the Purchase Agreement, and to take any and all steps (including, but not limited to, the execution and delivery of any and all certificates, agreements, notices, consents, escrow instructions, closing documents and other instruments or documents) as the Director of Property deems necessary or appropriate in order to acquire the Property pursuant to the Purchase Agreement, or to otherwise effectuate the purpose and intent of this Resolution, such determination to be conclusively evidenced by the execution and delivery by the Director of Property of any such documents; and, be it

FURTHER RESOLVED, That the Director of Property shall provide the Clerk of the Board of Supervisors a fully executed copy of the Purchase Agreement within thirty (30) days after execution.

RECOMMENDED:

/s/
Sarah Madland
General Manager
San Francisco Recreation and Park Department

/s/
Sarah R. Oerth
Director of Property
Real Estate Division

City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 260717 **Date Passed:** July 21, 2026

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July 15, 2026 Budget and Finance Committee - RECOMMENDED

July 21, 2026 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

File No. 260717

I hereby certify that the foregoing Resolution was ADOPTED on 7/21/2026 by the Board of Supervisors of the City and County of San Francisco.

f Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

7 / 23 / 26

Date Approved