[Grant of Easement - Pacific Gas and Electric Company - Execution of an Easement and Installation of a High-Voltage Transmission Line - John McLaren Park - $950,000]

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") in the amount of $950,000 granting PG&E an easement for subsurface utilities in John McLaren Park under Visitacion Avenue and Mansell Street; adopting findings of consistency with the General Plan, and eight priority policies of Planning Code, Section 101.1; affirming the California Public Utilities Commission'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, The City and County of San Francisco's ("City") Recreation and Park Department ("REC") has jurisdiction over John McLaren Park (inclusive of roadways), an approximately 313-acre park located in the Excelsior/Visitacion Valley neighborhood, and is the fee owner of Assessor's Parcel Block No. 6220, Lot No. 002, in the City and County of San Francisco (the "Property"); and

WHEREAS, The San Francisco Public Utilities Commission ("PUC") is a City department that has jurisdiction over and maintains the City's water, power, and wastewater systems, including certain utility facilities located within the Property and described in the Easement Deed (defined below); and

WHEREAS, Pacific Gas and Electric Company ("PG&E") intends to install, operate, and maintain a new single-circuit, 230kV transmission line between the Jefferson-Martin transmission line vault through a portion of McLaren Park to the Egbert Switching Station in the City to increase reliability of electric service to downtown San Francisco and provide operational flexibility ("Cable Project"); and

WHEREAS, The Cable Project will involve both transmission line work and switching station work, including the construction of an approximately 3.1-mile, 230 kV cable route for a cable extending from Brisbane to PG&E's Egbert Switching Station; and

WHEREAS, The park roads are a component of park land under the jurisdiction of REC and are not designated public rights-of-way and, as such, they therefore are not covered by the existing Franchise Agreement between the City and PG&E; and

WHEREAS, The need for creating pedestrian connections and improving safety through slowing vehicular speeds within McLaren Park has been established in REC's McLaren Park Vision Plan and is listed as a priority action of the San Francisco Planning Department's Visitacion Valley Impact Fee Plan Area; and

WHEREAS, REC, in coordination with the community, developed a scope for the Visitacion Avenue Pedestrian and Bicycle Safety Project ("Vis Ave Safety Project") that includes narrowing the roadway and adding protected bike lanes, sidewalks, and lighting, and removing a significant amount of parking while maintaining parking in the high-use area between the McLaren Community Garden and Coffman Pool; and

WHEREAS, The Cable Project will benefit the City through strengthening system resiliency and resolving reliability concerns to meet the needs of the region's growing population and will support continued economic vitality and bolster the resilience of the electric infrastructure; and

WHEREAS, The community benefits from reduced impacts by undergrounding the transmission line through McLaren Park instead of through a residential neighborhood, both during construction and after; and

WHEREAS, The Vis Ave Safety Project is under the direction of REC and will continue to be informed by community input, with project goals of increasing safety and improving pedestrian and bicycle access along a half mile stretch of Visitacion Avenue between Mansell Street and Hahn Street; and

WHEREAS, PG&E seeks to purchase an easement that will allow PG&E to use REC's Property to construct, maintain and operate the Cable Project on the Property; and

WHEREAS, The City and PG&E have agreed to a Purchase and Sale Agreement; a copy of the PSA is on file with the Clerk of the Board of Supervisors in File No. 260718 ("PSA"), which is hereby declared to be a part of this Resolution as if set forth fully herein; and

WHEREAS, The PSA will codify the terms for granting an easement for the exclusive use of PG&E to construct, maintain, and operate the portion of the Cable Project underneath a portion of Visitacion Avenue and a portion of Mansell Street under the Property subject to the following terms and conditions: 1) a purchase price of $950,000 to be paid to REC upon execution of the PSA, 2) Upon installation of the Cable Project, PG&E shall repave the roadway at its full width in accordance with Public Works Minimum Infrastructure and Roadway Requirements on Visitacion Avenue from Hahn Street to Mansell Street, on the westbound portion of Mansell Street from Visitacion Avenue to University Street, as well as the Visitacion Avenue/Mansell Street intersection and the Visitacion Valley Middle School "turnaround" from Visitacion Avenue to the eastern curb of the turnaround, 3) The PSA is dependent on the execution of a separate property transaction where PG&E has decommissioned its transmission tower at 5000 Hunters Point Boulevard and will transfer the property to REC, subject to Board of Supervisors approval; and

WHEREAS, City staff and PG&E have drafted a mutually-agreeable easement deed that fully describes the rights and obligations of the parties with regard to the installation and maintenance of PG&E subsurface utilities within the Property; a copy of the easement deed is included as an exhibit to the PSA (the "Easement Deed"); and

WHEREAS, The Easement Deed will further REC's mission, as articulated in REC's 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 funding much-needed bicycle and pedestrian improvements at Visitacion Avenue and by enabling the India Basin park project to move forward upon the Board's approval of this Resolution; and

WHEREAS, On August 15, 2024, the Recreation and Park Commission unanimously approved Resolution No. 2408-007 affirming the PG&E option for an easement at Visitacion Avenue within the Property and urging the Board of Supervisors to approve granting PG&E an underground utility easement over the Property in connection with the Cable Project; and

WHEREAS, On August 15, 2024, the Recreation and Park Commission unanimously approved Resolution No. 2408-008 affirming the City's acquisition of the PG&E property at 5000 Hunters Point Boulevard subject to PG&E reserving an underground electric easement over the property in connection with the India Basin Waterfront Development project; and

WHEREAS, The California Public Utilities Commission ("CPUC"), as lead agency, granted a Certificate of Public Convenience and Necessity in accordance with the California Environmental Quality Act ("CEQA") for the Cable Project by Decision No. 20-06-037 on June 25, 2020; a Notice of Determination was filed with the State Clearinghouse on July 13, 2020; now, therefore, be it

RESOLVED, The Board of Supervisors affirms the CPUC's determination under CEQA and finds that the proposed easement on the Property is consistent with the General Plan and eight priority policies of Planning Code, Section 101.1; and, be it

FURTHER RESOLVED, That the Board of Supervisors finds that 1) the public interest or necessity demands the transactions contemplated in the PSA, 2) competitive bidding is impractical or impossible given that the PSA is establishing property rights in connection with exclusively shared development goals, including PG&E's installation of the Cable Project upon the Property and REC's construction of the Vis Ave Safety Project upon the Property, as well as the 900 Innes/India Basin Waterfront Development Project at a separate location which is reliant on the acquisition of the PG&E parcel at Block 4629A Lot 012 which is dependent upon the adoption of this Resolution, and 3) the PSA will further a proper public purpose by ensuring the Property is developed with the Vis Ave Safety Project that will improve safety for people walking, biking, driving and parking along the half-mile-long Visitacion Avenue corridor through McLaren Park between Mansell Street and Hahn Street/Mrs. Jackson Way by adding new sidewalks, bikeways and lighting, and traffic calming features to slow vehicular traffic along Visitacion Avenue and add a new crosswalk to connect Leland Avenue to Herz Playground; and, be it

FURTHER RESOLVED, That the Board of Supervisors affirms the adequacy of the easement appraisal, performed by the City's Department of Real Estate citing a fair market value purchase price below the agreed upon purchase price of $950,000 for the execution of the PSA by PG&E for installation of a high voltage transmission line in McLaren Park under Visitacion Avenue and Mansell Street; and, be it

FURTHER RESOLVED, That in accordance with the recommendation of the General Manager of REC and the Director of Property, the Board of Supervisors approves the PSA and the transactions contemplated thereby in substantially the form presented to the Board, and authorizes the General Manager of REC and the Director of Property to execute the PSA in accordance with the terms and conditions of the PSA, and to take all actions necessary or appropriate to establish the easement; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of Property to enter into any amendments to the PSA and Easement Deed and to enter into ancillary agreements that the Director of Property determines, in consultation with the City Attorney and General Manager of REC, 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 the City's Charter; 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 PSA within thirty (30) days after execution.

RECOMMENDED:

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

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

City and County of San Francisco
Tails
Resolution

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

File Number: 260718 **Date Passed:** July 21, 2026

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") in the amount of $950,000 granting PG&E an easement for subsurface utilities in John McLaren Park under Visitacion Avenue and Mansell Street; adopting findings of consistency with the General Plan, and eight priority policies of Planning Code, Section 101.1; affirming the California Public Utilities Commission'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.

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. 260718

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