

1 [Real Property Acquisition - Easement from Sunol Glen Unified School District - Not to Exceed
2 \$50,000]

3 **Resolution approving the revised terms and conditions and authorizing the General**
4 **Manager of the San Francisco Public Utilities Commission and/or City's Director of**
5 **Property to execute a Purchase and Sale Agreement and Easement Deeds with Sunol**
6 **Glen Unified School District for the acquisition of a 4,008-square-foot easement for an**
7 **underground water pipeline and associated appurtenances and a 34,834-square-foot**
8 **temporary construction easement on and across a portion of Alameda County**
9 **Assessor's Parcel Block No. 096-0155-004-01, known as 11601 Main Street, Sunol, for**
10 **\$35,000 plus an administrative fee of \$5,000 and up to \$10,000 in closing costs, for a**
11 **total amount not to exceed \$50,000 which will be effective on the date the agreement is**
12 **executed by both parties, pursuant to Charter, Section 9.118.**

13
14 WHEREAS, The San Francisco Public Utilities Commission (SFPUC) seeks to replace
15 and realign a section of the SFPUC's Town of Sunol pipeline system as part of Project No.
16 10033818, Town of Sunol Pipeline (Project); and

17 WHEREAS, The Town of Sunol pipeline feeds both the potable and fire suppression
18 lines to the Town of Sunol; and

19 WHEREAS, The Project would install a 12-inch ductile iron water pipeline across
20 property owned by the Sunol Glen Unified School District (Sunol Glen School), located at
21 11601 Main Street in Sunol, California, designated as a portion of Alameda County
22 Assessor's Parcel Block No. 096-0155-004-01 (Property); and

23 WHEREAS, The SFPUC seeks to acquire an approximately 4,008-square-foot
24 easement for the water pipeline and related appurtenances across the Property (Pipeline
25 Easement); and

1 WHEREAS, The Project also requires the acquisition of an approximately 34,834-
2 square-foot temporary construction easement (TCE) on the Property; and

3 WHEREAS, On September 10, 2024, by Resolution No. 24-0192, the SFPUC
4 authorized the General Manager to execute a Purchase and Sale Agreement and Easement
5 Deeds with Sunol Glen School for the acquisition of the Pipeline Easement and TCE on and
6 across a portion of Alameda County Assessor's Parcel Block No. 096-0155-004-01, known as
7 11601 Main Street, Sunol, California for \$35,000 plus an administrative fee of \$3,500 and up
8 to \$10,000 in closing costs, for a total amount not to exceed \$50,000 pursuant to Charter,
9 Section 9.118 (the Original Agreements); and

10 WHEREAS, On November 5, 2024, by Resolution No. 555-24, this Board of
11 Supervisors approved the terms and conditions, and authorized the General Manager of the
12 San Francisco Public Utilities Commission to execute the Original Agreements; and

13 WHEREAS, Following the Commission and Board of Supervisors approval of the
14 Original Agreements, Sunol Glen School experienced a change in leadership at both the
15 Superintendent and school board levels; and

16 WHEREAS, Upon review of the Original Agreements by Sunol Glen School's new
17 Superintendent and the Board of Trustees, Sunol Glen School requested that certain changes
18 be made to the Purchase and Sale Agreement, including a change to Section 8 that would
19 require City to indemnify Sunol Glen School, materially increasing City's obligations; and

20 WHEREAS, SFPUC staff, in consultation with the Office of the City Attorney, concluded
21 that the change to Section 8 of the Purchase and Sale Agreement is reasonable and falls
22 within the range of normal business practices; and

23 WHEREAS, SFPUC staff, in consultation with the Office of the City Attorney,
24 negotiated a new Purchase and Sale Agreement and Easement Deeds (the Revised
25 Agreements) with the Superintendent and Board of Trustees of Sunol Glen School; and

1 WHEREAS, The purchase price of \$35,000 would not increase under the Revised
2 Agreements;

3 WHEREAS, The Revised Agreements were approved by the Board of Trustees of the
4 Sunol Glen Unified School District through Sunol Glen Unified School District Resolution No.
5 24-2025-35; and

6 WHEREAS, On October 14, 2025, by Resolution No. 25-0150, the SFPUC
7 Commission approved the revised terms and conditions and authorized the General Manager
8 of the San Francisco Public Utilities Commission to execute the Revised Agreements with
9 Sunol Glen Unified School District for the acquisition of the Pipeline Easement and TCE for
10 \$35,000 plus an administrative fee of \$5,000 and up to \$10,000 in closing costs, for a total
11 amount not to exceed \$50,000 pursuant to Charter, Section 9.118; and

12 WHEREAS, The Purchase and Sale Agreement is effective on the date on which it is
13 executed by both parties; now, therefore be it

14 RESOLVED, That this Board of Supervisors hereby approves the revised terms and
15 conditions, and authorizes the General Manager of the San Francisco Public Utilities
16 Commission and/or City's Director of Property to execute a Purchase and Sale Agreement
17 and Easement Deeds with Sunol Glen Unified School District for the acquisition of the
18 Pipeline Easement and TCE for \$35,000 plus an administrative fee of \$5,000 and up to
19 \$10,000 in closing costs, for a total amount not to exceed \$50,000 pursuant to Charter,
20 Section 9.118; and, be it

21 FURTHER RESOLVED, That within thirty (30) days of the Revised Agreements being
22 fully executed by all parties, the General Manager of the SFPUC shall provide the final
23 Revised Agreements to the Clerk of the Board for inclusion in the official file.