



San Francisco
Water Power Sewer
Services of the San Francisco Public Utilities Commission

**File No. 250382: Real Property Acquisition - Easements
from Bay Area Rapid Transit - Regional Groundwater
Storage and Recovery Project, San Mateo County -
\$306,000**

**May 14, 2025
Dina Brasil, Right-of-Way Manager, Real Estate Services**



Property Overview

- Groundwater Well Station known internally as “Mission Well” located on SFPUC property.
- SFPUC property is surrounded by a BART right-of-way, a mobile home park, and a Costco store.
- SFPUC property has no practical vehicular access for ongoing operation of the well station.





Easements Needed



Transaction Details

Parties to the Agreement:

- City and County of San Francisco, acting through the SFPUC, and Bay Area Rapid Transit (BART).

Easement Details:

- A portion of Assessor's Parcel No. 093-330-120
 - Access: One approximately 14,619-square-foot perpetual easement for vehicular and pedestrian access to an SFPUC groundwater well station.
 - Temporary Construction Easement: One approximately 2,153-square-foot temporary construction easement to support construction of the vehicular and pedestrian access road.

Purchase Price:

- \$306,000.

Additional Costs:

- Regular closing costs, estimated not to exceed \$10,000.

Finding of Proper Public Purpose

- BART obtained its own independent appraisal report as is afforded under California Government Code of Civil Procedure Section 1263.025.

“(a) A public entity shall offer to pay the reasonable costs, not to exceed five thousand dollars (\$5,000), of an independent appraisal ordered by the owner of a property that the public entity offers to purchase under a threat of eminent domain, at the time the public entity makes the offer to purchase the property.”
- The purchase price of \$306,000 is a negotiated a settlement between BART and SFPUC.
- To meet the market value requirements of San Francisco Administrative Code Section 23.3, the Board of Supervisors must find that the agreement furthers a proper public purpose.



Board Action

- Through the proposed resolution, the Board would:
 - Approve the terms and conditions of the purchase and sale agreement and easement deeds;
 - Adopt a finding that the purchase is consistent with the General Plan and the eight priority policies of Planning Code, Section 101.1;
 - Adopt a finding that the purchase and sale agreement furthers a proper public purpose; and
 - Authorize the SFPUC General Manager and/or City's Director of Property to execute a Purchase and Sale Agreement and Easement Deeds.



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Questions?