

1 [Real Property Acquisition - Kaiser Foundation Hospitals - Not to Exceed \$266,100]

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3 **Resolution approving the terms and conditions and authorizing the General Manager of**
4 **the San Francisco Public Utilities Commission to execute a Purchase and Sale**
5 **Agreement and Easement Deeds with Kaiser Foundation Hospitals for the acquisition**
6 **of 1) a 441-square-foot easement for an underground water pipeline and associated**
7 **appurtenances; 2) a 1,273-square-foot easement for electrical utilities and associated**
8 **appurtenances; 3) an 824-square-foot temporary construction easement; and 4) a**
9 **1,886-square-foot temporary construction easement across a portion of San Mateo**
10 **County Assessor's Parcel No. 010-292-450, known as 1200 El Camino Real, South San**
11 **Francisco, California 94080 for \$266,100 pursuant to Charter, Section 9.118; the**
12 **Agreement becomes effective on the date on which the Agreement is executed by both**
13 **parties.**

14
15 WHEREAS, On February 27, 2024, by Resolution No. 24-0042, the San Francisco
16 Public Utilities Commission (SFPUC) awarded Contract No. WD-2878B, Regional
17 Groundwater Storage and Recovery Phase 2B (Project), to perform work at the planned
18 SFPUC groundwater well station known as the "South San Francisco Main Well;" and

19 WHEREAS, The work consists of the installation of a groundwater pump system and
20 pipelines that will transport groundwater from the South San Francisco Main Well to the
21 California Water Service Company groundwater treatment plant located at 80 Chestnut
22 Avenue in South San Francisco, California; and

23 WHEREAS, The pump system will require the Project to install certain electrical
24 infrastructure to operate, including a conduit, a vault, and associated facilities and
25 appurtenances, which will be owned and operated by Pacific Gas and Electric Company; and

1 WHEREAS, The Project will install the electrical facilities and an underground water
2 pipeline on property owned by Kaiser Foundation Hospitals (Kaiser), located at 1200 El
3 Camino Real, South San Francisco, California 94080, known as a portion of San Mateo
4 County Assessor's Parcel No. 010-292-450 (Property); and

5 WHEREAS, To facilitate the Project, the SFPUC seeks to acquire 1) a 441-square-foot
6 water utility easement for an underground water pipeline and associated appurtenances; 2) a
7 1,273-square-foot electrical utility easement for electrical facilities and associated
8 appurtenances; 3) an 824-square-foot temporary construction easement; and 4) a 1,886-
9 square-foot temporary construction easement (together, the Easements) on the Property; and

10 WHEREAS, Kaiser has agreed to sell the Easements to the City and County of San
11 Francisco (City) and both parties desire to enter into a Purchase and Sale Agreement; and

12 WHEREAS, The SFPUC, through consultation with the Office of the City Attorney, has
13 negotiated with Kaiser the proposed terms and conditions of the City's acquisition of the
14 easements for a purchase price of \$266,100, as set forth of an Agreement of Purchase and
15 Sale of Real Estate (Agreement) and Easement Deeds to convey easement interests for the
16 water utilities, electrical utilities, and temporary construction easements (Easement Deeds);
17 and

18 WHEREAS, On October 30, 2008, the San Francisco Planning Commission certified
19 the Final Program Environmental Impact Report (Program EIR) (Case Number 2005.0159E)
20 for the Water System Improvement Program; and

21 WHEREAS, On August 12, 2014, by Resolution No. 14-0127, the SFPUC approved the
22 Regional Groundwater Storage and Recovery Project and adopted California Environmental
23 Quality Act (CEQA) Findings and a Mitigation Monitoring and Reporting Program required by
24 the CEQA; and

1 WHEREAS, On October 29, 2020, the Planning Department issued a Minor Project
2 Modification to the Final EIR for a new 8-inch water pipeline alignment for the South San
3 Francisco Main Well, including an aerial pipeline crossing of Colma Creek; and

4 WHEREAS, On June 3, 2022, the Planning Department issued a Minor Project
5 Modification to the Final EIR for a utility potholing investigation at various locations, and for a
6 new Pacific Gas and Electric electrical service connection for the South San Francisco Main
7 Well; and

8 WHEREAS, On July 18, 2023, the Planning Department issued a Minor Project
9 Modification to the Final EIR for additional staging areas to support construction and
10 development of the South San Francisco Main Well; and

11 WHEREAS, The work under Contract No. WD-2878B, Regional Groundwater Storage
12 and Recovery Phase 2B, including the acquisition of the Easements, is within the scope of the
13 project authorized under the Final EIR and Minor Project Modifications; and

14 WHEREAS, By General Plan Referral, dated July 31, 2014, for Case No. 2008.1396R,
15 the San Francisco Planning Department found this action consistent with the General Plan,
16 and eight priority policies of Planning Code, Section 101.1 ("General Plan Findings"), a copy
17 of which is on file with the Clerk of the Board under File No. 241012, which is incorporated
18 herein by this reference; and

19 WHEREAS, On August 13, 2024, by Resolution No. 24-0175, the SFPUC authorized
20 the General Manager to execute the Agreement and Easement Deeds with Kaiser Foundation
21 Hospitals for the acquisition of 1) a 441-square-foot easement for an underground water
22 pipeline and associated appurtenances; 2) a 1,273-square-foot easement for electrical utilities
23 and associated appurtenances; 3) an 824-square-foot temporary construction easement; and
24 4) a 1,886-square-foot temporary construction easement across a portion of San Mateo
25

1 County Assessor's Parcel No. 010-292-450, known as 1200 El Camino Real, South San
2 Francisco, California 94080, for \$266,100 pursuant to Charter, Section 9.118; and

3 WHEREAS, The Agreement is effective on the date on which the Agreement is
4 executed by both parties; now, therefore, be it

5 RESOLVED, That this Board of Supervisors hereby approves the terms and conditions,
6 and authorizes the General Manager of the San Francisco Public Utilities Commission to
7 execute a Purchase and Sale Agreement and Easement Deeds with Kaiser Foundation
8 Hospitals for the acquisition of 1) a 441-square-foot easement for an underground water
9 pipeline and associated appurtenances; 2) a 1,273-square-foot easement for electrical utilities
10 and associated appurtenances; 3) an 824-square-foot temporary construction easement; and
11 4) a 1,886-square-foot temporary construction easement across a portion of San Mateo
12 County Assessor's Parcel No. 010-292-450 for \$266,100 pursuant to Charter, Section 9.118;
13 and, be it

14 FURTHER RESOLVED, That within thirty (30) days of the Purchase and Sale
15 Agreement and Easement Deeds being fully executed by all parties, the General Manager of
16 the SFPUC shall provide the final agreement and deeds to the Clerk of the Board for inclusion
17 in the official file.



City and County of San Francisco
Tails
Resolution

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

File Number: 241012

Date Passed: November 19, 2024

Resolution approving the terms and conditions and authorizing the General Manager of the San Francisco Public Utilities Commission to execute a Purchase and Sale Agreement and Easement Deeds with Kaiser Foundation Hospitals for the acquisition of 1) a 441-square-foot easement for an underground water pipeline and associated appurtenances; 2) a 1,273-square-foot easement for electrical utilities and associated appurtenances; 3) an 824-square-foot temporary construction easement; and 4) a 1,886-square-foot temporary construction easement across a portion of San Mateo County Assessor's Parcel No. 010-292-450, known as 1200 El Camino Real, South San Francisco, California 94080 for \$266,100 pursuant to Charter, Section 9.118; the Agreement becomes effective on the date on which the Agreement is executed by both parties.

November 13, 2024 Budget and Finance Committee - RECOMMENDED

November 19, 2024 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 241012

I hereby certify that the foregoing Resolution was ADOPTED on 11/19/2024 by the Board of Supervisors of the City and County of San Francisco.

f Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

Date Approved