

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

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 Sunol Glen Unified School District for the**
6 **acquisition of a 4,008-square-foot easement for an underground water pipeline and**
7 **associated appurtenances and a 34,834-square-foot temporary construction easement**
8 **on and across a portion of Alameda County Assessor’s Parcel No. 096-0155-004-01,**
9 **known as 11601 Main Street, Sunol, for \$35,000 plus an administrative fee of \$5,000 and**
10 **up to \$10,000 in closing costs, for a total amount not to exceed \$50,000 pursuant to**
11 **Charter, Section 9.118; the Agreement is effective on the date on which the Agreement**
12 **is executed by both parties.**

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 Sunol
20 Glen School, located at 11601 Main Street in Sunol, California, designated as a portion of
21 Alameda County Assessor’s Parcel No. 096-0155-004-01 (Property); and

22 WHEREAS, The SFPUC seeks to acquire an approximately 4,008-square-foot
23 easement for the water pipeline and related appurtenances across the Property (Pipeline
24 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, Sunol Glen Unified School District (District) has agreed to sell the Pipeline
4 Easement and TCE to the City and County of San Francisco (City) and both parties desire to
5 enter into a Purchase and Sale Agreement; and

6 WHEREAS, The SFPUC, through consultation with the Office of the City Attorney, has
7 negotiated with the District the proposed terms and conditions of the City's acquisition of the
8 easement and TCE for a purchase price of \$35,000, plus an administrative fee of \$5,000 and
9 up to \$10,000 in closing costs, as set forth in the form of an Agreement for Purchase and Sale
10 of Real Estate (Agreement) and Easement Deeds to convey easement interests for the
11 Pipeline Easement and TCE (Easement Deeds); and

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

15 WHEREAS, On October 30, 2008, by Resolution No. 08-0200, the SFPUC approved
16 the Water System Improvement Program and adopted findings and a Mitigation Monitoring
17 and Reporting Program, as required by the California Environmental Quality Act (CEQA); and

18 WHEREAS, On September 20, 2012, the Planning Commission certified the Final
19 Environmental Impact Report (Final EIR) for the San Antonio Backup Pipeline Project (Case
20 No. 2007.0039E), which is tiered from the Program EIR; and

21 WHEREAS, On September 25, 2012, by Resolution No. 12-0174, the SFPUC
22 approved the San Antonio Backup Pipeline Project and adopted findings and a Mitigation
23 Monitoring and Reporting Program, as required by the CEQA; and

24 WHEREAS, On October 25, 2023, the Planning Department issued an Addendum to
25 the Final EIR evaluating the Project to replace an approximately 495-foot-long segment of the

1 existing water distribution pipeline that provides potable and firefighting water to the Town of
2 Sunol and prepared a refined Mitigation Monitoring and Reporting Program for the Project;
3 and

4 WHEREAS, The work under this action, including the easement acquisition, is within
5 the scope of the Project authorized under the Final EIR and Addendum; and

6 WHEREAS, The SFPUC has reviewed and considered the information contained in the
7 Program EIR, Final EIR, the CEQA findings contained in SFPUC Resolution No. 12-0174, the
8 Addendum to the Final EIR, and all written and oral information provided by the Planning
9 Department, the public, relevant public agencies, SFPUC and other experts and the
10 administrative files for the Project; and made findings that the Final EIR and Addendum to the
11 Final EIR are adequate for its use as the decision-making body for the Project and the
12 SFPUC made findings that since the Program EIR and Final EIR as modified by the
13 Addendum were finalized, there have been no substantial project changes and no substantial
14 changes in project circumstances that would require major revisions to them due to the
15 involvement of new significant environmental effects or an increase in the severity of
16 previously identified significant impacts, and there is no new information of substantial
17 importance that would change the conclusions set forth in them; and

18 WHEREAS, By General Plan Referral, dated July 29, 2024, for Case
19 No. 2007.0039GPR, the San Francisco Planning Department found this action consistent with
20 the General Plan, and eight priority policies of Planning Code, Section 101.1 (“General Plan
21 Findings”), a copy of which is on file with the Clerk of the Board under File No. 240956, which
22 is incorporated herein by this reference; and

23 WHEREAS, On September 10, 2024, by Resolution No. 24-0192, the SFPUC
24 authorized the General Manager to execute the Agreement and Easement Deeds with the
25 District for the acquisition of a 4,008-square-foot easement for an underground water pipeline

1 and associated appurtenances and a 34,834-square-foot temporary construction easement on
2 and across a portion of Alameda County Assessor’s Parcel No. 096-0155-004-01, known as
3 11601 Main Street, Sunol, California for \$35,000 plus an administrative fee of \$3,500 and up
4 to \$10,000 in closing costs, for a total amount not to exceed \$50,000 pursuant to Charter,
5 Section 9.118; and

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

8 RESOLVED, That this Board of Supervisors hereby approves the terms and conditions,
9 and authorizes the General Manager of the San Francisco Public Utilities Commission to
10 execute a Purchase and Sale Agreement and Easement Deeds with Sunol Glen Unified
11 School District for the acquisition of the Pipeline Easement and TCE for \$35,000 plus an
12 administrative fee of \$5,000 and up to \$10,000 in closing costs, for a total amount not to
13 exceed \$50,000 pursuant to Charter, Section 9.118; 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.

18
19
20
21
22
23
24
25