



County of San Mateo

Inter-Departmental Correspondence

Department: PARKS

File #: 18-172

Board Meeting Date: 2/27/2018

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Jonathan Gervais, Parks Director
Subject: **Memorandum of Agreement** for the San Andreas Pipeline No. 2 Upgrade Project in Junipero Serra Park and CEQA findings regarding same

RECOMMENDATION:

Adopt a resolution:

- A) Authorizing the President of the Board of Supervisors to execute a Memorandum of Agreement and all necessary ancillary documents between the City and County of San Francisco and the County of San Mateo regarding that portion of the San Andreas Pipeline No. 2 Upgrade Project that crosses Junipero Serra Park; and
- B) Adopting CEQA findings regarding the same, contained in Exhibit-A.

BACKGROUND:

The City and County of San Francisco (CCSF), acting through its Public Utilities Commission (SFPUC), is upgrading the San Andreas Pipeline, which is part of a regional water system that serves San Francisco and twenty-seven wholesale water customers. A portion of the San Andreas Pipeline No. 2 Upgrade Project (Project) is located within a forty-five foot wide easement that crosses San Mateo County's Junipero Serra Park. The easement was granted for purposes that include the construction, reconstruction, repair, replacement, and inspection of the pipeline. In addition, the easement deed grants CCSF the rights of ingress to and egress over County property to any extent necessary or convenient in connection with the exercise and enjoyment of CCSF's easement rights.

The proposed Project will replace approximately 1,800 feet of 54 inch diameter water pipeline with new pipeline of the same size. Replacement will occur by open-cut excavation with an average depth of 10 feet and a maximum depth of 16 feet. The Project will require the clearing of vegetation within the easement, including removal of all trees immediately above or within 15 feet of the pipeline edges. These trees will not be replaced pursuant to SFPUC's Right of Way Vegetation Management Policy (2015). Except for trees removed during construction within the easement, areas disturbed during construction within Junipero Serra Park will be restored to their previous condition following

completion of the Project.

Construction is anticipated to begin during the first calendar quarter of 2018 and is anticipated to be completed by October 31, 2018. Restoration work is anticipated to be completed by January 31, 2019. CCSF will stage equipment and pipe in the lower parking lot and turnaround area near the De Anza Picnic Area during the construction period. The Park will remain open during construction.

The SFPUC prepared a Final Environmental Impact Report (FEIR) and Addendum for the San Andreas No. 2 Upgrade Project. The San Francisco Planning Commission certified the FEIR on October 17, 2013. On October 22, 2013, the SFPUC adopted CEQA findings, including a statement of overriding considerations for the upgrade project's significant and unavoidable impacts, and adopted a mitigation and monitoring program. The County, as a responsible agency under CEQA, is required to adopt certain findings in conjunction with its approval of the MOA, attached as Exhibit-A to the Resolution.

DISCUSSION:

SMC Parks and CCSF have been working cooperatively to identify requirements and concerns related to the portion of the Project that crosses Junipero Serra Park. The MOA memorializes the measures identified for project coordination, public outreach, and the reduction of construction impacts to park visitors and park resources. Except for trees removed for construction and pursuant to SFPUC policy, County property shall be restored substantially to its preconstruction condition, immediately following construction. Restoration will include grading and planting of native species approved by the Parks Department. A Four-Year Maintenance Plan has been negotiated in which replanted areas will be monitored and maintained for four years following the initial one-year plant establishment period. Monitors will conduct quarterly site visits documented in monitoring reports. The contractor will be responsible for remedying deficiencies, including addressing any replanting, irrigation, and weed control needs. The costs of restoration, public signage, monitoring, and implementation of the Four-Year Maintenance Plan are to be borne by CCSF and/or the contractor.

The Project will require the staging of equipment and pipe within Junipero Serra Park during construction. The MOA includes a commitment to execute a purchase and sale agreement for three temporary construction easements to permit the staging of equipment and pipeline segments within the lower parking lot and turnaround area. (Exhibit C-2 of the MOA). The temporary easement area appraisal value is \$1,300, to be paid to the County. Equipment and pipe will occupy the entire parking lot and turnaround during weekdays and will be moved to permit the public to use ½ of the parking lot and all of the turnaround area during weekends and holidays. There is additional unpaved area nearby that can accommodate some overflow parking as needed. The equipment and pipe will be fenced at all times.

CCSF completed an FEIR and Addendum for the San Andreas Pipeline No. 2 Upgrade Project and has already adopted the mitigation measures recommended in the FEIR and Addendum, has authority to implement the mitigation measures or seek any required approvals for them, and the County has no direct authority to implement them. A copy of the FEIR and Addendum are available at

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=3059521&GUID=C9253FF2-E54B-4EE1-9EA0-19F294410FBA>.

County Counsel has reviewed and approved the resolution and Memorandum of Agreement as to

form.

Adoption of this action contributes to the Shared Vision 2025 outcome of Collaborative Community by promoting regional solutions with fiscal accountability and concern for future impacts.

FISCAL IMPACT:

The total purchase price for the Easements is \$1,300, to be paid to the County. This is an unanticipated revenue source and is not part of the General Fund.

There is no negative fiscal impact on Net County Cost.