

1 [Agreement to Purchase Property in Tuolumne County]

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3 **Resolution approving and authorizing an agreement for the purchase of**  
4 **approximately 39 acres of unimproved land near Moccasin in Tuolumne County, for**  
5 **the protection of water quality for a purchase price of \$376,000; adopting findings**  
6 **that the conveyance is exempt from Environmental Review and is consistent with the**  
7 **City's General Plan and Eight Priority Policies of City Planning Code Section 101.1;**  
8 **and authorizing the Director of Property to execute documents, make certain**  
9 **modifications and take certain actions in furtherance of this resolution.**

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11 WHEREAS, The Public Utilities Commission pursuant to Resolution No. 08-0037, a  
12 copy of which is on file with the Clerk of the Board of Supervisors under File No.  
13 080397, approved the purchase of approximately 39 acres of unimproved land  
14 for \$376,000 for the protection of water quality at Priest Reservoir in Tuolumne County;  
15 and,

16 WHEREAS, A copy of the Agreement of Purchase and Sale of Real Estate (the  
17 "Purchase Agreement") between the City, as Buyer, and Seller, is on file with the Clerk of  
18 the Board of Supervisors under File No. 080397; and,

19 WHEREAS, The Director of Property has determined, based on an independent MAI  
20 appraisal, that the purchase price reflects the fair market value of the Property; and,

21 WHEREAS, The Director of Planning, by letter dated October 12, 2007, found that  
22 the acquisition of the Property contemplated by the Purchase Agreement, is consistent with  
23 the City's General Plan and with the Eight Priority Policies of City Planning Code Section  
24 101.1 and is exempt from Environmental Review, which letter is on file with the Clerk of the  
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1 Board of Supervisors under File No. 080397, and which letter is incorporated  
2 herein by this reference; now, therefore, be it

3 RESOLVED, That the Board of Supervisors of the City and County of San Francisco  
4 hereby finds that the Purchase Agreement is consistent with the General Plan and with the  
5 Eight Priority Policies of City Planning Code Section 101.1 and is exempt from  
6 Environmental Review for the same reasons as set forth in the letter of the Director of  
7 Planning dated October 12, 2007, and hereby incorporates such findings by reference as  
8 though fully set forth in this resolution; and, be it

9 FURTHER RESOLVED, That in accordance with the recommendations of the  
10 Public Utilities Commission and the Director of Property, the Board of Supervisors hereby  
11 approves the Purchase Agreement and the transaction contemplated thereby in  
12 substantially the form of such agreement presented to this Board; and, be it

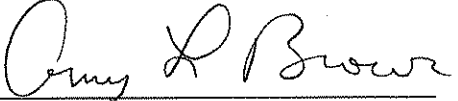
13 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of  
14 Property to enter into any additions, amendments or other modifications to the Purchase  
15 Agreement (including, without limitation, the attached exhibits) that the Director of Property  
16 determines are in the best interest of the City, that do not increase the purchase price for  
17 the Property or otherwise materially increase the obligations or liabilities of the City, and are  
18 necessary or advisable to complete the transaction contemplated in the Purchase  
19 Agreement and effectuate the purpose and intent of this resolution, such determination to  
20 be conclusively evidenced by the execution and delivery by the Director of Property of the  
21 Purchase Agreement and any amendments thereto; and, be it

22 FURTHER RESOLVED, That the Director of Property is hereby authorized and  
23 urged, in the name and on behalf of the City and County, to accept the deed to the Property  
24 from the Seller upon the closing in accordance with the terms and conditions of the  
25 Purchase Agreement, and to take any and all steps (including, but not limited to, the

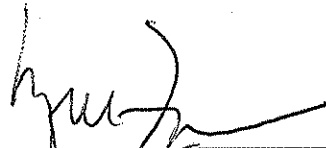
1 execution and delivery of any and all certificates, agreements, notices, consents, escrow  
2 instructions, closing documents and other instruments or documents) as the Director of  
3 Property deems necessary or appropriate in order to consummate the conveyance of the  
4 Property pursuant to the Purchase Agreement, or to otherwise effectuate the purpose and  
5 intent of this resolution, such determination to be conclusively evidenced by the execution  
6 and delivery by the Director of Property of any such documents.

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RECOMMENDED:

  
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Amy L. Brown  
Director of Property

\$381,000 Available  
(includes escrow and title fees)

  
\_\_\_\_\_  
Controller

Appropriation: 5T-ACP-CUH964-IC519641



# City and County of San Francisco

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

## Tails

## Resolution

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**File Number:** 080397

**Date Passed:**

Resolution approving and authorizing an agreement for the purchase of approximately 39 acres of unimproved land near Moccasin in Tuolumne County, for the protection of water quality for a purchase price of \$376,000; adopting findings that the conveyance is exempt from Environmental Review and is consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; and authorizing the Director of Property to execute documents, make certain modifications and take certain actions in furtherance of this resolution.

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June 17, 2008 Board of Supervisors — ADOPTED

Ayes: 10 - Alioto-Pier, Ammiano, Chu, Daly, Dufty, Elsbernd, McGoldrick,  
Mirkarimi, Peskin, Sandoval

Excused: 1 - Maxwell

File No. 080397

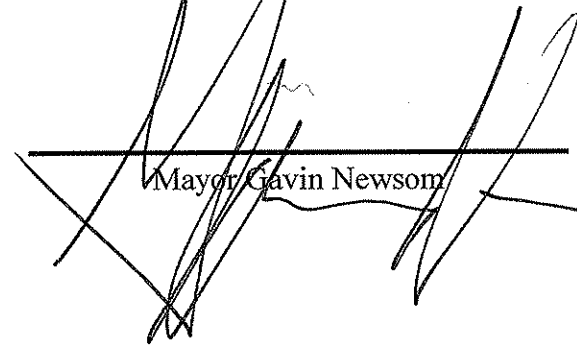
I hereby certify that the foregoing Resolution was ADOPTED on June 17, 2008 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo  
Clerk of the Board

6.24.08

Date Approved



Mayor Gavin Newsom