

**RESOLUTION NO. 2022 - \_\_\_\_**

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE  
TRANSPORTATION AND INFRASTRUCTURE / MUNICIPAL SERVICES AGREEMENT FOR  
THE SOUTHLINE PROJECT**

**WHEREAS**, the Developer, Lane Partners doing business as LPGS (Tanforan) LLC, has proposed a 2.8 million square foot office and lab development ("Southline Project") in the Tanforan area within the City of South San Francisco, adjacent to the border between South San Francisco and San Bruno; and

**WHEREAS**, the City of South San Francisco ("SSF") currently is considering Developer's applications for discretionary approvals for the Southline Project, including the Southline Specific Plan, general plan and zoning amendments for implementation of the Southline Specific Plan, a precise plan for the first phase of development under the Southline Specific Plan, vesting tentative subdivision map, design review for the first phase of the Project, a development agreement, and a transportation demand management program intended to reduce the Project's traffic generating impacts; and,

**WHEREAS**, as part of the Southline Project, the Developer proposes to construct off-site improvements located partly in the City of San Bruno ("City"), including redesign of roadways to create a new signalized intersection for Huntington Avenue, South Maple Avenue, and Sneath Lane ("Huntington/Southline Intersection"); and

**WHEREAS**, a portion of the Huntington/Southline Intersection is within the City of San Bruno and will require the issuance of an encroachment permit by the City to allow construction of the intersection; and,

**WHEREAS**, SSF, as Lead Agency for purposes of the California Environmental Quality Act ("CEQA"), prepared the Southline Specific Plan Environmental Impact Report ("EIR"), to analyze potential environmental impacts of the Southline Project; and

**WHEREAS**, SSF's consultant, Fehr & Peers, prepared the "Southline Traffic Operation Analysis" (December 2020), which summarized the effects of the Southline Project on significant elements of the roadways, bicycle paths, pedestrian ways and transit systems and services in San Bruno including impacts on intersection level of service (LOS); and Developer has provided a memorandum from transportation consultant Kimley-Horn and Associates, Inc. titled "Recommended San Bruno Intersection Improvements" (January 10, 2022) that identifies recommended improvements at five intersections to improve the identified LOS deficiencies and the associated cost estimates for such improvements; and

**WHEREAS**, in addition to the intersection modifications described immediately above, City has requested that Developer complete or fund certain additional improvements and services to address City's concerns about the Southline Project's effects on the San Bruno transportation network including bicycle paths, median landscaping, and police traffic control; and,

**WHEREAS**, the City and Developer have a shared interest in the efficient management of traffic and operation of the San Bruno transportation network, and have agreed to work

together to promote that interest by entering into a Transportation and Infrastructure/Municipal Services Agreement ("Agreement") to fund improvements to the San Bruno transportation network, and resolve any dispute they may have regarding the LOS traffic impacts of the Southline Project; and,

**WHEREAS**, the Agreement will provide for Developer to pay City \$10.6 million for improvements to the San Bruno transportation network, less up to \$278,000 as credit for Developer to construct a portion of the planned Huntington Cycle Track bike and pedestrian path in the City; and

**WHEREAS**, in exchange for Developer's payment, City will agree to issue an encroachment permit and related ministerial approvals for Developer to construct the new Huntington/Southline intersection and related improvements in the vicinity; and,

**WHEREAS**, in the event Developer elects to revise the Southline Project to eliminate need for the Huntington/Southline Intersection and any other improvements in the City of San Bruno, the Agreement will provide a process to determine which intersections in the City may be affected and what LOS mitigation improvements are needed, and will require Developer to pay City no less than \$2 million up to \$6.5 million for such improvements; and,

**WHEREAS**, in consideration of Developer's payment for transportation improvements, the City agrees it will not oppose, or seek any legal or equitable remedy against SSF, Developer, or third parties for the Southline Project development approvals by SSF; and

**WHEREAS**, the City Council held a study session regarding this matter on May 24, 2022, at which it received a staff report, heard presentations by City staff and Developer, and received comments by the public, and the City Council received a second staff report for its consideration of this matter on June 14, 2022 at which meeting there was the opportunity for public comment and further deliberation by the City Council.

**NOW, THEREFORE, BE IT RESOLVED**, that:

A. The San Bruno City Council, after consideration of the information it received from staff reports, presentations, and public comments, hereby approves the foregoing terms for an agreement between City and Developer.

B The City Manager is hereby authorized to execute an agreement in substantial conformance with the foregoing terms on behalf of the City, and such agreement is hereby incorporated by reference in this resolution.

Dated: June 14, 2022

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I, Vicky Hasha, Deputy City Clerk, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Bruno this 14<sup>th</sup> day of June 2022 by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____

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Vicky Hasha  
Deputy City Clerk